

The Principal Agent
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Date : 2023.09.27
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Rev : 00

VIA E-MAIL

Att : Mr. P. Mawesana

Dear Mr. Mawesana

**PROPOSED NEW KZN MUSEUM AT 94-96 JABU NDLOVU STREET,
PIETERMARTITZBURG, LOT 2822, BURGER STREET**

**'ADDENDUM 2' TO REPORT : VISUAL AND CONDITIONAL ASSESSMENT REPORT FOR
SUBMISSION TO THE 'NATIONAL HERITAGE COUNCIL – SOUTH AFRICA' –
STRUCTURAL INTERGITY OF THE EXISTING STRUCTURAL AND BUILDING
ELEMENTS (Reference: MAP AFRICA Report : 200-405 Visual And Conditional Assessment Report
For Submission To National Heritage Council-South Africa, Dated, 2021.05.31 and Addendum 1,
Dated, 2023.06.05)**

STRUCTURAL OPINION : BLOCKS B, D and H

- I. From our review of our captured site information and recent site visits carried out in August 2023, the following typical structural defects and concerns were observed :
 - Severe moisture damage to the internal walls.
 - Severe structural cracks to the internal walls.
 - Moderate plaster cracks on the internal walls.
 - Severe moisture damage to the internal timber structures (suspended timber floors + staircases).
 - Minor damage to internal concrete staircases.
 - Structural collapse of the internal timber structures (suspended timber floors + staircases).
 - Severe moisture damage at the concrete slab and masonry elements.
 - Moderate concrete spalling to the existing concrete elements.
 - Severe 'leaching' observed at the underside of suspended concrete slabs.
 - Severe moisture damage to the existing timber roof trusses in various locations.
 - Severe vegetation growth at various locations.
 - Friable mortar joints in masonry walls.

2. We can confirm from that the main structural elements, i.e. concrete floor/roof slabs + concrete staircases + load bearing masonry walls, appear to be 'structurally intact'. However, urgent intervention is required in order to address all structural defects noted in Item 1. Please refer to our report (Reference: *MAP AFRICA Report : 200-405 Visual And Conditional Assessment Report For Submission To National Heritage Council-South Africa, Dated, 2021.05.31*) for detailed recommendations and specifications for structural repairs.
3. We strongly recommend that ALL structural timber elements (ie. timber roof trusses, suspended timber floors, timber staircases) and roof coverings be removed and discarded off site and new timber structures be constructed as per Architect's specifications and details.
4. Should these Blocks be re-purposed, further intervention may be required depending on the use, for example 'structural strengthening' in order to satisfy certain loading criteria.
5. We recommend that the Project QS be consulted in order to provide guidance with regards to the feasibility of the structural remedial works and interventions.
6. We trust that the above meets with your immediate requirements. Please do not hesitate to contact the writer or in his absence Mr. P. Narainsamy should you have any queries.

Yours faithfully



MAP AFRICA CONSULTING ENGINEERS
MR. C. L. STEVENS