

ARCHITECTURAL REPORT

(AMAFA APPLICATION)

St Augustine Hospital Medical Centre 2



REPORT COMMISSIONED BY NETCARE

PREPARED BY BVA ARCHITECTS – 22 August 2013

1. BACKGROUND

- 1.1 The building concerned forms part of Netcare St Augustine's Hospital, located in Durban, on the corner of JB Mark and Clark Road. The hospital was founded in 1892 and some of the buildings are listed buildings, registered with AMAFA, including the heart care centre (refer to photographs).
- 1.2 The building consists of two floors – ground and first floor, both of which house mainly offices and consulting suites with a large double volume entrance foyer. This building is connected to the rest of the hospital and is situated close to the main public entrance.
- 1.3 The building is conventional in design, with plastered and painted masonry walls, supporting a clay tiled timber truss roof system, with a central skylight over the main foyer area. The floors are predominantly constructed out of timber with minimal concrete flooring.
- 1.4 The site on which the building stands is part of the main hospital complex and it is one of many such buildings of varied design and age.

2. PROPOSAL

- 2.1 The recent survey conducted by the structural engineer (refer to attached document) shows that the nature and extent of wood borer damage to the roof and floor timbers is beyond repair and their recommendation is that the trusses and floors be replaced.
- 2.2 The hospital have investigated all possible remedial measures in an attempt to repair the existing damaged roof trusses and floor board systems, which has proven to be unsuccessful.
- 2.3 According to the structural engineer's report, the timber used in the building is of an early origin and is unlikely to have been treated for wood borer. The structural engineer's survey (refer to attached document) of the roof and floors has revealed that most areas have been severely damaged due to wood borer infestation and ongoing wood borer activity is quite evident. With further damage, there is a risk of parts of the roof or floor collapsing.
- 2.4 As per the structural engineer's recommendation, it is proposed that the existing roof and timber floors in the building are removed in its entirety. The existing roof will be replaced with a new roof to match the existing roof, thereby maintaining the existing aesthetics of the building, externally. The existing timber floors will be removed and replaced with new concrete floor slabs in an attempt to eliminate borer infestation.

- 2.5 The proposed upgrade will ensure that the building's structural integrity is restored so that the building is safe for use by the patients and hospital staff.
- 2.6 In view of the historic significance of the building, the external facades would not be altered and the replacement of the roof timbers will match the existing roof.

3. MOTIVATION

- 3.1 The building currently forms part of a growing major private hospital group which is under extreme pressure to improve its facilities which must be suitable for both medical practitioners and the public.
- 3.2 The safety of the occupants of the buildings has become a major concern due to the severe extent of the damage to the trusses and floors, which have been caused by borer infestation (refer to photographs). The risk posed by the trusses or floors falling is becoming increasingly possible and it is becoming imperative to minimize this threat.
- 3.3 The maintenance of the building involves constant replacement of timber beams which have been damaged and this is proving to be extremely expensive but more importantly, these short term solutions have potential health and safety implications to the patients and staff.
- 3.4 On behalf of our client; Netcare, we humbly request, for the approval of our application, based on the merit of the above mentioned reasons.

Prepared By:
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4. EXISTING PHOTOGRAPHS



Image 1: View of the St Augustine's Medical Centre 2 from within the hospital parking lot.



Image 2: View of the St Augustine's Medical Centre 2 from Clark Road.



Image 3: View of the St Augustine's Medical Centre 2 from JB Mark Road.



Image 4: Entrance to the St Augustine's Medical Centre 2 from within the hospital parking lot.



Image 5: View of the St Augustine's Medical Centre 2 from within the hospital parking lot.

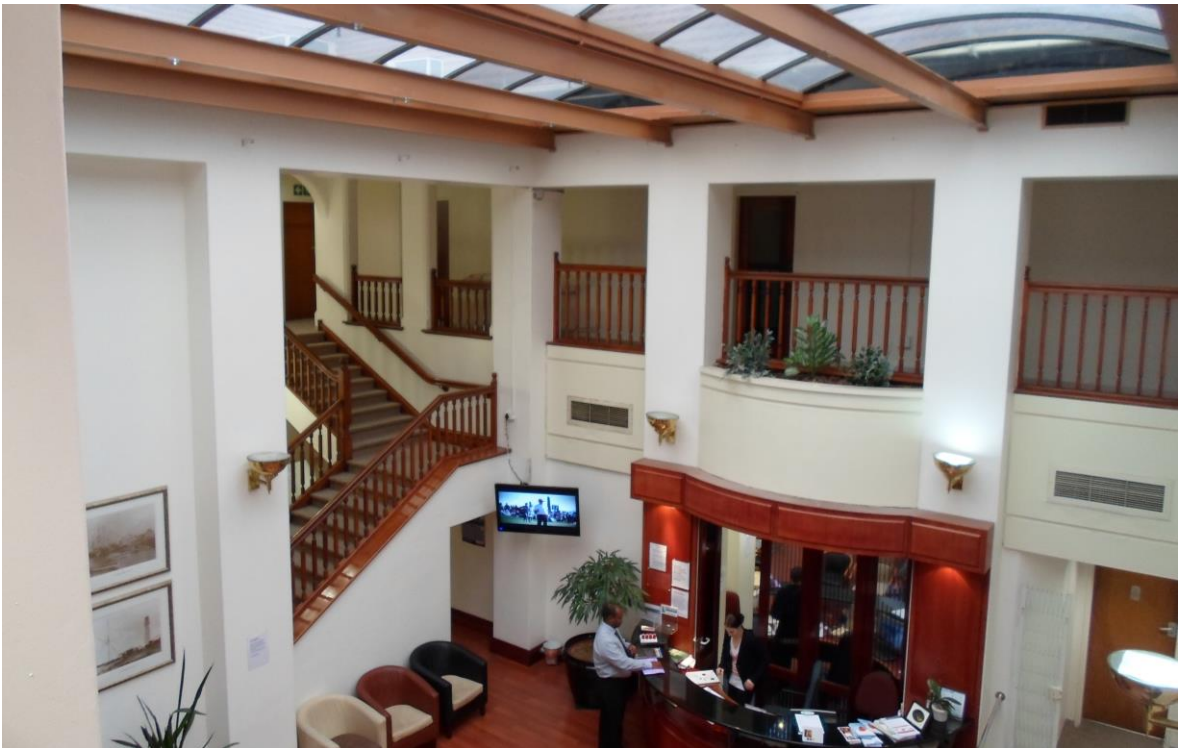


Image 6: Internal foyer of the St Augustine's Medical Centre 2, showing the skylight over.



Image 7: Skylight over the foyer of the St Augustine's Medical Centre 2.



Image 8: View from within the St Augustine's Medical Centre 2 looking out over the roof of the entrance.



Image 9: View of the damaged roof trusses.



Image 10: View of the damaged roof trusses.