



**First National Bank**

A division of FirstRand Bank Limited

**ARCHITECTURAL REPORT ON PROPOSED  
ADDITIONS AND ALTERATIONS TO  
FIRST NATIONAL BANK  
CROWN STREET BARBERTON**



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## HISTORICAL REPORT

- Barberton is a town in the Mpumalanga Province of South Africa, which was founded by the Barber Brothers, Fred and Harry and their cousin Graham Barber who found what they called “Barber’s Reef” -a reef so rich that it glittered with Gold on the 04 July 1884. On 24 July 1884, the Gold Commissioner named the place Barberton and appointed a Digger’s Committee to bring order to the diggings. People from all over the world were drawn to the rich gold finds and Barberton soon became a boom town with two stock exchanges, three newspapers, ten hotels, clubs and many saloons. The portico of the old stock exchange in Pilgrim Street is all that is left after a fire destroyed the building.
- With the outbreak of the South African War in 1899, the town came under British military rule. Five block-houses were erected and the only one still in existence can be seen on the corner of Lee and Judge Streets. A concentration camp was established where the golf course is today. During the Second World War a military camp was situated to the east of the town to provide a military presence on the eastern frontier. This was in case Portugal and its Mozambique colony at the time were to fall into German hands. The military shooting range is still in use today, possibly the most scenic shooting range in South Africa. The regiments that were trained here built replicas of their regimental badges out of stone, cement and plaster in the Garden of Remembrance. The local MOTH organisation preserves these stone memorials at the foot of a small hill at the eastern gateway to the town.
- According to its website, FNB is the oldest bank in South Africa. It traces its origins back to the *Eastern Province Bank*, which was formed in Grahamstown in 1838. At that time the bank financed the wool export boom in the district. By 1874, the bank had four branches - at Grahamstown, Middelburg, Cradock and Queenstown. Due to a recession the bank was bought out in 1874 by the Oriental Bank Corporation (OBC). However, as a result of financial difficulties that the Oriental Bank Corporation was experiencing in India, it decided to withdraw from South Africa and thus the *Bank of Africa* was formed in 1879 to take over the OBC's business in South Africa.
- At about the same time, the government of the South African Republic desired to create a local commercial bank, due to the discovery of gold in Barberton and the Witwatersrand. The government thus created a bank through a concession agreement. The task of the bank was to focus primarily on financing agricultural development. A state mint was also established as part of the concession. The *Nationale Bank der Zuid-Afrikaansche Republiek Beperk* (National Bank of the South African Republic Limited) was registered in Pretoria in 1891 and opened its doors for business on 5 April of the same year. After the conclusion of the Second Anglo-Boer War in 1902, the name of this bank was changed to the *National Bank of South Africa Limited*.





## ARCHITECTURAL REPORT

The original plans for the building were approved in 1962, and then an application to do internal alterations was approved in 2005 as per attached.

The building is in a sound structural condition. The structure was built 1962 and features a red ruled plaster plinth and painted plaster external finish.

The structure itself is less than 60 years old and is thus not a heritage building. However it is built on a historical site.

The restroom facilities for males and females are adequate and well kept. The kitchen facilities are in a satisfactory condition. The air-conditioning system is still in working order. Record rooms and strong rooms are in an excellent condition. The timber windows and doors are in a good condition, also the external timber windows have timber louvers over.

The existing furnishings are to be removed and replaced with new, modern FNB spec furniture.



## MOTIVATION FOR INTERNAL ALTERATIONS AND ADDITIONS

Banks play a very important role in our daily lives as we

use the services they provide to save money, send money, make payments, collect u.i.f. and social grants, foreign exchange etc. Therefore we have to provide a building that serves all the clients needs, as well as, those of the banking staff.

Security for the public and the bank is of paramount importance as large amounts of cash come in and out of the building.

Restoration and maintenance work to a historical building have to be done from time to time as the quality of the facades, floors, walls and ceiling depreciate over many years of weathering, pollution, vermin etc.

The local authority also demands that a building meets the requirements of the national building regulations. In the unforeseen event of a fire occurring there has

to be adequate and unobstructed alternate exits from the building.

In order to maintain the current corporate image of the bank internal alterations need to be carried out. This upgrade of facilities and corporate is essential to achieving the consistency that the bank wishes to convey.

Spatial planning for staff members is critical as the way in which branch functions is unique. The method of functioning has changed rapidly over the past few years to meet the demand of growing client numbers, as well as the need to provide an excellent service in a comfortable environment.

The internal aesthetics and finishes of this bank differ from other banks and have evolved over the years therefore changes to wall, floor and ceiling finishes are necessary.

The existing signage is to remain on the building.





## EXISTING FIRST NATIONAL BANK BUILDING



Situated on the corner of Market and Crown Streets is the distinctive FNB building featuring large timber louvered windows and a red ruled plaster finish.





## EXISTING FIRST NATIONAL BANK BUILDING



**MARKET STREET FAÇADE**



**CROWN EAST FAÇADE**

The two main facades of the First National Bank building features plastered and cream painted walls. There is a red ruled plaster decorative finish around the building.



# EXISTING BANKING HALL



The walls are painted FNB white spec , the floors are tiled with cream coloured ceramic tiles.





# PROPOSED CHANGE TO BRANCH ENTRANCE



Position of existing branch entrance



Proposed position of new branch entrance





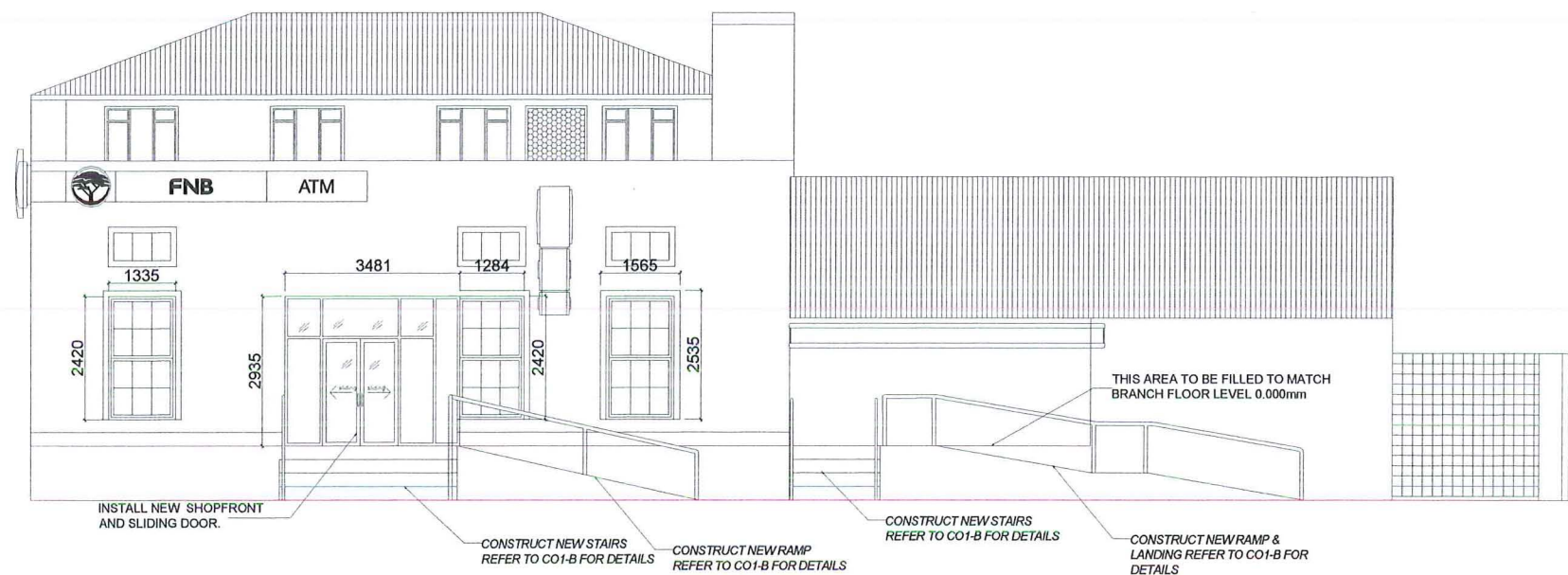
**SITE PLAN**







**EXISTING CROWN STREET ELEVATION**



**PROPOSED CROWN STREET ELEVATION**

This is the Crown Street elevation showing the new proposed branch entrance







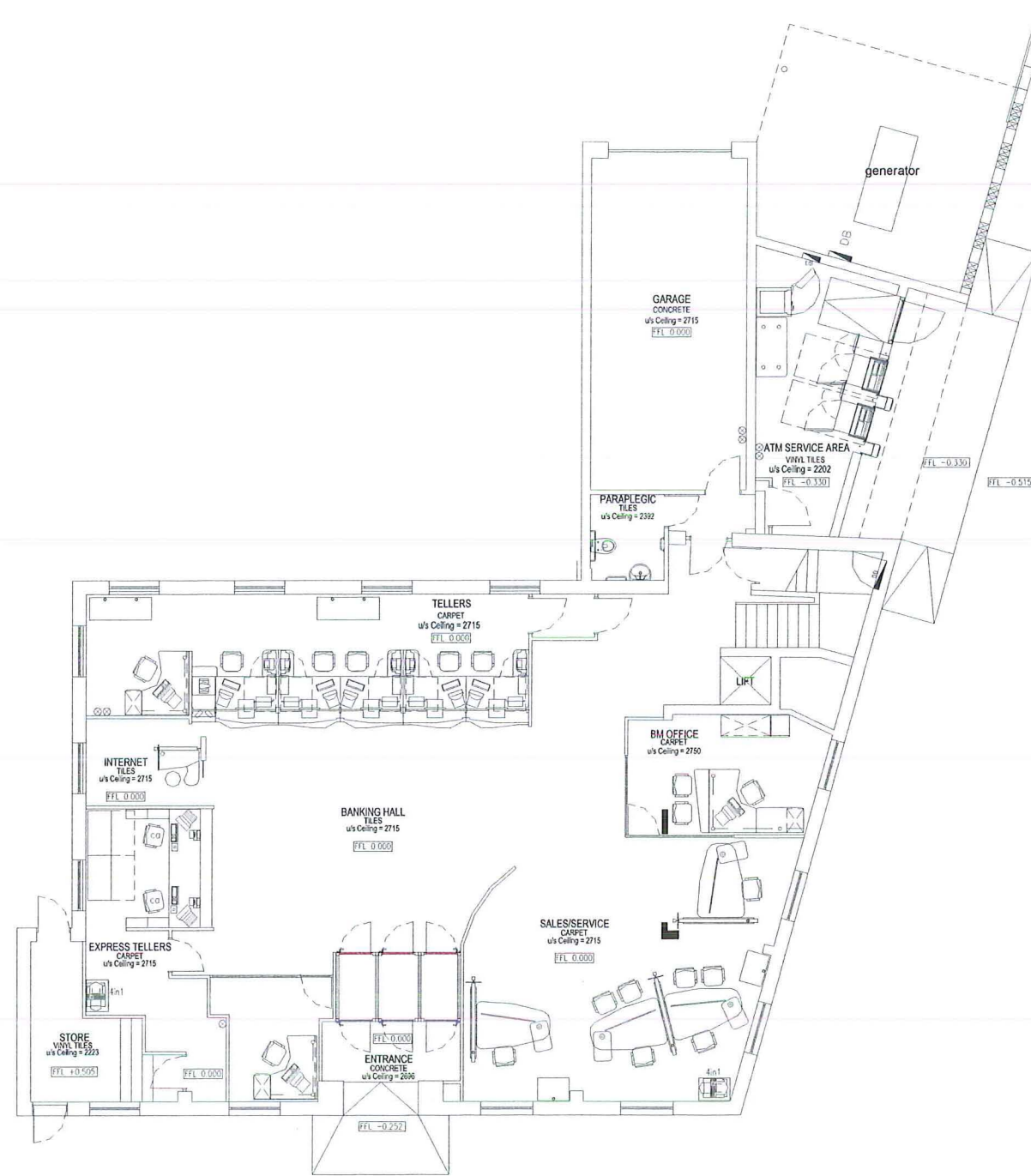
**EXISTING MARKET STREET ELEVATION**



**PROPOSED MARKET STREET ELEVATION**

This is the Market Street elevation showing the existing entrance bricked up to match the existing external finish

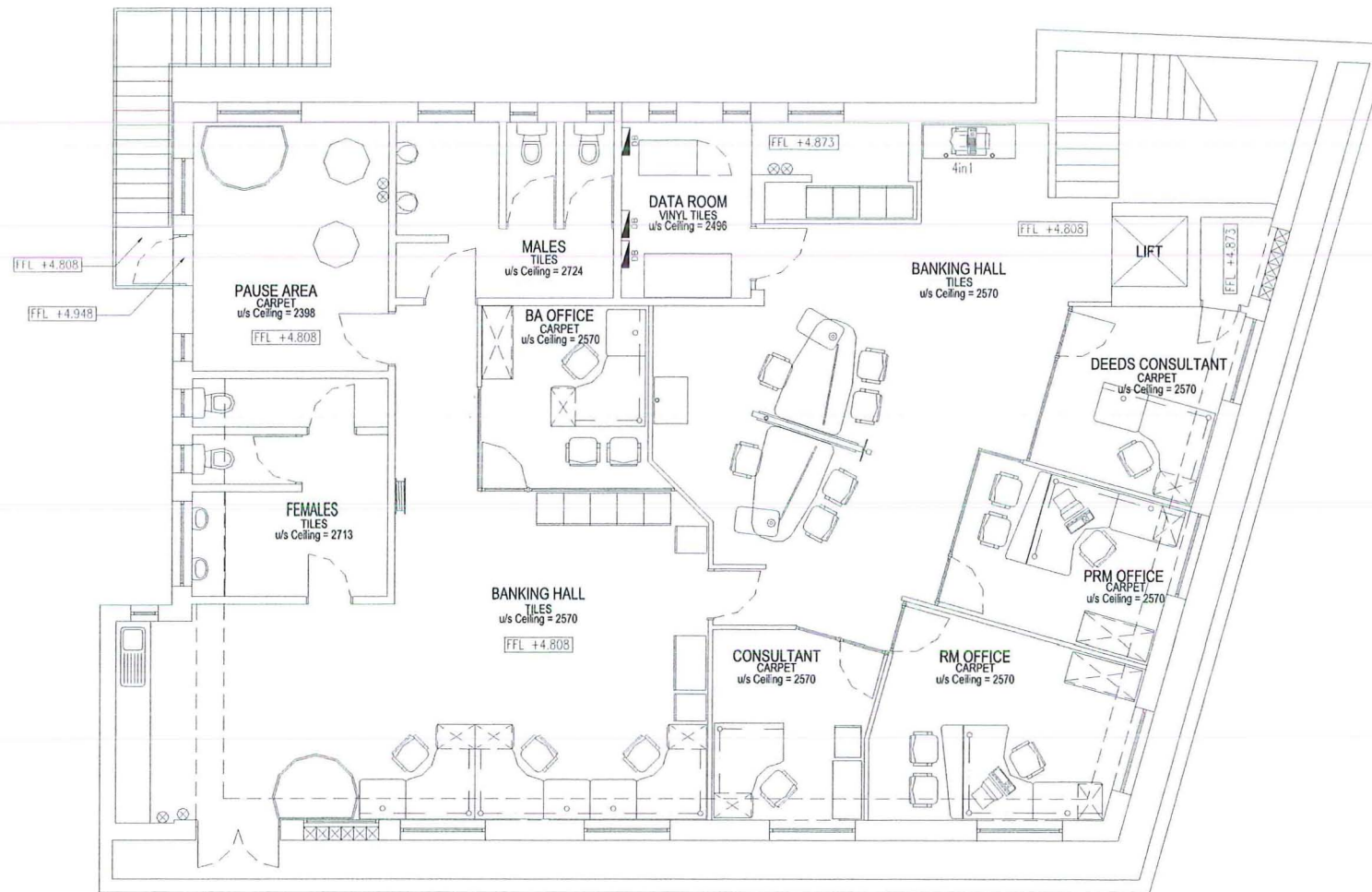




**GROUND FLOOR PLAN - EXISTING**

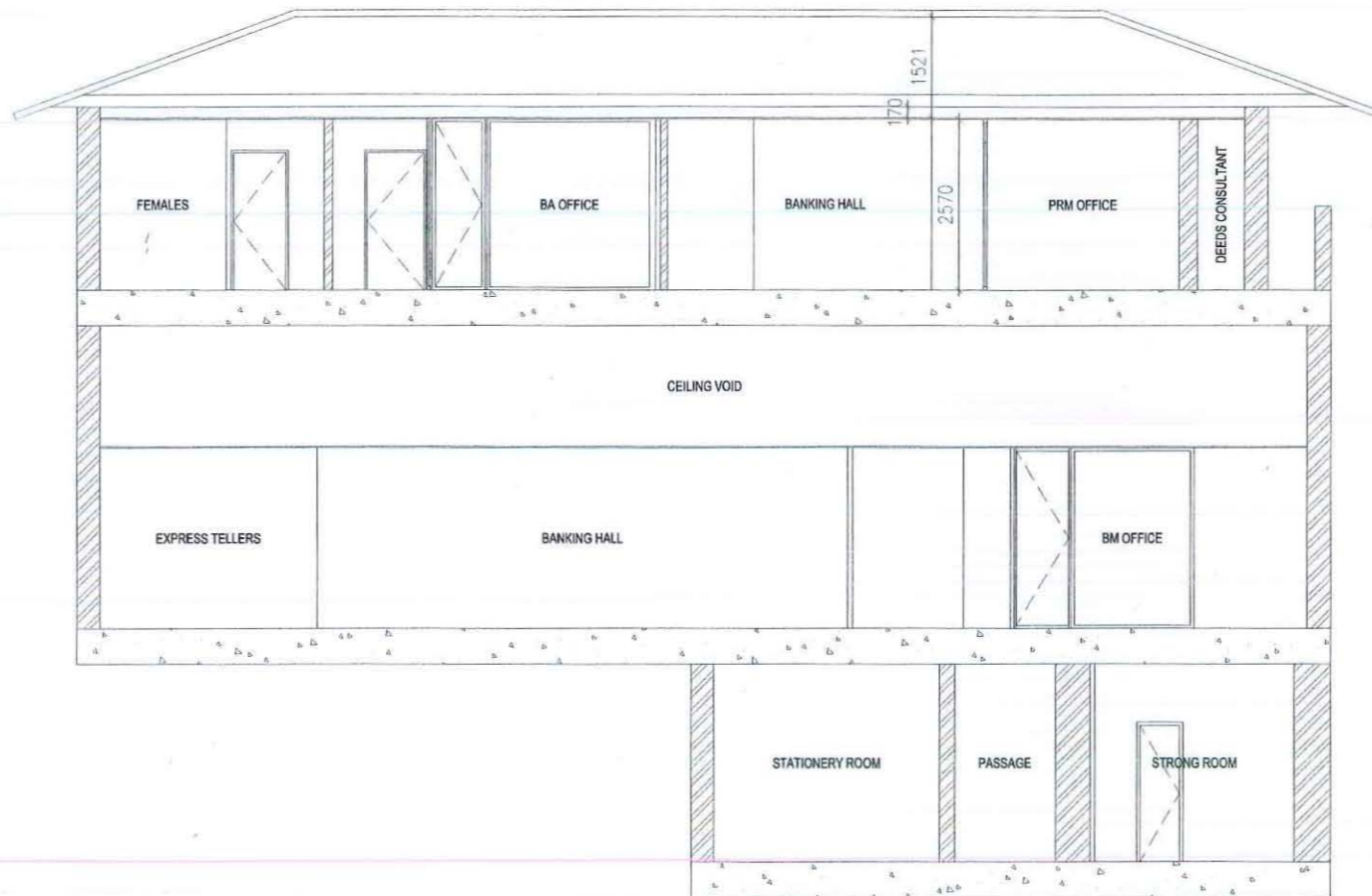






**FIRST FLOOR PLAN - EXISTING**





**SECTION A-A - EXISTING**