

The Workshop Building :

AMAFA Submission Research Document



Client: Vukile Property Fund Limited

Property: The Workshop - 99 Samora Machel (Aliwal) Street, Durban, 4001

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Research

1. Heritage Investigation - Killie Campbell Library

Excerpt from Page 1 of the survey completed by The "Natal Architectural Heritage Committee" compiled 28 March 1981

NATAL ARCHITECTURAL HERITAGE COMMITTEE

BUILDINGS IN THE CENTRAL RAILWAYS AREA DURBAN

FURTHER NOTES ON LISTED BUILDINGS (CATEGORIES A AND B)

COMPILED BY MEMBERS OF THE COMMITTEE ON 28.3.1981

(REFER TO DRAWING OF PRELIMINARY LISTING OF 27.10.1980 NO 8092/1)

Excerpt from Page 3 – relevant information pertaining to The Ambulance Building which is currently SAPS

7. AMBULANCE ROOMS ETC RAILWAY NO B 93/83 B

INTERIOR: Brick walls with lightweight internal partitioning; some original windows. Suspended timber floors. Upper Storey basically one space with subdividing partitions. Ground Floor brick subdivisions. Fluorescent lighting. Matchboarded ceilings to first floor. No really fine interior spaces.

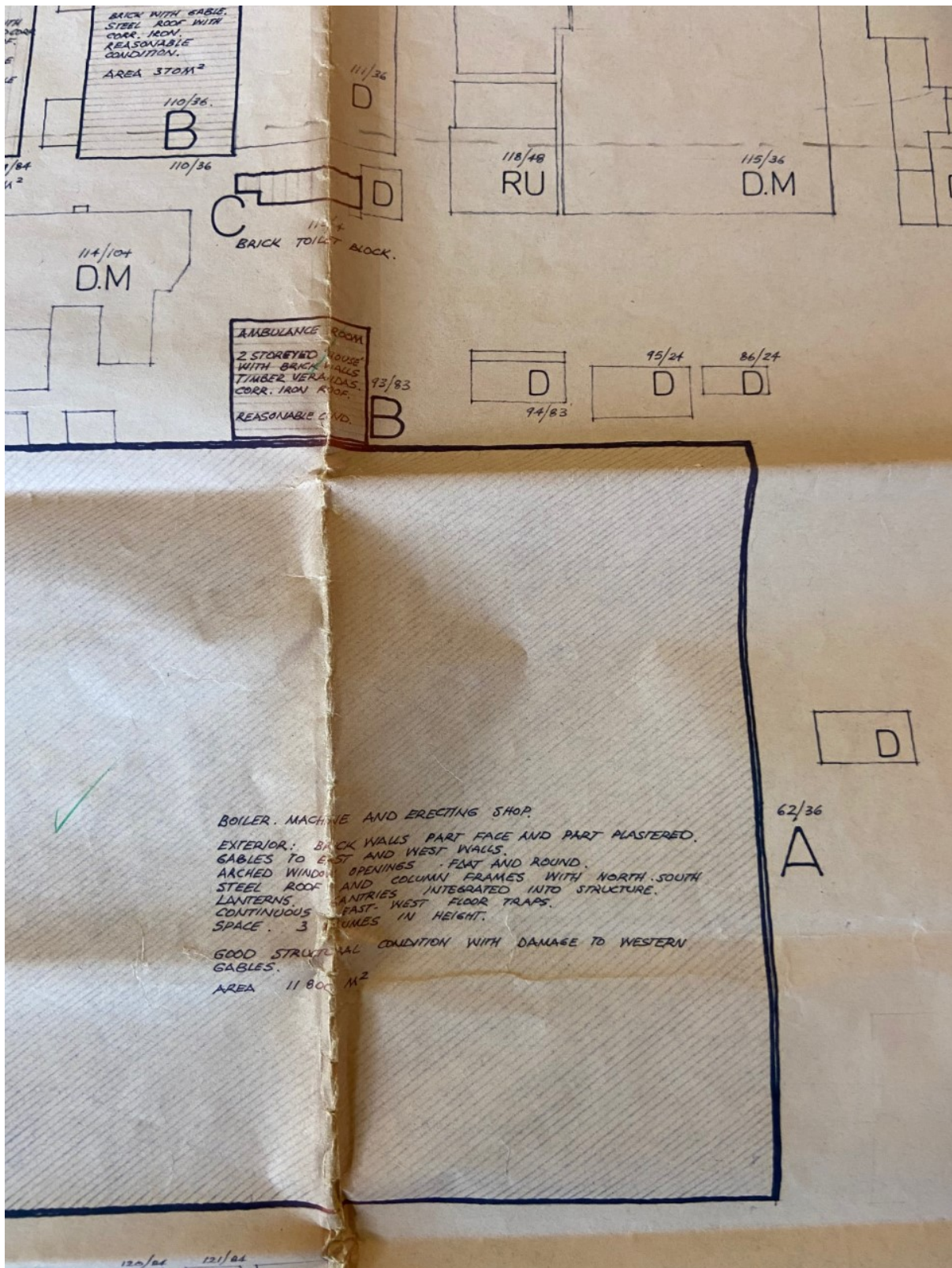
Excerpt from Page 3 – relevant information pertaining to The Ambulance Building continued and the Boiler, Machine and Erecting Workshop which is now the Workshop Shopping Centre.

8. BOILER, MACHINE AND ERECTING SHOP RAILWAY NO 62/36 A

INTERIOR: (Very similar construction to Millwright's Shop No 3 above).
5 Structural bays – the 5th bay has been added on at the East end.
Cast steel structural frames in 16M bay widths with columns at approximately 6M spacings. Spaces approximately 8M high at the lowest level. Steel scissors trusses with ties. Asymmetrical rooflighting system to North and South orientations. Generally poor natural lighting quality. Incandescent lighting. No fire sprinkler system. 3 Heavy travelling gantries with rail systems to each bay continuous along length. Extensive repainting required to interior. Service Ducting – repair pits continuously to two Southern bays. Concrete floors. Pleasant gable lighting arrangement to West elevations. Complete contrast between interior and exterior quality.

EXTERIOR: Semi-circular arched openings to North and South sides. Plastered brick walls in a variety of conditions. Plant growth to rainwater goods. Windows generally very poor condition.

Reference drawing No 8092/1 – partial area indicating relevant structures



2. Heritage in the context of Durban

Final Heritage listing as per Kearney, B, 1984, **A Revised Listing of the Important Places and Buildings in Durban**, City Council of Durban, Durban, Pg 62

6.6 BOILER, MACHINE AND ERECTING SHOP (LOCOMOTIVE SHED) AND ADJACENT AMBULANCE ROOM
Rem of A of Ordinance Land No 1685
c1904
G. AC.
A very large and significant Railway repair/shed of the Edwardian period in Utilitarian style; five notable gables to the south side; ambulance room adjacent in the form of a two storied veranda house, significant historically.

6.7 EXPO 85 OFFICES, (ORIGINALLY RAILWAY STORES OFFICE) WALNUT ROAD
C of A of Ordinance Land No 1685
c1905
G. AC.
A two storied Edwardian building in Vernacular style; main gambrel roof with lean-to roofs over verandas to three sides; notable timber-work to verandas, and entrance portico; historical and group significance.

RAILWAY, OLD FORT AND 62 KINGSMEAD

ARCHITECTURAL

INTRINSIC DESIGN
BUILDING TYPE
STYLE/ PERIOD
DETAIL/ PORTION
LOCAL TECHNOLOGY
ARCHITECT/ ENGINEER

PHYSICAL

INTACTNESS OF FORM
INTACTNESS OF DETAIL
CONDITION

ENVIRONMENTAL AND CONTEXTUAL

HISTORICAL AND CULTURAL

Portion of page 62 indicating the overall importance of the building and heritage status.

3. Record images sourced via the internet.

Pictures obtain from website - <https://atom.drisa.co.za/>



<https://atom.drisa.co.za/> P1288.jpg – Internal Locomotive Shed

<https://atom.drisa.co.za/> P1288-01.jpg – Internal Locomotive Shed





<https://atom.drisa.co.za/> P1288-02.jpg – Internal Locomotive Shed (above)
<https://atom.drisa.co.za/> P1288-02.jpg – Internal Locomotive Shed (below)





<https://atom.drisa.co.za/> P1289-01.jpg – Internal Locomotive Shed

<https://atom.drisa.co.za/> P1346.jpg – Construction shed extension



Relevant in showing steel structure, clerestory lighting and roof sheeting as well as columns and support beams

4. Images from Rewarding Conservation

Conservation Committee of Durban City Council, 1992, **Rewarding Conservation**, The Durban City Council, Durban, Pg 36 & 37



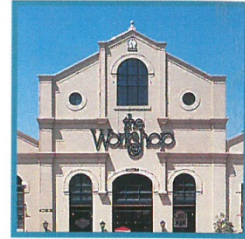
"The Workshop" was designed circa 1903 as a locomotive shed with railway lines. The original title was the "Boiler Machine and Erecting Shop". The ambulance room and first aid station was attached to the building on its north facade. It is interesting to note that in 1903 a proposal was made by the General Manager of the Railways, Sir David Hunter to provide "an overhead railway from the Point to the Town in place of the existing level railway and by continuing Church Street, as suggested, through the present railway yard from Pine Street to Ordnance Road". The face of the locomotive shed building has been so sited to permit the extension of Church Street. Some 90 years later we have not been as ambitious as to have an overhead railway.

The workshop contributed to the railway station's larger assemblage of workshops on ordinance land. The building is an extensive industrial utilitarian style building, significant because of its enormous scale and fine gabled front to the west. Its south elevation to Pine Street is characterised by rhythmic Romanesque arches.

When the main Durban Station was relocated to Umgeni Road, the locomotive shed was destined for demolition. Fortunately, there were second thoughts and the building has been recycled as a thriving shopping centre. The adjoining ambulance room, in the form of a two-storeyed veranda house, has been restored and is used as a restaurant.



COMMERCIAL & INDUSTRIAL



**"THE WORKSHOP":
CITY CENTRE**

1987: A conservation award to Sanlam for the imaginative recycling of "The Workshop"; an historic railway building and a key element in the redevelopment of the City centre.



- 106. Gabled front elevation.
- 107. Interior, prior to restoration.
- 108. Aerial view, prior to restoration.
- 109. Northern facade, facing Central Park.
- 110. Interior, shopping mall.

Rewarding Conservation 37

5. Aerial Photographs showing context

<https://www.iol.co.za/ios/behindthenews/then-and-now-durban-railway-station-precinct-23668221>

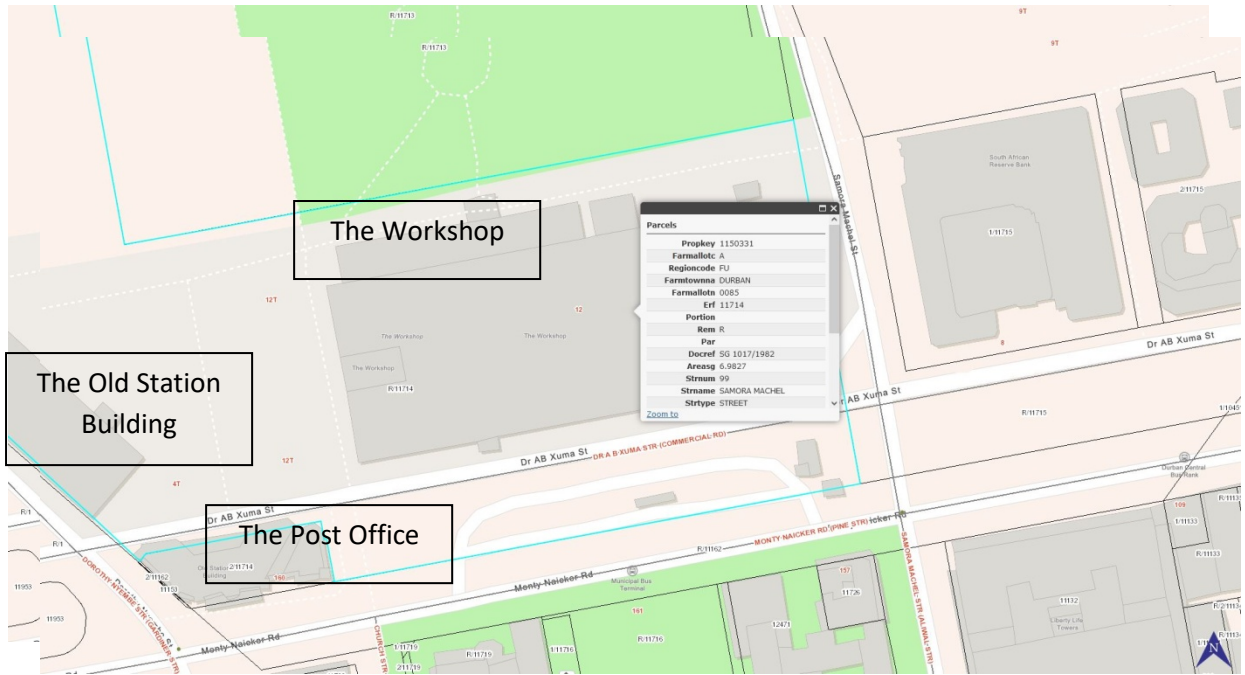
Then & Now: Durban railway station precinct, By Frank Chemaly May 29, 2019

The old Durban railway station, on the corner of Dorothy Nyembe (Gardiner) Street and Monty Naicker (Pine), AB Xuma Street (Commercial Road) was later extended, dissecting the property.

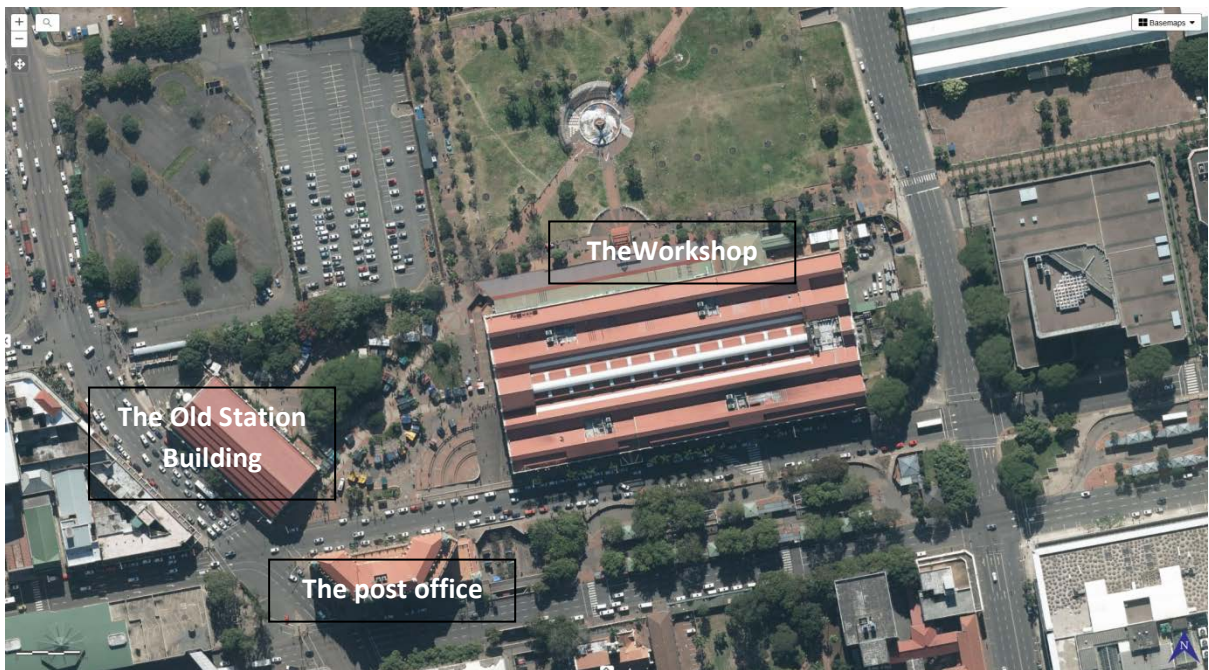


A recent view of the Station building and Workshop Centre and surroundings. Picture: Doctor Ngcobo African News Agency (AN)





eThekweni GIS context



Aerial Context



Existing Roof structure showing Polycarb sheeting