

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Tourism and Recreation, B-Lab
ARCHITECT/S:	Piet Van den Berg
DATE:	c.1960
CURRENT USE:	Academic buildings

APPLICABLE LEGISLATION			
OLDER THAN 60 YEARS:	X	S.27	S.34
			X S.38.1

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE:	X SOCIO-HISTORICAL:	Medium
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	High
INTEGRITY:	X SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	X CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Medium
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

**SITE & STRUCTURE DESCRIPTION:** These single storey rather modest “bungalow” type buildings with decorative brise-soleils, plasterwork patterns are the first academic buildings constructed on the university campus. The architect of the spatial development plan and earlier buildings on the UniZulu campus was Piet van den Berg, who also designed the University-college of the North (Turfloop), now the University of Limpopo. These buildings add to the spatial significance of the main university avenue. The brise soleil along the facade of the B-Lab building has been removed.

**PHYSICAL CONDITION:** Good.

**STATEMENT OF SIGNIFICANCE:** These buildings were the first academic buildings constructed on the UniZulu campus. They are both architecturally intact and set the pattern of university buildings with its form, height, materiality and detailing. These buildings have associated significance with the earlier “bantu” education laws.

**PROPOSED GRADING:** Grade IIIB

**OPPORTUNITIES & THREATS:** Alterations to the structure should be controlled by the heritage guidelines. The building has a strong presence on the main academic avenue. The brick screen should be reinstated along the facade of the B-Lab building (preferably repurposed from the demolished residences) to match others along the avenue.

**RECOMMENDATION:** The building should be formally listed as Grade IIIB. Trees of stature along academic avenue should be retained.

**REFERENCES:**



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Tourism and Recreation Building  
 2 - Tourism and Recreation Building  
 3 - B-Lab Building showing removed brise-soleil

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Eastern Residences - Type 1 - Mkhonto Kayise House & Mbuyiseni House		
ARCHITECT/S:	Piet Van den Berg	DATE:	c.1960
CURRENT USE:	Residential buildings		

APPLICABLE LEGISLATION			
OLDER THAN 60 YEARS:	X	S.27	S.34 X S.38.1

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE: X	SOCIO-HISTORICAL:	Medium
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	High
INTEGRITY: X	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC: X	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Medium
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

SITE & STRUCTURE DESCRIPTION:	These two buildings are the first residential buildings constructed on the university campus. Single storey rather modest “bungalow” type buildings with decorative brise-soleils, plasterwork patterns, and some with internal courtyards and circular lapas at the building entrances. The spatial relationship between the bungalows and the valley below are important to retain.
PHYSICAL CONDITION:	Good.
STATEMENT OF SIGNIFICANCE:	These buildings were the first residential buildings constructed on the UniZulu campus. They are both architecturally intact and play a significant role to the contextual environment. The buildings have associated significance with the earlier “bantú” education laws.
PROPOSED GRADING:	Grade IIIB
OPPORTUNITIES & THREATS:	Alterations to the structure should be controlled by the heritage guidelines. These buildings have a strong presence along the western edge of the university, overlooking the valley below.
RECOMMENDATION:	The building should be formally listed as Grade IIIB. Trees of stature should be retained.
REFERENCES:	



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - External facades of the two earlier residences  
 2 - Passageways with built-in benches and brise-soleil  
 3 - Internal courtyard

# UNIVERSITY OF ZULULAND



BUILDING/S:	Geography, Physics, Botany, Agriculture		
ARCHITECT/S:	Piet Van den Berg	DATE:	c.1961 - 1969
CURRENT USE:	Academic buildings		

APPLICABLE LEGISLATION			
OLDER THAN 60 YEARS:	X	S.27	S.34
			X S.38.1

## HERITAGE VALUES

RARITY:	ARCHITECTURAL:	Low
AGE:	X SOCIO-HISTORICAL:	Medium
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	High
INTEGRITY:	X SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	X CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Medium
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

## HERITAGE ANALYSIS

**SITE & STRUCTURE DESCRIPTION:** These single storey rather modest “bungalow” type buildings with decorative brise-soleils, plasterwork patterns are the first academic buildings constructed on the university campus. The architect of the spatial development plan and earlier buildings on the UniZulu campus was Piet van den Berg, who also designed the University-college of the North (Turfloop), now the University of Limpopo. These buildings add to the spatial significance of the main university avenue, with large green expanses and mature trees between the buildings and the street. The brise-soleil along the front of the Botany building has been removed and replaced with a new street-facing addition.

**PHYSICAL CONDITION:** Good.

**STATEMENT OF SIGNIFICANCE:** These buildings followed the academic buildings constructed on the UniZulu campus. Architecturally intact and set the pattern of university buildings with its form, height, materiality and detailing.

**PROPOSED GRADING:** Grade IIIB

**OPPORTUNITIES & THREATS:** Alterations to the structure should be controlled by the heritage guidelines. The building has a strong presence on the main academic avenue. The brick screen should be reinstated along the facade of the Botany building (preferably repurposed from the demolished residences) to match others along the avenue.

**RECOMMENDATION:** The building should be formally listed as Grade IIIB. Trees of stature along academic avenue should be retained.

**REFERENCES:**



**IMAGES:** 1 - Botany building with front addition. Green expanse and mature trees between building and avenue.  
2 - Internal passage leading from front of building to back exit  
3 - Brise-soleil with laminated wooden beams

\* Compulsory confirmation of all Title Deed Restrictions required.  
LEGEND: NHRA: National Heritage Resources Act (1999)

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Agricultural building and outbuilding		
ARCHITECT/S:	Piet Van den Berg	DATE:	c.1961 - 1969
CURRENT USE:	Academic building and derelict building		

<b>APPLICABLE LEGISLATION</b>			
OLDER THAN 60 YEARS:	X	S.27	S.34
			X S.38.1

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE: X	SOCIO-HISTORICAL:	Medium
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY:	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

**SITE & STRUCTURE DESCRIPTION:** These single storey rather modest “bungalow” type buildings with decorative brise-soleils, plasterwork patterns are the first academic buildings constructed on the university campus.

**PHYSICAL CONDITION:** Good.

**STATEMENT OF SIGNIFICANCE:** The buildings were the first academic buildings constructed on the UniZulu campus. They are both architecturally intact and set the pattern of university buildings with its form, height, materiality and detailing. The building has associated significance with the earlier “bantú” education laws.

**PROPOSED GRADING:** Grade IIIIC

**OPPORTUNITIES & THREATS:**

**RECOMMENDATION:** The building should be formally listed as Grade IIIIC. Trees of stature along academic avenue should be retained.

**REFERENCES:**

\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)



IMAGES: 1 - Agricultural building  
 2 - Outbuilding

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Eastern Residences - Type 2 - Hlalanenkosi House, etc	
ARCHITECT/S:	Unknown	DATE: c.1961 - 1969
CURRENT USE:	Residential building	

**APPLICABLE LEGISLATION**

OLDER THAN 60 YEARS:	X	S.27	S.34	X	S.38.1
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**HERITAGE VALUES**

RARITY:		ARCHITECTURAL:	Low
AGE:	X	SOCIO-HISTORICAL:	Low
EXCELLENCE:		ENVIRONMENTAL/CONTEXTUAL:	Medium
INTEGRITY:	X	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:		CULTURAL:	Low
SYMBOLIC:		INTRINSIC:	Low
ASSOCIATIONAL:		ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

SITE & STRUCTURE DESCRIPTION:	Double and triple storey residential buildings overlooking the valley below. These residences are plastered rectangular buildings with central courtyards and square-patterned briese-soleils. These buildings are located alongside the oldest residential buildings, overlooking the valley below.
PHYSICAL CONDITION:	Good.
STATEMENT OF SIGNIFICANCE:	These buildings are amongst the oldest on the university but hold no inherent significances.
PROPOSED GRADING:	Grade IIIC
OPPORTUNITIES & THREATS:	These buildings have a strong presence along the western edge of the university, overlooking the valley below. These buildings can be replaced but it is important to retain the contextual relationship between the building position and the valley below.
RECOMMENDATION:	The building should be formally listed as Grade IIIC. Trees of stature should be retained.
REFERENCES:	



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Residential building with green expanse and mature trees  
 2 - Residential building showing briese-soleil facade

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Western Residence - Type 2	
ARCHITECT/S:	Unknown	DATE: c.1961 - 1969
CURRENT USE:	Residential building	

**APPLICABLE LEGISLATION**

OLDER THAN 60 YEARS:	X	S.27	S.34	S.38.1	X
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**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE: X	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY: X	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Medium
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

**SITE & STRUCTURE DESCRIPTION:** Ten storey residential block with elaborately patterned windows on northern and southern facades. This building, like those constructed prior to it, has overhanging eaves and a brightly painted plastered exterior. This building is located at the extreme western end of the university campus.

**PHYSICAL CONDITION:** Medium.

**STATEMENT OF SIGNIFICANCE:** N/A

**PROPOSED GRADING:** Not Conservation Worthy

**OPPORTUNITIES & THREATS:**

**RECOMMENDATION:** Despite being older than 60, this building shows little heritage value and should therefore be graded as Not Conservation Worthy.

**REFERENCES:**



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Southern facade  
 2 - Western facade  
 3 - Northern facade

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Arts Lecture Halls		
ARCHITECT/S:	Unknown	DATE:	c.1978 - 1984
CURRENT USE:	Academic building		

APPLICABLE LEGISLATION			
OLDER THAN 60 YEARS:	S.27	S.34	S.38.1

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE:	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Medium
INTEGRITY: X	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

SITE & STRUCTURE DESCRIPTION:	Glass, exposed brick and plastered brick building along southern university road. The building has a Cross-shaped building plan.
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PHYSICAL CONDITION:	Good.
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STATEMENT OF SIGNIFICANCE:	N/A
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PROPOSED GRADING:	Not Conservation Worthy
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OPPORTUNITIES & THREATS:	
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RECOMMENDATION:	The building is not older than 60, and should be graded Not Conservation Worthy.
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REFERENCES:	
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IMAGES: 1 - Western facade  
2 - Northern side of building, with pedestrian avenue located between Arts Lecture Halls and Arts Block  
3 & 4 - Southern facade along the southern avenue

\* Compulsory confirmation of all Title Deed Restrictions required.  
LEGEND: NHRA: National Heritage Resources Act (1999)

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Legal Services and Centre for Cooperative Education & Experiential Learning	
ARCHITECT/S:	Piet Van den Berg	DATE: c.1961 - 1969
CURRENT USE:	Academic building	

APPLICABLE LEGISLATION			
OLDER THAN 60 YEARS:	X	S.27	S.34
			X S.38.1

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE:	X SOCIO-HISTORICAL:	Medium
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY:	X SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	X CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Medium
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

**SITE & STRUCTURE DESCRIPTION:** These single storey rather modest “bungalow” type buildings with decorative brise-soleils, plasterwork patterns are the first academic buildings constructed on the university campus.

**PHYSICAL CONDITION:** Good.

**STATEMENT OF SIGNIFICANCE:** The buildings were the first academic buildings constructed on the UniZulu campus. They are both architecturally intact and set the pattern of university buildings with its form, height, materiality and detailing. The building has associated significance with the earlier “bantú” education laws.

**PROPOSED GRADING:** Grade IIIIC

**OPPORTUNITIES & THREATS:**

**RECOMMENDATION:** The building should be formally listed as Grade IIIIC. Trees of stature along academic avenue should be retained.

**REFERENCES:**



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Facade facing the university avenue  
 2 - Detail of facade, showing the brise-soleil



**UNIVERSITY OF ZULULAND**



BUILDING/S:	Facilities Management & Law Clinic Buildings
ARCHITECT/S:	Unknown
DATE:	c.1961 - 1969
CURRENT USE:	Admin buildings

APPLICABLE LEGISLATION				
OLDER THAN 60 YEARS:	X	S.27	S.34	S.38.1 X

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE: X	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY:	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

SITE & STRUCTURE DESCRIPTION:	A series of single storey plastered building clusters located close to the university entrance.
PHYSICAL CONDITION:	Medium.
STATEMENT OF SIGNIFICANCE:	N/A
PROPOSED GRADING:	Not Conservation Worthy
OPPORTUNITIES & THREATS:	
RECOMMENDATION:	Despite being older than 60, these buildings show little heritage value and should therefore be graded as Not Conservation Worthy.
REFERENCES:	



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Front building, as seen from road next to King Bekhuzulu Hall  
 2 - Oldest portion of open store on left of image, with Law Clinic Buildings on the right  
 3 - Facilities Management Offices

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Old Facilities Management	
ARCHITECT/S:	Unknown	DATE: c.1970 - 1977
CURRENT USE:	Admin buildings	

APPLICABLE LEGISLATION			
OLDER THAN 60 YEARS:	S.27	S.34	S.38.1

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE:	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY:	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

**SITE & STRUCTURE DESCRIPTION:** This single storey plastered building located at the parking lot of the older Facilities Management buildings.

**PHYSICAL CONDITION:** Good.

**STATEMENT OF SIGNIFICANCE:** N/A

**PROPOSED GRADING:** Not Conservation Worthy

**OPPORTUNITIES & THREATS:**

**RECOMMENDATION:** These buildings are Not Conservation Worthy.

**REFERENCES:**



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Northern Facade  
 2 - Western Facade  
 3 - Southern Facade

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Western Residence - Type 3 - Mtshali House	
ARCHITECT/S:	Unknown	DATE: c.1970 - 1977
CURRENT USE:	Residential building	

**APPLICABLE LEGISLATION**

OLDER THAN 60 YEARS:	S.27	S.34	S.38.1
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**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE:	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY: X	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

**SITE & STRUCTURE DESCRIPTION:** Five storey exposed brick residential block located parallel to Type 2 Western Residence, connected with single-storey link between.

**PHYSICAL CONDITION:** Good.

**STATEMENT OF SIGNIFICANCE:** N/A

**PROPOSED GRADING:** Not Conservation Worthy

**OPPORTUNITIES & THREATS:**

**RECOMMENDATION:** This building should be graded Not Conservation Worthy.

**REFERENCES:**



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Northern Facade of main building, with single storey link  
 2 - Western Facade, with balconies  
 3 - Northern Facade

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Western Residence - Type 4 - Madiba Flat	
ARCHITECT/S:	Unknown	DATE: c.1970 - 1977
CURRENT USE:	Residential building	

<b>APPLICABLE LEGISLATION</b>			
OLDER THAN 60 YEARS:	S.27	S.34	S.38.1

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE:	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY: X	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

SITE & STRUCTURE DESCRIPTION:	Four storey exposed dark brick building, with central courtyard. Located alongside older western residences.
PHYSICAL CONDITION:	Good.
STATEMENT OF SIGNIFICANCE:	N/A.
PROPOSED GRADING:	Not Conservation Worthy
OPPORTUNITIES & THREATS:	
RECOMMENDATION:	These buildings are Not Conservation Worthy.
REFERENCES:	



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Northern Facade  
 2 - Eastern and Southern Facade  
 3 - Southern and Western Facade

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Unknown Outbuildings
ARCHITECT/S:	Unknown
DATE:	c.1970 - 1977
CURRENT USE:	Miscellaneous buildings

APPLICABLE LEGISLATION			
OLDER THAN 60 YEARS:	S.27	S.34	S.38.1

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE:	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY:	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

SITE & STRUCTURE DESCRIPTION:	Exposed brick buildings with overhanging eaves and temporary building along southern end of looping university road.
PHYSICAL CONDITION:	Good.
STATEMENT OF SIGNIFICANCE:	N/A.
PROPOSED GRADING:	Not Conservation Worthy
OPPORTUNITIES & THREATS:	
RECOMMENDATION:	These buildings are Not Conservation Worthy.
REFERENCES:	



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - View of buildings to the right of image  
 2 - Building 1, with overhanging eaves and perforated brick.  
 3 - Building 1

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Western Residence - Type 4 - Khethomthandayo House, etc	
ARCHITECT/S:	Unknown	DATE: c.1961 - 1969
CURRENT USE:	Residential buildings	

APPLICABLE LEGISLATION				
OLDER THAN 60 YEARS:	X	S.27	S.34	S.38.1 X

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE: X	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY: X	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

SITE & STRUCTURE DESCRIPTION:	Triple storey residential buildings located on western end of campus. These residences are plastered wing shaped buildings with overhanging eaves, square-patterned briese-soleils and patterned tiling.
PHYSICAL CONDITION:	Good.
STATEMENT OF SIGNIFICANCE:	These buildings are amongst the oldest on the university but hold no inherent significances.
PROPOSED GRADING:	Not Conservation Worthy
OPPORTUNITIES & THREATS:	
RECOMMENDATION:	These buildings are Not Conservation Worthy.
REFERENCES:	



IMAGES: 1 - Southern facade of Khethomthandayo House  
 2 - Western facade of other residential building  
 3 - Northern facade of Khethomthandayo House

\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Western and Eastern Residences - Type 5	
ARCHITECT/S:	Unknown	DATE: c.1978 - 1984
CURRENT USE:	Residential buildings	

APPLICABLE LEGISLATION			
OLDER THAN 60 YEARS:	S.27	S.34	S.38.1

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE:	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY: X	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

SITE & STRUCTURE DESCRIPTION:	Triple and four storey residential exposed brick buildings, with large fenced openings facing onto the valley on either side.
PHYSICAL CONDITION:	Good.
STATEMENT OF SIGNIFICANCE:	N/A
PROPOSED GRADING:	Not Conservation Worthy
OPPORTUNITIES & THREATS:	
RECOMMENDATION:	These buildings are Not Conservation Worthy.
REFERENCES:	



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Block C Northern Facade  
 2 & 3 - Block D Southern Facade  
 3 - Southern view towards residences

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Western and Eastern Residences - Type 6		
ARCHITECT/S:	Unknown	DATE:	c.1985 - 1997
CURRENT USE:	Residential buildings		

APPLICABLE LEGISLATION			
OLDER THAN 60 YEARS:	S.27	S.34	S.38.1

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE:	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY:	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

SITE & STRUCTURE DESCRIPTION:	Four storey residential buildings overlooking the valley below. These residences are exposed brick buildings, with plastered detailing.
PHYSICAL CONDITION:	Good.
STATEMENT OF SIGNIFICANCE:	N/A
PROPOSED GRADING:	Not Conservation Worthy
OPPORTUNITIES & THREATS:	
RECOMMENDATION:	These buildings are Not Conservation Worthy.
REFERENCES:	



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Northern facade of Ruth First House on Western Residence side  
 2 - Eastern facade of Ruth First House on Western Residence side  
 3 - Northern facades of residences on Eastern Residence side



**UNIVERSITY OF ZULULAND**



BUILDING/S:	W Gcabashe Chapel		
ARCHITECT/S:	Unknown	DATE:	c.1970 - 1977
CURRENT USE:	Religious building		

APPLICABLE LEGISLATION			
OLDER THAN 60 YEARS:	S.27	S.34	S.38.1

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	High
AGE:	SOCIO-HISTORICAL:	Medium
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY:	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Medium
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

SITE & STRUCTURE DESCRIPTION:	Single-storey exposed brick chapel, with exposed concrete beam detail and narrow window openings.
PHYSICAL CONDITION:	Good.
STATEMENT OF SIGNIFICANCE:	This is the only chapel located on campus, and a good examples of Regionalist architecture.
PROPOSED GRADING:	Grade IIIB
OPPORTUNITIES & THREATS:	Alterations to the structure should be controlled by the heritage guidelines. The building has a strong architectural presence.
RECOMMENDATION:	Despite not being older than 60, this building should be formally listed as Grade IIIB. Trees of stature surrounding this building should be retained.
REFERENCES:	



IMAGES: 1 - Northern facade  
2 - Southern facade  
3 - Eastern facade

\* Compulsory confirmation of all Title Deed Restrictions required.  
LEGEND: NHRA: National Heritage Resources Act (1999)

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Eastern and Western Residence Warden's Houses		
ARCHITECT/S:	Piet Van den Berg	DATE:	c.1960
CURRENT USE:	Residential buildings		

**APPLICABLE LEGISLATION**

OLDER THAN 60 YEARS:	X	S.27	S.34	S.38.1	X
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**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE: X	SOCIO-HISTORICAL:	Medium
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY:	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

**SITE & STRUCTURE DESCRIPTION:** These single storey modest “bungalow” type buildings with decorative brise-soleils, plasterwork patterns match the first academic buildings constructed on the university campus. They were constructed for the wardens on campus at the time, and part of the first collection of buildings constructed on the university campus. The building cluster on the eastern end is still in good condition, while part of the building cluster on the western end has been burned internally recently.

**PHYSICAL CONDITION:** West Residence - Derelict; East Residence - Good.

**STATEMENT OF SIGNIFICANCE:** The buildings were the first staff residences constructed on the UniZulu campus. The eastern building is architecturally intact and contributes to the pattern of residential buildings with its form, height, materiality and detailing. The building has associated significance with the earlier “bantú” education laws.

**PROPOSED GRADING:** IIIC

**OPPORTUNITIES & THREATS:**

**RECOMMENDATION:** The buildings located on the eastern residence end should be graded IIIC.

**REFERENCES:**



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Western Residence Warden's House  
 2 - Western Residence Warden's House, showing recently burned building  
 3 - Eastern Residence Warden's House

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Unknown		
ARCHITECT/S:	Unknown	DATE:	c.1970 - 1977
CURRENT USE:	Miscellaneous		

APPLICABLE LEGISLATION			
OLDER THAN 60 YEARS:	S.27	S.34	S.38.1

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE:	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY:	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

SITE & STRUCTURE DESCRIPTION:	These single storey exposed brick buildings are located centrally within the eastern residence area.
PHYSICAL CONDITION:	Derelict
STATEMENT OF SIGNIFICANCE:	N/A
PROPOSED GRADING:	Not Conservation Worthy
OPPORTUNITIES & THREATS:	
RECOMMENDATION:	These buildings are Not Conservation Worthy.
REFERENCES:	



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Southern view towards buildings, showing broken down roof.

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Unknown
ARCHITECT/S:	Unknown
CURRENT USE:	Miscellaneous

**APPLICABLE LEGISLATION**

OLDER THAN 60 YEARS:	S.27	S.34	S.38.1
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**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE:	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY:	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

**SITE & STRUCTURE DESCRIPTION:** These single storey exposed brick buildings are located centrally within both the eastern and western residence areas.

**PHYSICAL CONDITION:** Good

**STATEMENT OF SIGNIFICANCE:** N/A

**PROPOSED GRADING:** Not Conservation Worthy

**OPPORTUNITIES & THREATS:**

**RECOMMENDATION:** These buildings are Not Conservation Worthy.

**REFERENCES:**



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Buildings on Eastern Residence side  
 2 - Buildings on Western Residence side

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Eastern Residences - Type 3	
ARCHITECT/S:	Unknown	DATE: c.1970 - 1977
CURRENT USE:	Residential building	

**APPLICABLE LEGISLATION**

OLDER THAN 60 YEARS:	S.27	S.34	S.38.1
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**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE:	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY: X	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

SITE & STRUCTURE DESCRIPTION:	Four storey exposed brick building, with central courtyard. Located at the back entrance to the western residences.
PHYSICAL CONDITION:	Good.
STATEMENT OF SIGNIFICANCE:	N/A.
PROPOSED GRADING:	Not Conservation Worthy
OPPORTUNITIES & THREATS:	
RECOMMENDATION:	These buildings are Not Conservation Worthy.
REFERENCES:	



IMAGES: 1 - Eastern facade  
2 - Eastern facade showing perforated brick detail at the top of the stairwell  
3 - Southern facade

\* Compulsory confirmation of all Title Deed Restrictions required.  
LEGEND: NHRA: National Heritage Resources Act (1999)

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Tourism and Recreation, B-Lab
ARCHITECT/S:	Unknown
DATE:	Post 1997
CURRENT USE:	Residential building

**APPLICABLE LEGISLATION**

OLDER THAN 60 YEARS:	S.27	S.34	S.38.1
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**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE:	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY:	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

**SITE & STRUCTURE DESCRIPTION:** Triple storey exposed brick buildings located towards the eastern-most end of the eastern residence area.

**PHYSICAL CONDITION:** Good.

**STATEMENT OF SIGNIFICANCE:** N/A

**PROPOSED GRADING:** Not Conservation Worthy

**OPPORTUNITIES & THREATS:**

**RECOMMENDATION:** These buildings are Not Conservation Worthy.

**REFERENCES:**



**IMAGES:**  
 1 - Southern view towards buildings  
 2 - Western view towards building  
 3 - Northern view towards buildings

\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Prefabricated Offices
ARCHITECT/S:	Unknown
DATE:	Post 1997
CURRENT USE:	Academic buildings

APPLICABLE LEGISLATION			
OLDER THAN 60 YEARS:	S.27	S.34	S.38.1

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE:	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY:	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

SITE & STRUCTURE DESCRIPTION:	A single storey plastered building, along with a temporary construction office. Located central to the academic core, between the Education Faculty and the Geography Building.
PHYSICAL CONDITION:	Medium.
STATEMENT OF SIGNIFICANCE:	N/A
PROPOSED GRADING:	Not Conservation Worthy
OPPORTUNITIES & THREATS:	
RECOMMENDATION:	These buildings are Not Conservation Worthy.
REFERENCES:	



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Northern facade of building 1  
 2 - Western facade of building 1  
 3 - Northern facade of building 2

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Prefabricated Offices
ARCHITECT/S:	Unknown
DATE:	Post 1997
CURRENT USE:	Academic buildings

APPLICABLE LEGISLATION			
OLDER THAN 60 YEARS:	S.27	S.34	S.38.1

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE:	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY:	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

SITE & STRUCTURE DESCRIPTION:	A simple single storey plastered building. Located central to the academic core, between the Education Faculty and the Botany Building.
PHYSICAL CONDITION:	Good.
STATEMENT OF SIGNIFICANCE:	N/A
PROPOSED GRADING:	Not Conservation Worthy
OPPORTUNITIES & THREATS:	
RECOMMENDATION:	This building should be graded Not Conservation Worthy.
REFERENCES:	



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Northern facade  
 2 - Western facade  
 3 - Southern facade



**UNIVERSITY OF ZULULAND**



BUILDING/S:	Lecture Hall
ARCHITECT/S:	Unknown
DATE:	Post 1997
CURRENT USE:	Academic buildings

**APPLICABLE LEGISLATION**

OLDER THAN 60 YEARS:	S.27	S.34	S.38.1
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**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE:	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY:	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

**SITE & STRUCTURE DESCRIPTION:** This newly constructed exposed brick building, with aluminium and timber cladding is located in the academic end of the southern road.

**PHYSICAL CONDITION:** Good.

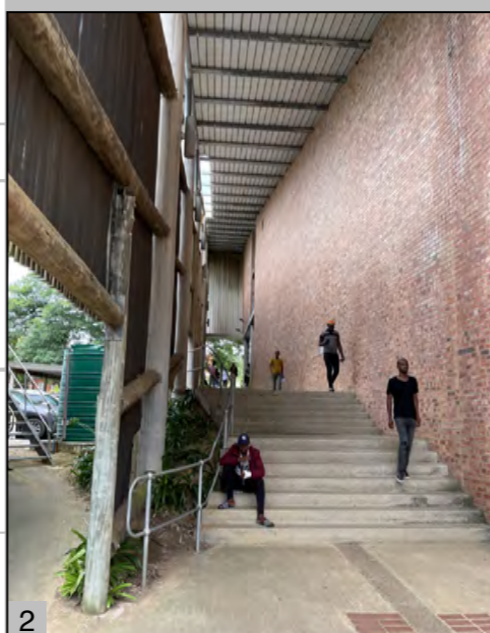
**STATEMENT OF SIGNIFICANCE:** N/A.

**PROPOSED GRADING:** Not Conservation Worthy

**OPPORTUNITIES & THREATS:**

**RECOMMENDATION:** This building is Not Conservation Worthy.

**REFERENCES:**



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Southern facade of new Lecture Hall  
 2 - Pedestrian walkway between southern street and Library  
 3 - North Western view of Lecture Hall

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Stores
ARCHITECT/S:	Unknown
DATE:	c.1970 - 1977
CURRENT USE:	Miscellaneous

**APPLICABLE LEGISLATION**

OLDER THAN 60 YEARS:	S.27	S.34	S.38.1
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**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE:	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY:	X SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

**SITE & STRUCTURE DESCRIPTION:** This glass and steel clad building has recently been renovated. Located on the southern end of the southern road.

**PHYSICAL CONDITION:** Good.

**STATEMENT OF SIGNIFICANCE:** N/A.

**PROPOSED GRADING:** Not Conservation Worthy

**OPPORTUNITIES & THREATS:**

**RECOMMENDATION:** This building should be graded Not Conservation Worthy.

**REFERENCES:**



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Northern view of Store taken in July 2022  
 2 - Northern facade of store, taken in March 2022

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Zoology Building
ARCHITECT/S:	Unknown
DATE:	c.1970 - 1977
CURRENT USE:	Academic buildings

APPLICABLE LEGISLATION			
OLDER THAN 60 YEARS:	S.27	S.34	S.38.1

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	High
AGE:	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY:	X SCIENTIFIC/TECHNOLOGICAL:	Medium
AESTHETIC:	X CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

SITE & STRUCTURE DESCRIPTION:	This building has a simple exposed brick base with an interesting suspended square-patterned brise-soleil exterior over the top three floors. This building is located along the eastern edge of the academic core.
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PHYSICAL CONDITION:	Good.
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STATEMENT OF SIGNIFICANCE:	This building displays a good example of the use of the contextually relevant brise-soleil bricks on a more modern building. A good examples of Regionalist architecture.
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PROPOSED GRADING:	IIIC
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OPPORTUNITIES & THREATS:	Alterations to the structure should be controlled by the heritage guidelines.
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RECOMMENDATION:	Despite not being older than 60, this building should be formally listed as Grade IIIC.
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REFERENCES:	
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\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Southern facade  
 2 - Detail of screen over ground floor base  
 3 - Western facade  
 4 - Eastern facade, with steel firestair

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Natural Sciences
ARCHITECT/S:	Unknown
DATE:	c.1978 - 1984
CURRENT USE:	Academic buildings

APPLICABLE LEGISLATION			
OLDER THAN 60 YEARS:	S.27	S.34	S.38.1

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	High
AGE:	SOCIO-HISTORICAL:	Medium
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY:	X SCIENTIFIC/TECHNOLOGICAL:	Medium
AESTHETIC:	X CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Medium
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

**SITE & STRUCTURE DESCRIPTION:** The natural sciences building is constructed of exposed brick, square-patterned briese-soleil and exposed concrete. Located on the eastern end of the academic core.

**PHYSICAL CONDITION:** Good.

**STATEMENT OF SIGNIFICANCE:** The natural sciences building is a good example of Brutalist architecture on the university campus. The brutalist building is not older than 60 but contributes significantly to the architectural history of South African Universities, as they represent a particular moment in time both, globally and locally.

**PROPOSED GRADING:** IIIC

**OPPORTUNITIES & THREATS:** Alterations to the structure should be controlled by the heritage guidelines.

**RECOMMENDATION:** This building should be graded IIIC, despite it not being older than 60.

**REFERENCES:**



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Front of southern facade  
 2 - East facing perforated brick portion and concrete core  
 3 - Building entrance, with concrete beam above

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Education Faculty
ARCHITECT/S:	Unknown
DATE:	c.1978 - 1984
CURRENT USE:	Academic buildings

APPLICABLE LEGISLATION			
OLDER THAN 60 YEARS:	S.27	S.34	S.38.1

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	High
AGE:	SOCIO-HISTORICAL:	Medium
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Medium
INTEGRITY:	X SCIENTIFIC/TECHNOLOGICAL:	Medium
AESTHETIC:	X CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Medium
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

SITE & STRUCTURE DESCRIPTION:	The education faculty is constructed of exposed brick, suspended square-patterned brise-soleil screens and exposed concrete. Located along the southern side of the academic core.
PHYSICAL CONDITION:	Good.
STATEMENT OF SIGNIFICANCE:	The education faculty is a good example of Brutalist architecture on the university campus. The brutalist building is not older than 60 but contributes significantly to the architectural history of South African Universities, as they represent a particular moment in time both, globally and locally.
PROPOSED GRADING:	IIIB
OPPORTUNITIES & THREATS:	Alterations to the structure should be controlled by the heritage guidelines.
RECOMMENDATION:	This building should be graded IIIB, despite it not being older than 60.
REFERENCES:	



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Tourism and Recreation Building  
 2 - Tourism and Recreation Building  
 3 - B-Lab Building showing removed brise-soleil

# UNIVERSITY OF ZULULAND



BUILDING/S:	Administration Block & Student Registration	
ARCHITECT/S:	Unknown	DATE: c.1970 - 1977
CURRENT USE:	Academic buildings	

APPLICABLE LEGISLATION			
OLDER THAN 60 YEARS:	S.27	S.34	S.38.1

## HERITAGE VALUES

RARITY:	ARCHITECTURAL:	High
AGE:	SOCIO-HISTORICAL:	Medium
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Medium
INTEGRITY:	SCIENTIFIC/TECHNOLOGICAL:	Medium
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Medium
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

## HERITAGE ANALYSIS

**SITE & STRUCTURE DESCRIPTION:** The Administration Block & Student Registration building is constructed of exposed brick, square-patterned briese-soleil, painted concrete and exposed concrete. Located on the western end of the academic core.

**PHYSICAL CONDITION:** Good.

**STATEMENT OF SIGNIFICANCE:** The Administration Block & Student Registration building are excellent examples of Brutalist architecture on the university campus. The brutalist building is not older than 60 but contributes significantly to the architectural history of South African Universities, as they represent a particular moment in time both, globally and locally.

**PROPOSED GRADING:** IIIB

**OPPORTUNITIES & THREATS:** Alterations to the structure should be controlled by the heritage guidelines. Surrounding vegetation should be retained.

**RECOMMENDATION:** This building should be graded IIIB, despite it not being older than 60.

**REFERENCES:**



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Southern view of Admin Block  
 2 - Entrance to Admin Block  
 3 - Northern facade of Student Registration

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Arts Block	
ARCHITECT/S:	Unknown	DATE: c.1970 - 1977
CURRENT USE:	Academic buildings	

APPLICABLE LEGISLATION			
OLDER THAN 60 YEARS:	S.27	S.34	S.38.1

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Medium
AGE:	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Medium
INTEGRITY:	X SCIENTIFIC/TECHNOLOGICAL:	Medium
AESTHETIC:	X CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Medium
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

SITE & STRUCTURE DESCRIPTION:	The Arts Block is constructed of exposed brick, square-patterned briese-soleil, and painted concrete. Located towards the eastern end of the academic core.
PHYSICAL CONDITION:	Good.
STATEMENT OF SIGNIFICANCE:	A good example of Regionalist architecture.
PROPOSED GRADING:	IIIC
OPPORTUNITIES & THREATS:	Alterations to the structure should be controlled by the heritage guidelines.
RECOMMENDATION:	This building should be graded IIIC, despite it not being older than 60.
REFERENCES:	



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Northern facade with interesting brick detailing  
 2 - Eastern facade, with blue concrete external stair  
 3 - Northern facade with staircase leading to ground level

**UNIVERSITY OF ZULULAND**



BUILDING/S:	King Bekhuzulu Hall		
ARCHITECT/S:	Unknown	DATE:	c.1978 - 1984
CURRENT USE:	Recreational building		

**APPLICABLE LEGISLATION**

OLDER THAN 60 YEARS:	S.27	S.34	S.38.1
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**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	High
AGE:	X SOCIO-HISTORICAL:	Medium
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	High
INTEGRITY:	X SCIENTIFIC/TECHNOLOGICAL:	Medium
AESTHETIC:	X CULTURAL:	Medium
SYMBOLIC:	INTRINSIC:	Medium
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

**SITE & STRUCTURE DESCRIPTION:** The King Bekhuzulu Hall is a good example of Brutalist architecture on the university campus. The building is round in shape, built over the stepped site and constructed of exposed brick, square-patterned briese-soleil, painted and exposed concrete, with a concrete dome.. Located alongside the rugby field.

The King Bhekuzulu Hall forms the campus gateway with the Admin building to the main movement spine, and is a counterpoint to the post-modern Library Building.

**PHYSICAL CONDITION:** Good.

**STATEMENT OF SIGNIFICANCE:** The brutalist buildings constructed during this era are not older than 60 but contribute to the architectural history of South African Universities, representing a particular moment in time both, globally and locally. It has landmark significance in forming the campus gateway with the Admin building, and is a counterpoint to the post-modern Library Building.

**PROPOSED GRADING:** IIIA

**OPPORTUNITIES & THREATS:** Alterations to the structure should be controlled by the heritage guidelines. Surrounding vegetation should be retained.

**RECOMMENDATION:** This building should be graded IIIA, despite it not being older than 60.

**REFERENCES:**



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Western view of Bhekuzulu Hall, showing the stepped site  
 2 - Southern entrance to the Hall  
 3 - View from opposite end of the sports field, showing the lower northern view of the Hall



**UNIVERSITY OF ZULULAND**



BUILDING/S:	Language Laboratory, Business Economics, Commerce, Administration and Law	
ARCHITECT/S:	Unknown	DATE: c.1961 - 1970s
CURRENT USE:	Academic buildings	

**APPLICABLE LEGISLATION**

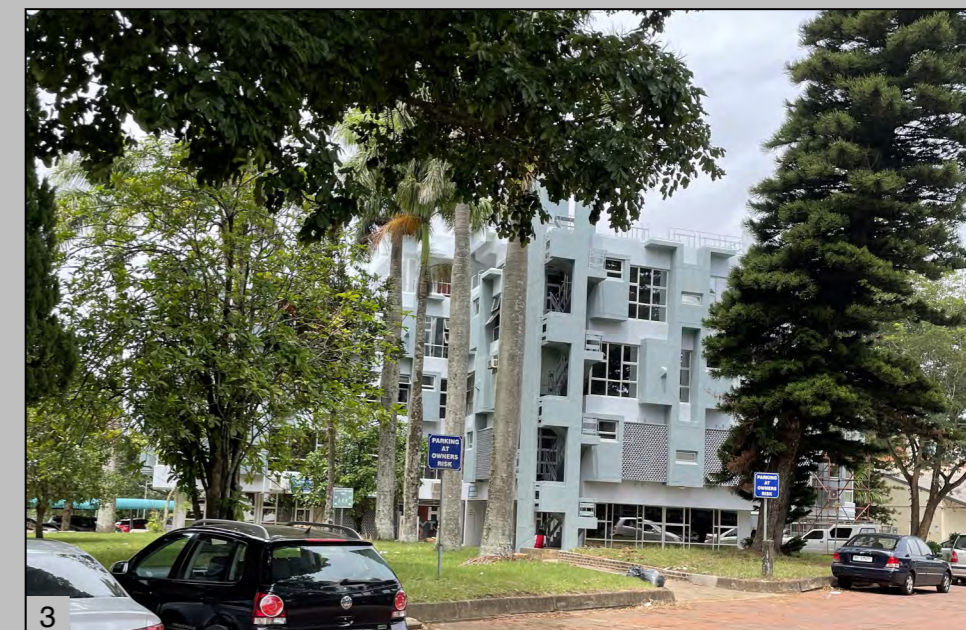
OLDER THAN 60 YEARS:	X	S.27	S.34	S.38.1	X
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**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Medium
AGE: X	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Low
INTEGRITY: X	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Medium
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

SITE & STRUCTURE DESCRIPTION:	Five storey building with elaborately patterned windows on all facades. This cross-shaped building has a brightly painted plastered exterior, with protruding elements. Located towards the eastern end of the academic core.
PHYSICAL CONDITION:	Good.
STATEMENT OF SIGNIFICANCE:	Although similar to the residential building within the western residence, this building is in far better condition and contributes to the architectural quality of the university.
PROPOSED GRADING:	Grade III C
OPPORTUNITIES & THREATS:	Alterations to the structure should be controlled by the heritage guidelines.
RECOMMENDATION:	The building should be formally listed as Grade III C.
REFERENCES:	



IMAGES: 1 - Eastern facade of building  
2 - Detailing of stepped facade  
3 - Northern building facade, as seen from internal street

\* Compulsory confirmation of all Title Deed Restrictions required.  
LEGEND: NHRA: National Heritage Resources Act (1999)

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Esangweni Staff Houses		
ARCHITECT/S:	Unknown	DATE:	c.1960
CURRENT USE:	Residential buildings		

APPLICABLE LEGISLATION				
OLDER THAN 60 YEARS:	X	S.27	S.34	S.38.1 X

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE:	X SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Medium
INTEGRITY:	X SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

**SITE & STRUCTURE DESCRIPTION:** Simple residential cottages located towards the front end of the university entrance, south of the main entrance road. These cottages are standardised plastered nbrick structures, with pitched roofs.

**PHYSICAL CONDITION:** Good.

**STATEMENT OF SIGNIFICANCE:** N/A

**PROPOSED GRADING:** Not Conservation Worthy

**OPPORTUNITIES & THREATS:**

**RECOMMENDATION:** This building should be graded Not Conservation Worthy.

**REFERENCES:**



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1, 2 & 3 - Staff residences with vast grass expanses and fences between properties.

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Thandanani Staff Residences 1		
ARCHITECT/S:	Unknown	DATE:	c.1960
CURRENT USE:	Residential buildings		

**APPLICABLE LEGISLATION**

OLDER THAN 60 YEARS:	X	S.27	S.34	S.38.1	X
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**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE:	X SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Medium
INTEGRITY:	X SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

**SITE & STRUCTURE DESCRIPTION:** Simple residential cottages located east of the looping road. These cottages are standardised plastered brick structures, with pitched roofs.

**PHYSICAL CONDITION:** Good.

**STATEMENT OF SIGNIFICANCE:** N/A

**PROPOSED GRADING:** Not Conservation Worthy

**OPPORTUNITIES & THREATS:**

**RECOMMENDATION:** This building should be graded Not Conservation Worthy.

**REFERENCES:**



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1, 2 & 3 - Staff residences with gardens and paved driveway

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Thandanani Staff Residences 2
ARCHITECT/S:	Unknown
DATE:	c.1960 - 1969
CURRENT USE:	Residential buildings

APPLICABLE LEGISLATION				
OLDER THAN 60 YEARS:	X	S.27	S.34	S.38.1 X

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE: X	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Medium
INTEGRITY: X	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

**SITE & STRUCTURE DESCRIPTION:** Simple residential cottages located east of the looping road. These cottages are standardised plastered brick structures, with brise-soleil panels and pitched roofs.

**PHYSICAL CONDITION:** Good.

**STATEMENT OF SIGNIFICANCE:** N/A

**PROPOSED GRADING:** Not Conservation Worthy

**OPPORTUNITIES & THREATS:**

**RECOMMENDATION:** This building should be graded Not Conservation Worthy.

**REFERENCES:**



IMAGES: 1 & 2 - Buildings amongst the trees, as seen from university road

\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Human Movement Sciences
ARCHITECT/S:	Unknown
DATE:	c.1970 - 1977
CURRENT USE:	Recreational building

APPLICABLE LEGISLATION			
OLDER THAN 60 YEARS:	S.27	S.34	S.38.1

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Medium
AGE:	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Medium
INTEGRITY:	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

SITE & STRUCTURE DESCRIPTION:	The Human Movement Sciences is constructed of exposed brick and painted concrete. The southern side of the building has been designed as seating that faces onto the soccer field. Located towards the entrance of the university.
PHYSICAL CONDITION:	Good.
STATEMENT OF SIGNIFICANCE:	A good example of Regionalist architecture.
PROPOSED GRADING:	IIIC
OPPORTUNITIES & THREATS:	
RECOMMENDATION:	This building should be graded IIIC.
REFERENCES:	



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1, 2 & 3 - Building seen from university avenue across the soccer field

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Agricultural Building		
ARCHITECT/S:	Unknown	DATE:	c.1970 - 1977
CURRENT USE:	Academic buildings		

**APPLICABLE LEGISLATION**

OLDER THAN 60 YEARS:	S.27	S.34	S.38.1
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**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE:	SOCIO-HISTORICAL:	Low
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Medium
INTEGRITY:	X SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Low
SYMBOLIC:	INTRINSIC:	Low
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

**SITE & STRUCTURE DESCRIPTION:** The Agricultural Building is constructed of exposed brick and painted concrete. Located towards the eastern end of the academic core.

**PHYSICAL CONDITION:** Good.

**STATEMENT OF SIGNIFICANCE:** N/A

**PROPOSED GRADING:** Not Conservation Worthy

**OPPORTUNITIES & THREATS:**

**RECOMMENDATION:** This building should be graded Not Conservation Worthy.

**REFERENCES:**



1

IMAGES: 1 - Western view of building, showing back facade

\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

**UNIVERSITY OF ZULULAND**



BUILDING/S:	Student Centre and SRC		
ARCHITECT/S:	Unknown	DATE:	c.1960 - 1969
CURRENT USE:	Recreational buildings		

<b>APPLICABLE LEGISLATION</b>				
OLDER THAN 60 YEARS:	X	S.27	S.34	S.38.1 X

**HERITAGE VALUES**

RARITY:	ARCHITECTURAL:	Low
AGE: X	SOCIO-HISTORICAL:	Medium
EXCELLENCE:	ENVIRONMENTAL/CONTEXTUAL:	Medium
INTEGRITY:	SCIENTIFIC/TECHNOLOGICAL:	Low
AESTHETIC:	CULTURAL:	Medium
SYMBOLIC:	INTRINSIC:	Medium
ASSOCIATIONAL:	ARCHAEOLOGICAL:	None

**HERITAGE ANALYSIS**

SITE & STRUCTURE DESCRIPTION:	These single storey modest Student Centre and SRC buildings, with decorative brise-soleils and plasterwork patterns match the first academic buildings constructed on the university campus. This cluster of buildings were constructed as part of the first collection of buildings constructed on the university campus. Many of the buildings are in bad condition and not worthy of restoration or retention.
PHYSICAL CONDITION:	Burned down and derelict.
STATEMENT OF SIGNIFICANCE:	The buildings were amongst the first constructed on the UniZulu campus.
PROPOSED GRADING:	Not Conservation Worthy
OPPORTUNITIES & THREATS:	
RECOMMENDATION:	This building should be graded Not Conservation Worthy.
REFERENCES:	



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Southern view of derelict student centre, as seen from the library  
 2 - Northern side of building, showing pedestrian link to main avenue  
 3 - Northern end of building

## UNIVERSITY OF ZULULAND

BUILDING/S:	Library
ARCHITECT/S:	Unknown
CURRENT USE:	Academic buildings

### APPLICABLE LEGISLATION

OLDER THAN 60 YEARS:	S.27	S.34	X	S.38.1
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### HERITAGE VALUES

RARITY:	X	ARCHITECTURAL:	High
AGE:		SOCIO-HISTORICAL:	Medium
EXCELLENCE:		ENVIRONMENTAL/CONTEXTUAL:	High
INTEGRITY:	X	SCIENTIFIC/TECHNOLOGICAL:	Medium
AESTHETIC:	X	CULTURAL:	Medium
SYMBOLIC:		INTRINSIC:	High
ASSOCIATIONAL:		ARCHAEOLOGICAL:	None

### HERITAGE ANALYSIS

**SITE & STRUCTURE DESCRIPTION:** The Library, with its hexagonal forms, green plastered decorative concrete elements and symmetrical internal sphere is heavily influenced by Louis Khan's Exeter Library in the USA. Creating an environment that is pleasant to its users, with concern for natural light and colourful elements throughout. Located centrally in the academic core, along the northern avenue.

**PHYSICAL CONDITION:** Good.

**STATEMENT OF SIGNIFICANCE:** The Library is an excellent example of Post-modern architecture. Although constructed within the last 60 years, the building contributes significantly to the architectural history of South African and global Universities, representing a particular moment in time both, globally and locally.

**PROPOSED GRADING:** IIIA

**OPPORTUNITIES & THREATS:** Alterations to the structure should be controlled by the heritage guidelines.

**RECOMMENDATION:** This building should be graded IIIA.

**REFERENCES:**



\* Compulsory confirmation of all Title Deed Restrictions required.  
 LEGEND: NHRA: National Heritage Resources Act (1999)

IMAGES: 1 - Southern view of Library from pedestrian pathways  
 2 - Detail of building  
 3 - Post-modern interior of library