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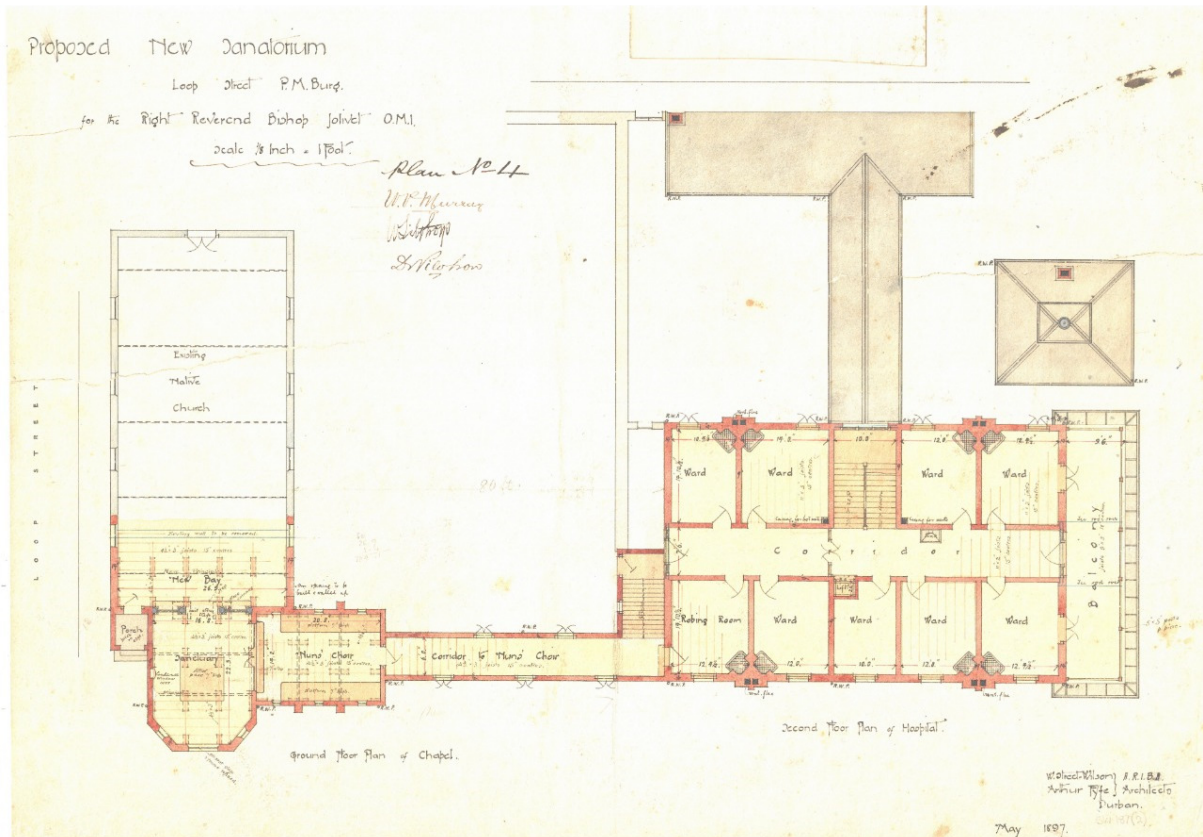
### **ADDITIONAL MOTIVATION : PROPOSED DEMOLITION OF THE CHAPEL AT 96 JABU NDLOVU ST, PIETERMARITZBURG NEW KZN MUSUEM AND ARCHIVES (REVISED) PROPOSAL**

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At a special meeting with the Amafa HOC, an additional motivation was requested for the demolition of the existing chapel. The motivation below is based on the consideration of the tangible and intangible heritage significances associated with the building within the overall site of the old St. Annes hospital. See photographs below taken in 2021.



The Holy Name Sanatorium and Native church were designed by **Street-Wilson and Fyfe** for the Roman Catholic Church in 1897. A few versions of the building design were drafted. Street-Wilson and Fyfe were well known architects and designed many prominent public buildings in Durban and Pietermaritzburg. The early designs show a chapel on the boundary of Loop Street (where the Grey's OPD building is today), the chapel was linked to the sanatorium which was sited further down the site.



The attic of the Sanatorium served as the nun's sleeping quarters, until a "Cloister" (Block C) was built in 1930 on the adjacent property, 94 Loop street. The Cloister was a private residence for the nuns who served at the sanatorium. Another nurses lodge (Block D) was built in 1945 alongside the Cloister, this building occupies the corner of the site.

The architectural firm for the "Cloister" (94 Loop st) was Langton, Barboure and Askhan, and it was built between 1930 and 1931. It is presumed that the chapel was designed and added subsequently by the same designers.

The Loop Street "native church" was demolished in favour of hospital buildings, the date is unknown.

The current chapel was built attached to the Cloister on its' North-West corner. It is uncertain which building was there first, there are no records of the chapel drawings.

The decoration inside the chapel dates from a similar period ie. 1930's. The facebrick is a dark terracotta and not the common 'Maritzburg salmon pink brick. The form is angular with rectangular cast arched windows inset into the facebrick.

It is assumed that the chapel's primary purpose was to serve as a sanctuary and place of worship for the Nuns of the Sanatorium. They would have followed a strict daily routine of prayers. A staircase links directly into the cloister. An external entrance door that has no adornment or celebration, serves as an entrance from the hospital parking. The chapel may have been used by



families mourning the loss of loved ones in the Sanatorium. This was a very private and intimate function.

References :

[www.artefacts.co.za](http://www.artefacts.co.za)

<http://www.kznhealth.gov.za/Greys/greypevine150.pdf>

**Block E, graded 3B, medium for local architectural and social significance.**

The significance to the whole was reassessed within the new brief and due to several factors, it was decided to propose to demolish.

The Chapel is located behind the (Block D) 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.

The structural report states :

The existing single storey building comprises concrete surface bedslabs, concrete columns and beams and load bearing masonry walls supporting a reinforced concrete roof slab. There is a projected 'double pitched' roof structure which is supported on the suspended concrete roof slab. This projected 'double pitched' roof structure comprises timber roof trusses covered with metal roof sheeting, which is supported on load-bearing masonry walls.

The following structural defects were noted:

- Severe spalling to the existing suspended concrete slab in various areas was noted - this is as a result of constant moisture ingress into the concrete slab as well as the lack of maintenance to the building.
- Severe structural cracks to internal walls in various locations were noted – this is the result of movement of the structural elements as well as the lack of maintenance to the building.
- Severe moisture damage to the internal walls in various locations was noted – this is a result of consistent moisture ingress to the building which has compromised the structural stability of the timber support structure.
- Severe vegetation growth internally and externally was noted – this is a result of poor maintenance of the building.
- Severe settlement of the existing surface bed within the chapel ablution was noted – this is a result of the movement of the building materials as well as poor maintenance.
- Severe structural damage to the existing parapet walls at various locations was noted – this is a result of poor maintenance and the impeding vegetation growth.



*Fig.1 Image showing severe spalling(deterioration) to the existing suspended concrete slab.*



*Fig.2 Image showing severe settlement of the existing surface bed slab in the ablutions.*



*Fig.3 Image showing severe structural damage to the existing parapet wall.*



*Fig.4 Image showing severe vegetation growth on the inside of the Chapel.*

Figure 5 : SITE PLAN – Chape Highlighted in RED



Figure 6 : Museum Footprint with Block A, C, D & E :



Figure 7 : Museum Footprint with Block C, D & E

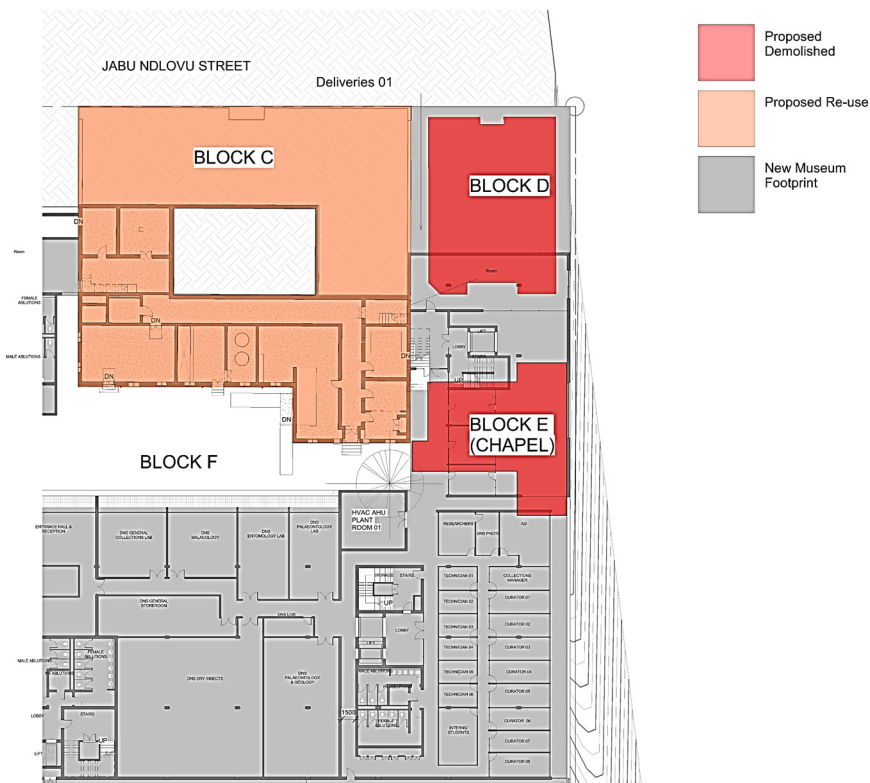
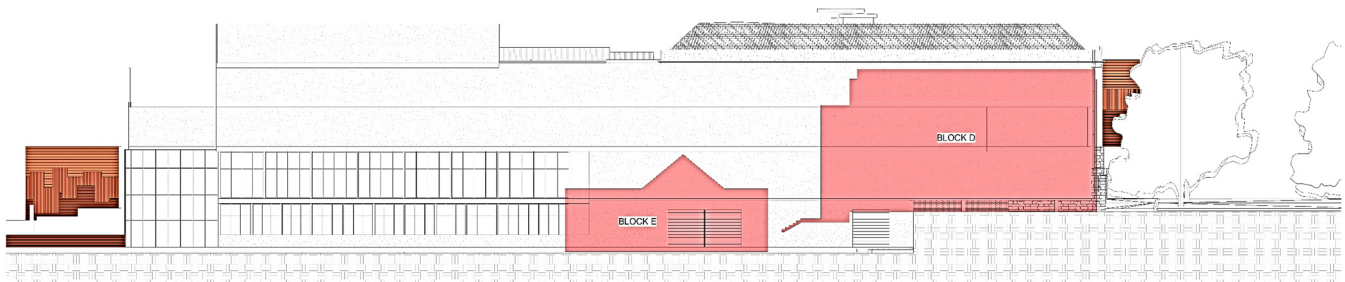




Figure 8 : NORTH ELEVATION: Footprint of Block E & D in existing position.



## Mitigation and recommendations :

### Proposed commemoration of demolished structures :

In the first proposal, where the budget allowed for a larger development across the site, the chapel was commemorated by being repurposed as a work space and offices for the museum staff.

In the revised proposal, where the new accommodation and functions are designed compactly, the flexibility of reusing the chapel building was lost due to the pressure for space and circulation demands for efficient functioning of the museum.

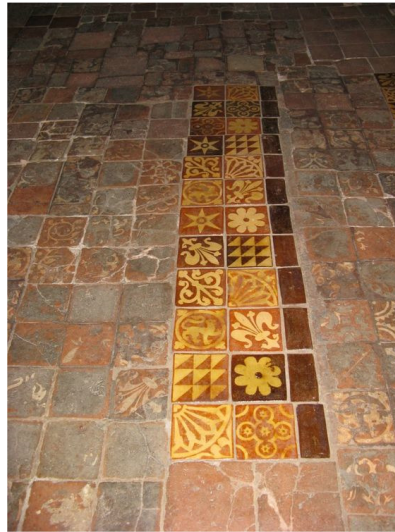
The Exhibitions and technical departments, collections and laboratories and offices associated with the collections are zoned for the Northern side of the site. These functions are not public, therefore the location was ideal. The chapel and existing parking are situated one-storey below the road, this extra-storey is taken advantage of in the design of the collections department accommodating the heaviest artefacts on the lowest storey. Since the collections rooms have restricted access and must remain secure, it made sense to consolidate the departments in one 4-storey building. The current location of the chapel would cut the the accommodation in half and prevent access between departments – this is illustrated in Figures 6-8.

The decision to lose the chapel was not without disappointment from the Museum staff and discussions continued around the incorporation of specific architectural elements and features from the chapel.

There have been a number of suggested solutions to the above which are being debated :

1. Make use of the elements within the new structure in appropriate locations that relate to the remaining historical structures – this is common practice internationally with historical sites. Alternatively make use of the elements in an outdoor enclosure as part of the landscape design.
2. A permanent exhibition that could contain artefacts and records designed and curated by the Museum. The intangible heritage ie. social memory of the hospital and it's founders would be commemorated.
3. The site of the chapel and its form be commemorated in the ground floor of the replacement building with stone or bricks demarcating the base of the walls in the floor.
4. Reconstruction of the chapel in the park to form part of the landscaped space and places to visit. Recreate a serene and contemplative space. It could serve a function or be part of the Park facilities.

See examples below of the above approaches :



The client favours options 1 and 3 as the best way to integrate the intangible heritage with the new functions of the space, these approaches will provide flexibility for the use of the spaces while visually commemorating and creating a connection with the original buildings.

They are also in favour of the reuse of salvaged bricks in the development, subject to material tests and the suitability of the material.

We trust that you find the above acceptable.