

PROJECT DESCRIPTION: Additions and Alterations To Existing Building At 102 Florence Nzama Road, South Beach, Durban Erf 11338 Of Durban

In response to the Technical Review on the Proposed Alterations to Old Beer Hall, 102 Florence Nzama Road, Durban by AMAFA with the items below, a response is provided to each respective item.

Item 1: Floors

Whilst I agree with the grinding of the floors to remove excrescences, humps and bumps I am concerned at the proposal to lay an 8mm thick concrete topping. Will this not break up?

RESPONSE:

The existing concrete floors to be 'htc superfloor silver' polished to expose aggregate to architect's approval. All levels to floor to be made good. floors to be vacuumed, cleaned and free of all traces of shutter release or curing agents, laitance and any other contaminants and be prepared to receive 'mastertop 20' clear matte sealer by 'basf'. Sealer to be applied by specialist in strict accordance with manufacturer's specifications. Sample panel to be prepared for architect's approval. All finishes shall be durable, of uniform texture and colour, and be resilient to environment and pollution effects.

A concrete flooring specialist will revisit the site this week to inspect the floors and he will advise on an appropriate treatment. This will be submitted to AMAFA on receipt.

Item 2: Walls

The stripping of existing paintwork from walls to expose the "historical brickwork" will more than likely make the brickwork more unsightly and damaging the face. In certain areas there is evidence of an application of a bitumen/tar type material which will be extremely difficult to remove successfully, if not impossible, as much of the material will have been absorbed into the face. There is no specification included as to how this operation will be carried out. There appears to be much dampness in the walling close to floor level which is not mentioned in the report. This surely needs attention prior to any finishing works to walling being applied. Possibly the dpc has failed.

Application of a water repellents to brickwork have been known to caused problems to ancient brickwork. Has this been researched thoroughly?

Externally the brickwork is in dire need of re-pointing, particularly in the splayed brick plinth under windows. The failed pointing is no doubt letting water into the structure through open joints and is no doubt a main cause of the dampness seen internally. To the right of the upper arched window, viewed from outside, there is a large structural crack in the brickwork which needs attention. There is also evidence of rusting reinforcement within the wall.

RESPONSE:

All existing Walls are to be stripped of all existing paint. All walls are to be cleaned with a soft bristle brush, low pressure hose and sugar soap diluted with hot water.

- External walls are to be repointed where necessary. Cracks are to be stitched in strict accordance to structural engineer's details and specifications.
- Internal walls are to be damp sealed with 'Sikagard®-905 W. Sealer to be applied by specialist in strict accordance with manufacturer's specifications. Walls are to be PLASTERED AND PAINTED to protect the brickwork from further damage. Colour to Architect's choice.

Item 3: Chimney Vents

While removal of the screed to the hearths within the chimney recesses may be successful I would expect some damage to occur. Polishing of the exposed brickwork is not recommended. Being a hearth one would expect there to be some unevenness.

RESPONSE:

The brick work in the chimneys is to be plastered and painted to match the Gallery internal walls. The purpose of plaster and painting the walls is to protect the brickwork from further damage.

Item 4: Windows

Little damage was seen to windows and any such damage could be easily repaired. Burglar bars are agreed to be too widely spaced. Their fixings are suspect being only screwed into the timber architraves. The new bars should be fixed into the brickwork with anchor bolts drilled well into the walls.

RESPONSE:

The new 10 x 10mm GMS bars are spaced at 140 x 290. They are to be fixed onto existing historic brick wall. Painted with sigma coatings, colour to architect's choice.

Item 5: Exhibition Panels

The structure of the panels at 1.5m centres would seem to leave the panels somewhat unstable.

RESPONSE:

The 5mm 'Superwood' panels (3000mm high) with 75mm x 50mm S.A. pine timber studs at 1555mm centres are mobile and will be used when necessary as the Gallery space is intended to cater for multiple uses- Gallery, Lecture, Venue, Movie Screening etc.

Item 6: General

Much reference is made in the appendix to architects details and specifications. These must be provided to Amafa so that it can be seen how various operations are to be handled. Particular concern is how the removal of paint from brickwork is to be attempted and screed from chimney recesses.

RESPONSE:

All architectural detailing to be approved by AMAFA prior to commencing any work. A specialist on the preservation of historic buildings will also be available to overlook the work on the building.

We trust that the above addresses the Items raised by AMAFA and should there be any additional queries or clarification required, please do not hesitate to contact us.

R.R. Choromanski
Choromanski Architects

Reference:

- <http://www.buildingconservation.com/articles/cleaning-brickwork/cleaning-brickwork.htm>