

**PRESENTATION – HERITAGE MOTIVATION  
HOC SPECIAL MEETING 26 SEPTEMBER 2023**

**96 JABU NDLOVU ST, PIETERMARITZBURG – NEW KZN MUSEUM AND ARCHIVES (REVISED)  
PROPOSAL**

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The revised proposal was presented to the HOC committee on 10 May 2023.

The new proposal includes the demolition of the following buildings on the site of the old St.Annes Sanatorium and Grey's Hospital :

- Block B : Greys Hospital OPD
- Block D : The nurses home
- Block E : The chapel
- Block F : The maternity wards
- Block G : The old X-Ray Dpt
- Block H : Stores

The following buildings are proposed to be restored and integrated into the new revised development :

- Block A : St.Annes sanatorium / original Hospital
- Block C : The convent/ cloister

Reference is made to the revised Heritage Impact Assessment (Nov.2022) which records the Heritage Gradings agreed at a presentation to the HOC in October 2022. The gradings are as follows :

		<b>Year of construct.</b>	<b>Grading</b>
<b>Block A :</b>	<b>St.Annes sanatorium</b>	<b>1889</b>	<b>3A</b>
Block B :	Greys Hospital OPD	1961	NCW
<b>Block C :</b>	<b>The convent/ cloister</b>	<b>1930</b>	<b>3A</b>
Block D :	The nurses home	1945	NCW
Block E :	The chapel	c1930	3B
Block F :	The maternity wards	c1910	NCW
Block G :	The old X-Ray Dpt	1925	3B
Block H :	Stores	c1925	NCW

The motivation for the revised scope was presented, sighting that there had been a review of the budget which had had a direct impact on the size and nature of the development. Alternatives, such as phased construction and the retention of the existing museum premises at 108 Jabu Ndlovu Street were investigated. The merits and de-merits of the alternative proposals were fully explained in letters dated 08 November 2022.

The current proposal was accepted by the client, based on :

1. Keeping within the prescribed budget
2. Functionality – the new museum and archives should be able to function to their optimum given that they will have a new high-class facility that will match international standards
3. Accessibility – the museum should be easily accessible to all, catering equally for groups and individuals.
4. Education – the museum should be equipped to provide educational exhibitions and events to schools to promote heritage and conservation in the Province.
5. Promoting KZN and Pietermaritzburg's history
6. Preserving KZN's historical and archaeological archives for future generations.

The interpretation of the new scope and design brief at 96 Jabu Ndlovu St, combined with a re-assessment of the buildings after another 2 years of the buildings being vacant and open to the elements, resulted in new decisions relating to the existing buildings. Structural engineers have been surveying the existing structures and have found varying degrees of degradation and failure.

### **Review of Heritage significance**

The buildings that had been Graded “not-conservation-worthy” (NCW) in Oct.2022, were motivated for demolition in order to free up site area on the upper level. The level of the current parking was prioritized as the preferred location for the museum, it already offered a stable platform, direct access from Jabu Ndlovu street and lessened the impact on the park area on the lower portion of the site.

The buildings graded NCW were Blocks B,D,F and H :

**Block F** is the only one, in this category, that had previously been proposed to be re-used. Due to re-assessment of the structure and analysis of the suitability of the existing layout to the new brief, it was decided not to re-use the structure as it would hamper efficient planning of the new facility. It occupies the largest footprint on the site and is located centrally on the site.

**Block E (the Chapel graded 3B)** was reassessed within the new brief and due to a number of factors, it was decided to propose to demolish.

The Chapel is located behind the (more recent) Nurses home. The Nurses home was approved to be demolished to allow for a new Workshop and service area, including a service passage specifically designed for delivery and movement of large vehicles and large exhibits into the back of the Museum. The Chapel is located in the direct line of the passage.

The Chapel is noted for its architectural detailing and features and it is recognized as a private spiritual place, its beauty is in the interior space and windows, re-creation of the space with salvaged material can be considered in the development.

Should the Chapel be required to be retained, the increased tree growth over the structure will mean a major part of the building will need reconstructing.

**Block A, C and G (Grade 3A)** were confirmed still to be the most intact of all the structures.

Block A and C were identified previously as holding medium local importance in :

- architectural design and detailing
- historical

**Block A** has high importance, locally and regionally for social significance (*intangible heritage*).

**Block C** is noted for medium local importance, contextually, as it has an important road frontage (*tangible heritage*).

**Block G** is noted for medium local importance, socially, for it's role as the first X-Ray Department in KZN (*intangible heritage*).

Given the above, Block A and C were prioritized for restoration and integration into the development.

The design team used this as the base-line for the new site development plan, which has informed all the design decisions thus far.

Block G was considered for integration in the new site development plan, but due to its awkward location on the site a distance away from the other buildings, next to the main vehicular access, it was proposed to be demolished to ease the flow of the arrival of large school groups on buses. Its intangible heritage and the role it played in the development of the hospital, along with the various achievements of the St.Anne's hospital will be celebrated in the Museum in a permanent exhibition.

The restoration and integration of the two most historical and architecturally important buildings on the site will contribute greatly to character and significance of the new Museum development.

Likewise, the history of the immediate surroundings and heritage sites within walking distance will be promoted. The reduction of the overall site development will have a reduced impact on the immediate neighbours and context.

The proposed impact on the streetscape of Jabu Ndlovu Street will be similar to the previous proposal, but with new material and architectural detailing which is part of the design motivation.

Thank you, we trust that this meets with the committee's approval.