



LIFE ST JOSEPH'S INTERNAL ALTERATIONS TO EXISTING FACILITY  
NEW 12 Bed WARD, ALTERATIONS TO EXISTING KITCHEN, NEW DINING AREA  
AND NEW THERAPY ROOMS ON EXISTING BASEMENT LEVEL  
ADDRESS: 82 MAZISI KUNENE ROAD, CATO MANOR  
PORTION 15 (OF 8) OF ERF 668  
AMAFA REPORT



ARCHITECTURAL REPORT  
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PREPARED BY BVA ARCHITECTS  
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## **1. BACKGROUND**

- a) The existing St Joseph's building is a historic landmark in Durban and is comprised of a hundred bed Psychiatric facility, existing basement level Renal Unit and Nursing college for Life Healthcare.
- b) The building consists of a part lower basement level, ground level & first floor levels.
- c) Consulting suite building is situated to the rear of the site providing accommodation for existing doctor's suites.

## **2. SITE CONDITIONS**

- a) Due to the nature of the project being internal alterations of an existing space and area, the site conditions will remain the same with minimal earthworks possibly required for the tie in to existing services under ground to be advised by the respective services engineers as necessary.
- b) The acquisition of the adjacent site and the consolidation of both properties as stipulated in the title deeds have resulted in sufficient parking being available for the new 12 Bed ward and alterations.
- c) We do not foresee any significant restrictions associated with the existing site conditions.
- d) The existing nursing college which occupies the area for the proposed new 12 Bed Ward is vacated and not in use at present.
- e) The existing Basement level where the proposal for the extension of the dining area is proposed for is currently administration space and will be vacated.
- f) The existing lower ground floor area is currently used as office will be vacated to make way for the proposed new Recreational and dining area for the New 12 bed pediatric ward.

## **3. CLIENT BRIEF**

- a) Life Healthcare requirements:
  - a) The design of a new 12 Bed ward in the existing Nursing college space on the ground floor level (refer to SD 100\_part ground floor level). The area equates to approximately 419sqm.
  - b) Existing external passage to be enclosed to form part of the new 12 Bed ward with glazing panels and aluminum frame to match existing façade window finishes.
  - c) Extension of the existing kitchen into the current admin suite space. The current admin suite will be moved and relocated to an alternate facility.
  - d) New dining area in the existing Professor Suite part existing admin area.
  - e) New group Therapy room in the lower basement level, existing Billing / Admin area.

#### 4. BVA DESIGN

- a. The new alterations are consisting predominantly of internal alterations to the various existing spaces. Enclosure of the existing open passage on the South West façade with clear glazing panels is a critical to the design of the proposed. No new /additional areas or extended building structures will be added to the existing building.
- b. Ground Floor Level - New 12 Bed Ward
  - i. The existing area is currently vacant and was used as an existing nurses college with internal walls all built of dry partition system.
  - ii. All existing dry walls will be demolished to create space for the New 12 Bed ward.
  - iii. The existing borer infested floorboards will be removed and safely disposed as per regulations.
  - iv. New Masonite floorboards will be installed and vinyl clad floor finishes.
  - v. New dry wall partition walls will be installed internally to create the new 12 Bed ward as per attached plans. Light weight walls are being used due to the existing timber floor structural permitted loadings.
  - vi. The existing external passage will be enclosed between existing columns with SANS Part N safety glazing specified. Frame to be aluminum framed to match the existing façade window frames.
  - vii. Enclosure of the existing external passage and incorporating this area into the design is critical to the project as this space contributes and accommodates the various service rooms required for a medical ward. The ward rooms are all designed to the minimum Department of Health ward sizes specifications, bed spacing regulations and therefore cannot be reduced in size.
  - viii. The proposal and method of enclosure of existing external passage has been given considerable review and we feel it would be best to install full height clear safety glazing panels between existing columns to try and minimize any impact on the existing façade. It is our view that this is the most practical approach.
  - ix. New windows frames will be of aluminum as a preventative measure against borer infestation in the future.
- c. Basement Floor Level - Existing Kitchen / Dining area internal alterations
  - i. This part of the project involves only internal alterations to an existing space which currently vacant.
  - ii. The existing Facility is need for expansion of the existing kitchen and dining area to accommodate the new 12 Beds being added.
  - iii. The existing borer infested floorboards will be removed, safely disposed and replaced with Masonite and vinyl floor finishes to match the existing wards in the building.

d. Lower Floor Level - Group Therapy Rooms / Dining

- i. Involves part demolition of the existing Billing suite on the lower basement level, below the existing College to accommodate new Group Therapy rooms as per our clients' requirements.
- ii. The layout of the of the new Therapy rooms is attached to our application and remains as internal alterations.
- iii. The existing areas are currently experiencing with a major damp proofing failure. During this project the plan will be strip the area complete internally and to install new water proofing systems to address the water proofing issues.
- iv. No alterations will be done to the external façade in this level.
  - a. The internal finishes will match the existing St Joseph's finishes as instructed by the Hospital.
  - b. Internal finishes are specified will match the existing wards in the buildings.

**5. Existing Building Photos:**







