

The Principal Agent  
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Date : 2023.06.05  
Ref : 585\_KZNMuseum  
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Rev : 00

**VIA E-MAIL**

**Att : Mr. P. Mawesana**

**Dear Mawesana**

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

**ADDENDUM 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)**

1. As requested by Mr. P. Mawesana representing Sakhisizwe Architects, a re-assessment of certain buildings within the existing St. Anne's Hospital was required. This re-assessment was to determine if the existing buildings had further deteriorated, since our Visual and Conditional Assessment carried out in May 2021 and recorded in 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)
2. MAP AFRICA Consulting Engineers carried out the re-assessment on 29 May 2023. As per request via email correspondence dated, 23 May 2023, the existing buildings to be re-assessed were :

**AMAF A Building No. 2 : Block C**

**AMAF A Building No. 3 : Block F**

Please refer to our Report (Reference : 200-405, Dated : 2021.05.31), for building/s location and reference.

3. We can confirm from our current visual inspection and assessment that the main structural elements, i.e. concrete floor/roof slabs + concrete staircases + load bearing masonry walls, appear to be 'structurally intact' and no appreciable deterioration was noted with regards to the structural elements inspected.

4. All other building elements, etc listed in our report (Reference : 200-405, Dated : 2021.05.31), i.e. damaged/deteriorated roof coverings, structural timber + vegetation growth + external works, have all significantly worsened in the last 2 years.
5. Based on this re-assessment we can conclude that the main structural elements (ie. concrete floor slabs/roof slabs + concrete staircases + load bearing masonry walls) can remain, only if all structural recommendations and requirements listed in our Report (Reference : 200-405, Dated : 2021.05.31) be implemented.
6. We strongly recommend that **ALL** structural timber (ie. timber roof trusses, suspended timber floors, timber staircases) and roof coverings be removed and discarded off site and new infrastructure be constructed as per Architect's specifications and details.
7. All external works are to be attended to under the Scope of Works detailed and designed by the Civil Engineer and Architect.
8. 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**  
**C. STEVENS**

**Attached.**

**Typical Photographs : AMAFA Building No. 2 : Block C**  
**AMAFA Building No. 3 : Block F**

## TYPICAL PHOTOGRAPHS

### AMAFA BUILDING 2 : BLOCK C



**Photo 1 : Showing internal moisture damage.**



**Photo 2 : Showing moisture damage to timber roof trusses and ceilings.**



**Photo 3 : Showing severe moisture damage to suspended timber floors.**



**Photo 4 : Showing internal vegetation growth.**

**AMAFA BUILDING 3 : BLOCK F**



**Photo 5 : Showing major external vegetation growth.**



**Photo 6 : Showing severely damage timber roof structure.**



**Photo 7 : Showing major vegetation growth affecting brickwork.**



**Photo 8 : Showing damage to suspended timber floors as well as roof covering.**

## EXTERNAL



**Photo 9 : Showing overflow of sewer discharge at sewer manhole located at the bottom of earth bank.**



**Photo 10 : Showing extensive damage to asphalt + subbase material around existing manhole.**



**Photo 11 : Showing deterioration and 'crocodile cracking' to asphalt surfacing.**



**Photo 12 : showing heave + settlement between manholes.**

**End of Report.**