

**PROPOSED KZN MUSEUM** *\_CONCEPT DESIGN*  
**AMAFA SUBMISSION**

96 JABU NDLOVU STREET - PIETERMARITZBURG

26 SEPT 2023\_*REV03*



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## **A / PREMISE**

BASED ON THE DISCUSSIONS TAKEN FROM A MEETING HELD WITH THE DEPARTMENT OF SPORTS ARTS AND CULTURE ON THE **19 AUGUST 2022**, THE PROFESSIONAL TEAM WAS TASKED, TOGETHER WITH THE KZN MUSEUM TO COME UP WITH SOLUTIONS TO REDUCE THE PROJECT COST FOR THE ENTIRE SCOPE.

AFTER ADDITIONAL MEETINGS WITH THE MUSEUM, IT WAS AGREED THAT FOR THIS EXERCISE, 3 OPTIONS WOULD BE LOOKED AT WITH THE PREFERRED **OPTION 1** (OF MOVING ALL MUSEUM COMPONENTS ACROSS TO THE NEW SITE WITH A REDUCED ACCOMMODATION) TO BE EXPLORED IN DETAIL.

AS IT STANDS, OPTION 1 HAS BEEN EXPLORED IN DETAIL AND SATISFIED ALL MUSEUM DEPARTMENTS IN PRINCIPLE AND IS NOW IN THE PROCESS OF SUBMITTING TO AMAFA.

**B / SITE**

TAKEN FROM THE DRAFT HERITAGE ASSESSMENT REPORT - BY LINDSAY NAPIER (02 JUNE 2020)

## **A BRIEF HISTORY**

**THE CONTEXT IS RICH IN HERITAGE RESOURCES WITH THE PROXIMITY OF ST.MARY'S CHURCH NEXT DOOR AND ACROSS THE ROAD. THE HISTORICAL CONTEXT WILL PLAY A BIG PART IN THE PROPOSAL.**

THE BUILDINGS OR PARTS OF THEM WERE A SANATORIUM (PLACE FOR CONVALESCING OR FOR TREATMENT OF CHRONIC ILLNESSES) AND LATER CONVERTED OR DEVELOPED INTO A HOSPITAL WITH OPERATING THEATRES. THERE WAS A "NATIVE" CHURCH AND CHAPEL FOR THE NUNS ON THE STREET BOUNDARY, THE REMAINS OF THIS ARE TO BE INVESTIGATED.

ST ANNE'S SANATORIUM WAS FOUNDED IN 1897 BY THE RIGHT REVEREND BISHOP JOLIVET OMI AND OPENED IN 1898. UNTIL THAT TIME GREY'S HOSPITAL WAS THE ONLY ONE WHERE PRIVATE PATIENTS WERE ADMITTED, BUT PRIVATE PRACTITIONERS WERE NOT ALLOWED TO VISIT AND ATTEND TO PATIENTS. PIETERMARITZBURG DOCTORS APPROACHED BISHOP JOLIVET AND ASKED HIM TO INSTITUTE A SANATORIUM. AT FIRST PATIENTS IN THE 'SAN' WERE TREATED FREE OF CHARGE BUT LATER THOSE WHO COULD AFFORD TO WERE MADE TO PAY. IN THOSE DAYS ALL THE WORK WAS DONE BY ROMAN CATHOLIC NUNS WHO ACTED AS NURSES, COOKS, LAUNDRY MAIDS, GARDENERS AND DAIRY MAIDS WHO LOOKED AFTER THE COWS THAT WERE KEPT ON THE PROPERTY.

A "CLOISTER" WAS BUILT IN 1930 AND REMAINS INTACT

AND IS CONNECTED TO A CHAPEL ON THE NE BOUNDARY (DATE UNKNOWN).

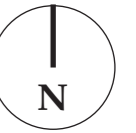
THE NUNS FROM ST.MARYS INITIALLY RAN THE SANATORIUM, THEREFORE THERE ARE STRONG CONNECTIONS WITH THE ROMAN CATHOLIC COMPLEX ADJACENT (SW NEIGHBOUR) AND THE ST.MARYS CATHEDRAL OPPOSITE.

THE ARCHITECTS FOR THE "CLOISTER" SANATORIUM (94 LOOP ST) WAS LANGTON, BARBOURE AND ASKHAN, AND WAS BUILT BETWEEN 1930 AND 1931.

THE ARCHITECTS FOR THE SANATORIUM AND LOOP ST CHAPEL WERE STREET-WILSON AND FYFE AND THE DRAWINGS DATE BACK TO 1897. STREET-WILSON AND FYFE WERE WELL KNOWN ARCHITECTS AND DESIGNED MANY PROMINENT PUBLIC BUILDINGS IN DURBAN AND PIETERMARITZBURG.

THE SANATORIUM UNDERWENT ALTERATIONS IN 1920, BUT THERE IS VERY LITTLE RECORD OF THE CHANGES MADE TO THE ORIGINAL BUILDING.

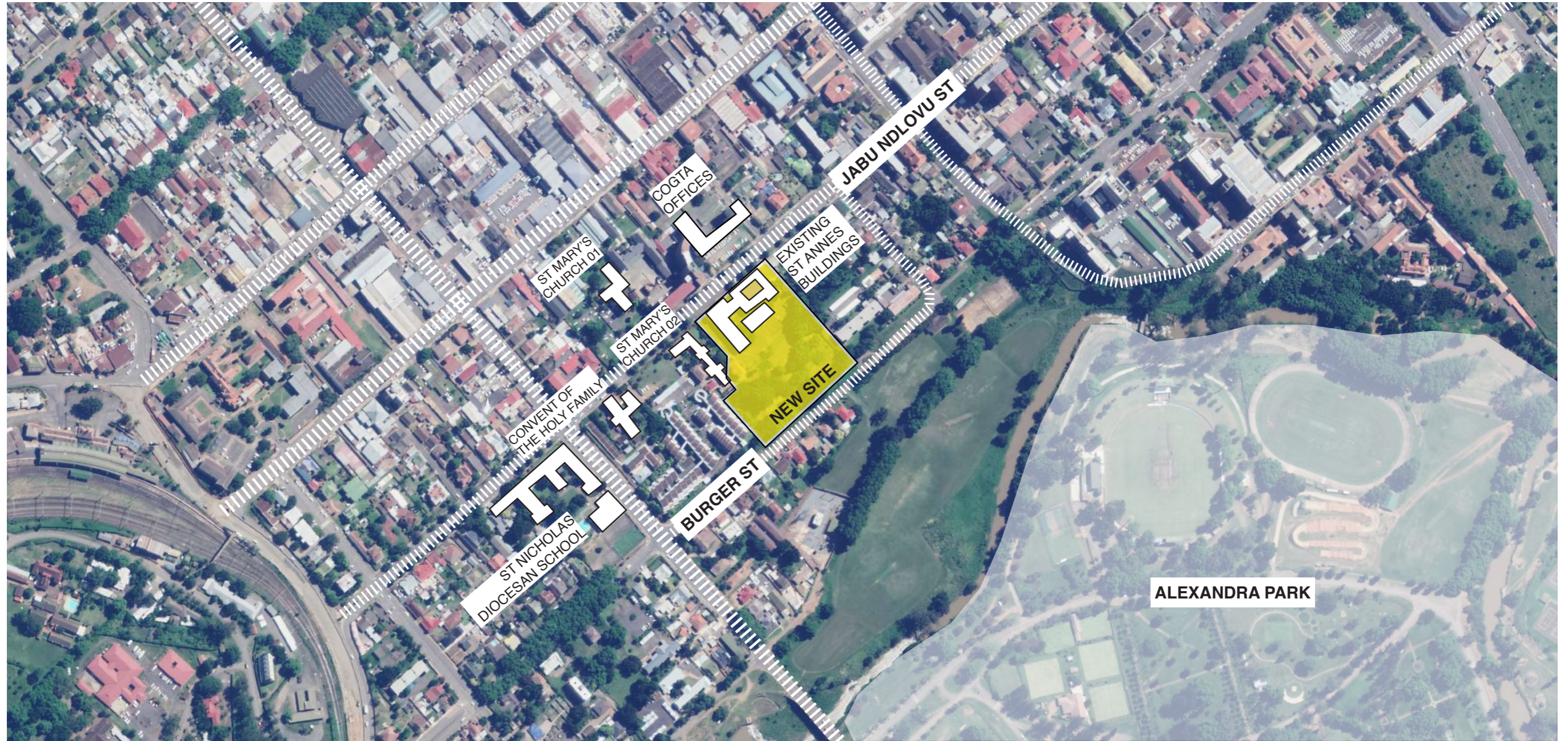
IN 1972 THE SANATORIUM IN LOOP STREET, WAS TAKEN OVER BY GREY'S AND BECAME KNOWN AS ST ANNE'S. IT TOOK MAINLY PRIVATE PATIENTS AND HAD A CRANIO-FACIAL UNIT; THE ONLY ONE OF IT'S KIND IN SOUTH AFRICA.



HIGH TRAFFIC

HIGH TRAFFIC

MEDIUM TRAFFIC



COGTA OFFICES

ST MARY'S CHURCH 01

ST MARY'S CHURCH 02

CONVENT OF THE HOLY FAMILY

ST NICHOLAS DIOCESAN SCHOOL

NEW SITE

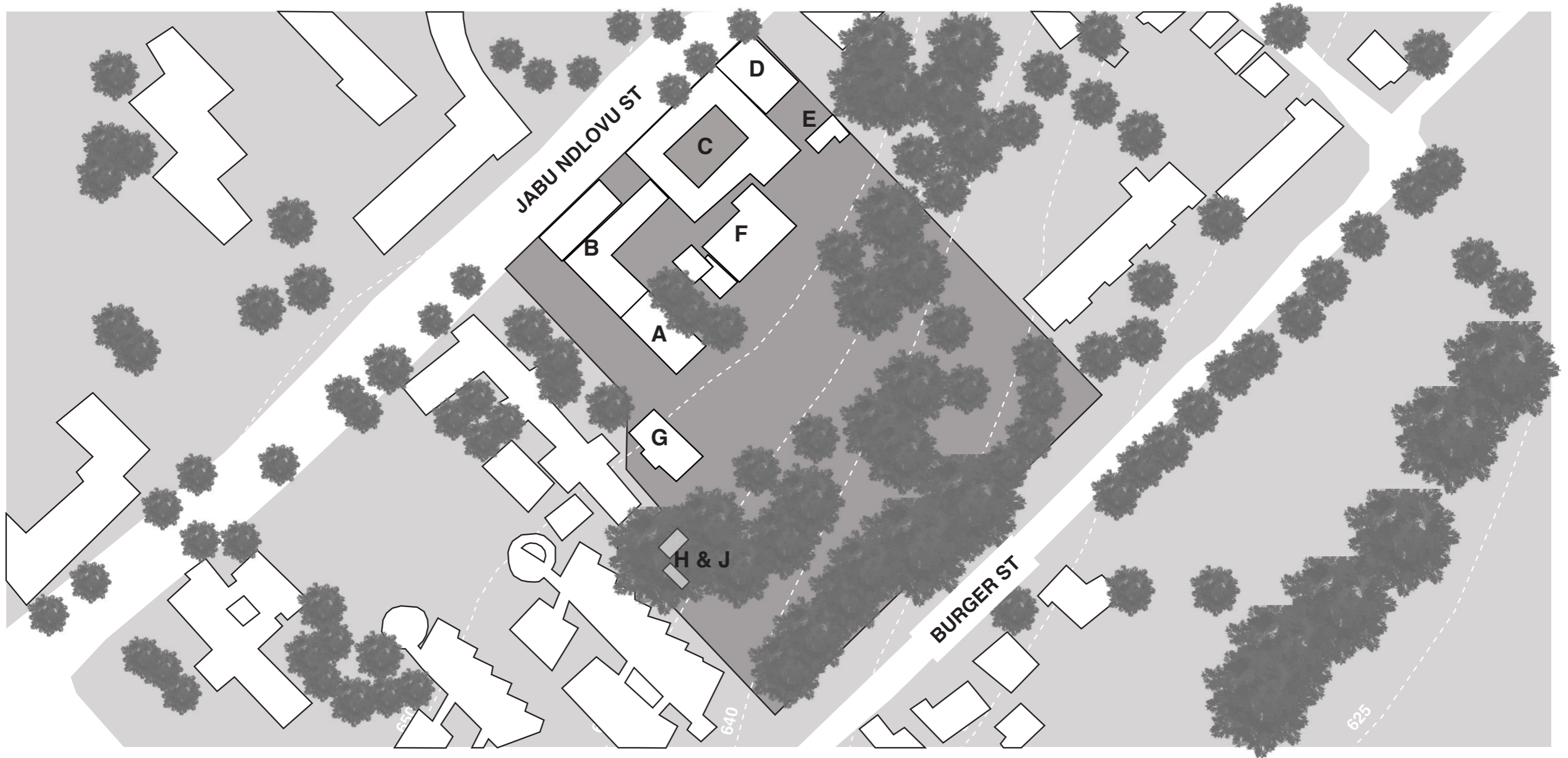
EXISTING ST ANNES BUILDINGS

ALEXANDRA PARK

BURGER ST

JABU NDLOVU ST

HIGH TRAFFIC



**B3 / EXISTING SITE DIAGRAM**



TOP OF SITE CLUSTER OF HERITAGE BUILDINGS

*THE FOLLOWING PHOTOS OF THE ST ANNES SANATORIUM ARE TO GIVE A CONTEXTUAL AND ARCHITECTURAL UNDERSTANDING TO THE SITE.*





BLOCK C / STREET FACADE



BLOCK G / EXTERIOR



BLOCK B / STREET FACADE



BLOCK F / EXTERIOR



BLOCK E / CHAPEL / EXTERIOR



BLOCK A / EXTERIOR



VIEW FROM JABU NDLOVU STREET / BLOCK C IN CENTRE / **VIEW AA**



VIEW FROM BURGER STREET / PERMANENT EXHIBITION WING / **VIEW BB**



BLOCK H & J



BLOCK H & J



BLOCK H & J



BLOCK H & J

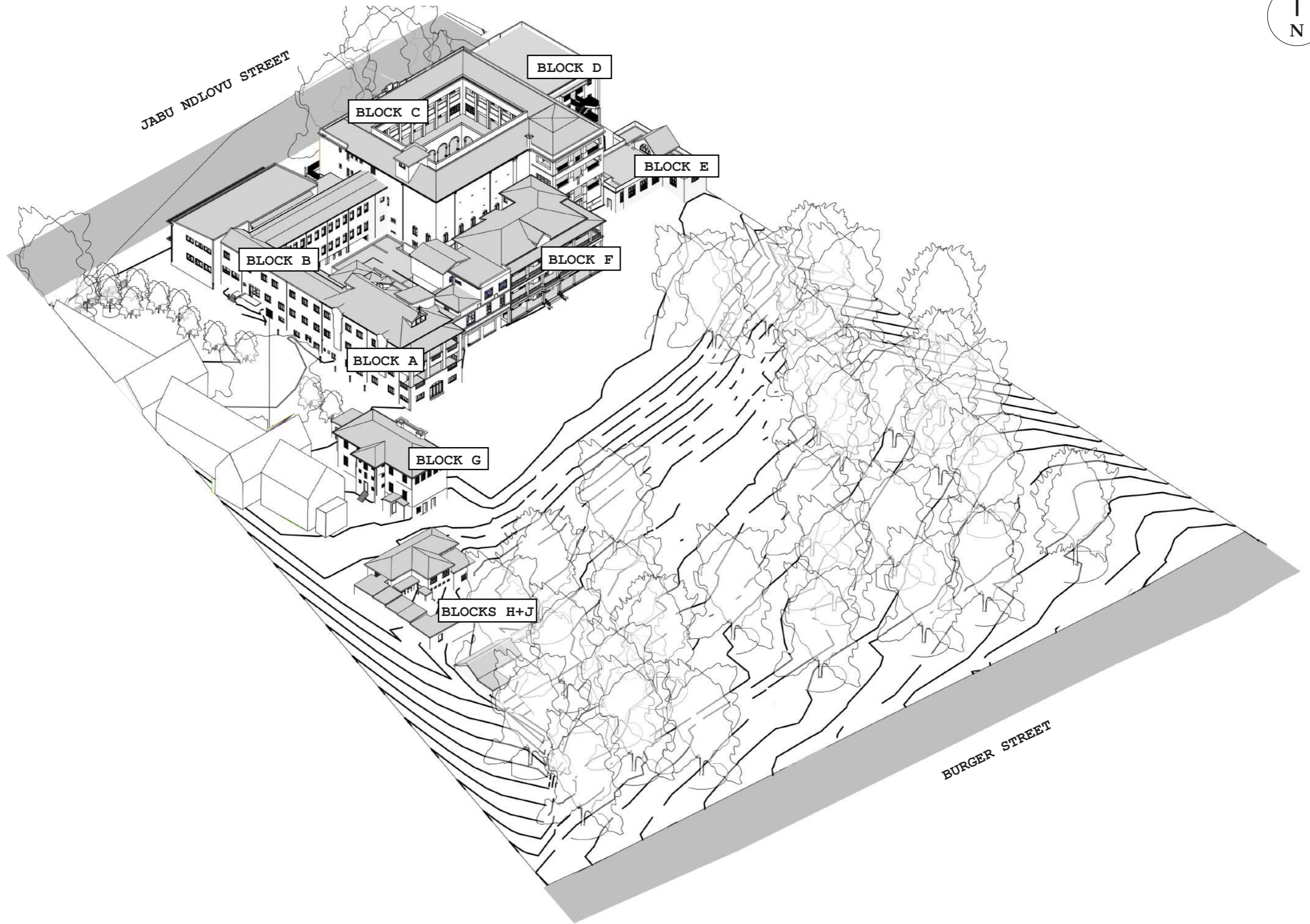
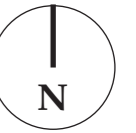
BLOCK C (1930)	BLOCK F (1920)
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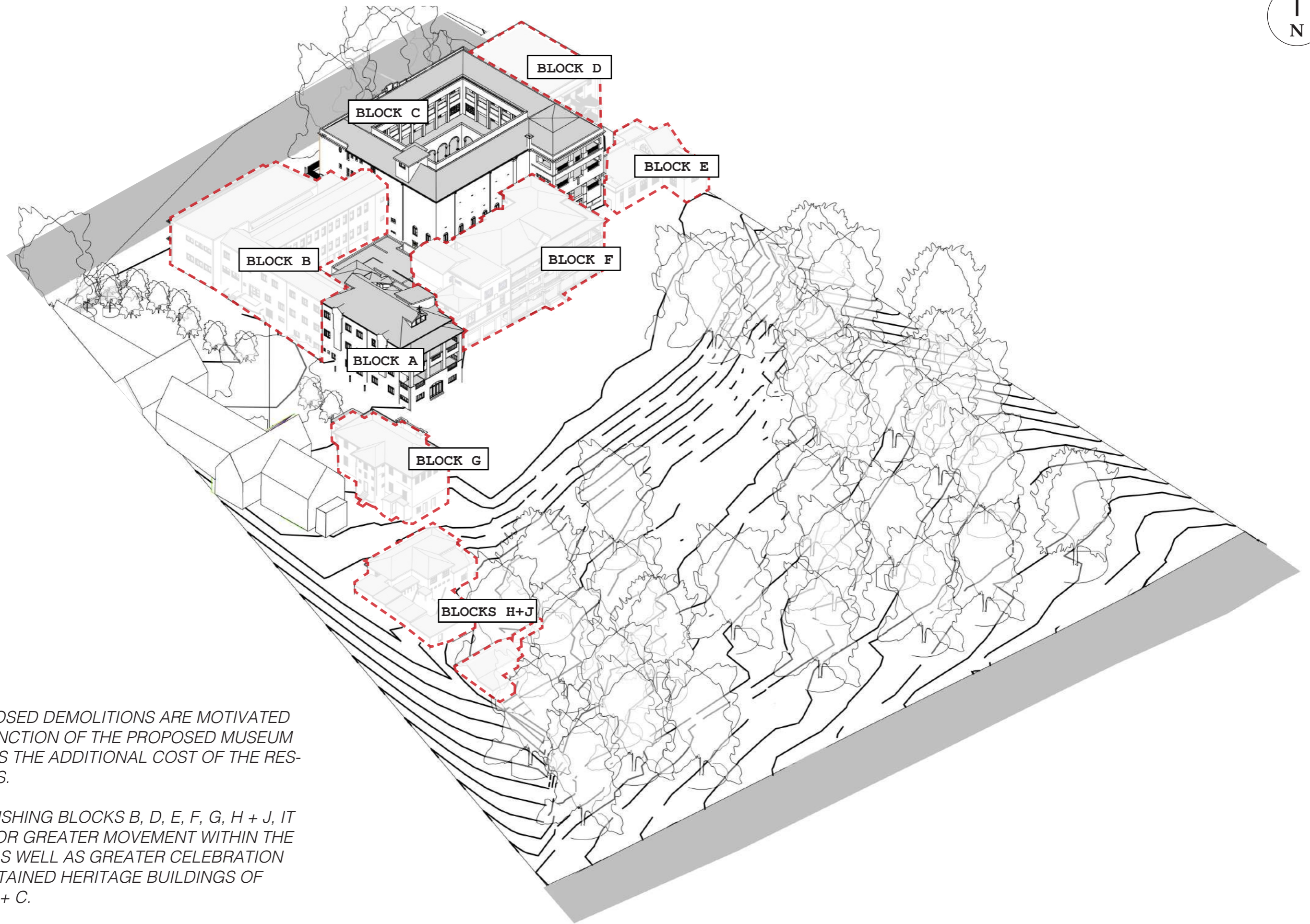
TOTAL AVAILABLE HEIGHT  
37m

## **C / AXONOMETRIC SKETCH PLANS**

THE FOLLOWING ISOMETRIC SKETCH PLANS, ARE IN DIAGRAMMATIC / MASSING FORM, PURELY TO APPROXIMATE AREAS AND DESIGN BUILDING MASSES ONTO THE SITE.



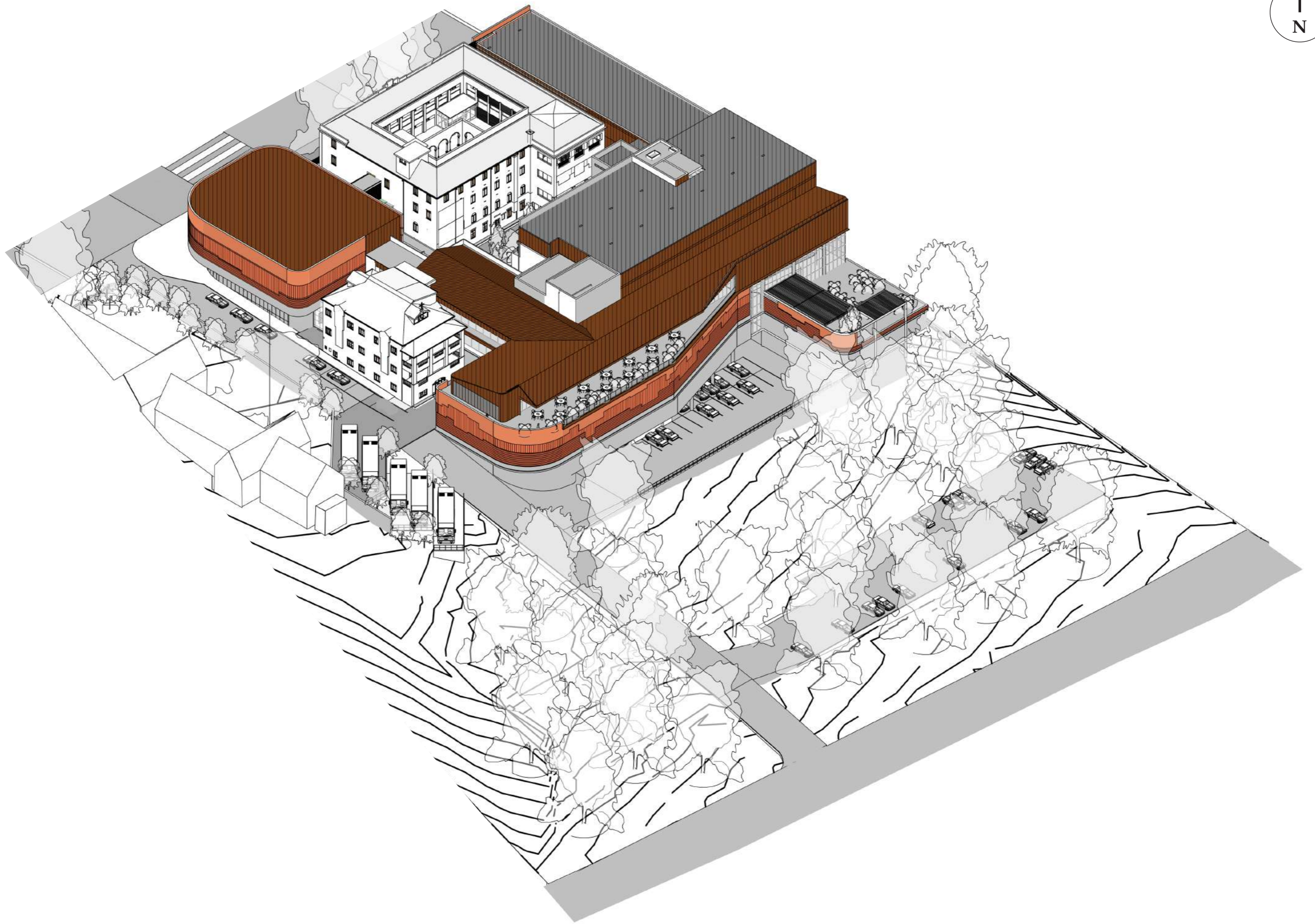
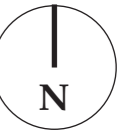
**C1 / EXISTING HERITAGE**



*THE PROPOSED DEMOLITIONS ARE MOTIVATED BY THE FUNCTION OF THE PROPOSED MUSEUM AS WELL AS THE ADDITIONAL COST OF THE RESTORATIONS.*

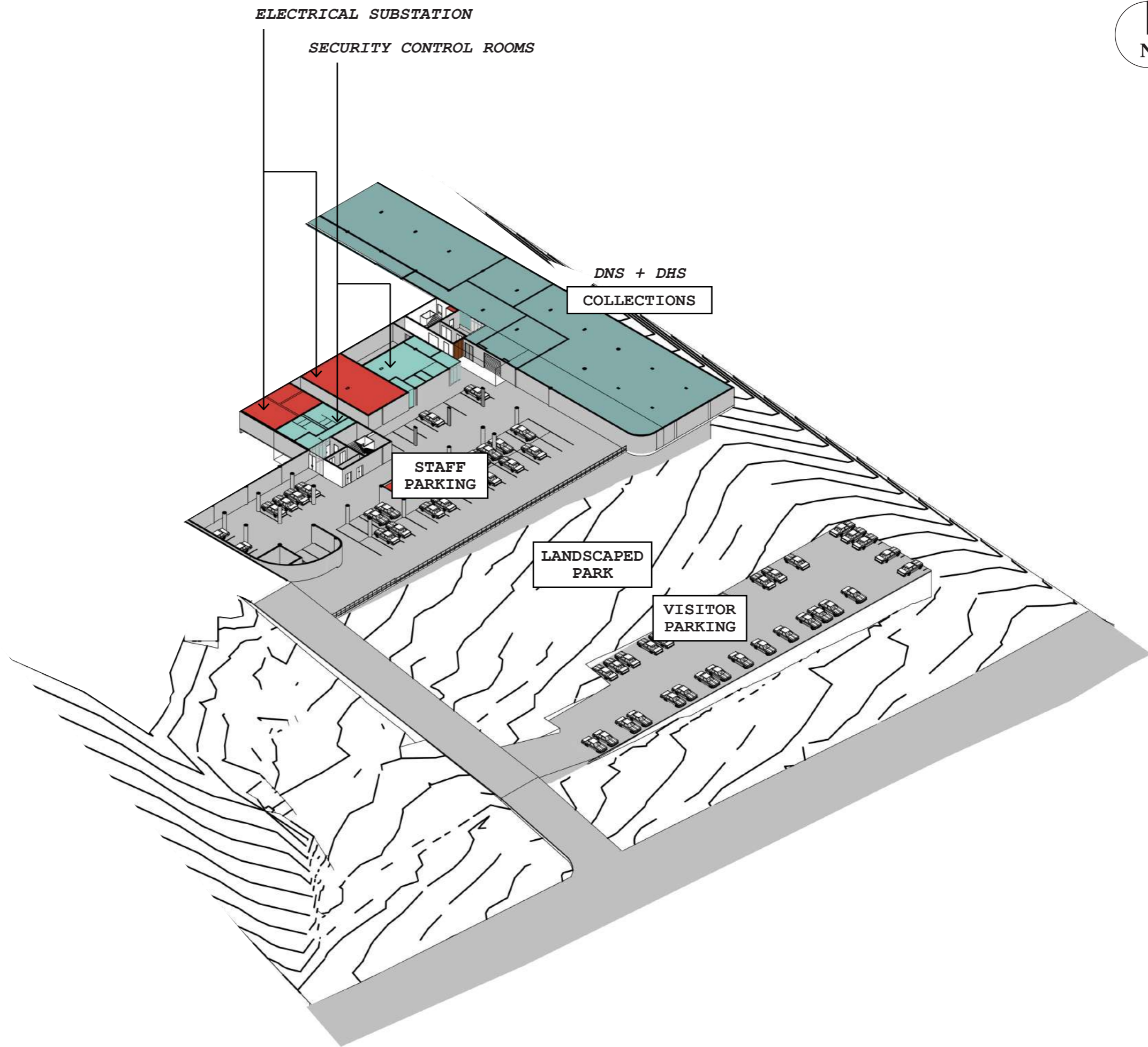
*BY DEMOLISHING BLOCKS B, D, E, F, G, H + J, IT ALLOWS FOR GREATER MOVEMENT WITHIN THE MUSEUM AS WELL AS GREATER CELEBRATION OF THE RETAINED HERITAGE BUILDINGS OF BLOCKS A + C.*

## **C2 / DEMOLITION**

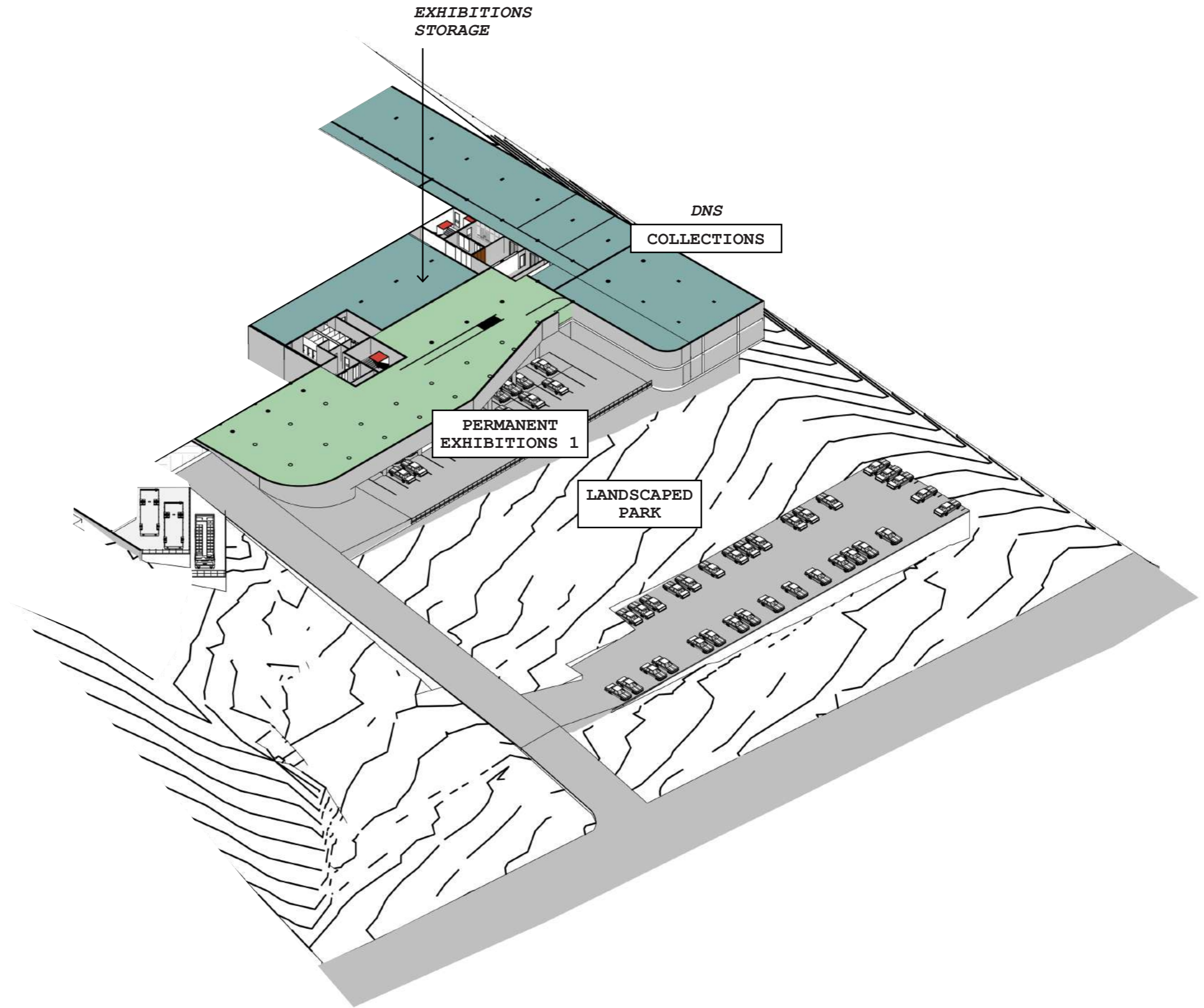


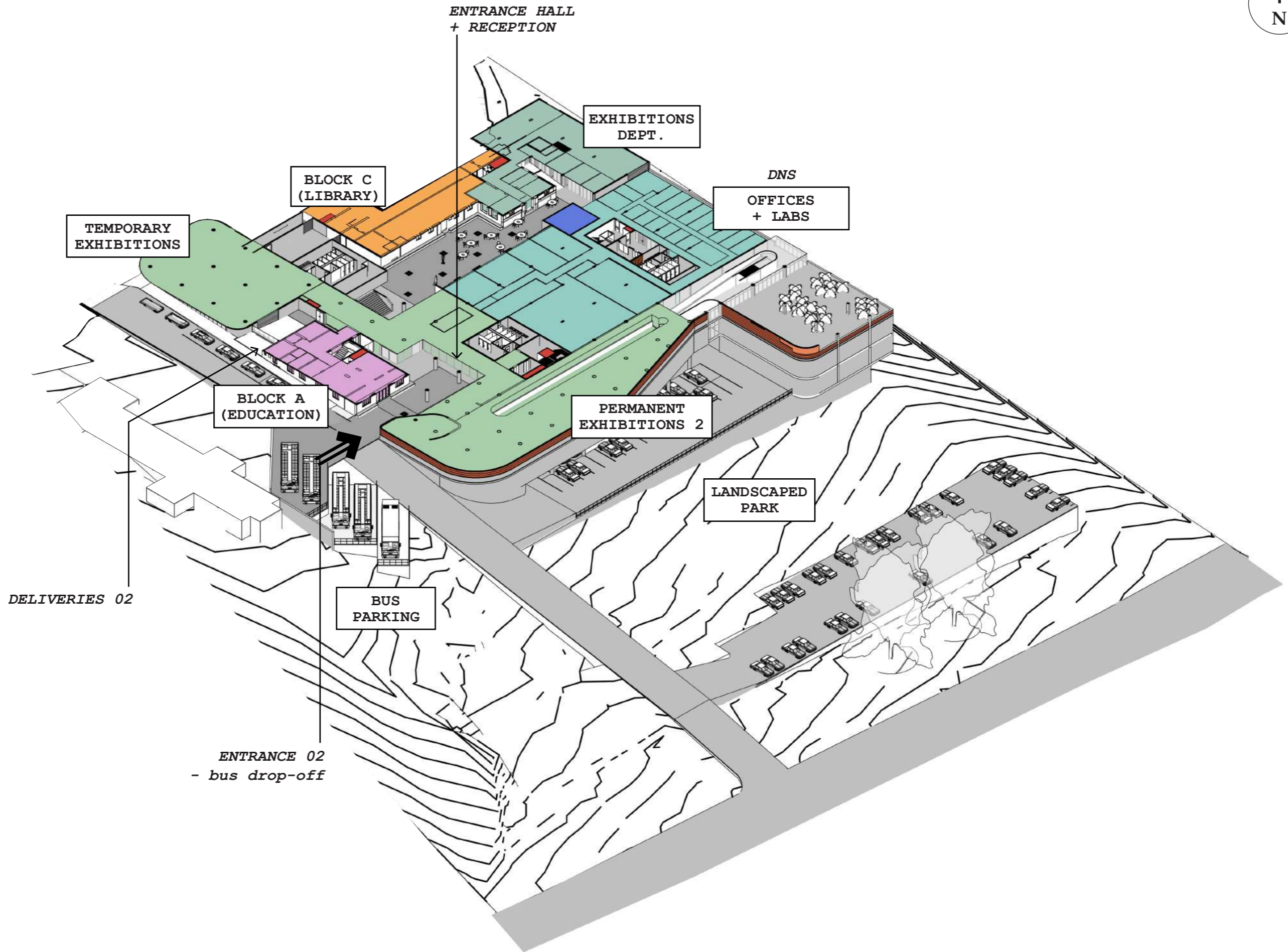
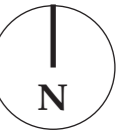
**C3 / PROPOSED**



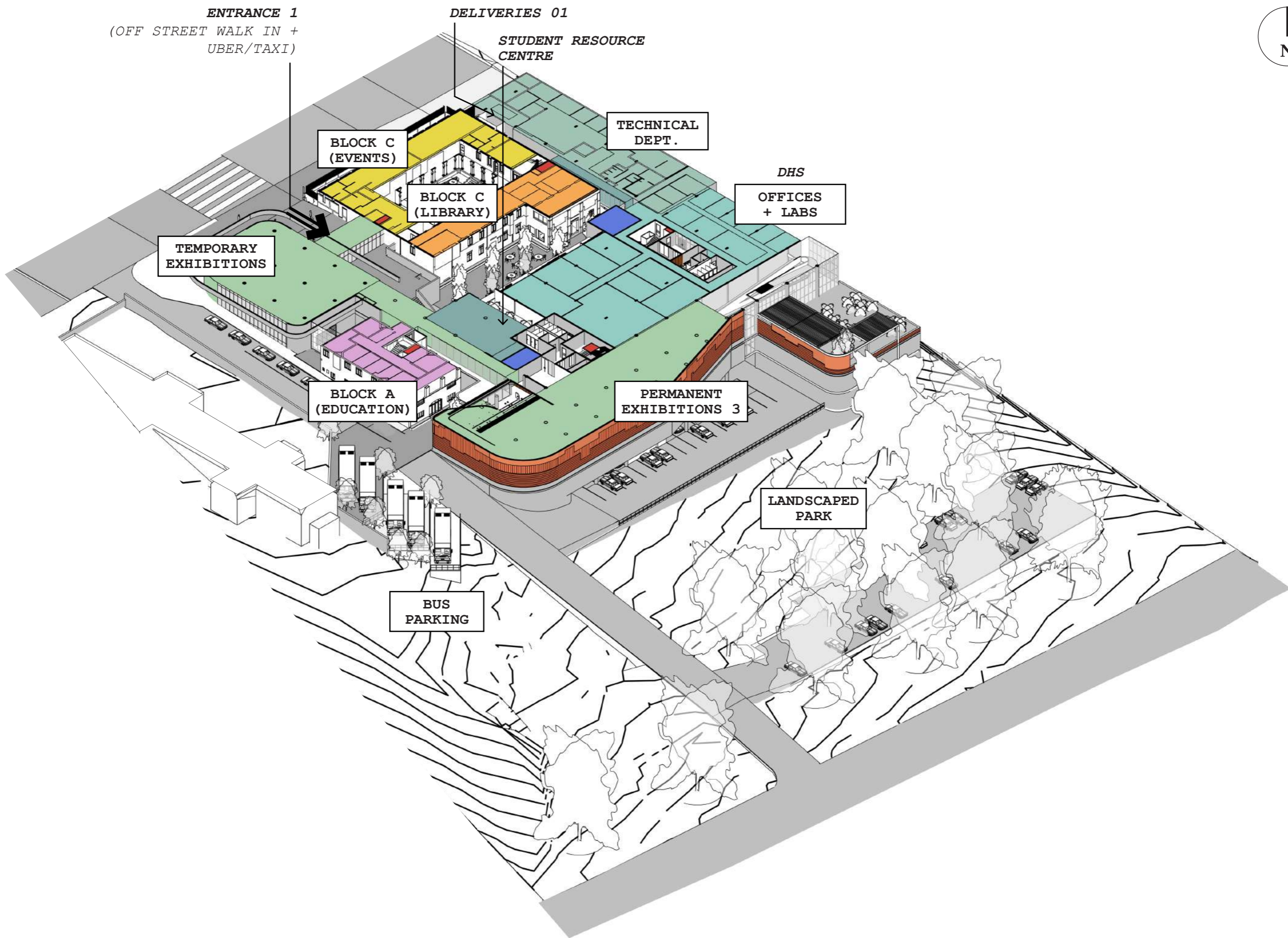


**C4 / LEVEL -1** STAFF PARKING

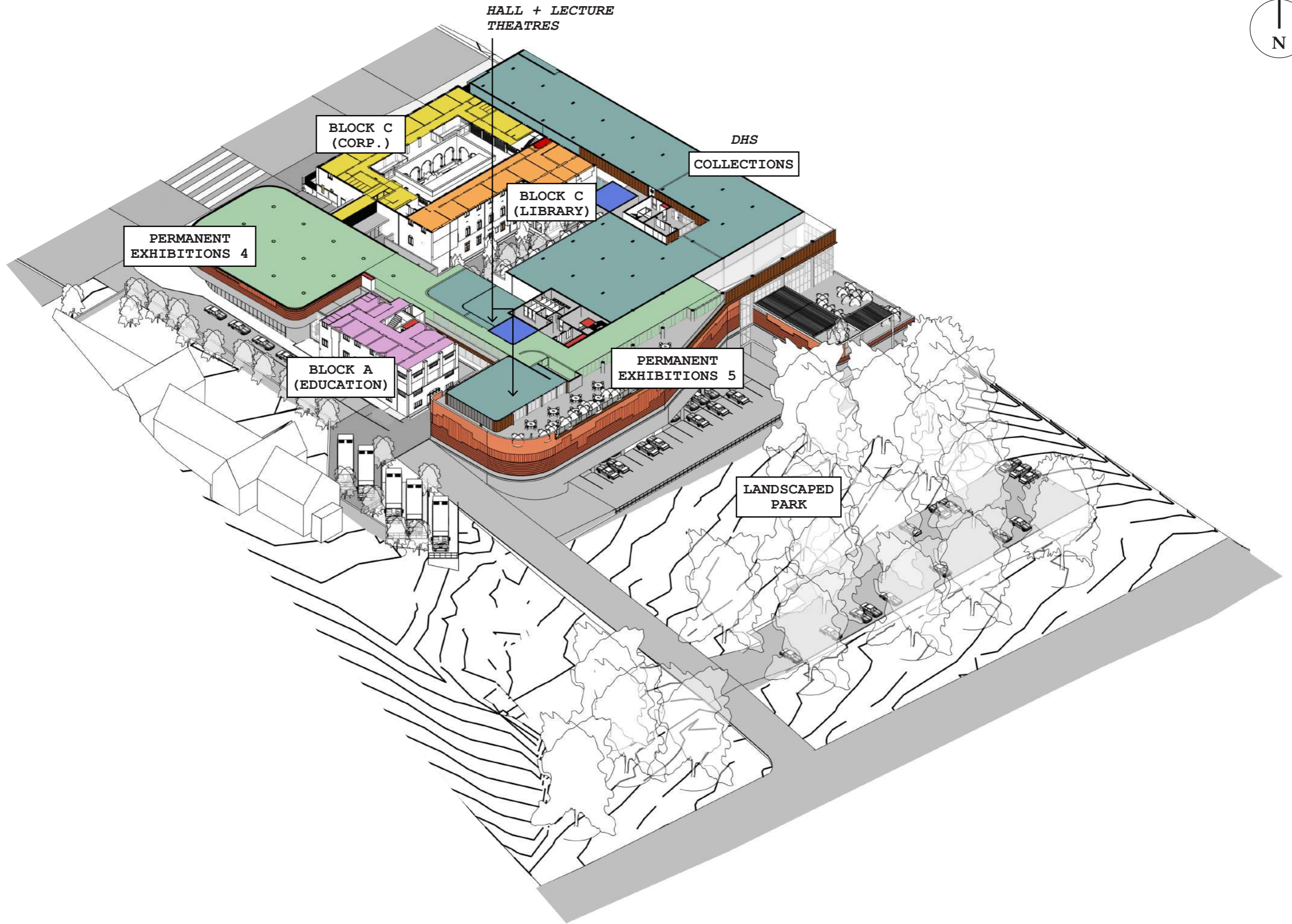
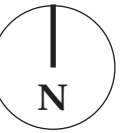


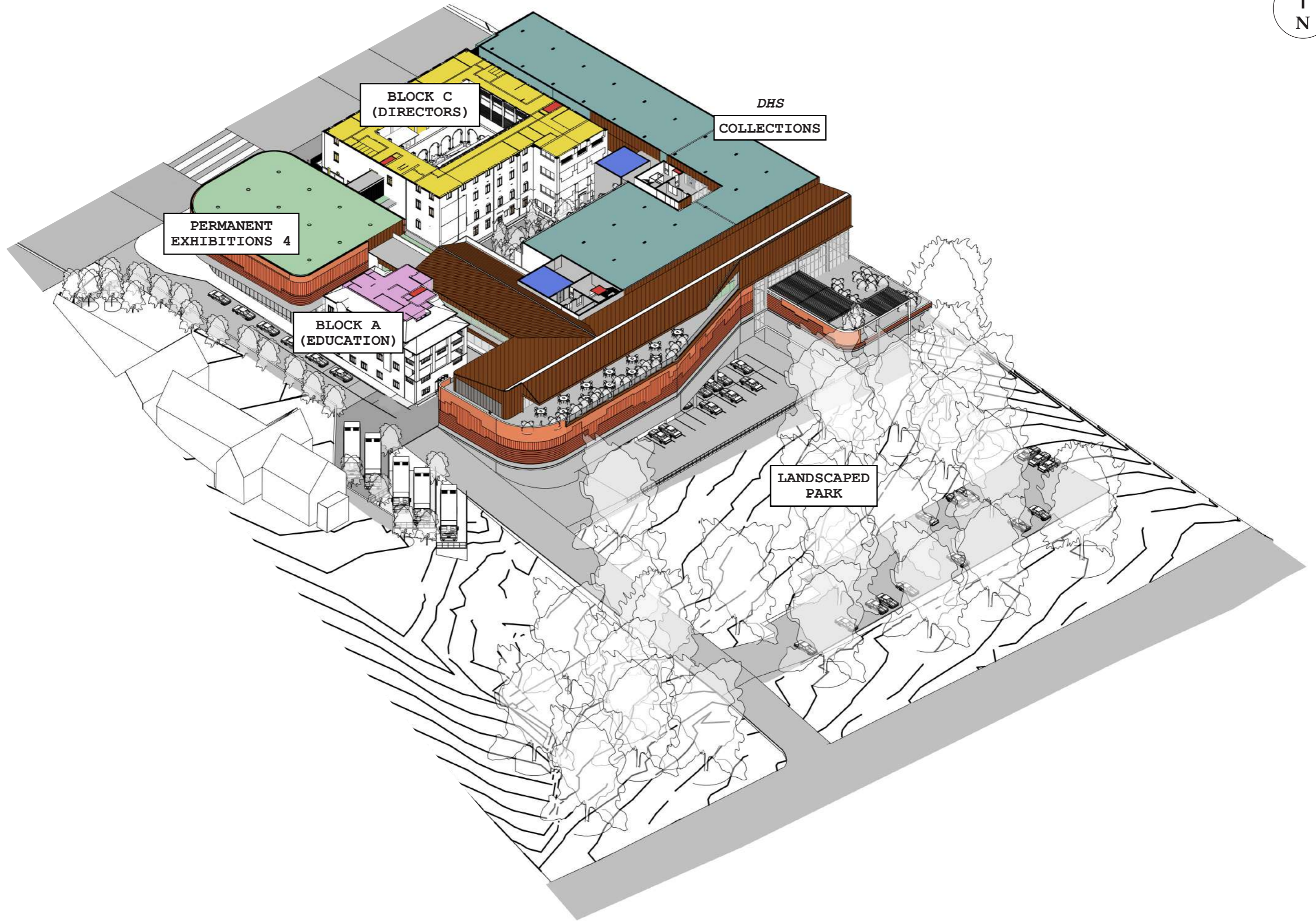
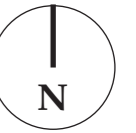


**C6 / LEVEL G** MAIN ENTRANCE TO MUSEUM

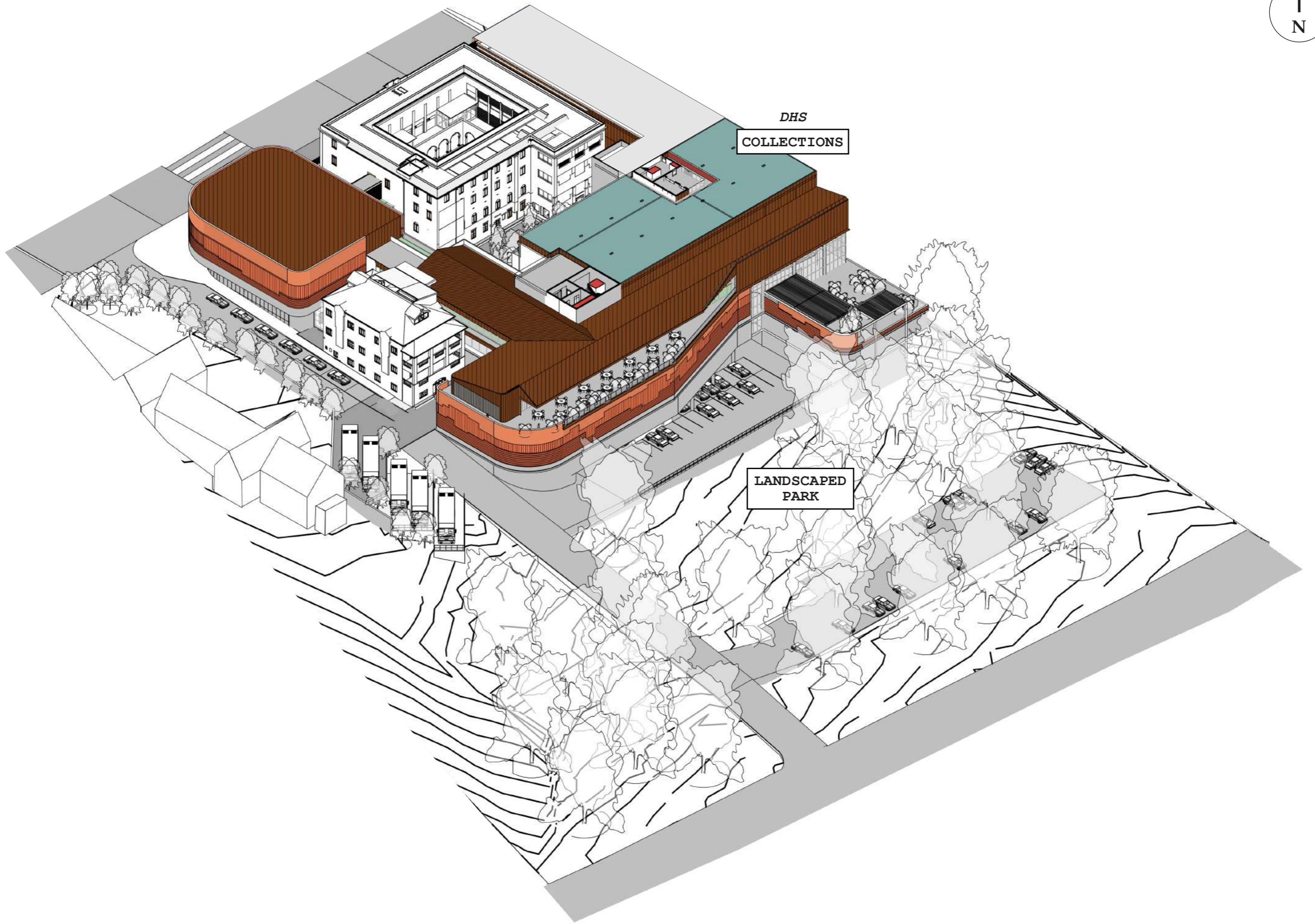


**C7 / LEVEL 1** STREET ENTRANCE + TEMP. EXHIBITIONS

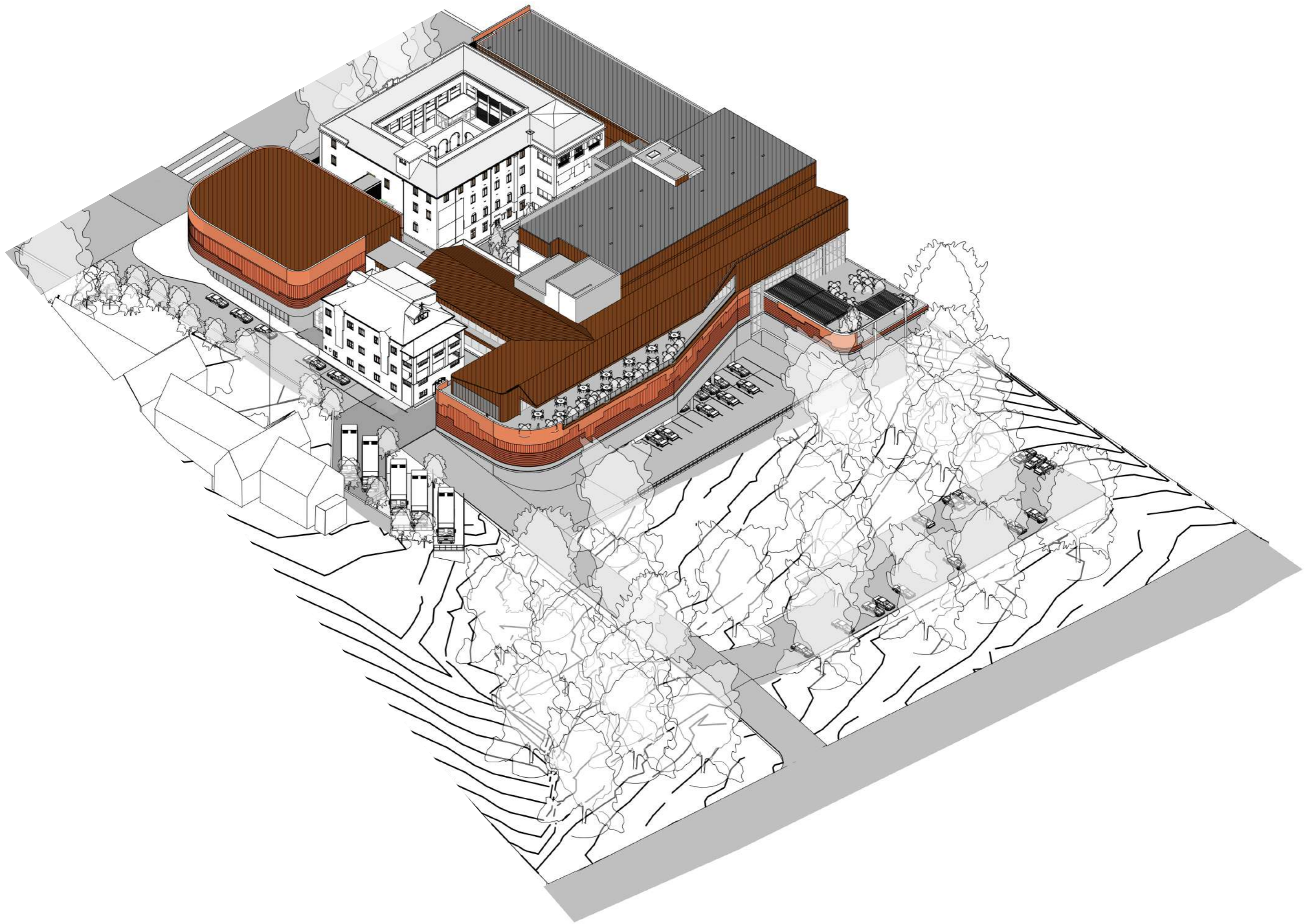




**C9 / LEVEL 3** COLLECTIONS



**C10 / LEVEL 4** COLLECTIONS



**C11 / PROPOSED**





**C12 / PROPOSED** AERIAL S



**C13 / PROPOSED** AERIAL W

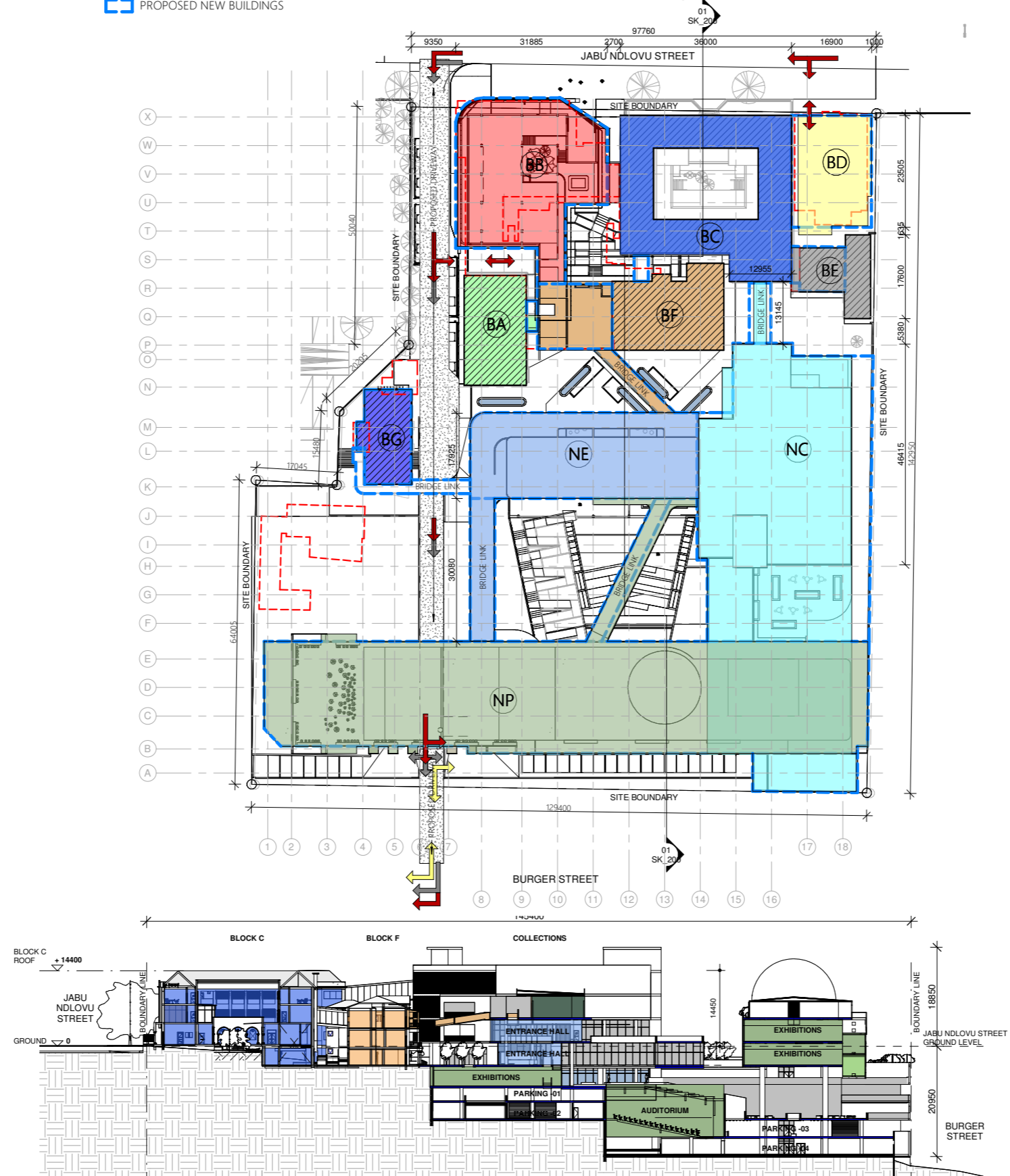
**D / SITE PLANS** (*PREVIOUS + CURRENT*)

**KEY**

- ➔ VEHICULAR MOVEMENT (VISITORS/BUSES)
- ➔ VEHICULAR MOVEMENT (SERVICES/DELIVERIES)
- ➔ VEHICULAR MOVEMENT (STAFF)
- ▨ EXISTING BUILDINGS TO REMAIN
- ▨ PROPOSED DEMOLITIONS
- ▨ PROPOSED NEW BUILDINGS

**BUILDING HEIGHTS ( from JABU NDLOVU STREET level)**

BA	BLOCK A / RESTAURANT	12 100mm	BD	BLOCK D - WORKSHOPS	11 900mm
BC	BLOCK G / CAFE + EXHIBITIONS	5 600mm	BF	BLOCK F / LIBRARY + INFO CENTRE	9 600mm
NP	PERMANENT EXHIBITIONS	10 000mm	NE	EXHIBITIONS + ENTRANCE HALLS	10 000mm
NC	COLLECTIONS	14 400mm	BC	BLOCK C / ADMINISTRATION	14 400mm
BE	BLOCK E - EXHIBITIONS STUDIO	7 000mm	BB	BLOCK B / TEMPORARY EXHIBITIONS	14 400mm



PREVIOUS BULK AREA:  
52 890m<sup>2</sup>

**D1 / PREVIOUS (FIRST AMAFA APPLICATION) PROPOSAL / SITE PLAN + SECTION**

**AREA SCHEDULE\***

OCCUPATION CLASSIFICATION	C2
Site Area	16 309m <sup>2</sup>

Block NC, NE + NT (Collections, Exhibitions + Technical Department)	
DNS Collections 01	428m <sup>2</sup>
DHS Collections 01	650m <sup>2</sup>
DNS & DHS Common Areas	184m <sup>2</sup>
DNS Collections 02	1 106m <sup>2</sup>
DNS Offices	274m <sup>2</sup>
Exhibitions Dep	396m <sup>2</sup>
DHS Offices	288m <sup>2</sup>
Tech Dep	326m <sup>2</sup>
DHS Collections 02	1 618m <sup>2</sup>
DNS Collections 03	1 013m <sup>2</sup>
DNS Collections 04	366m <sup>2</sup>
DHS Collections 03	579m <sup>2</sup>
DHS Collections 04	577m <sup>2</sup>
Generator Room/Electrical Room	146m <sup>2</sup>
Cleaners/Security	360m <sup>2</sup>
DNS Lab & Collections	655m <sup>2</sup>
DHS Lab & Collections	591m <sup>2</sup>
<b>TOTAL</b>	<b>9 557m<sup>2</sup></b>

Block NPE (Permanent Exhibitions)	
Exhibitions Storage	444m <sup>2</sup>
Perm Exhibitions 01	1 251m <sup>2</sup>
Perm Exhibitions 02	1 070m <sup>2</sup>
Entrance Hall, Reception, Cloakroom, Shop	308m <sup>2</sup>
Cafe	172m <sup>2</sup>
Perm Exhibitions 03	312m <sup>2</sup>
Halls & Theatres	320m <sup>2</sup>
Student Resource Centre	200m <sup>2</sup>
<b>TOTAL</b>	<b>4 077m<sup>2</sup></b>

Block NTE (Temporary Exhibitions)	
Temp Exhibitions	560m <sup>2</sup>
Perm Exhibitions 04	998m <sup>2</sup>
<b>TOTAL</b>	<b>1 558m<sup>2</sup></b>

Block C (Library Dept. + Admin)	
Library 01	270m <sup>2</sup>
Event Spaces	174m <sup>2</sup>
Library 02	250m <sup>2</sup>
Admin offices 01	340m <sup>2</sup>
Library 03	250m <sup>2</sup>
Admin offices 02	508m <sup>2</sup>
<b>TOTAL</b>	<b>1 792m<sup>2</sup></b>

Block A (Education Dept.)	
Education Ground (Student Refreshments)	140m <sup>2</sup>
Education Dep 01	136m <sup>2</sup>
Education Dep 02	112m <sup>2</sup>
Education Dep 03	122m <sup>2</sup>
<b>TOTAL</b>	<b>510m<sup>2</sup></b>

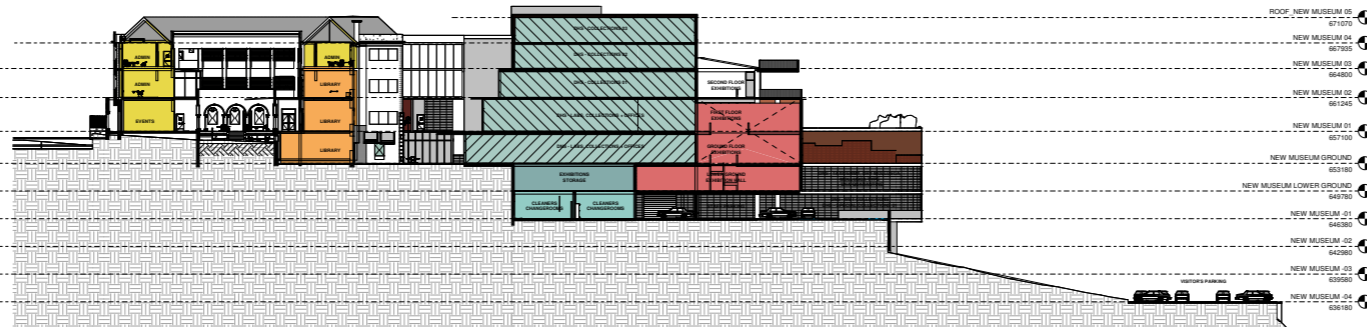
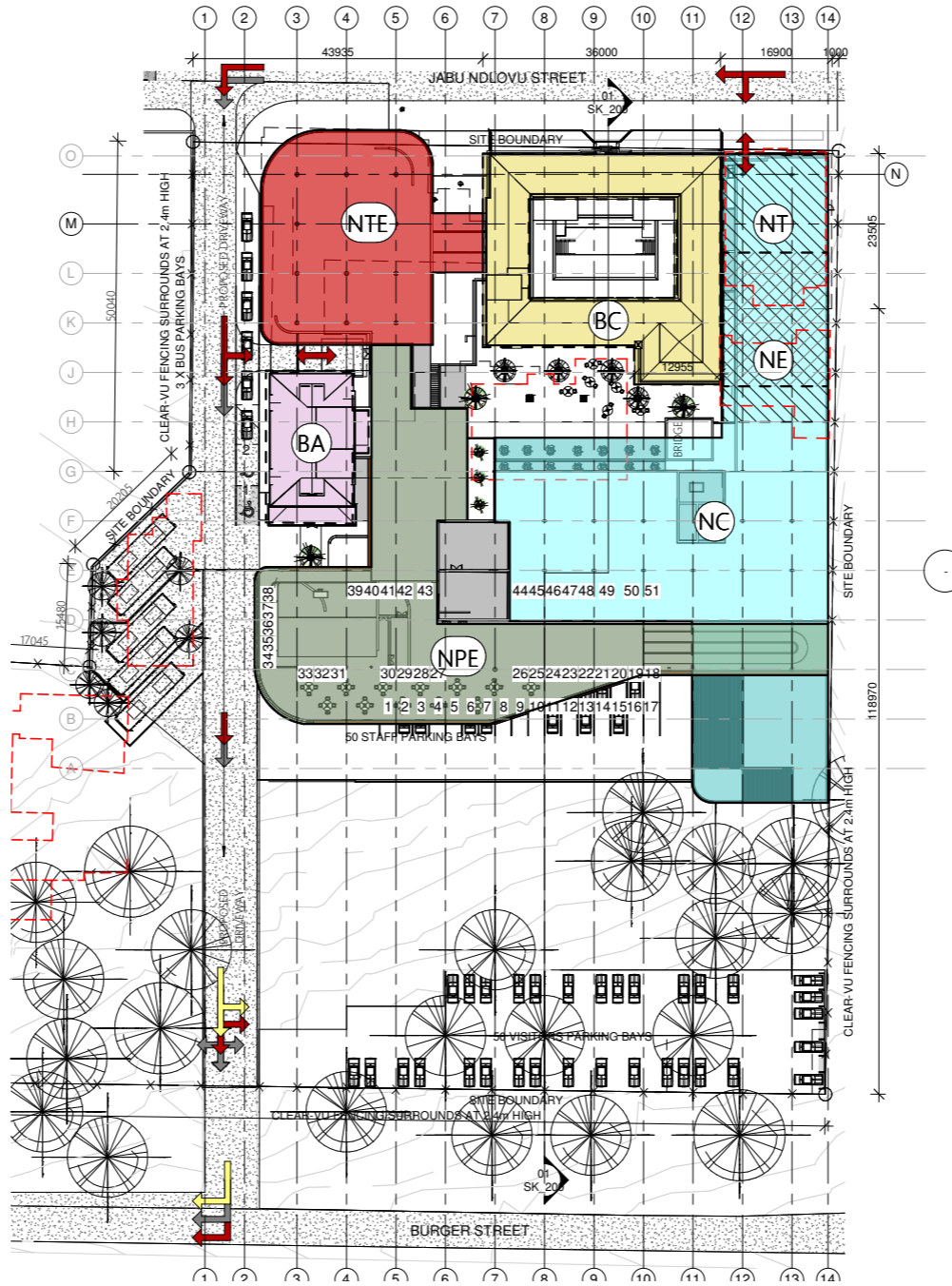
External Works	
Basement Staff Parking Bays	1 938m <sup>2</sup>
Outside Parking Bays	1 965m <sup>2</sup>
Bus Parking	530m <sup>2</sup>
<b>TOTAL</b>	<b>4 433m<sup>2</sup></b>

<b>TOTAL FLOOR AREA (excluding External Works)</b>	<b>17 494m<sup>2</sup></b>
<b>TOTAL FLOOR AREA (including External Works)</b>	<b>21 927m<sup>2</sup></b>

\*NOTE:  
DEVELOPMENT IS STILL IN THE DESIGN CONCEPT STAGES AND THEREFORE  
THE AREAS ARE APPROXIMATED

**BUILDING HEIGHTS ( from JABU NDLOVU STREET level)**

- BA BLOCK A / EDUCATION DEPT. 12 100mm
- BC BLOCK C / ADMIN + LIBRARY 14 400mm
- NPE EXHIBITIONS / HALLS / RESOURCE CENTRE 14 400mm
- NTE TEMPORARY EXHIBITIONS 14 400mm
- NT TECHNICAL DEPT. N/A
- NPE EXHIBITIONS DEPT. N/A
- NC COLLECTIONS 14 400mm



PROPOSED BULK AREA:  
**23 000m<sup>2</sup>**

**D2 / CURRENT PROPOSAL / SITE PLAN + SECTION**

## **E / BLOCK C (LIBRARY + ADMIN OFFICES)**

THE PROPOSED HERITAGE BUILDINGS TO BE RESTORED AND REPURPOSED, ARE BLOCK C (THE CLOISTER/COURTYARD BUILDING) AND BLOCK A (THE OLDEST BUILDING)

THE PROPOSED REPURPOSING OF THESE BUILDINGS WILL BE A MIX OF LIBRARIES, ADMINISTRATION OFFICES, EVENT SPACES, AND THE EDUCATION DEPARTMENT.

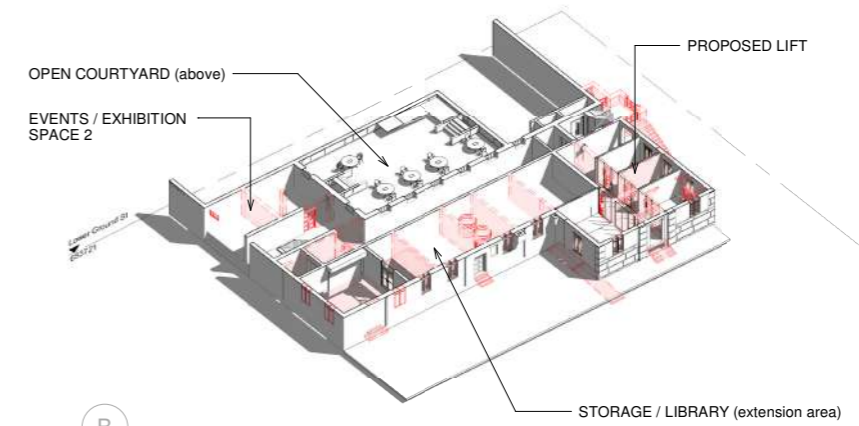
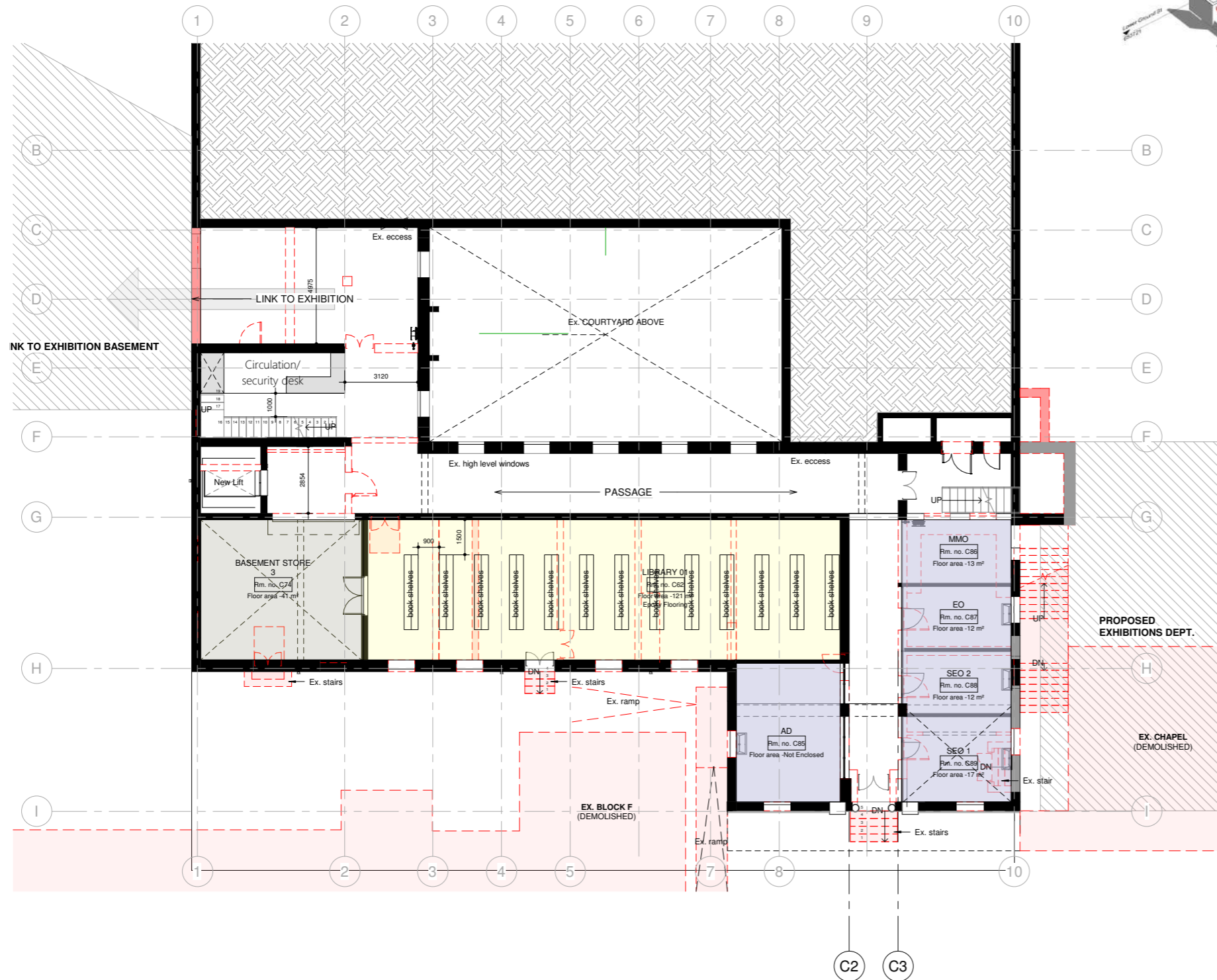
BOTH BUILDINGS WILL HAVE A MIX OF PUBLIC AND PRIVATE.



**E1** / BLOCK C - *ISOMETRIC VIEW*

**Note:**

Current design layout is subject to changes based on recommendations from consultations with the Museum Head of Departments, Heritage Institute (Amafa), Engineers and the Municipality.



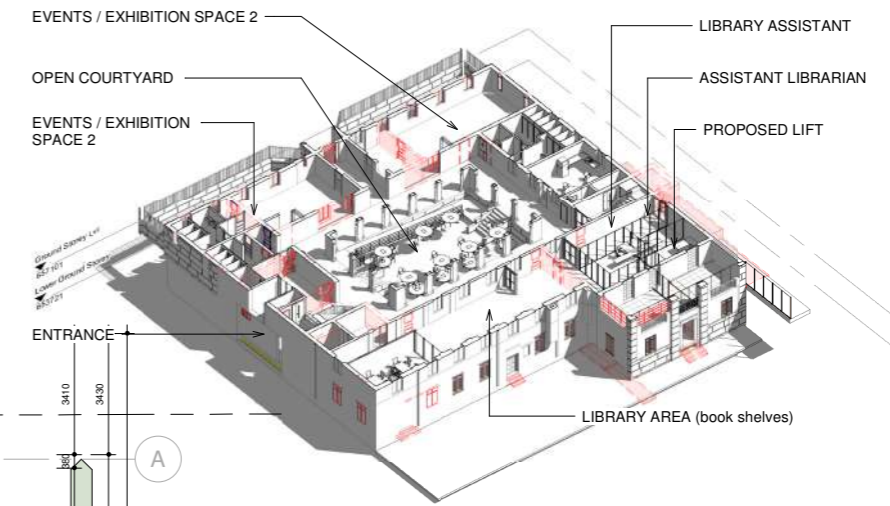
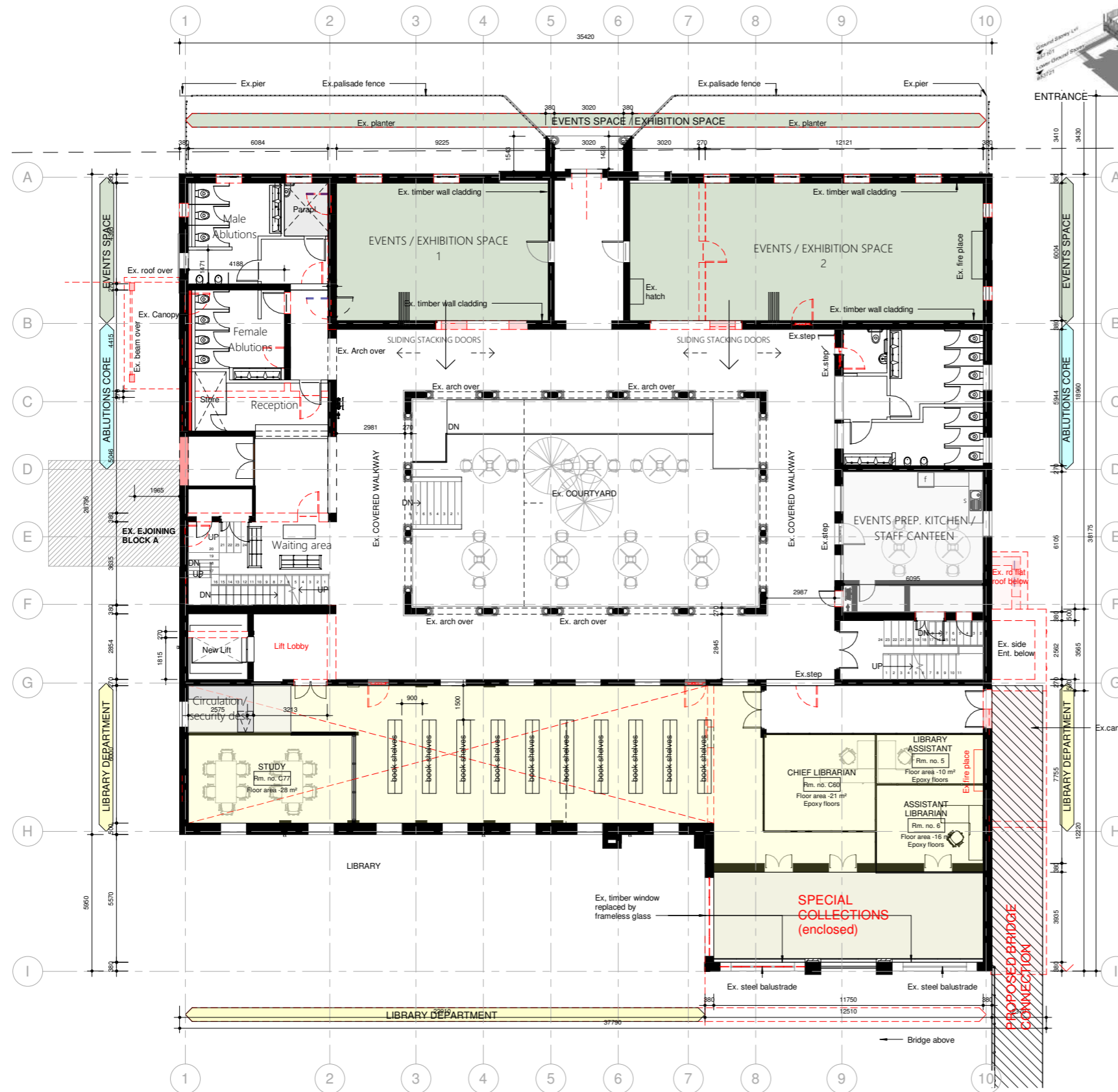
	TOTAL AREA
A OFFICES - DIRECTORATE	167.7sqm
A ABLUTIONS	
B CORPORATE SERVICES DEPARTMENT	340sqm
C COMMON AREAS (Boardrooms)	39sqm
D LIBRARY DEPARTMENT (ground & 1st floor)	500sqm
E LIBRARY ADDITIONAL AREA (Basement)	164sqm
F LINKBRIDGES	
G STORAGE	136sqm
I EVENTS / EXHIBITION SPACE 1 & 2	174sqm
J ADDITIONAL OFFICE SPACE (2nd Floor)	35sqm
K EXHIBITION SPACE DEPARTMENT	82sqm

**E2 / BLOCK C - LEVEL LG (LIBRARY)**



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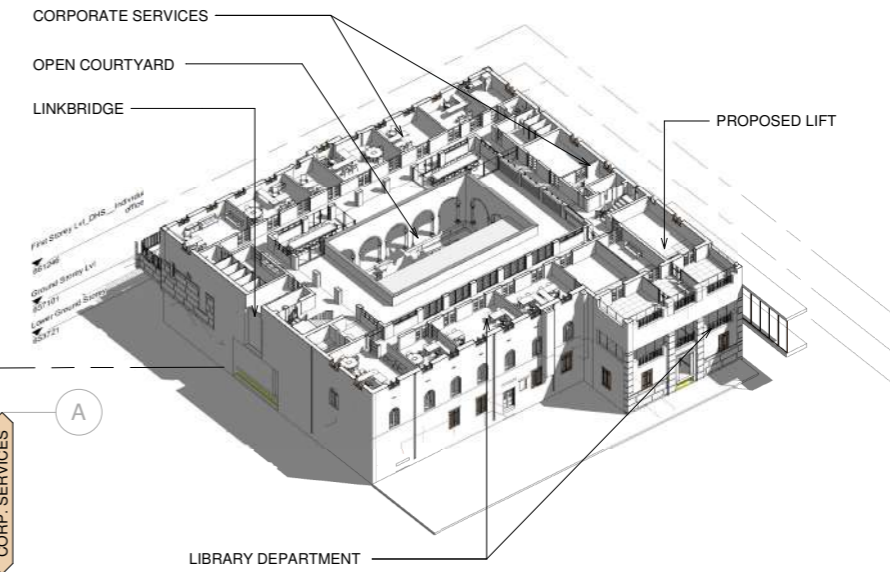
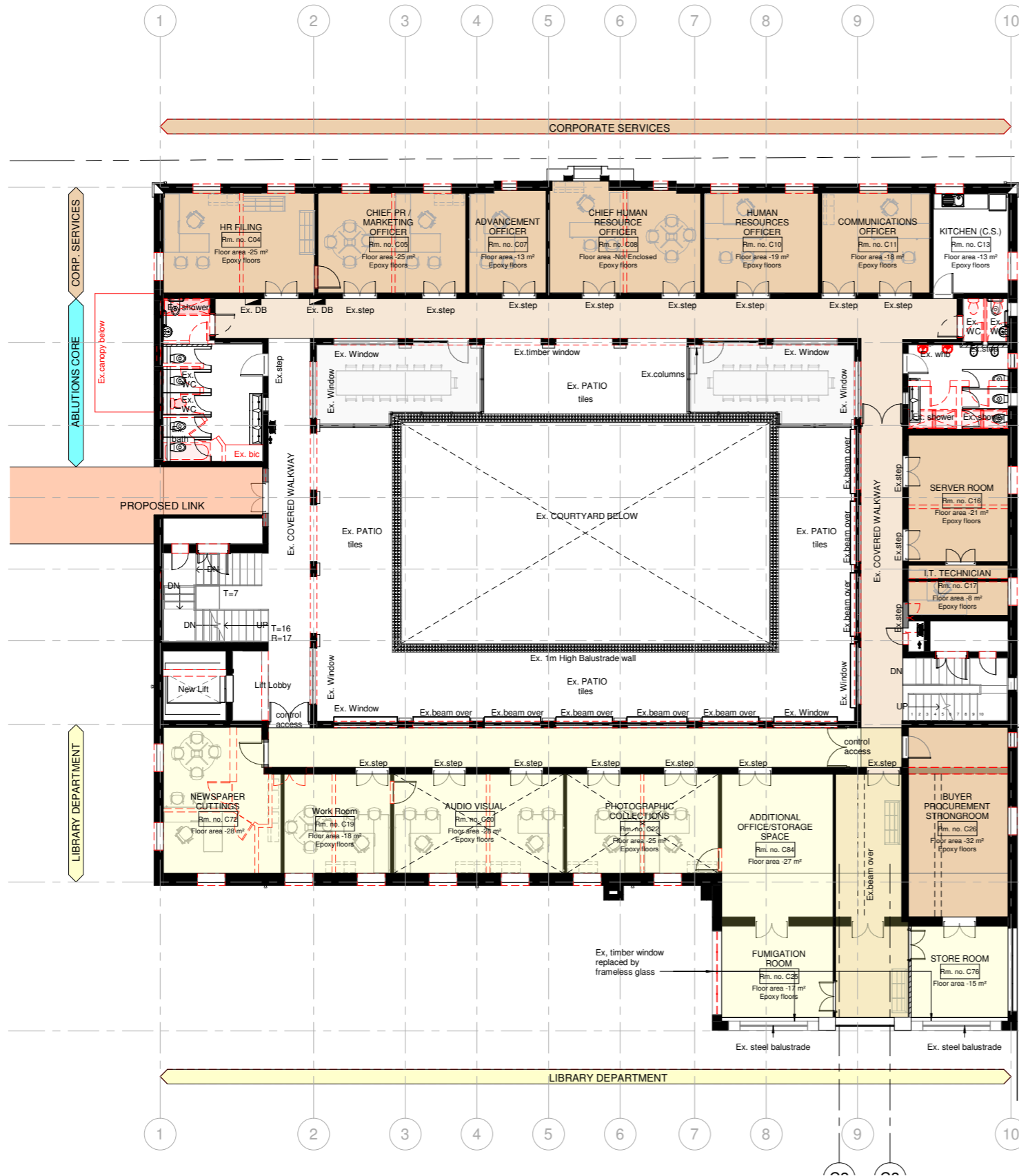


	TOTAL AREA
A OFFICES - DIRECTORATE	167.7sqm
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D LIBRARY DEPARTMENT (ground & 1st floor)	500sqm
E LIBRARY ADDITIONAL AREA (Basement)	164sqm
F LINKBRIDGES	
G STORAGE	136sqm
I EVENTS / EXHIBITION SPACE 1 & 2	174sqm
J ADDITIONAL OFFICE SPACE (2nd Floor)	35sqm
K EXHIBITION SPACE DEPARTMENT	82sqm

**E3 / BLOCK C - LEVEL G (LIBRARY + EVENTS)**

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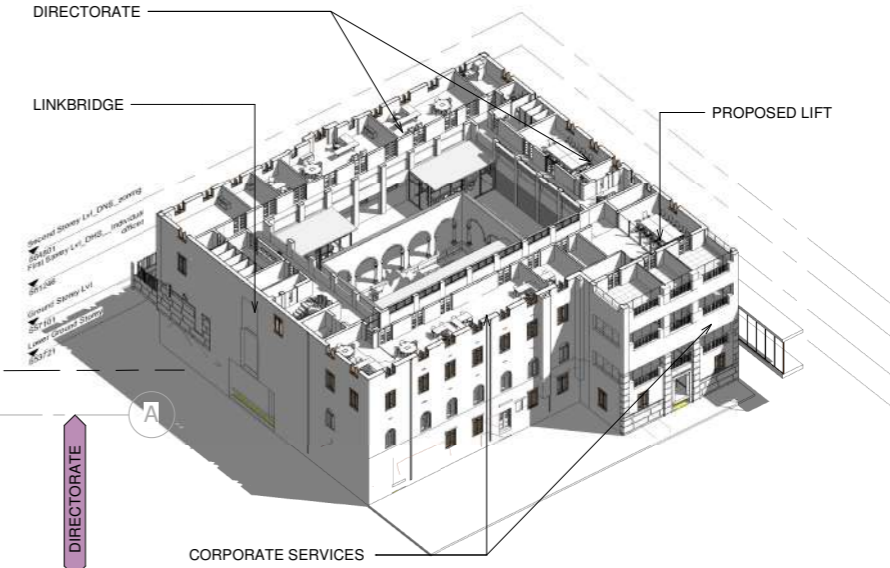
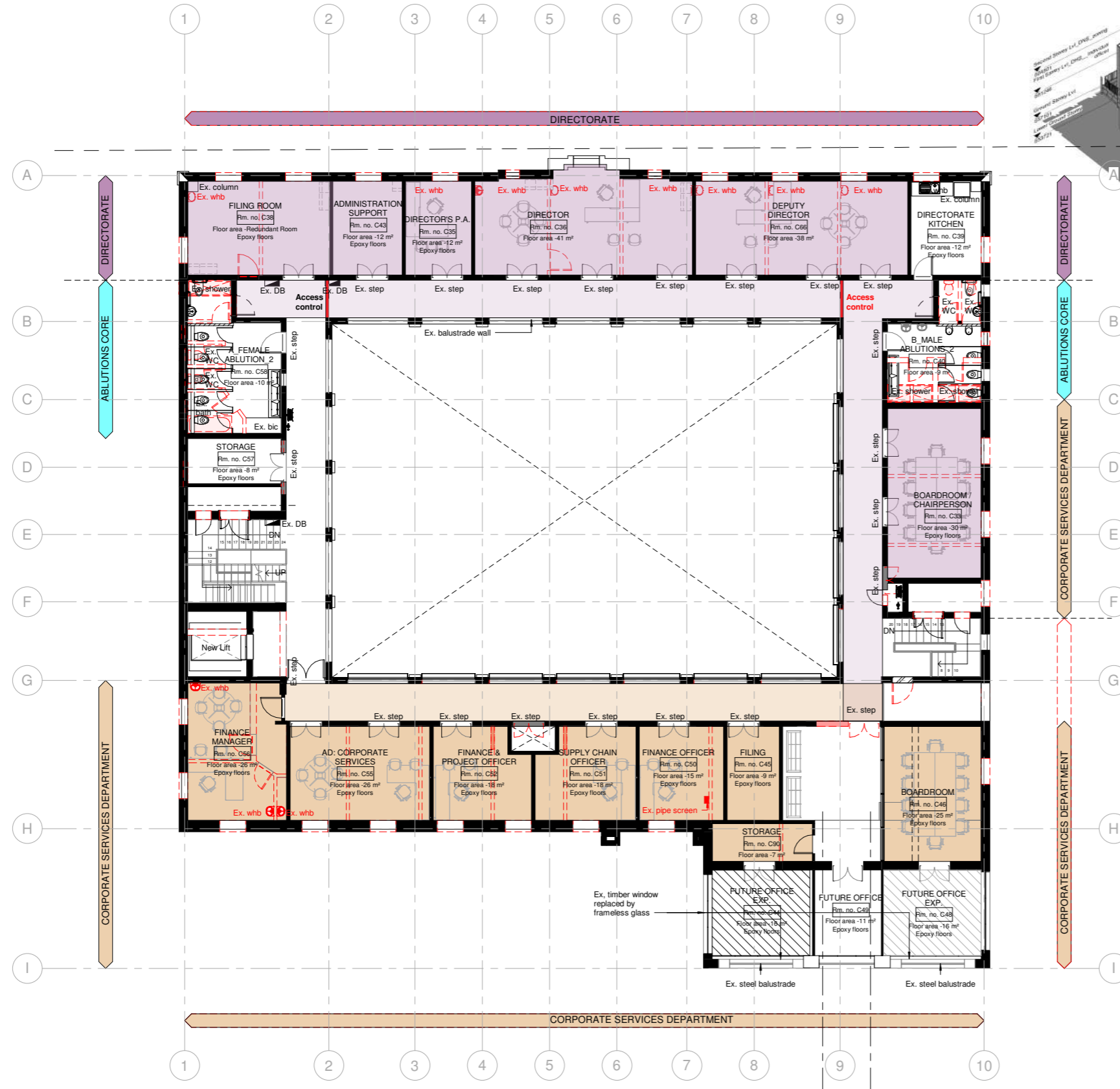


	TOTAL AREA
A OFFICES - DIRECTORATE	167.7sqm
A ABLUTIONS	
B CORPORATE SERVICES DEPARTMENT	340sqm
C COMMON AREAS (Boardrooms)	39sqm
D LIBRARY DEPARTMENT (ground & 1st floor)	500sqm
E LIBRARY ADDITIONAL AREA (Basement)	164sqm
F LINKBRIDGES	
G STORAGE	136sqm
I EVENTS / EXHIBITION SPACE 1 & 2	174sqm
J ADDITIONAL OFFICE SPACE (2nd Floor)	35sqm
K EXHIBITION SPACE DEPARTMENT	82sqm

**E4 / BLOCK C - LEVEL 1 (LIBRARY + CORPORATE OFFICES)**

**Note:**

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	TOTAL AREA
A [Purple Box] OFFICES - DIRECTORATE	167.7sqm
A [Cyan Box] ABLUTIONS	
B [Brown Box] CORPORATE SERVICES DEPARTMENT	340sqm
C [White Box] COMMON AREAS (Boardrooms)	39sqm
D [Yellow Box] LIBRARY DEPARTMENT (ground & 1st floor)	500sqm
E [Hatched Box] LIBRARY ADDITIONAL AREA (Basement)	164sqm
F [Orange Box] LINKBRIDGES	
G [Grey Box] STORAGE	136sqm
I [Green Box] EVENTS / EXHIBITION SPACE 1 & 2	174sqm
J [Hatched Box] ADDITIONAL OFFICE SPACE (2nd Floor)	35sqm
K [Blue Box] EXHIBITION SPACE DEPARTMENT	82sqm

**E5 / BLOCK C - LEVEL 2 (CORPORATE + DIRECTORATE OFFICES)**

## **F / BLOCK A (EDUCATION)**

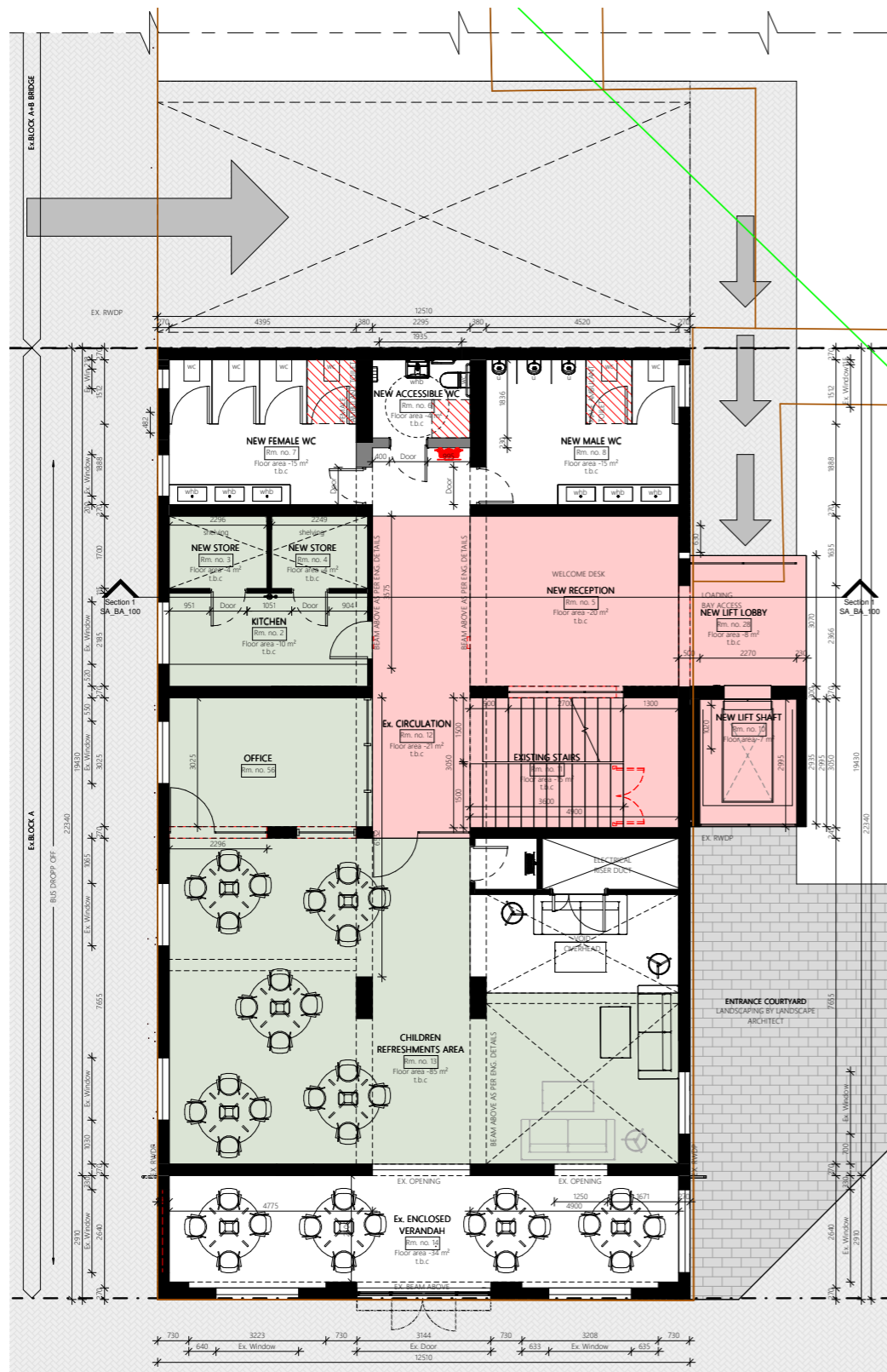
THE PROPOSED HERITAGE BUILDINGS TO BE RESTORED AND REPURPOSED, ARE BLOCK C (THE CLOISTER/COURTYARD BUILDING) AND BLOCK A (THE OLDEST BUILDING)

THE PROPOSED REPURPOSING OF THESE BUILDINGS WILL BE A MIX OF LIBRARIES, ADMINISTRATION OFFICES, EVENT SPACES, AND THE EDUCATION DEPARTMENT.

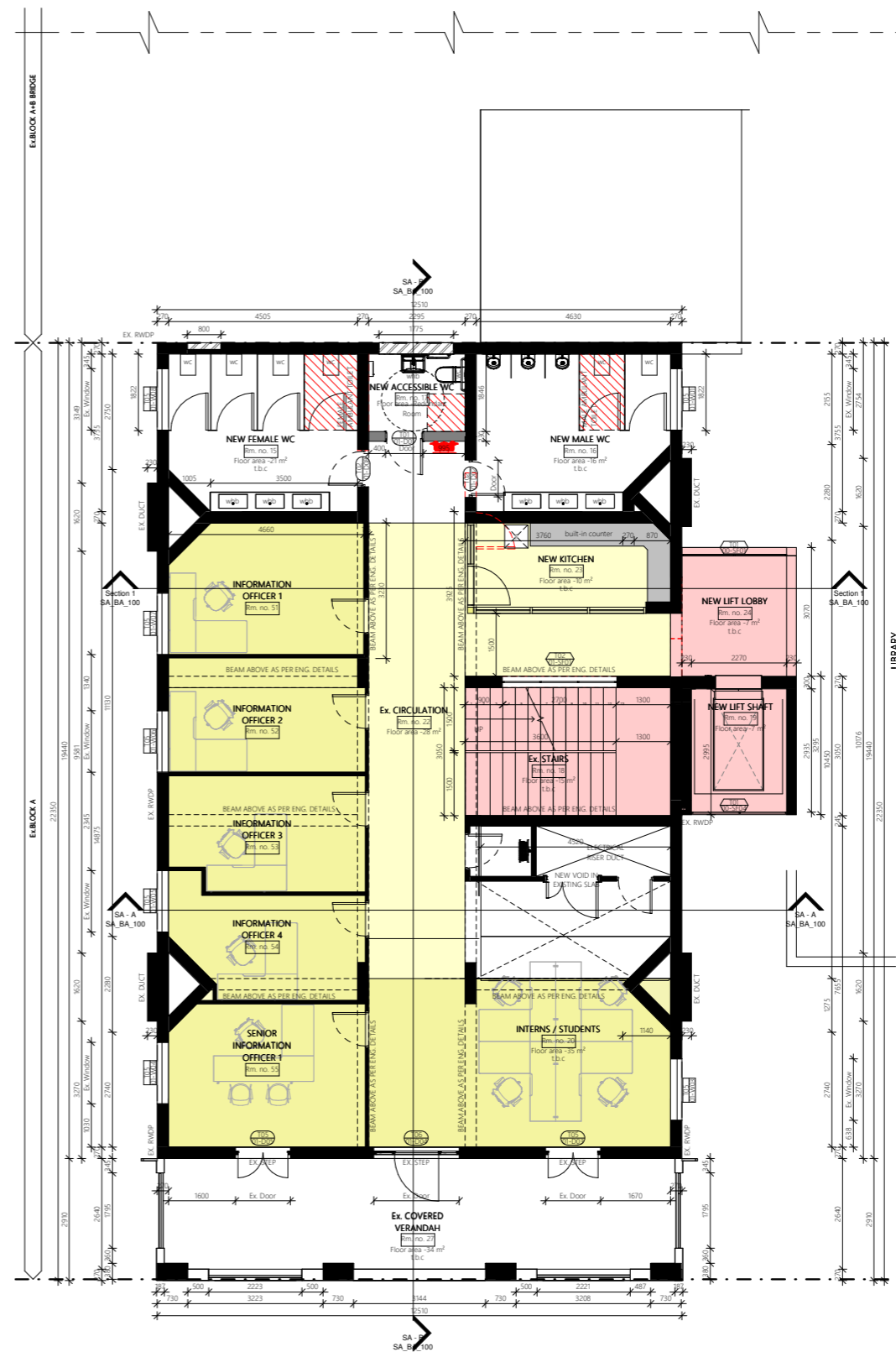
BOTH BUILDINGS WILL HAVE A MIX OF PUBLIC AND PRIVATE.



**F1** / BLOCK A - *ISOMETRIC VIEW*

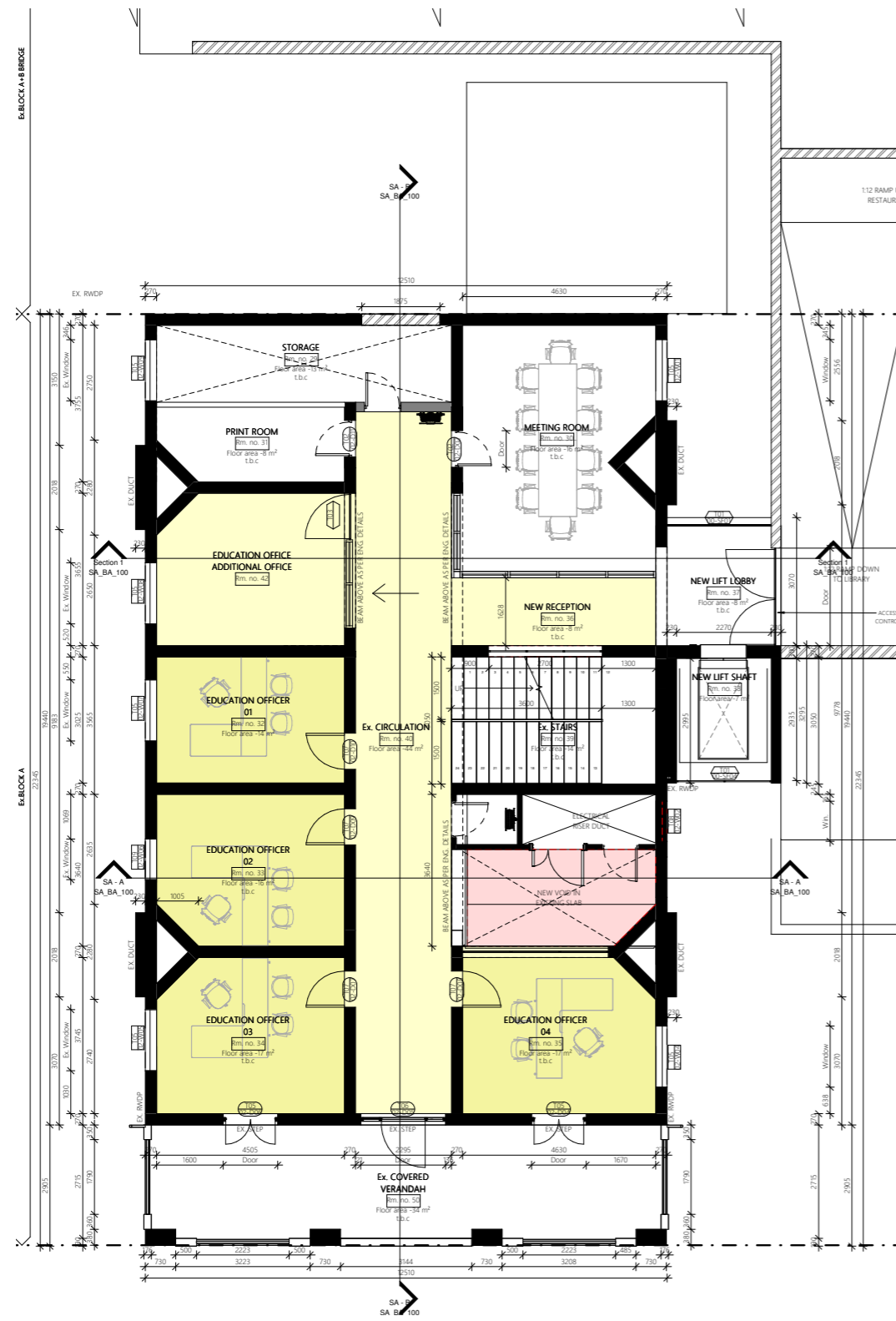


**GROUND FLOOR**

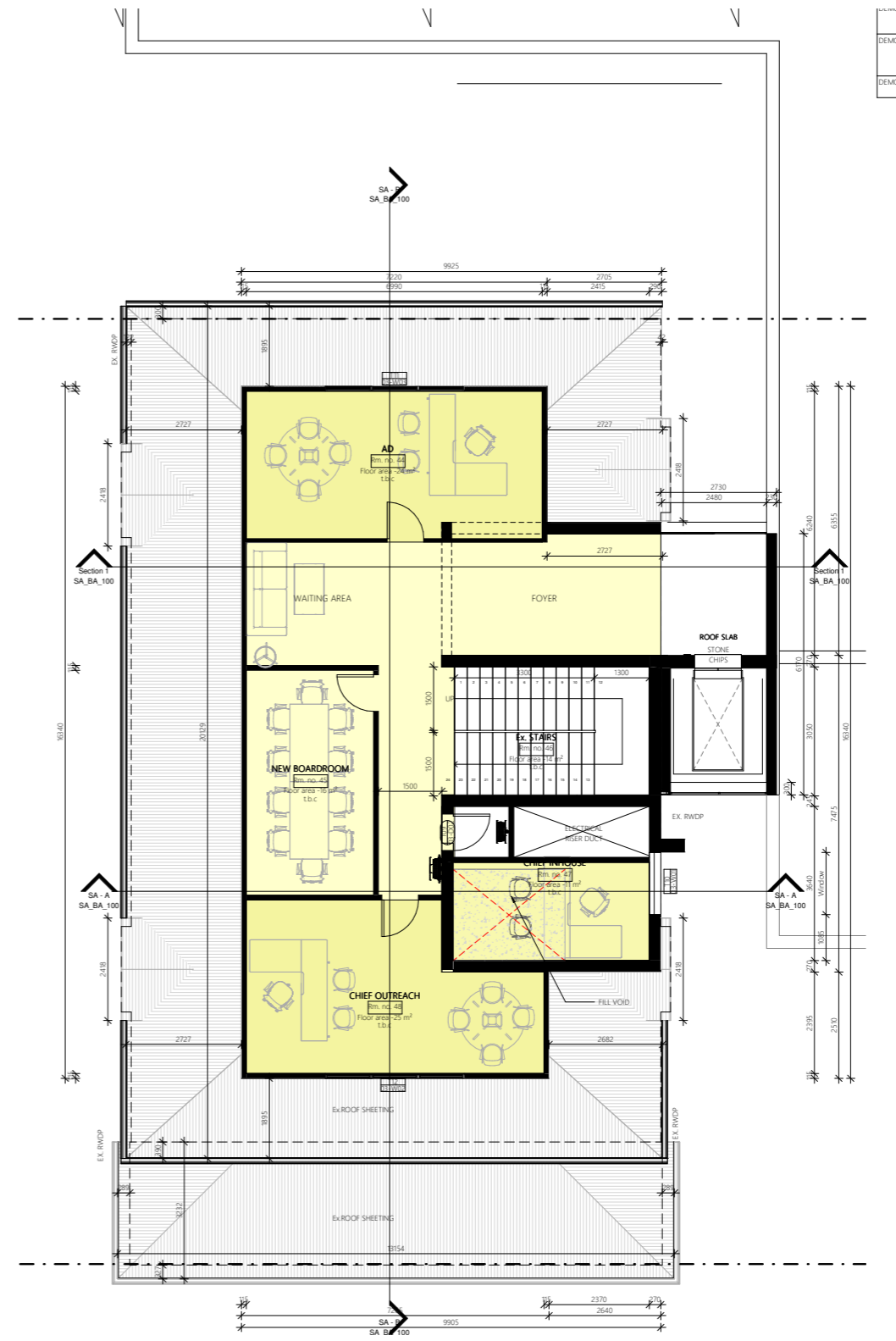


**FIRST FLOOR**

**F2 / BLOCK A - LEVEL G + 1 (EDUCATION DEPT.)**



GROUND FLOOR



FIRST FLOOR

**F3 / BLOCK A - LEVEL 2 + ROOF (EDUCATION DEPT.)**

## **G MATERIAL EXPLORATION + CONCEPT**

THE ARCHITECTURAL CONCEPT OF THE PROPOSED MUSEUM IS TO CELEBRATE THE LANGUAGE OF THE STRATIGRAPHY OF THE EARTH. IN TERMS OF MATERIALS, THE RED PIETERMARITZBURG BRICK WILL BE THE MAIN SOURCE OF INSPIRATION, COMBINING VARIATIONS OF COLOUR DEPICTING THE LAYERS OF ROCK OR EARTH ON THE FACADES OF THE BUILDINGS.

THE FOLLOWING PRECEDENTS AND REFERENCES FURTHER EXPLAIN THE CONCEPT.

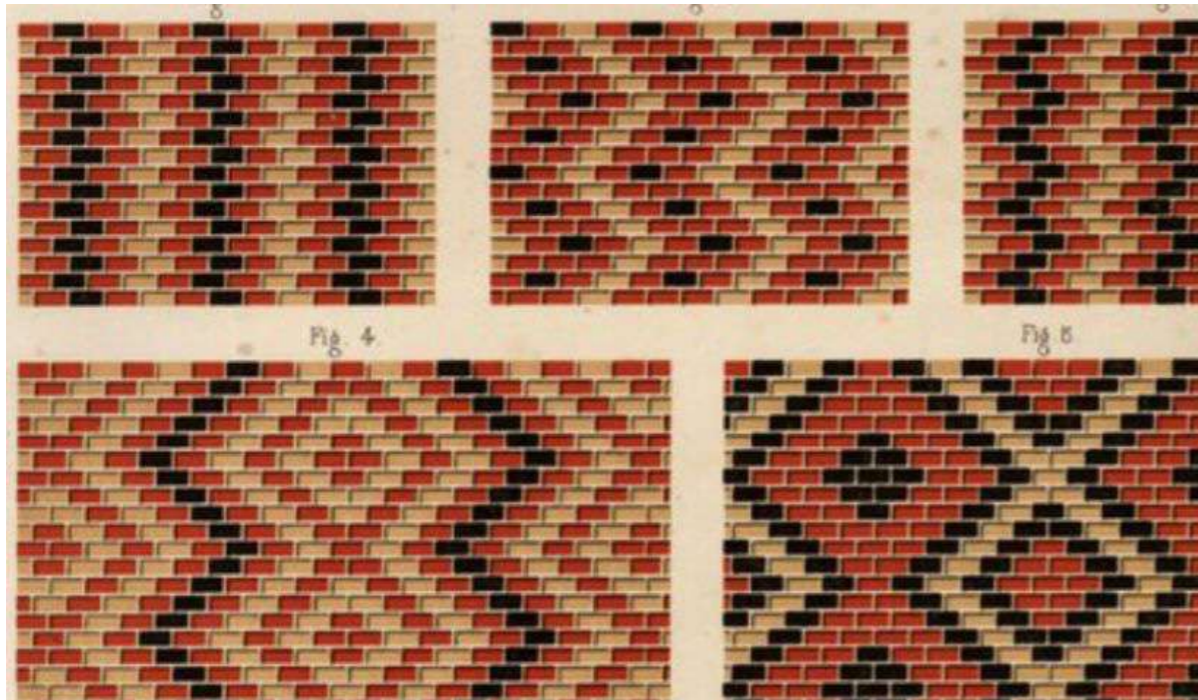




ST GEORGE'S GARRISON ANGLICAN CHURCH / PMB



CITY HALL / PMB



BRICK PATTERNS



**G1 / CONTEXT (PIETERMARITZBURG BRICK)**



*YVES SAINT LAURENT MUSEUM / MARRAKESH*



*DINOSAUR INTERPRETIVE CENTRE / GOLDEN GATE HIGHLANDS NATIONAL PARK*



*FREEDOM PARK / PRETORIA*



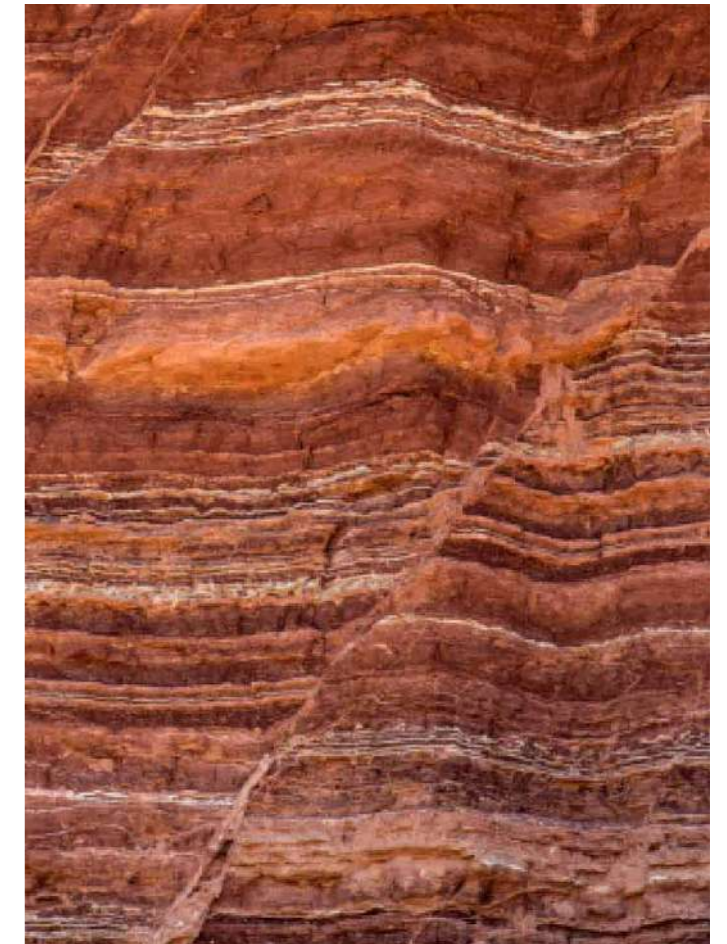
*NARBO VIA MUSEUM / FRANCE*



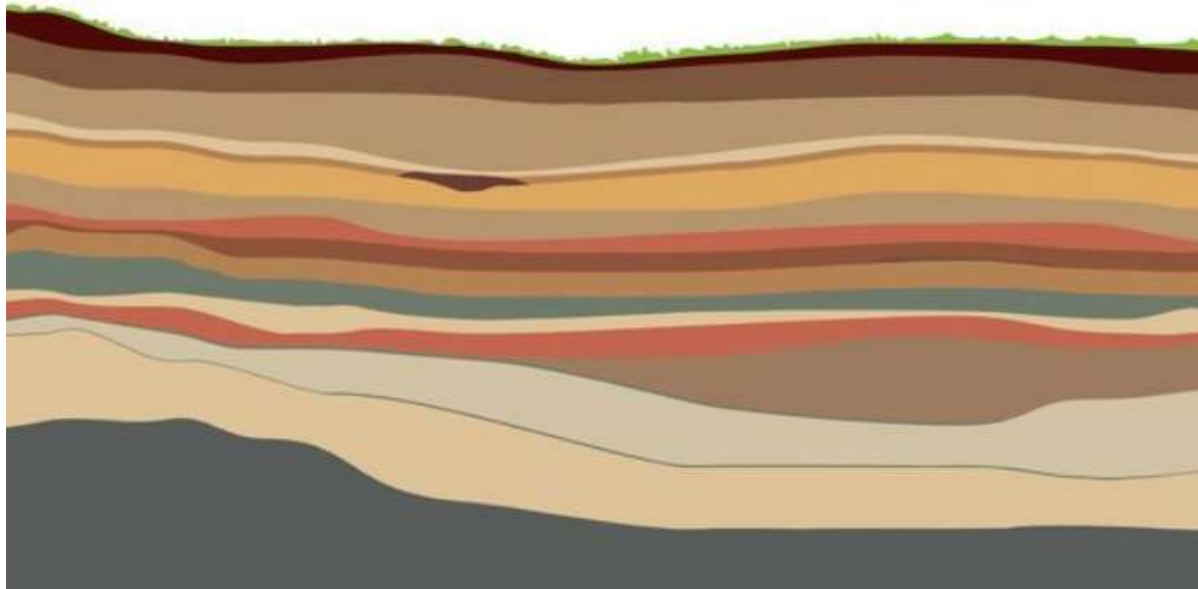
IBUSINGHATA ROCK SHELTER / DRAKENSBERG



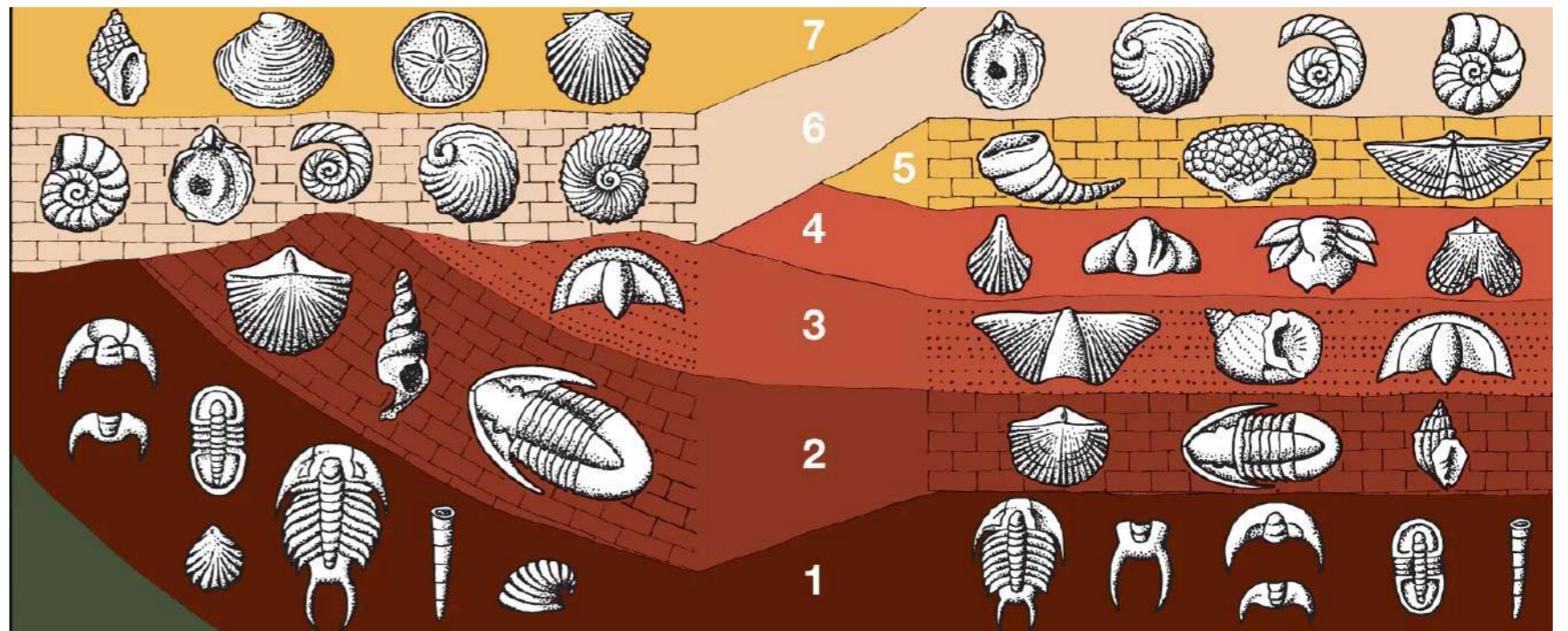
SUBHUDU ROCK SHELTER / TONGAAT



STRATIGRAPHY RESEARCH

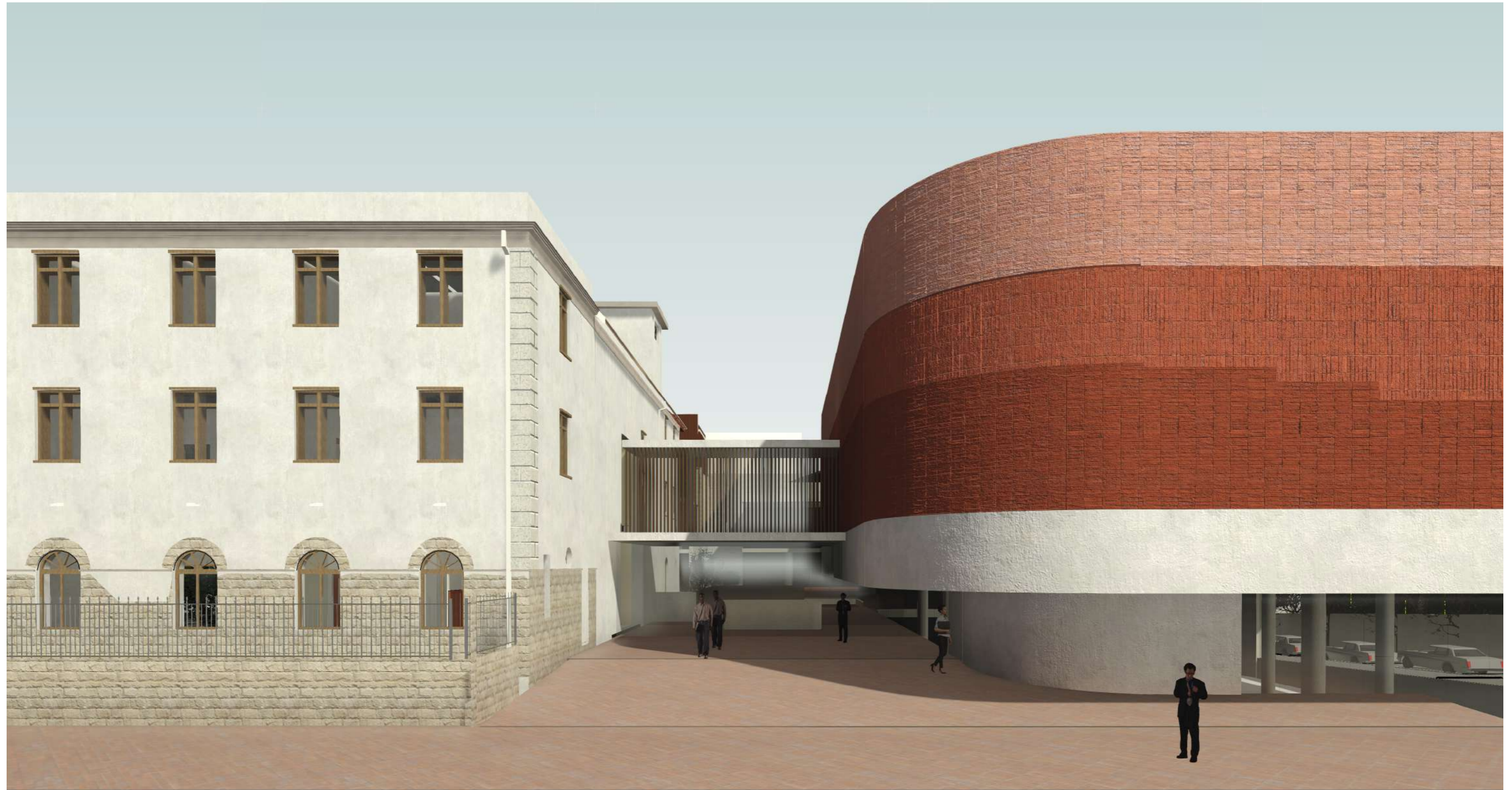


STRATIGRAPHY DIAGRAM 01



STRATIGRAPHY DIAGRAM 02

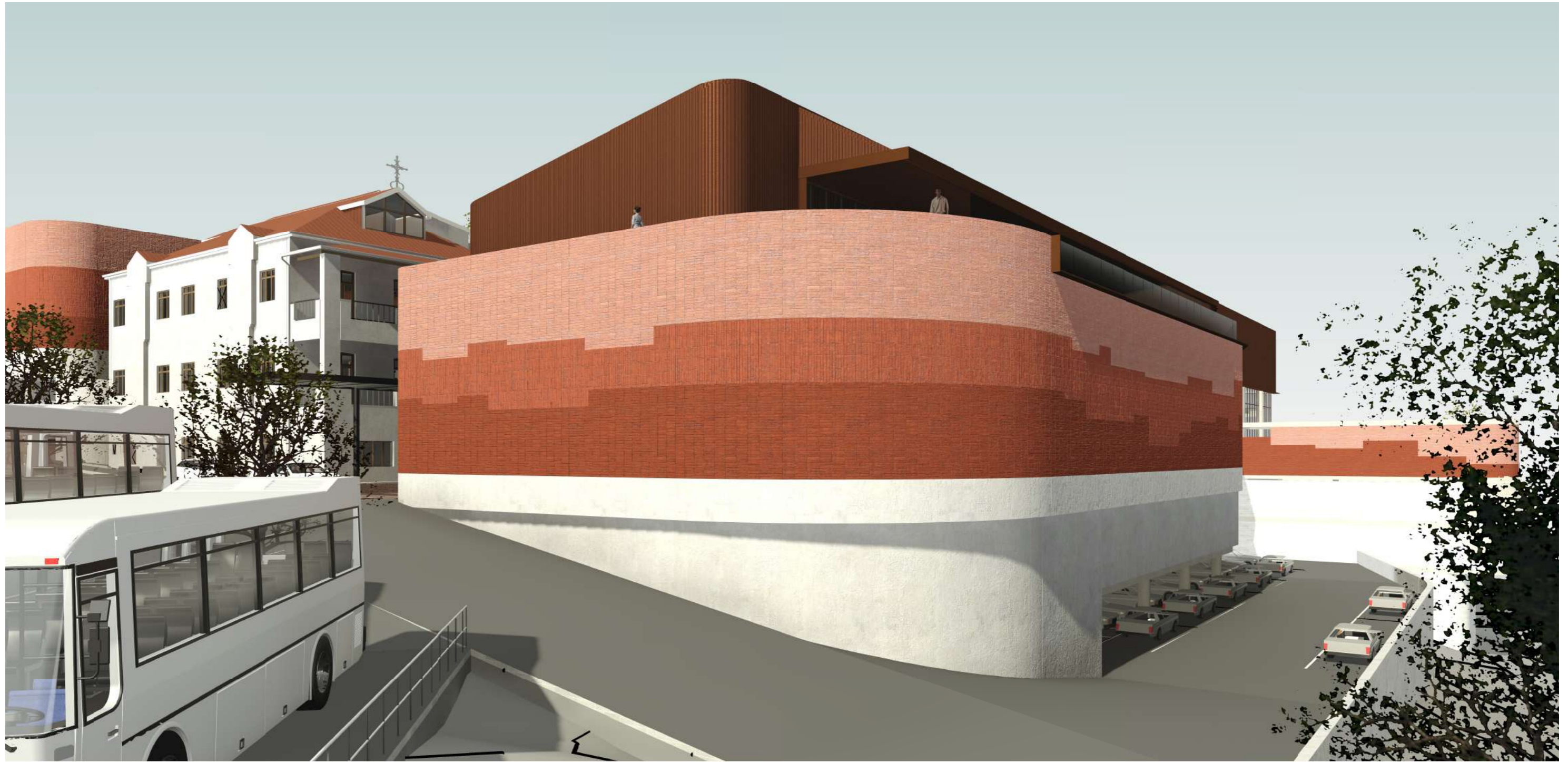
## **H FORMAL EXPRESSION (ARTIST IMPRESSIONS)**



**H1** / JABU NDLOVU ENTRANCE



**H2** / MAIN ENTRANCE + BLOCK A



**H3** / PERMANENT EXHIBITIONS WING + BLOCK A



**H4** / MAIN ENTRANCE





**H5** / MAIN COURTYARD / BLOCK C / RESEARCH LABS

**END / THANK YOU.**

