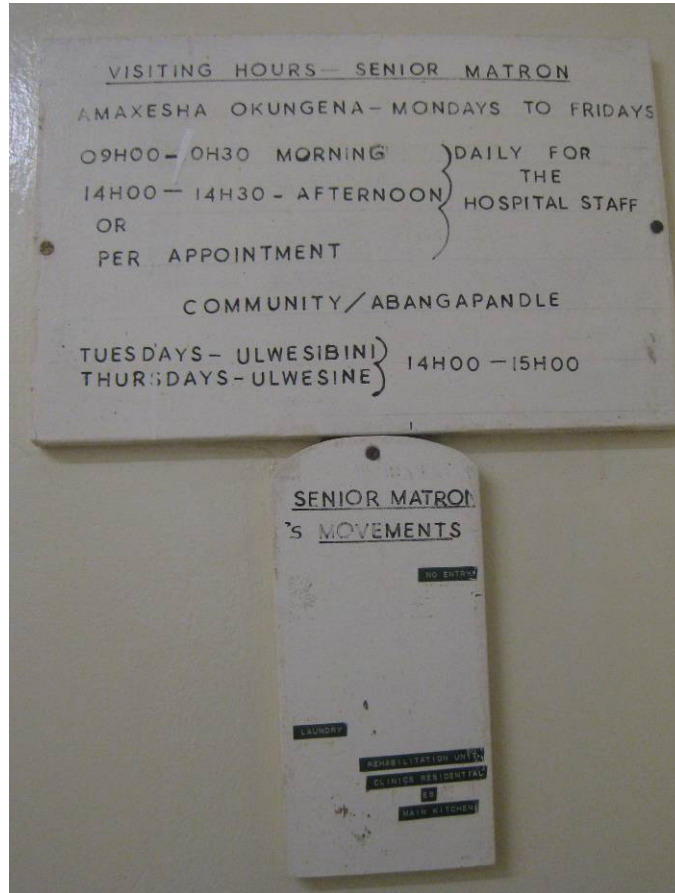


Heritage Impact Assessment of the complex making up Zithulele Hospital, Mqanduli district, Eastern Cape



Notice plaque in the Administration building

Prepared for: **Mr. Eddie Goosen**
Regional Director
Transport and Infrastructure
AfricaWSP
August 2017



archaic consulting

architecture: research: conservation: anthropology: impacts consulting

debbie whelan
po box 21834
mayors walk
3208

tel: 033 3442522
fax: 033 3443122
cell: 083236 0410
email: debbie@archaic.co.za

Heritage Impact Assessment of the complex making up Zithulele Hospital, Mqanduli district, Eastern Cape

Contents of this report

1.	Introduction	2
2.	Methodology and statement of expertise	2
3.	General history of hospital	3
4.	Assessment of buildings	4
4.1	Administration Block	10
4.2	The Old Stores	15
4.3	The Laundry	17
4.4	Outpatients Department	18
4.5	Paediatric Department	20
4.6.	Staff Accommodation	22
4.7.	The Physiotherapy Block	25
4.8	General Wards	27
4.9	Old Physiotherapy Block	28
5.	Implications of development	31
6.	Conclusions and recommendations	32
8.	References	32



1. Introduction

This report is intended to fully assess the impact of alteration and demolition on buildings that comprise the Zithulele Hospital Complex south of Mqanduli, Eastern Cape Province. The complex has its origins in the late 1950s as a Dutch Reformed Mission Church, and has been incrementally constructed over the decades. It consists of a number of buildings reflecting different eras, and has expanded in order to accommodate the increasing needs of the local community. This report follows on a preliminary desktop assessment by Archaic Consulting which called for a site inspection in order to assess the potential impact on the heritage of the Zithulele Hospital, namely *Preliminary assessment of potential heritage implications: Zithulele Regional Hospital, Eastern Cape – 01/07/2017*.

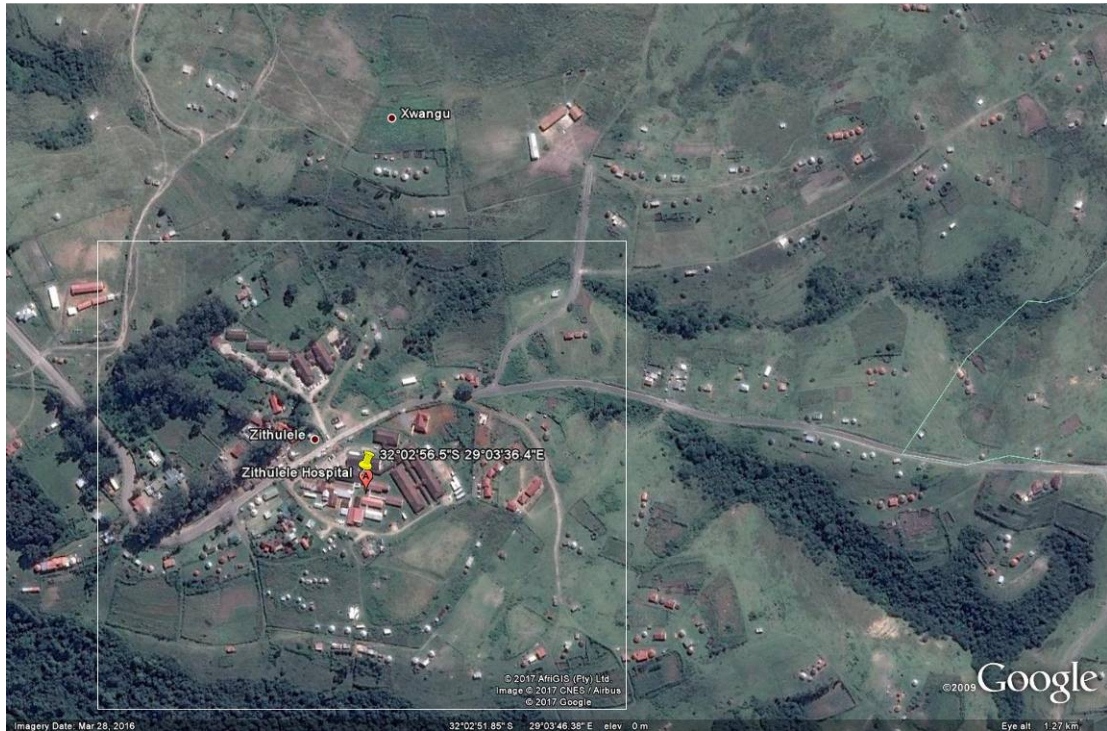


Fig 2: Google Earth context of the Zithulele Hospital and ancillary developments

2. Methodology and statement of expertise

Debbie Whelan of Archaic Consulting (Pty.) Ltd. has much experience in the historic built environment as well as issues relating to anthropology.

Eddie Goosen of WSP provided Debbie Whelan of Archaic Consulting with the full assessment report *Zithulele Hospital Conditional Assessment Report* (Development Bank of South Africa ca 2016). In addition, Hospital Design Group Plan P1-HDG-000-001 was provided, as well as the Clinical Briefs compiled by the Eastern Cape Department of Health, and a presentation entitled *Zithulele Hospital Maintenance and Upgrade*. This was subject to an initial desktop assessment, and then followed up with a site inspection on Saturday 22 July at which Dr. Ben Gaunt, resident administrator and head Medical Doctor, orientated the researcher and provided invaluable background information. It was established at this inspection that, in terms of the South African Heritage Resources Act no 25 of 1999, the site was not directly protected with respect to the built environment, as none of the buildings were older than 60 years old thus rendering them protected.

3. General history of hospital

The original clinic building was constructed by the first Missionary of the Neederduitse Gereformeerde Sendingskerk who arrived in the area in 1956. The complex sits on a gentle north facing slope, with the layers of buildings running along the contour. It is situated within adjacent complexes that originally formed part of this mission. The hospital land, however, has been excised and is currently administered by the Eastern Cape Provincial Government.

This original building exists, has been extensively repurposed, and is not part of the complex discussed in this report, the extent of which is presented in the figure below.



Fig 3: Area indicating the core of the Zithulele Hospital Complex



Fig 4: First clinic building – late 1950s (Photo: B Gaunt)



Fig 5: Crowd at opening of the clinic – late 1950s (Photo: B Gaunt)



Fig 6: Rev Wentzel and Brand planting corner pole of the clinic – late 1950s (Photo: B Gaunt)

The Mission remained involved until the mid-1970s upon which the Transkei Government assumed control of the hospital. Importantly, this period may have been the richest from an historical built environment point of view as two of the buildings on site (The Stores and the Matron's Quarters) are constructed of earth brick.



Fig 7: View of clinic complex ca 1970 (Photo: B. Gaunt)

According to Dr. Ben Gaunt (2017 pers.comm), the property on which the Zithulele Hospital is situated belonged to the Cebani family, who still live in the area close by. They were moved by the Chief in order to facilitate the construction of the Mission Hospital.

4. Assessment of buildings

The Zithulele Hospital complex consists of some 15 separate buildings which reflect different eras of construction and differing conditions. Most of these are of conventional brick and mortar construction, except for those two constructed of earth brick as indicated in the section above.



Fig 8: Google Earth view of the complex with the salient structures identified



Fig 9: View along the entrance terrace with the Administration Block to the right, the Physiotherapy Block to the centre and the Outpatients Department to the left



Fig 10: General view in the same direction at the rear of the Administration Block which is on the left and a prefabricated building in the distance



Fig 11: View along the contour to the passages connecting the Paediatric Wards (left) the General Wards (ahead) and the Outpatients Department (right)



Fig 12: View down hill from Laundry and kitchen – store to the left, Administration Block jutting into the view, the Physiotherapy Block in the distance and the old Matron’s Accommodation to the right



Fig 13: Looking up and west along the passageway from the General Wards past the Outpatients Department on the right, the Physiotherapy Block in the centre and Nurses Accommodation to the left



Fig 14: View of the site in the early 1970s (Photo: B Gaunt)

4.1 Administration Block

The Administration Block is ostensibly the oldest structure on the site. It is of conventional construction and plastered and painted, under a hipped roof of corrugated sheeting and with steel standard section openings. The front entrance doors point to its vintage. It is north facing with a deepened veranda along the western end. It is currently undergoing significant refurbishment, largely of a cosmetic nature.



Fig 15: Photograph of the Administration Block circa 1970 (Photo: B. Gaunt)



Fig 16: Plaque in the main entrance foyer of the contemporary Administration Block



Fig 17: Front entrance doors to the Administration Block



Fig 18: The administration Block from the car park in front



Fig 19: Rear addition to the Administration Complex



Fig 20: Front veranda of the Administration Block, showing old furniture being refurbished



Fig 21: Front veranda, recently refurbished



Fig 22: View along front veranda with Physiotherapy Block to the left and Nurses Accommodation in the background



Fig 23: Administration Block from the south west

Statement of Significance:

The building has been significantly overhauled for reuse. The nature of the structure, as built in the 1960s means that there is little of any major architectural, technical, historical or scientific material that is being altered. Items of significance are the Matrons plaque which will be removed for display in contextualized setting, and the plaque at the entrance indicating its position as a Mission Hospital of the Nederduitse Gereformeerde Sendings Kerk with support from the Cape Government.

Administration Block	Local	Regional	National	International
Architectural significance	low	low	low	low
Technical significance	low	low	low	low
Historical significance	low	low	low	low
Social significance	medium	medium	medium	low
Scientific significance	low	low	low	low

4.2 The Old Stores

This is an earth brick building resting on a low dado of fired brick, under a double pitched corrugated sheeting roof. The southern edge has a deep veranda which, it is understood, acted for a time as the laundry. The doors are of timber and the windows standard steel section. It has been ill-maintained; part of the current degradation due to the attempted repair of areas in need of patching with cement plaster, leading to spalling after water incursion.



Fig 24: The Old Stores from the Kitchen Block



Fig 25: The Old Stores from the Laundry Block



Fig 26: The Old Stores building showing the condition at ground level as well as the general wall condition

Statement of Significance:

This building is under the age of 60 years and thus has no protection under the South African Heritage Resources Act. It has medium social significance being constructed out of earth brick as part of the hospital during the Transkei era.

The Old Stores	Local	Regional	National	International
Architectural significance	low	low	low	low
Technical significance	low	low	low	low
Historical significance	low	low	low	low
Social significance	medium	medium	medium	low
Scientific significance	low	low	low	low

4.3 The Laundry

The laundry is of more recent construction, being of mixed materials under a corrugated sheeting monopitch roof, and with a parapet wall above a veranda to the north side. The windows are steel, and the sets of double timber doors open to the north veranda.



Fig 27: The Laundry Block from the north east



Fig 28: The Laundry Block veranda looking towards the rear extension of the Administration Block with the Old Stores to the right

Statement of Significance:

This building is under the age of 60 years and thus has no protection under the South African Heritage Resources Act. It is of little merit architecturally, historically, technically, socially or scientifically.

Laundry Block	Local	Regional	National	International
Architectural significance	low	low	low	low
Technical significance	low	low	low	low
Historical significance	low	low	low	low
Social significance	low	low	low	low
Scientific significance	low	low	low	low

4.4 Outpatients Department

This is an architecturally monolithic block connected to the Physiotherapy Department and constructed both below it and to the north of it. It is of conventional construction, plastered and painted with a double pitched concrete tiled roof, asbestos / fibre cement fascias and bargeboards, and a post-modern expression of the ridge which is carried down the wall in facebrick, and carried out with same to the edges of the building. The windows are of standard steel sections, pivot hung. It has not been maintained well over the years, and suffers badly, particularly on the east elevations which are well shaded, from water incursion from both ground water and drainage issues, as well as badly maintained rainwater goods.



Fig 29: Front view of the Outpatients Department with the Physiotherapy Block (right)



Fig 30: Opening ceremony plaque on the Outpatients Block



Fig 31: Rear of the Outpatients Department from the entrance to the Paediatric Block



Fig 32: Rear of the junction of the Outpatients Block (right) and junction with the Physiotherapy Block (centre)

Statement of Significance:

This building is under the age of 60 years and thus has no protection under the South African Heritage Resources Act. It is of little merit architecturally, historically, technically, socially or scientifically.

Outpatients Department	Local	Regional	National	International
Architectural significance	low	low	low	low
Technical significance	low	low	low	low
Historical significance	low	low	low	low
Social significance	medium	medium	medium	low
Scientific significance	low	low	low	low

4.5 Paediatric Department

The Paediatric Department is situated on the north of the site, to the north east of the Outpatients Department. It was completed and then opened in 2006. It is constructed using a pale facebrick in stretcher bond, with similar brick-on-edge cills, and a hipped and gambreled concrete tiled roof with standard steel windows and plastered corners and eaves bands. It forms part of a similar complex with the General Wards, and connected with walkways of a similar era.



Fig 33: Opening ceremony plaque dated 2006 at the entrance to the Paediatric Wards



Fig 34: Paediatric Wards (left) with the General Wards in the background



Fig 35: Detail showing material construction and condition of Paediatric Department

Statement of Significance:

This building is under the age of 60 years and thus has no protection under the South African Heritage Resources Act. It is of little merit architecturally, historically, technically, socially or scientifically.

Paediatric Department	Local	Regional	National	International
Architectural significance	low	low	low	low
Technical significance	low	low	low	low
Historical significance	low	low	low	low
Social significance	medium	medium	medium	low
Scientific significance	low	low	low	low

4.6. Staff accommodation

The staff accommodation at Zithulele Hospital consists of a series of long buildings situated on the contour, constructed of standard construction, on fired brick dados, with standard steel section windows under a double pitched corrugated sheeting roof. The walls are plastered and painted.



Fig 36: View up to Staff Accommodation from the Physiotherapy Block



Fig 37: Staff Accommodation, lower level



Fig 38: Staff accommodation showing condition of building as a result of lack of maintenance and damp.



Fig 39: Staff Accommodation (all three buildings) showing connecting walkways



Fig 40: View up from staff accommodation/ TB Wards from lower staff accommodation

Statement of Significance:

These buildings are under the age of 60 years and thus have no protection under the South African Heritage Resources Act. They are of little merit architecturally, historically, technically, socially or scientifically.

Staff Accommodation	Local	Regional	National	International
Architectural significance	low	low	low	low
Technical significance	low	low	low	low
Historical significance	low	low	low	low
Social significance	medium	medium	medium	low
Scientific significance	low	low	low	low

4.7. The Physiotherapy Block

This is an architecturally monolithic block connected to the Outpatients Department and constructed both above it and to the South of it. It is of conventional construction, plastered and painted with a double pitched concrete tiled roof, asbestos / fibre cement fascias and bargeboards, and a post-modern expression of the ridge which is carried down the pitch in a raised plaster, and then accentuated on the edges of the building with a deep, pale facebrick. The windows are of standard steel sections. It has not been maintained well over the years, and suffers badly, particularly on the east elevations which are well shaded, from water incursion from both ground water and drainage issues, as well as badly maintained rainwater goods.



Fig 41: The Physiotherapy Block from the west



Fig 42: View of connecting passage between Outpatients Department on the right and the Physiotherapy Block on the left. Note damp issues on all three structures.



Fig 43: View of Physiotherapy Block from the north east with the end of one of the Nurses Accommodation buildings to the left. Note water incursion both from above and below.

Statement of Significance:

This building is under the age of 60 years and thus has no protection under the South African Heritage Resources Act. It is of little merit architecturally, historically, technically, socially or scientifically.

Physiotherapy Block	Local	Regional	National	International
Architectural significance	low	low	low	low
Technical significance	low	low	low	low
Historical significance	low	low	low	low
Social significance	medium	medium	medium	low
Scientific significance	low	low	low	low

4.8 General Wards

As with the Paediatric Department, the General Wards are constructed using a pale facebrick in stretcher bond, with similar brick-on-edge cills, and a hipped and gambreled concrete tiled roof with standard steel windows and plastered corners and eaves bands. They forms part of the similar complex with the Paediatric Department, and are connected with walkways of a similar era.



Fig 44: View of General wards

Statement of Significance:

This building is under the age of 60 years and thus has no protection under the South African Heritage Resources Act. It is of little merit architecturally, historically, technically, socially or scientifically.

General Wards	Local	Regional	National	International
Architectural significance	low	low	low	low
Technical significance	low	low	low	low
Historical significance	low	low	low	low
Social significance	medium	medium	medium	low
Scientific significance	low	low	low	low

4.9 Old Physiotherapy Block

As with the Stores building, the 'Old Physiotherapy Block' is an earth brick building resting on a low dado of fired brick, under a double pitched corrugated sheeting roof. The doors are of timber and the windows standard steel section. It has been ill-maintained; part of the current degradation due to the attempted repair of areas in need of patching with cement plaster, leading to spalling after water incursion. Whilst having been in use relatively recently, it is now fenced off due to its condition, and potential hazard to users.



Fig 45: 'Old Physiotherapy Block' from the Kitchen



Fig 46: 'Old Physiotherapy Block' from below with the kitchen in the background to the left



Fig 47: The Old Physiotherapy Block from the Kitchen building above it



Fig 48: The Old Physiotherapy Block from the Old Stores with the Kitchen in the background



Fig 49: View up between the Physiotherapy block on the right and Nurses accommodation on the left to the old Matron's building in the background.



Fig 50: Old Physiotherapy Block from the north east with the Old Stores directly behind it and the end of the Administration Building to the right

6. Conclusions and recommendations

Age:

It is clear, from the preceding report and the inspections carried out during the site visit, that the material value of the buildings on the site that constitute the Zithulele Regional Hospital are limited: they are all of more recent construction, and are thus not protected by the general protection clause of the South African Heritage Resources Act, which allows for immediate protection of buildings over the age of 60 years.

General value:

Whilst the curiosity value of the construction of the Old Stores and the Old Physiotherapy Department is noted, there is little value in singling out these buildings as examples in a complex in which functionality and cleanliness is required, rather than a furthering of nostalgia. Consequently, there is little architectural, historical, scientific, or technical value in the individual buildings in this complex, and their alteration, or demolition for more viable buildings can, in the opinion of the author, be condoned. It must be noted that from a planning point of view, the incremental development of the building on this site have led to haphazard constructions which not only are incoherently linked, but also present complex management and maintenance issues.

Social value, on the other hand, can be retained in creating places of memory. It is important to recognize the layers of endeavour that went into the construction and development of the individual buildings of this complex, and the achievements which led to its incremental development, as well as its position in a physically marginalized community. The author considers it important, therefore, to memorialise to some degree, these layers of endeavour. Whilst it is not necessary that this form part of a formally curated exhibition, it is recommended that photographic records of the hospital, including historical aerial photographs and short descriptions of its history, are displayed for community presentation. This is made further possible by the photographic material in the possession of Dr. Gaunt and histories around the buildings.

Recommendations:

It is thus recommended that the developers allocate funds to allow for the presentation of graphic material to be incorporated in public areas of the hospital which allow for individual interpretation, and reflection. Whilst long detailed histories are not necessarily the intention, some simple text in local dialects should be available for community members who visit the hospital.

For the buildings themselves, given their differing histories of recent construction, demolition, should it be required, is an option.

7. References

Development Bank of South Africa 2016 *Zithulele Hospital Conditional Assessment Report*
Eastern Cape Department of Health Clinical Briefs *Zithulele Hospital Maintenance and Upgrade*
Gaunt, B, Pers.comm 22 July 2017