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WHITBY LODGE
ARCHITECTURAL STATUS REPORT & RECOMMENDATIONS

Report Prepared for:

KwaZulu-Natal
PUBLIC WORKS

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Executive Summary

Heritage resources have lasting value in their own right and provide evidence of the origins of South African society and as they are valuable, finite, non-renewable and irreplaceable they must be carefully managed to ensure their survival (***Clause 5 [1] a National Heritage Resources Act 1999)***. As a building that is older than 60 years Whitby Lodge falls under the protected buildings status as a heritage structure. As stated in Clause 34 (1) of the act " *No person may alter or demolish any structures or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources authority"*. After completion of all recommendations for refurbishment of the building an application will be lodged with AMAFA for a permit to proceed with the recommended changes. Implementation of these recommendations will only be instituted once the permit has been granted. In the event that amendments are requested to the consulting team's recommendations these will be passed on to the department for approval before changes to documents can be done. What was noted from the inspection of the buildings is that though relatively stable severe cracks are developing at the rear of the longer building and need urgent attendance and maintenance. Office ceilings have shown water stains; a sure sign of leaks on the corrugated iron roof sheets. Internal walls look structurally sound and minimal cracks were seen. The floors structure could not be assessed due to the carpet finish over it; however the carpet finish above is stained and will need to be removed. The complete audit is shown below.

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Introduction

The project comprises 2 historic buildings facing each other with a 400x400mm concrete paved courtyard. The long building structure is a face brick walled structure of 7 offices and an added male and female toilet at the northern end of the building. A concrete veranda provides a concourse along all the offices up to the toilets. A lean to roof spills into asbestos fibre cement gutters ad down pipes both above the offices and a separate lean to roof over the veranda. White Painted Timber posts with a thickened base and head hold the veranda roof with a timber beam running the full length of the building. Concrete plinth bases act as the footing of the columns. Some remedial works have been conducted to the building as concrete lintels were introduced where curved brick on edge lintels had collapsed. The restoration of the original brick on edge above all windows and doors is paramount. The same applies for the back of the building. Eroding of bricks at the lower levels of the front façade is also evidenced. Restoration may include underpinning of the walls and removal of affected bricks and carefully replacing with identical bricks. The southern wall is completely plastered, what could not be ascertained at the time of the audit was whether this was an addition at a later stage possibly due to eroding bricks. All of the corrugated iron roofing sheets will need to be replaced but the roof structure will have to be assessed to see whether it's still structurally sound to be reused. Veranda roof structure will be removed and replaced in its entirety. Windows and doors will be rehabilitated and reused, however those doors and door frames that are different from the majority will be replaced to create a uniform feel to the building façade. Consul air-conditioning units at the rear will be removed and the render-bands around then carefully hacked off to leave the face brick under. Openings will be sealed with face-brick of the same quality, size and colour.

The opposite building is 3 compartmentalised offices with a storage area at the rear. Further up is a ladies toilet cordoned off with a light weight timber framed shield. Around the corner is a passage that leads to the gents' toilet and two shower cubicles. The toilets have been vandalized and all fittings to the showers removed or stolen. Suspended timber floors are realised in the office space and concrete with grano finish to the store room. Veranda supports are white painted timber posts which will need replacing with treated hardwood posts of the same profile or laminated timber designed as existing. Concrete floors to the veranda will need replacing and the timber barrier will be removed. Ceilings will be replaced with aesthetically pleasing and ceilings tiles having better thermal qualities. Roof sheets will be replaced and the structure under it assessed for structural integrity with a view to reuse it. All the veranda beams to be replaced and all gutters and downpipes will be replaced too. The suspended timber floors are to be removed and replaced with suspended Free Standing Access Floor System. Finishes will be discussed with the user client. All windows and doors will be removed and replaced with new of the same complete with wooden frames for the doors. Full redesign of the female and male toilets as shown on the architectural drawings will be implemented.

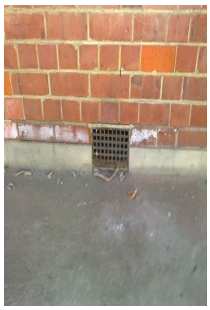
The courtyard concrete pavers will be removed; the ground will prepared for new sub base and new brick pavers. Pavers will be of a slightly contrasting colour to the face brick on the long building. Stormwater channels will be treated as recommended by the engineer.

CHALLENGES AND RECOMMEDATIONS

Long Building

PHOTO	CURRENT STATUS	RECOMMENDATION
 **Front Facade**	• Timber Posts are rotting and paint is flacking. Structurally not sound and aesthetically unpleasant • Veranda floor dull and unpleasant • Asbestos gutters and downpipes pose a health concern	• All timber posts to be removed and cart to waste. New laminated and vanished profiled as existing posts to be fitted • Veranda floor slab to be prepared with self-levelling screed and lay 152x152mm quarry tiles. • Safely remove all asbestos gutters, downpipes and any fixing straps and cart to waste.
 **View from Ablution Extension**	• Asbestos gutters and downpipes pose a health concern. • Asbestos cement Barge boards moulding and pose a health hazard	• Safely remove all gutters, downpipes, barge boards and fascia boards and cart to waste. Fit new seamless aluminium gutters and downpipes.
 **Original Brick on Edge Door Lintel**	• Brick on edge door cill to be maintained throughout building • Door found to be acceptable	• Clean up bricks and joints. • Doors generally found to be in good condition, however new ironmongery is to be fitted. New Gloss enamel paint to doors and frames.

 **Plastered Concrete Lintel to door**	• Door is not the same as one shown above • Plastered concrete lintel introduced in lieu of brick on edge to door head.	• Remove door and frame then carefully chisel out the lintel above. Add supports to underside of exposed soffit. Rebuild brick on edge lintel curved profile to new door and frame as specified.
 **Original Brick on Edge Window Lintel**	• Brick on edge cill to window head. • Exposed electrical pipes and copper pipes	• Clean up bricks and joints • Windows generally found to be in good working order. Repaint window and frame. Mechanism not functioning well to be oiled and tested.
 **Plastered Lintel to Window**	• Plastered concrete lintel introduced in lieu of brick on edge	• Remove door and frame then carefully chisel out the lintel above. Add supports to underside of exposed soffit. Rebuild brick on edge lintel curved profile to reused window. Repaint window as specified.
 **Brick on Edge Coping**	• Brick on Edge coping falling in places throughout parapet wall apex. • Moulding plaster to end wall	• Remove all brick on edge coping all-round the parapet wall. New brick on edge coping to be built there. • Clean plastered wall and make good where necessary. Paint with approved wall paint. Colour to client's approval

  **Brick Erosion** **Metal Air Vents**	• Steel Air Vents possibly the building had timber suspended floors • Eroding bricks in areas at the foot of the wall close to veranda floor.	•
 **Recessed back Wall**	• Stepped brick around the 1st window. • Consul air-conditioning units with a plaster render band around opening.	• Windows are facing into adjacent house yard. From a security perspective this exposure poses a danger of break in from that side. • Level up the wall by adding single skin brick wall from point of recession all the way to the ground.
 **Consul Air-Con Units to Offices**	• Disintegrating concrete plinths to timber posts. • Chamfered Brick on edge brick course to veranda edge.	• Break all plinth and build new as shown on Architect's detail. Finish it with quarry tiles as shown on detail. • Clean up chamfered brick on edge and fill up joints with mortar. Key in mortar in joints evenly.

SHORT BUILDING

PHOTO	CURRENT STATUS	RECOMMENDATION
 **Front Facade**	• Plastered walls and design timber posts painted white. • Corrugated Iron roof sheets • Concrete paving slabs to courtyard	• All door heights to be increased as they don't conform to normal door head height standards • Plaster to be evened out and made good. • Concrete pavers to be removed and re-compaction of subgrade done and new interlocking concrete pavers laid.
 **Visual Barrier to Ablution**	• Make shift timber and board visual barrier to female toilet entrance fixed along veranda.	Remove timber barrier and make good to walls and veranda floor.
 **Existing Ceilings**	• Plasterboard ceilings in good condition.	• Remove plasterboard ceilings and fit new suspended ceilings with better thermal properties. Aluminium shadowline to edges.

 **Hanging Roof without support**	• Timber post rot and fell leaving roof suspended over parking. Extremely dangerous situation.	• Add structural support immediately to hold the dead load of the roof. New laminated timber support posts to be added when new roof structure is being constructed.
 **Timber Board Panel**	• Timber panel fitted to close off opening to roof space. • Failing wall plaster above toilet window.	• Investigate interior to see reason for such a huge opening, if its only roof space remove timber panel and brick up opening. Plaster and paint as specified. • Hack out plaster in severely damaged sections and re-plaster wall. Ensure its level with existing plaster.
 **Vandalised Toilet Fittings**	• Vandalised sanitary fittings in women's toilet. • Vandalised wall tiles and damaged walls.	• Toilets to be redone as shown on architect's drawing.
 **Flacking Plaster in Toilet**	• Severe flacking of wall paint. • Plaster cracks and collapse.	• Hack out plaster and redo entire wall. Finish as specified.

 **Rotting Barge Board**	• Rotting timber barge board. • Seamless aluminium gutters leaking and clogged.	• All timber barge boards, fascia boards and aluminium gutters to be removed and replaced as shown on Architectural drawing.
 **Passage to Gents Toilet**	• Chirped walls and uneven plaster • Cast iron vent pipes and sewer connections • Unfinished passageway to male toilet	• Even out plaster and fill chirped areas. • All sanitary plumbing to be removed and redone. • Hack out concrete floor and compact hard core then cast the concrete slab with quarry tile finish.
 **External Wall above toilet door**	• Veranda plaster uneven and badly done • Painted timber beams to veranda	• Hack out plaster and re-plaster wall. Even out with rest of façade. Finish as recommended. • Timber beams to be removed and replaced with laminated and vanished timber beams
 **Back side windows & walls**	• Rear end of building along passage to Langalibalele Street	• Remove windows and replace with new steel windows as specified by Architect. • New roof to overhang 300 – 400mm beyond wall facade.

 **Veranda Paving bricks**	• Worn out brick paving to veranda. • Bullnose Brick on edge to veranda.	• Remove all brick pavers to veranda. Compact sub soil as recommended by structural engineer. Cast concrete slab and finish with quarry tile.

Conclusion

The building external façade requires extensive rehabilitation to bring it back to its original glory. Over time evidence shows that there have been some minor alterations to the overall outlook of the walls especially for the longer brick building block. Possibly the brick on edge lintels had loosened and were falling off and to arrest this destruction concrete lintels o some window and door heads. Due to the building being classified as a historical building there is a need to restore the original outlook by re-introducing those elements that were altered so that the language of the building will read as one. Veranda floors will be prepared to receive quarry tile as a measure of sprucing up the buildings image since they will be used as offices. All other elements like the timber posts will be removed and new ones of the same profile fitted. In line with the need to blend with the brick façade the timber columns will be laminated and vanished to protect against weather elements. Eroding bricks will need to be carefully removed one at a time and replaced with new of a similar colour and size. Plastered walls will be evened out and painted as recommended by the Architect. Colours will be discussed with the client department. Consul Units at rear of the building are within residential space of another building, whether this was an agreed circumstance or the building is part of COGTA still needs to be verified. The recommendation however is to remove all Consul Units and replace with modern of a different specification. Ceilings will all be replaced with suspended ceiling boards having better thermal properties. Floors finishes will be replaced in both buildings. The suspended floors will be replaced by modern suspended floor grids that are more durable and with better aesthetic finishes, better strength and longer life span. Wooden windows and doors will only be replaced where damage is evidenced. Rear windows to the plastered building will all be replaced with a better quality steel window specification. Roof overhang will be introduced to the rear of the plastered building. Roof structures for both buildings can only be assessed when the roof sheets have been removed to see whether these can be reused or replaced.