

# Lindsay Napier architect

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To : **Kwa Zulu Natal Amafa and Research Institute**  
**Built Environment Department**  
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KZN Museum

## 96 JABU NDLOVU ST, PIETERMARITZBURG – NEW KZN MUSUEM AND ARCHIVES (REVISED) PROPOSAL

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The revised proposal was presented to your committee on 10 May 2023.

The new proposal includes the demolition of the following buildings on the site of the old St.Annes Sanatorium and Grey's Hospital :

Block B : Greys Hospital OPD  
Block D : The nurses home  
Block E : The chapel  
Block F : The maternity wards  
Block G : The old X-Ray Dpt  
Block H : Stores

The following buildings are proposed to be restored and integrated into the new revised development :

Block A : St.Annes sanatorium / original Hospital  
Block C : The convent/ cloister

Reference is made to the revised HIA (Napier Nov.2022) which records the Heritage Gradings agreed at the previous presentation to your committee in October 2022. The gradings are as follows :

		Year of construct.	Grading
Block A :	St.Annes sanatorium	1889	3A
Block B :	Greys Hospital OPD	1961	NCW
Block C :	The convent/ cloister	1930	3A
Block D :	The nurses home	1945	NCW
Block E :	The chapel	c1930	3B
Block F :	The maternity wards	c1910	NCW
Block G :	The old X-Ray Dpt	1925	3B
Block H :	Stores	c1925	NCW

The motivation for the revised scope was presented, sighting that there had been a review of the budget which had had a direct impact on the size and nature of the development. Alternatives, such as phased construction and the retention of the existing museum premises were investigated. The merits and demerits of the alternative proposals are fully explained in letters submitted - refer to letters dated 08 November 2022.

The current proposal was accepted by the client, based on :

1. Keeping within the prescribed budget
2. Functionality – the new museum and archives should be able to function to their optimum given that they will have a new high-class facility that matches international standards
3. Accessibility – the museum should be easily accessible to the public, catering equally for groups and individuals.
4. Education – the museum should continue to provide educational exhibitions to scholars
5. Promoting KZN and Pietermaritzburg's history
6. Preserving KZN's historical and archaeological archives for future generations.

The interpretation of the new scope and design brief at 96 Jabu Ndlovu St, combined with a re-assessment of the buildings after another 2 years of the buildings being vacant and open to the elements, resulted in new decisions relating to the existing buildings. Structural engineers have been commissioned to prepare an updated report to confirm the state of the structures.

Firstly, the buildings that had been Graded “not-conservation-worthy” (NCW) were motivated for demolition in order to free up more site area on the upper level. These included Blocks B,D,F and H.

**Block F** is the only one, in this category, that had previously been proposed to be re-used. Due to re-assessment of the structure and analysis of the suitability of the existing layout to the new brief, it was decided not to re-use the structure as it would hamper efficient planning of the new facility.

**Block E (the Chapel)** was reassessed within the new brief and due to a number of factors, mainly location on the site and the growth of trees in and on the structure, it was decided to propose to demolish. The option to retain would have, most definitely, involved reconstruction.

The Chapel is noted for a few architectural details and design features – re-use of these can be considered in the new buildings.

**Block A, C and G** were confirmed still to be the most intact of all the structures.

Block A and C were identified previously as holding medium local importance in :

- architectural design and detailing
- historical

Block A has high importance, locally and regionally for social significance.

Block C is noted for medium local importance, contextually, as it has a dominant road frontage.

Block G is noted for medium local importance, socially, for it's role as the first X-Ray Department in KZN.

Given the above, Block A and C were ear-marked for restoration and integration into the development.

The design team used this as the base-line for the new site development plan, which has informed all the design decisions thus far.

Block G was considered for integration in the new site development plan, but due to its awkward location on the site a distance away from the other buildings, next to the main vehicular access, it was ruled out and proposed to be demolished. Its social significance is noted and the various achievements of the St.Anne's hospital will be celebrated in the Museum.

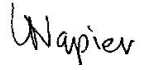
The site Block G will cater for buses. The design of the vehicular access and parking is integral to the daily functioning of the museum, since the majority of daily visitors arrive on buses. Furthermore, the extreme height difference between the upper levels and the lower-level parking made it very difficult to meet all the requirements of accessibility and parking, within the budget.

The restoration and integration of the two most historical and architecturally important buildings on the site will contribute greatly to character and significance of the new Museum development. The history of the site will be celebrated and remembered in the permanent exhibitions of the museum.

Likewise, the history of the immediate surroundings and heritage sites within walking distance will be promoted. The reduction of the overall site development will have a much lesser impact on the neighbours and context. The impact on the streetscape of Jabu Ndlovu Street will remain the same as the previous proposal, but with new material and architectural detailing.

We trust that this meets with the committee's approval.

Yours sincerely,

A handwritten signature in black ink that reads "Lindsay Napier". The signature is written in a cursive, slightly slanted style.

**Lindsay Napier** Pr.Arch

On behalf of Sakhisizwe Architects and team