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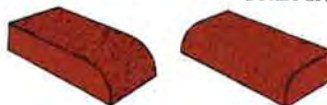
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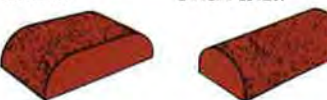
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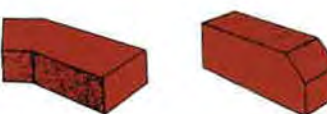
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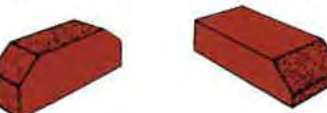
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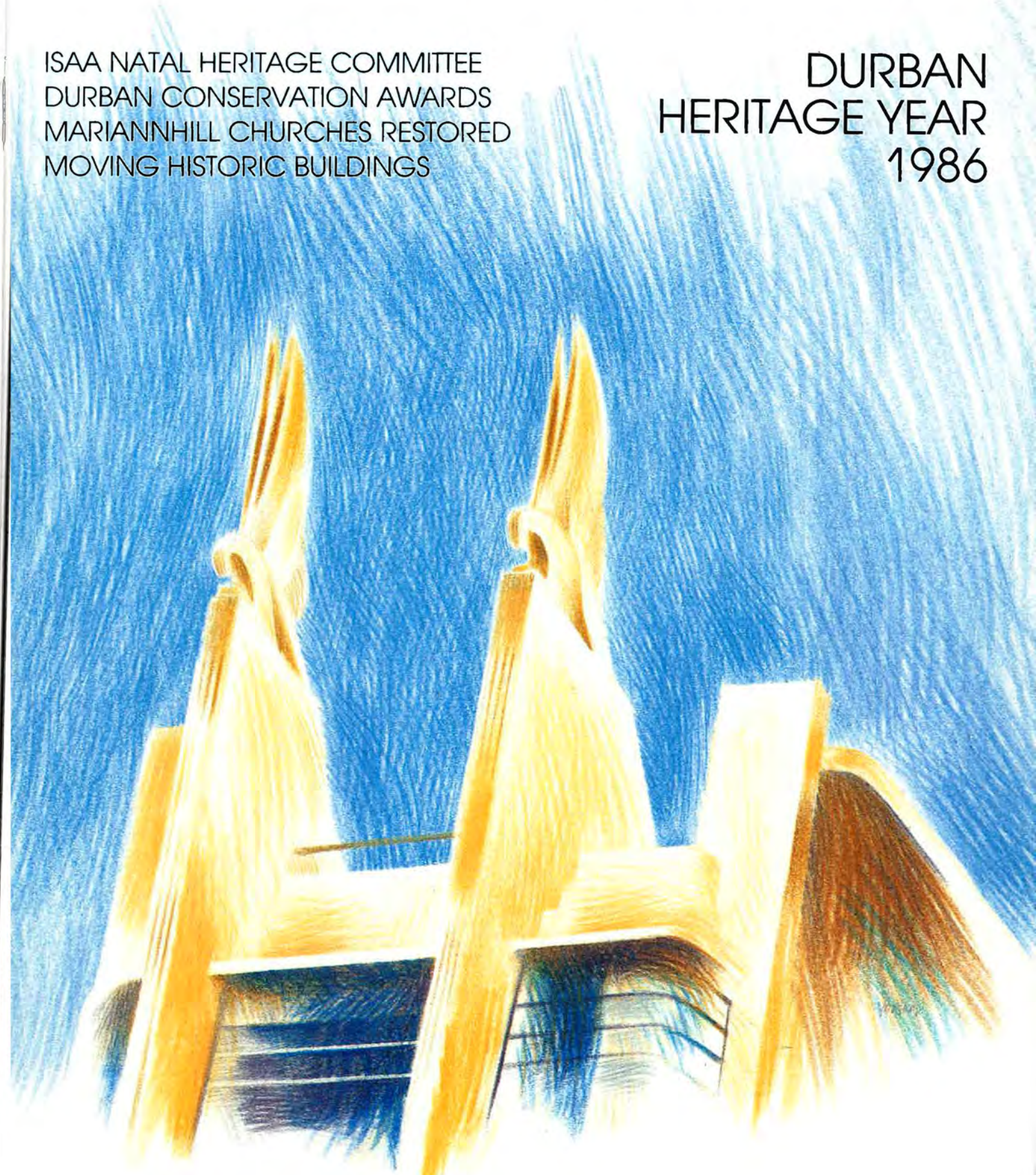
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ISAA NATAL HERITAGE COMMITTEE
DURBAN CONSERVATION AWARDS
MARIANNHILL CHURCHES RESTORED
MOVING HISTORIC BUILDINGS

DURBAN
HERITAGE YEAR
1986



CONSERVATION THINKING

We may live without her, and worship without her, but we cannot remember without her.

What John Ruskin said about old buildings a century ago is well worth repeating. Old buildings are the most direct and immediate contacts we have with history. They provide anchors for our collective memory, are irreplaceable and should certainly not be demolished until the merits of each particular case have been fully considered.

As the Chairman of the Heritage Committee tells us, Durban has twice selectively surveyed its old building stock — the second realised with public funds — and still there is no protective legislation for the buildings so listed. This is not that surprising, for only when the magnitude of the problem is understood, can protective measures be proposed. And it would seem equitable that these investigations too should be financed from the public purse.

There are two possible approaches to the preservation of old buildings: 1) By passing legislation to prevent their destruction ie. by restricting the freedom of their owners or, 2) By providing incentives so that development may be carried out in a sympathetic way. The differences in approach characterise the attitudes to conservation between the United Kingdom and the United States of America.

In the United Kingdom, listing does not secure a building's preservation; it does however mean that notice must be given and that amenity societies and others may comment before demolition is consented to. This does not apply only to the question of demolition but to any proposed alterations to a listed building. What has to be borne in mind, is that a bad alteration can be as destructive of historical character as demolition. This is not a matter of "elevation control", but one of ensuring that the building's historic integrity is maintained.

In the United States of America, on the other hand, larger cities have "Landmark Commissions" which encourage owners to have their buildings listed because of the real benefits this brings.

The underlying practical argument for conservation is the fact that in most cases the structure of the building outlives its function. Hence many buildings can be re-used and adapted with relative ease. Durban is a prime witness to this lesson. One need merely think of the historic core of the city where the Playhouse, the Exhibition Centre and the Workshop, to name a few projects, have been successfully recycled. Active conservation implies this kind of promotion, and not merely a list of buildings in a book on a library shelf. And, as has been recently demonstrated, the ability and ingenuity of contemporary architects to work in this area is very high. Of the 1984/85 ISAA Natal Awards of Merit, two awards went to recycled projects: Salisbury Arcade and Musgrave Medical Centre.

The Heritage Committee must certainly take a lot of credit for the public consciousness towards conservation in Durban. Exhibitions such as the 1975 "Conservation of Buildings" exhibition were not in vain. The message has spread and what is more, public pressure is gaining in strength. The case of a proposed "monster" Caister development resulted in such antagonism that the owners have had to re-think their development plans.

Press coverage on important individual historic buildings and the successful conservation of others during the declared Heritage Year of 1986 are adding to the already established new cultural awareness. One can only wish the Heritage Committee well in its objectives.

Walter Peters, Editor

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Acroteria-Broadwindsor

Drawing by Andrew Verster

**PRACTICE
 NOTICES**

• **Changes in addresses**

Coombes and Winter Partnership to
 338 Windemere Road, Durban, 4001
 Their box number remains
 unchanged

Van Heerden Whitehead, Architects to
 No. 1 Loudon House, 157 South Ridge
 Road, Upper Glenwood, Durban, 4001
 M J Schroeder to 41 Monmouth Road,
 Overport, Durban, 4001

Alexander Y Millar to 410 Charter
 House, Brand Road, Durban, 4001

Ronald Williams to 1 Mayfair Mews, 9
 Heyfield Road, Kloof, 3610.

Zietsman Neal, Architects to 5th Floor,
 Unilever House, 2 Alwal Street,
 Durban, 4001

Mr N Hayes-Hill to P O Box 14,
 Ladysmith

Mr Jaco Visser to 201 Victoria Embank-
 ment, 101 Esplanade, Durban, 4001.

• **Changes in membership**

Mr J A Hope from TPI to NPI at c/o 503
 Charter House, Brand Road, Durban,
 4001

Mr R C Clark from TPI to NPI at c/o
 Charter House, Brand Road, Durban,
 4001

• **Changes in practices**

Neil Hayes-Hill Architect, of which Mr N
 Hayes-Hill was the Director, has
 ceased to exist, and he has joined up
 with Richard Stanley Granville as a
 Partner. They are practising as
 Granville, Hayes-Hill & Associates.

• **Reinstated members**

Miss J Smith Department of Works,
 Private Bag X584, Eshowe, 3815

• **Changes in class**

Mr R Wegerle (Ordinary to Retired)

• **Resigned members**

Mr D J Graham

• **Deceased members**

Mr D C Smith

THE ISAA NATAL ARCHITECTURAL HERITAGE COMMITTEE

The Heritage Committee was established in 1972 out of a common concern by Institute members and the Durban City Council for the future of our heritage under threat from current development activity. Foremost in this call for action was the President of the Natal Provincial Institute of Architects, Mr Hans Hallen.

Fourteen years down the track the question must be asked — how effective has the Heritage Committee been in carrying out its mandate? This issue of the Journal may help to answer that question, but it also raises other questions which are concerns of the Committee at present. In general terms it will be perceived that much worthwhile work has taken place, limited only by the time available to the enthusiastic but small group of concerned people involved in the Committee.

• **Inception of the Heritage Committee**

The Committee was first conceived of as a liaison body to coordinate the conservation efforts of the Durban City Council and the Institute of Architects. It was realised that a considerable effort would be required to translate the concerns of the community into action. At the outset the problems which now confront conservation in South Africa reared their heads and undercut the action of the liaison body.

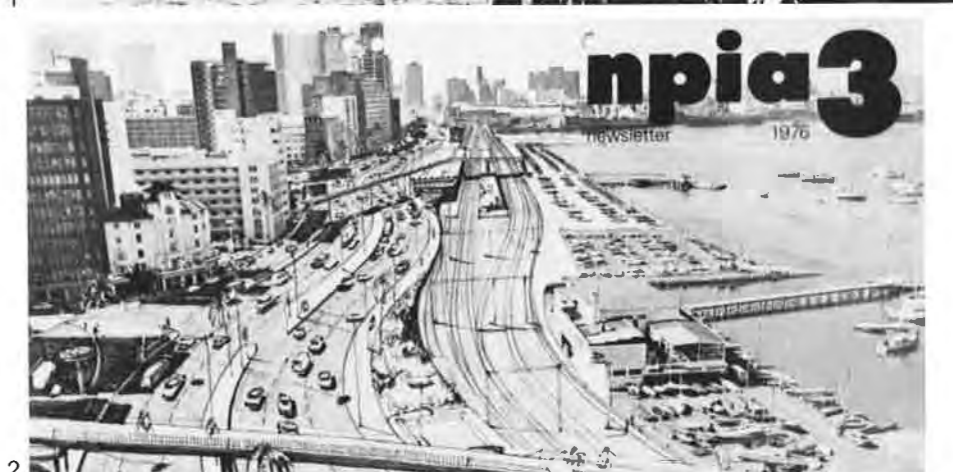
The Committee consisted of city councillors, representatives of municipal departments, members of the Institute of Architects and other interested persons. Never lacking in enthusiasm, its origins were rooted in reaction.

• **The Victoria Embankment**

The Committee's formation was sparked by a series of local dramas involving major conservation issues in Durban. The historic quality of the Victoria Embankment (Fig. 1) was under threat of extinction due to the imminent fruition of long term plans by both the government department of Railways and Harbours and the Durban City Council. The roadway was to be widened and formed into a ring-road to serve both central and through traffic. The railway lines were to be trebled and a commuter station built opposite the Durban Club. The Institute Committee on Planning, students of the School of Architecture and the press mounted a campaign to save the Victoria Embankment (Fig 2). Public reaction put a temporary stop to the desecration.

Today the Victoria Embankment is still threatened and will remain so until an inner ring road is developed to the north of the city and the SATS plan for the Embankment railway has been finalised.

Plans such as these for the wanton destruction of the city's heritage were the origin of the first Heritage Committee.



• **The first listing**

The Committee embarked on its first pro-active effort, the First Listing of Important Places and Buildings in Durban. It was warned that proposals for the preservation of certain sensitive buildings owned by the City Council would be viewed with disfavour. The first listing included amongst its 135 buildings a few which would embarrass the Council if their retention was sought. Foremost amongst these was the Durban Railway Station (Fig 3). The first listing, largely the work of Brian Kearney, was printed by the City Engineer's Department, accepted by the Council's Management Committee, released to the press and then frozen by the Durban City Council. The ensuing bid to save major buildings in the Station area was at the centre of complicated negotiations between the City Council and the Railways for an exchange of land between the old and the new Durban stations. Sacrificed in the settlement was the vital railway commuter link into the heart of the city. Saved are some ten major buildings which now form, perhaps, the most remarkable conservation project in the southern hemisphere and currently the largest in the world.

• **Second listing**

After the freezing of the first listing the Committee disbanded. The lessons had

been learnt and the Committee was reconstituted as a sub-Committee of the ISAA National Board, along with similar committees representing the other provinces. There were many new issues to be tackled, as architectural conservation had become an election issue within the Durban Council. Liaison with the City Council continued in the form of nominated councillors to stand on the Heritage Committee. In this role, the late Councillor Don Smith made many contributions towards conservation in the City. Much valuable work was carried out during this period culminating in the motivation to, and acceptance by, the City Council of a Revised Listing of the Important Places and Buildings in Durban to be carried out by Professor Kearney. The motivation was prepared by the Committee in conjunction with the City Engineer and its acceptance marked a milestone in South African conservation history as it was the first major study to be fully financed by a local City Council. The first listing had failed by not incorporating supportive legislation. This became a central issue in the preparation of the Revised Listing and remains so to this day. The introduction of conservation legislation into a legal structure which does not provide for compensation and betterment is a complex problem which threatens the successful implementation of the listing.

THE ISAA NATAL ARCHITECTURAL HERITAGE COMMITTEE

● Failure and success

Whilst an enormous amount has been achieved it is the failures which capture public attention. The demolition of the Telephone Exchange at the Pine Street/Field Street/Commercial Road intersection (Fig. 4) was a tragic failure. Despite negotiations on site between the Prime Minister and the Mayor of Durban (then Council Representative on the Heritage Committee) the building was sacrificed to technological progress and replaced with a nonentity. With the increase of public awareness and participation, conservation issues became inflamed and polarised. Some buildings were demolished due to lack of support, typical amongst these being Marilling Mansions, a three-storey commercial and residential building in West Street (Fig 5). The building was lost due to poor liaison between the bodies involved, lack of negotiation skills and channels, and impotent legislation. 295 Florida Road (Fig 6) was saved almost in spite of the heritage movement. Conservation of this remarkable Edwardian Villa teetered on the brink for the same reasons. That it has been saved is a celebration for conservation as it is one of three buildings which are, perhaps, the best Edwardian group in the country, but the process has left a sour taste in the mouths of too many people.

● Independent body

There are two major issues facing architectural conservation in South Africa today. The first is the need for the promulgation of comprehensive legislation which will support the growing movement of architectural conservation in South Africa and provide incentives, benefits and protection to the public. Secondly, self-interest, be it political or financial, often clouds clear-out action on conservation issues. Is it the function of the Institute of Architects to resolve these issues? Yes, but not in full. There is need for a strong independent body free of the political influences and financial self interest often seen in the action of political and business organisations. The Institute needs to be able to retreat from these issues which may on occasion not represent the interests of its members. What is required is a publicly funded independent body, strongly supported by the Institute and all other bodies involved in conservation, with the necessary teeth to get on with the job. Such bodies are already in existence in the United States and Canada and their constitutions can be suited to South African conditions. As with so much else in our beautiful country we must adapt or die.

John Frost, Chairman



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Previous page:

Fig. 1 Victoria Embankment, c 1905.

Fig. 2 Cover of NPIA Newsletter 3: 1976. Photo montage by John Frost.

Fig. 3 Old Durban Railway Station. Entrance detail by Duncan Ross-Watt.

Fig. 4 Durban Telephone Exchange, now demolished.

Fig. 5 Marilling Mansions "death notice".

Fig. 6 295 Florida Road refurbished.

DURBAN CONSERVATION AWARDS, 1986

The objective of making conservation awards is to encourage the conservation of culturally and/or architecturally significant artifacts of the City's heritage. First motivated by Councillor Mansfield in 1984, an Awards sub-Committee of the City Council has met since June 1985. The Committee consists of two City Councillors (Chairperson Mrs Hart), Professor Brian Kearney and representatives from the National Monuments Council, the Natal Heritage Committee, Natal Provincial Institute of Architects, South African Property Owners' Association, City Engineers' Department and the Museum of History and Technology. The criteria used for adjudication were as follows:

- The building or element should be of a civic nature and be readily accessible or visible to the general public.
- There should be a strong relationship of the element to the City of Durban.

Many buildings were submitted for consideration, forty-three were visited by the Committee and twenty-three short-listed for voting. The criteria used in selecting the most eligible buildings were as follows:

- Intactness of detail
- Authenticity
- Change of materials — this applied particularly to roofing
- Signage — this applied to many buildings in the CBD
- Awnings — inappropriate use of aluminium awnings
- Surroundings — how the building linked with additions; vegetation: some domestic buildings could not be seen from the road due to overgrown tropical vegetation, and hence could not comply with the criterion of being visible to the public.

Fifteen awards are being made for 1986 Heritage Year. It is anticipated that approximately five awards will be made annually. The awards for 1986 cover a wide spectrum and acknowledge both the buildings which have been skilfully restored and the buildings which have been lovingly maintained by their owners over the years.

Patricia Emmett.



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1. House Mrs L C Diaz.
2. Natal Teachers Society Building.
3. Recycled professional offices of Drennan, Maud and Partners.
4. Natal Chamber of Industries Building.
5. Shri Gengaiammen.
6. Administrative Section, Lion Match Factory.

In recognition of the contribution towards the conservation and enhancement of the City's architectural and historical heritage, the City Council conferred on

Southern Life Association Limited: A conservation award for the restoration and refurbishment of Salisbury House and Arcade, an historic City centre landmark of the early 20th Century.

South African Transport Services: A conservation award for the restoration of Bellair Railway Station — an historic mainline suburban building of the late Victorian period.

Natal Provincial Administration: A conservation award for the restoration of the facades of the former Playhouse and Princes Theatre and their integration into the Natal Playhouse, thus retaining one of Durban's best known landmarks.

Mrs L.C. Diaz: A conservation award for the continued care and maintenance of 37 Clyde Road, Redhill; an important example of an early Durban wood-and-iron house with a notable front veranda.

Natal Teachers' Society: A conservation award for the restoration, maintenance and preservation of the original relationship to the streetscape of 178 Florida Road; an important Edwardian villa with significant verandas and details.

Drennan, Maud and Partners: A conservation award for the restoration and recycling of 68 Ridge Road; a significant example of a colonial homestead in a garden setting.

Natal Chamber of Industries: A conservation award for the restoration and recycling of Industries House, an early harbour building with a unique urban setting.

Archdiocese of Durban: A conservation award for the restoration of Emmanuel Cathedral and Presbytery; a significant South African example of the late Gothic revival style in a dynamic city context.

Mr M G Dibb: A conservation award for the restoration and recycling of 90-92 Davenport Road; a significant pair of semi-detached houses of the late Victorian period in a suburban avenue.

Horne, Glasson & Partners: A conservation award for the restoration and recycling of the original house at 542 Ridge Road and its sympathetic incorporation into a major development.

Mr A J Hamilton: A conservation award for the restoration and recycling of 1 Hampden Road; a delightful example of an early wood-and-iron cottage.

The Temple Trustees: A conservation award for the continued maintenance of Shri Gengaiammen Temple, a wayside shrine, with an historic "Shiva" anhill, which has survived the pressures of city development and natural disasters.

The Lion Match Company Limited: A conservation award for the continued maintenance of the Lion Match factory, a local industrial building of the early 20th Century in a garden setting.

Department of Agriculture and Water Supply Republic of South Africa: A conservation award for the continued maintenance of the Herbarium in the Botanic Gardens, a late Victorian building in redbrick with verandas and fine detailing, in a subtropical setting.

Tradegro Limited: A conservation award for the refurbishment of the Queen's Tavern; an historic and prominent landmark of the "last outpost."

MARIANHILL CHURCHES RESTORED

ST JOSEPH'S CATHEDRAL

Mariannhill was founded in 1882. Four years later its first mission station, Reichenau, was founded. Then a veritable flood of outstations sprang up as the concentric waves of missionary activity spread even further from Mariannhill: throughout Natal, the Transkei, the northern Cape, Zimbabwe, East Africa, Europe, North America and other parts of the world. Many of the earliest buildings are little gems, unique to this missionary movement, usually designed and constructed by the Brothers. As these settlements face their individual centenaries, many of their buildings need restoration and renovation. I have been fortunate to have been involved in several of these projects, three of which will indicate the wide variety of approaches that one has to adopt to tackle these interesting projects.

● St Joseph's Cathedral, Mariannhill

As Mariannhill developed as an early Christian centre in Natal, it required a parish church for its local congregation. In 1906 the monastery's architectural team of Br. Nivard Streicher and Br. Otto Mäder prepared drawings for a substantial parish church. The foundation stone was laid the following year by the Abbot Edmund Obrecht amidst suitable pomp and ceremony. Construction was undertaken by the monastic order, with bricks, tiles and terracotta plaques being manufactured in their own brickyard, while the carpentry, wrought iron and copper work came from their respective workshops. Even the paint was locally made and applied by Br. Ludger Jansen and an itinerant German artist named Anton Schmidt, who decorated the walls in the Nazareen manner. Progress was rapid and the church was first used on Christmas Day 1909. On the 24th April 1924 the church was consecrated as the cathedral for the new diocese of Mariannhill. As such it served three bishops before the late Bishop Elmar Schmidt decided that the building needed renovating and updating. A Renovation Committee was appointed to discuss the Architect's report. This investigated the building, its history, its function, its many elements, and made proposals for improvements. Many of the problems encountered were directly attributable to ill-conceived changes brought about at different times by well meaning amateurs. Furthermore the changes in the Roman Catholic liturgy called for quite radical alterations in the sanctuary. With commendable courage, sweeping changes were agreed to which make the positioning of the altar appointments in St Joseph's Cathedral ...



This work has been carried out by the remaining building team at Mariannhill: Br. John Greeve, the builder; Br. Anthony van Heugten, the painter; and Br. Florian, the carpenter. L.S.C. Brunette & Partners were the Consulting Civil Engineers on the project. Progress has often been slower than desired because of the difficulty in matching materials and the intricacy of the work. A team of four painters spent four months on their backs repainting the vaults under the choir loft. Often more care was taken than one would hope to get from a commercial building contractor. Though the renovations were only partly complete, the cathedral was re-dedicated in June 1984, and has been in regular use despite the continuing renovation work both to the interior and the exterior.

MARIA RATSCHITZ CHURCH

● Maria Ratschitz Church

Maria Ratschitz is a mission station about halfway between Ladysmith and Newcastle along the dirt road to Washbank. William Africa, a local farmer, asked the Mariannhill fathers to start a mission there in 1889. Plans, showing a sophisticated proposal for the layout of a church flanked by a monastery and convent with schools and farm buildings a little further away, were first prepared by Br. Nivard in 1896, but very little of this plan was ever carried out.

The foundation stone of the church was laid in 1905 but progress appears to have been painfully slow and while the plan remained the same the elevational treatment underwent several drastic changes before the completion of the builders' work in 1912. The church was dedicated in 1920.

Maria Ratschitz has experienced very many changing fortunes which include the Anglo-Boer Wars, the First and Second World Wars and the ramifications of the Group Areas Act. Its success as a mission station has consequently reflected the vicissitudes of history and little material change has taken place within the church building. Also, little maintenance was carried out so that it was in dire need of attention when visited in early 1985. The building was carefully analysed and recorded and it was noted that some quite dramatic settlement had caused structural damage. It was also noted that much of the plaster would have to be replaced and that this would materially affect the painted decorations. It was decided to attend to the Sisters' chapel first and use the success of that project to convince the diocese of the merit of undertaking a full conservation project.

The stencilled decorations were carefully copied, colours were matched and recorded, damaged plaster was either replaced or repaired by the local parish priest and the wall surface prepared for repainting by residents of the mission.

In September last year an unsuspecting group of volunteers from the Durban Heritage Committee and The Friends of the Tatham Art Gallery, Pietermaritzburg, arrived at the mission late on a Friday evening. They were introduced to the project by candlelight before retiring for the night to a variety of rooms. Woken at 6.45 the following morning by the insistent peal of church bells everyone turned out for a stencilling workshop. Stencils were traced, cut and applied to the walls and great enthusiasm was generated as the decorative pattern developed. A second weekend was needed to

MARIANHILL CHURCHES RESTORED

REICHENAU MISSION

● Reichenau Mission

Reichenau Mission is situated between Bulwer and Underberg on the banks of the Polela River. It was founded after the local chief, Sakayedwa, had asked the Mariannhill Monastery to open a school for his children. In 1886 land was acquired and the first rudimentary shelters were set up which included a wood and iron house (still standing) erected as a Brothers' house. A church, a school and a farm were rapidly developed.

In 1896 the flourishing mission station was expanded with the erection of a grain mill powered by harnessing the force of the Polela River. Br. Nivard prepared plans for the buildings and Ferdinand Kraus of Neuss am Rhein designed the turbines and machinery. This resulted in two stone buildings, a two-storied turbine house next to the river and a three-storied mill building. This mill consists of a lower ground floor, where the main axle is located which drives the various machines, and an upper floor where the grind stones are located. The top floor is reserved for storage of grains and corn.

In 1985 the farm and mission were separated. The diocese retained the use of the mission while it let the farm out to a lay farmer and his wife who had the use of all the agricultural buildings including the mill. Used for 80 odd years before a more modern hammer mill was set up, and although idle for the past five years, most of the machinery was intact but in need of cleaning and maintenance.

In May 1986 a group of Third Year students from the School of Architecture, U.N.D., volunteered to participate in a conservation weekend. Great mounds of dirt, rat droppings and old mealies had to be moved out. Everyone camped in the old mill and while the sound of the wind howling off the waterfall could be heard through the broken windows, old ghost stories of deceased brothers were told.

The students cleaned the building and machinery, and stripped the turbine giving a yell of joy when it started and some of the machinery ground into action. A second weekend in July saw more cleaning and more machines started to work. The building was also measured up for the next stage.

Future weekends are intended and will cover the repair and/or replacement of damaged windows, repainting of the building and setting up of an agricultural display of the old equipment.

Unfortunately the spasmodic nature of these weekends does not allow for a guaranteed completion date. However the enthusiasm of the participants has been very encouraging. It is probably



complete the rough work, and future weekends will provide the finishing touches. This method of approaching a conservation project can not be recommended for typical restoration commissions: it relies too much on the good-will of amateurs and the professional has little control over it. However, when a unique building is threatened and there is neither the money nor the technical expertise to undertake a 'professional job', then this method may be the only alternative. It has the advantage of serving as an exercise in conservation for those who undertake it, and it involves the local populace who would otherwise see it as an unnecessary luxury.



Fig. 1 Before the renovations 1980.
Fig. 2 1984, during the rededication service.
Fig. 3 Maria Ratschitz Church, Biggarsberg.
Fig. 4 Members of the Friends of the Tatham Art Gallery and the Architectural Heritage Committee working on the Sisters' Chapel, September 1985.
Fig. 5 Reichenau Mission Mill 1980.
Fig. 6 & 7 Third year students working at the mill, May 1986.

the only way in which such a project could be undertaken without involving major costs for anyone and yet allowing everyone to experience conservation at first hand.

Robert Brusse

MOVING HISTORIC BUILDINGS

ST. SAVIOUR'S CHURCH

On Ascension Day, 16th May 1985, St. Saviour's Church, Randjesfontein was dedicated for Christian worship. This little church epitomises a very rich spiritual and historic tradition. Despite its recent completion, its origins can be traced back in the history of Christian activity both here and elsewhere: Material salvaged from a former cathedral has been used in its construction and on the site there are the graves of the pioneer Erasmus family. Its function as a place of Christian worship thus perpetuates a much older tradition.

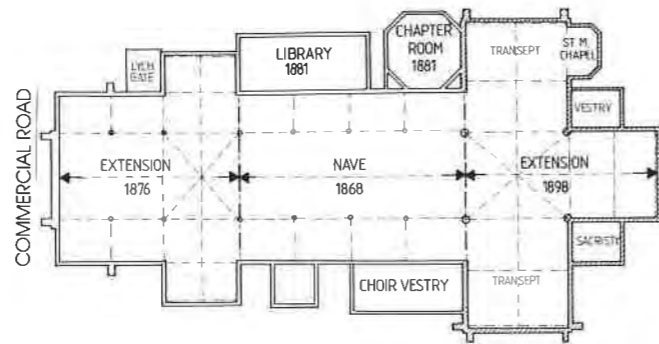
St. Saviour's Cathedral, Pietermaritzburg was founded in 1868, at the instigation of James Green, Dean of the local Anglican Community. The first part of the building consisted of a simple nave with side aisles. It had a Broseley tile roof, brick walls and a timber floor, with simple windows in the aisles and in clerestory dormers. The building relied upon its 'Gothic' timber roof structure to create its ecclesiastical feeling. It was remarkable for the simplicity of its construction and the speed with which it was erected. Access was through a yellow-wood Lych Gate.

In 1876 the cathedral was extended. A new entrance and two transepts were built on the Commercial Road end of the building. Five years later a Chapter Room and Library were added along the North-west side. This necessitated the removal of several windows from the aisles, which were re-used in the new rooms. In 1898 a new Sanctuary, two more transepts and St. Michael's Chapel were added to complete the cathedral's cruciform shape. Many memorials were added in due course, and certain structural alterations were also carried out.

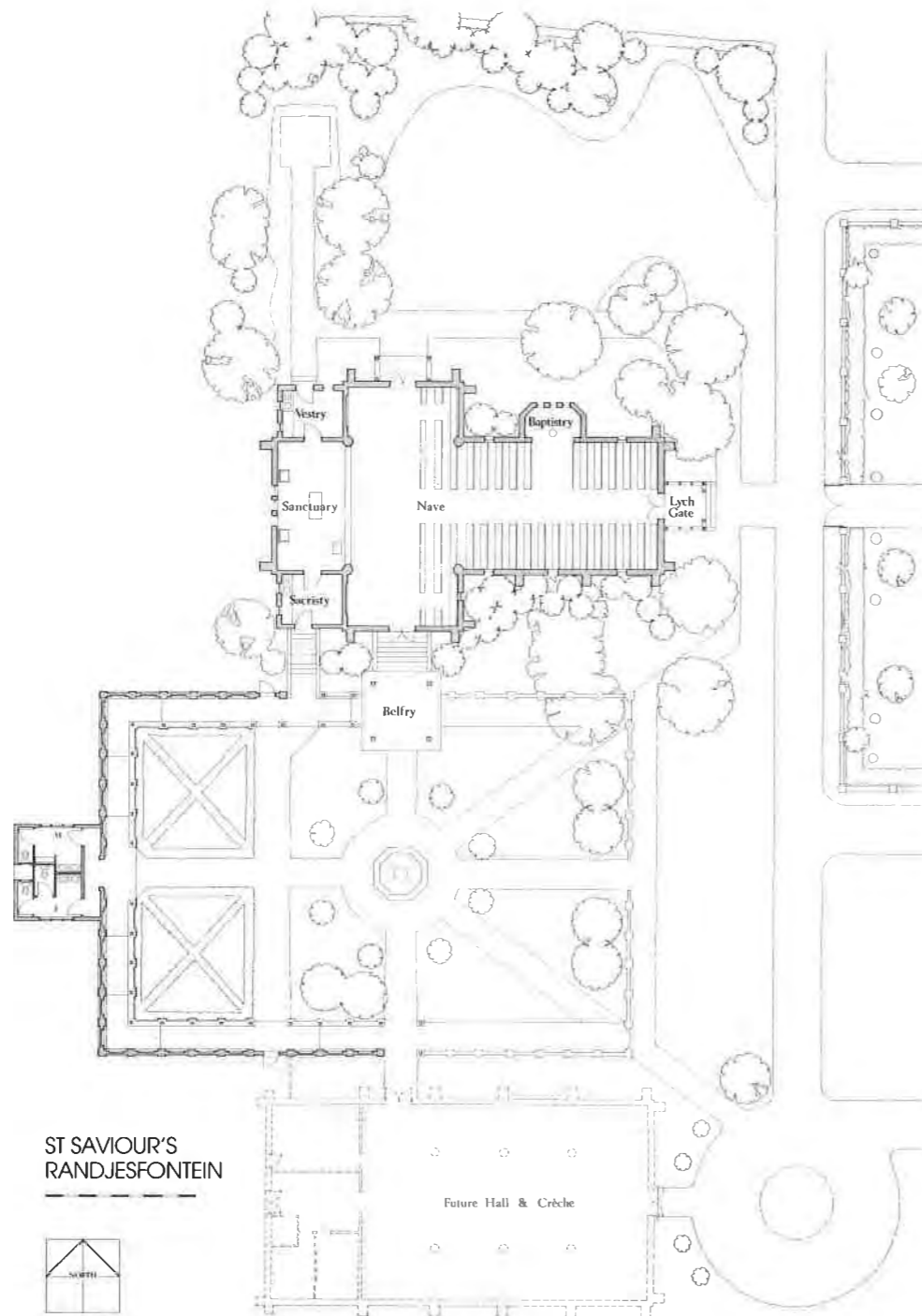
A few years ago, it was decided to build a new cathedral for Natal's Anglican Community. St. Saviour's Cathedral was therefore deconsecrated in 1976 and the building fabric became available for suitable re-use elsewhere.

The developers of Randjesfontein, Charles Lloys Ellis and Keith Parker, were to receive the former Sanctuary, Transepts, Nave, Chapter Room and Library, which were to be used for St. Saviour's Church at Randjesfontein. The Natal Parks Board were to receive the Commercial Road Transepts and the main entrance for reconstruction at the Historic Midmar Village.

All commemorative plaques, windows and furnishings were to be rehoused in St. Peter's monuments room near the new Cathedral of the Holy Nativity. In 1981 the demolition of the old Cathedral began. Charles Lloys Ellis supervised the start of this work and commissioned Robert Brusse to prepare



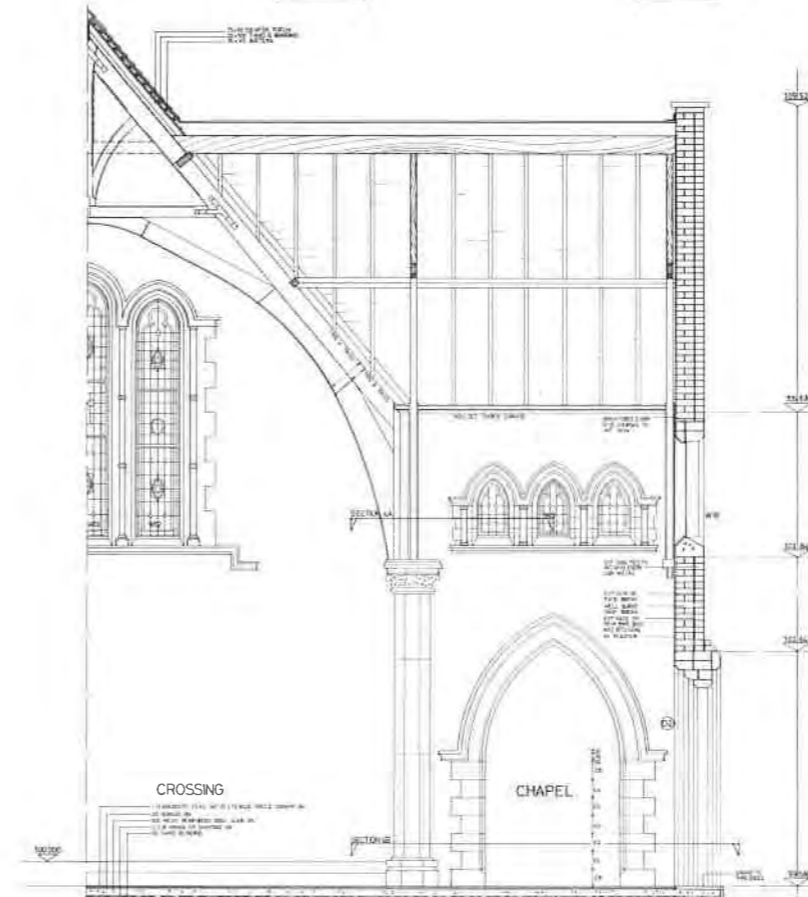
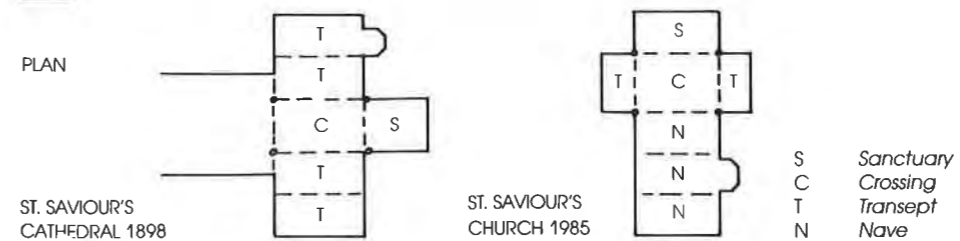
ST SAVIOUR'S CATHEDRAL, PIETERMARITZBURG



ST SAVIOUR'S RANDJESFONTEIN

MOVING HISTORIC BUILDINGS

ST. SAVIOUR'S CHURCH



SECTION



plans for the new church. The plan of the new building was based on the sanctuary and transepts of the old cathedral. One bay of the original transept was relocated at the end of the other transept. To create a new nave and sanctuary, two smaller transepts were created by taking one bay away from the original sanctuary and relocating it across the crossing. St. Michael's Chapel became the new baptistry and the Lych Gate was re-used as the main entrance, just as it had been originally. This plan provided for a church to be built which could accommodate a congregation of 200. In September 1981, shortly after the plans were approved, work started on the renovation of the salvaged building material; a process that was to take eighteen months. In August 1983 building work started in earnest. The first stage was completed some thirteen months later.

St. Saviour's Church is sited among several old conifers, adjacent to the Erasmus family cemetery. Here lie the remains of the pioneers of Randjesfontein who settled in this area in the 1830's. Two monumental tombs and several smaller graves record the passing of the patriarch and his children, several having died in this rural area at a very tender age. The present development of Randjesfontein is intended to ensure that this rural character is maintained for generations to come, so that its future residents will still be able to come to church on horseback.

To the south of the church a cloistered garden has been built which will link it to a future church hall and crèche. This building will be constructed of material salvaged from the original nave. When it is reconstructed, the hall will be similar to the church Dean Green built in 1868.

To the north of this site, the old homestead and farm buildings will be converted to form the commercial and recreational nucleus of the future community.

At an early stage in the planning of St. Saviour's Church, it was decided to make it available for Christian worship. It has become possible to accommodate the liturgical needs of the various denominations which subscribe to the Apostle's Creed. With tolerance and goodwill, a multi-denominational Christian Community is being fostered within a suitably dignified environment.

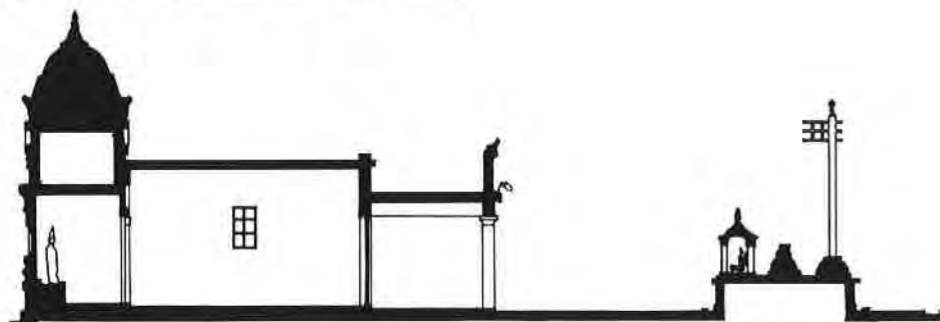
Robert J W Brusse

Fig. 1 Dismantling of St. Saviour's, August 1983. Fig. 2 The recess in the nave during renovation.

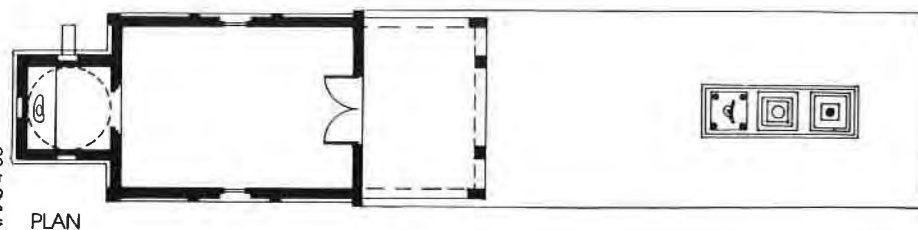
MOVING HISTORIC BUILDINGS SHRI EMPERUMAL TEMPLE

Occasionally a building which is rich in memories can no longer resist the forces of commercial expansion. An alternative to destruction is to move the structure in some way. A notable example has taken place in Natal. The Tongaat Group needed the level site of the Shriemperumal Temple in Canelands for an industrial development. The 'sikhara' of the temple was sculpted by the famous temple builder Kistappa Reddy. The whole upper brick structure was hoisted and moved under the supervision of Paul Mikula.

Rodney Harber



SHRI EMPERUMAL TEMPLE SECTION



PLAN

NPIA 1986 AGM

● NPIA AGM

At the Annual General Meeting of the Natal Provincial Institute of Architects, attended by approximately 90 members and held on 23 October, 1986, a preamble to the constitution proposed by a special Sub-Committee of National Board convened by the President-in-Chief, was debated and accepted in principle.

It was hoped that as the constitution was at present being revised, cognizance could be taken of the profession's contributions in South Africa by recording the historical facts and by making a statement of its hopes and beliefs.

Four key clauses of the Warsaw Declaration were included in the preamble and are those which appear to be the closest to crystallising such a statement.

The meeting also considered two resolutions put by a member calling for positive steps to be taken to encourage and assist aspirant black students to become architects and secondly to request that the Institute investigate ways of translating into action its opposition to the policy of "apartheid".

The debate which followed was of a high standard, in keeping with the status of the profession, and resulted in both motions being adopted by an overwhelming majority.

The recommendations of the Annual General Meeting, together with members' comments were debated at the subsequent Committee meeting of the Natal Provincial Institute and the representatives on National Board were asked to express these views at the meeting held in Johannesburg on 4 November, 1986.

National Board resolved to implement steps to include the preamble, with minor modifications, in the re-draft Constitution of the Institute of South African Architects.

Maurice Dibb, President

● 1987 Corobrik sponsored Architectural Students Congress

The 1987 Congress of Architectural Students will be held in Durban 13-17 April. Institute members will be most welcome to attend. The theme is "symbiosis".

THE CONTINUING PROCESS OF LEARNING

● Some thoughts on the ISAA Mid-Career Design Seminar held in East London 29-31 August, 1986.

Architects are ultimately distinguished from other professionals and business people by their understanding of design. Hence, in addition to the already established mid-career courses in professional matters and job management, it is welcoming to note that design seminars are becoming increasingly popular and supported.

Most architects subscribe to one or more journals and many would argue that all the knowledge they need to improve or "polish" their skills is available to them in that form.

However, do they actually read their journals and if so, can these really replace the immediacy of personal experience in a concentrated, disturbance-free environment? The fact is that architects need to talk to other architects and to exchange and discuss experiences. Perhaps this fact also explains the large proportion at the East London Design Seminar by members of single principal and small practices who would feel the natural need to talk to others. As is known, certain large practices organise in-house seminars with subject matter directed specifically to their own needs.

A few factors from the East London Seminar may be worth highlighting: — of the three days allocated, only one day needed to be spent out of the office. The subject for study was an urban design problem, it could be tackled responsively. As a further result, the work could be tackled in groups and discussions thus promoted. As a sign of providence, the weather was rainy and cold which encouraged indoor concentration where otherwise people could have been distracted into doing other things. At the termination of various interim crits, lectures served to relax and yet stimulate design. There is however, no substitute for the lively mind of the director, someone who can formulate problems, discuss them and arrange and re-arrange the ideas emerging. Hans Hallen did just that. And, if the aim of the seminar was to stimulate and refresh the practising architect, it did.

Walter Peters

On the second and third day the groups prepared and presented proposals for a general critique at which the City Engineer and City Architect were present. Various proposals were considered, eg. whether Fleet Street could be diverted and the whole area turned into a very large market square; whether there was a sound economic basis for parking under the Market Square; and how any diversion of traffic could take place; and what criteria should be established for access and movement

Walter Peters



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ISAA MID-CAREER DESIGN SEMINAR

The Institute of South African Architects held its third Design Seminar in East London from 29-31 August 1986. There were twenty participants, drawn from as far afield as Pretoria, Kimberley, Maseru, Natal and the Border/Eastern Province areas.

● Project Outline:

The project area considered was the Market Square at the southern end of Oxford Street, the main shopping street of the CBD. (Fig. 1) It has been identified for some time as an area in need of upgrading. Design considerations such as the access for buses, pedestrians, mini-buses and trading, and provision for market stalls, vendors, small trading outlets, were part of the brief that developed on the first day. A major issue was the decision to partly close Oxford Street to traffic and to use it for pedestrians and for parking displaced from Market Square.

● Procedure:

On the first day, the City Architect, City Planner, and the City Engineer introduced the issues. Following this, and after a walk around the area, three working teams were set up and these groups separated to work on initial proposals in preparation for a late afternoon discussion. Throughout the seminar lectures were given by Professor Danie Theron, Dr Wally Peters and Mr Hans Hallen on various matters related to urban design, urban planning, the special qualities of the Border area and its architectural history and examples drawn worldwide of precedent in the design of public spaces and city squares.

On the second and third day the groups prepared and presented proposals for a general critique at which the City Engineer and City Architect were present. Various proposals were considered, eg. whether Fleet Street could be diverted and the whole area turned into a very large market square; whether there was a sound economic basis for parking under the Market Square; and how any diversion of traffic could take place; and what criteria should be established for access and movement

Fig. 1 Transformation of the Market Square into a colonnaded piazza.

Fig. 2 Market Square proposals including a colonnade to unify the setting; car parking and loading areas and, on the axis of Oxford Street, a large external focus in the form of a pineapple.



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systems in and through the CBD. There was a consensus that Oxford Street should be closed; that vehicular traffic could at intervals cross Oxford Street in an east-west direction but that for at least four or five blocks up from Market Square, Oxford Street could become a pedestrian precinct.

Four or five buildings in the square warranted conservation, but for the remainder there was either vacant land or buildings of lesser potential; and various schemes for building up the perimeter were considered. It also seemed reasonable that increasing demand for economic housing near the city centre and to the south of Market Square could be met in the area which overlooks the harbour and the Square. All agreed on the need to invest Market Square with a symbolic importance and a pleasing environment, with an increase in the amount of planting and paved areas.

● Proposals:

The PA team (Pining for the Apple) proposed a colonnade around the Square which would enable sheltered movement around the Square, shopping kiosks, and access to the buildings on the perimeter (Fig. 1) Tree planting and paving and water features enlivened the Square which in turn was linked northwards to Oxford Street and to the south by means of a controlled traffic crossing to a bold staircase down to the proposed residential areas below. (Fig. 2) The general location plan (Fig. 3) for the area indicates the division of traffic away from Oxford Street and onto parallel roads, the development of the bus station, and an access link down across the Nahoon Valley to Signal Hill, which would improve access to this area. A particularly evocative cross-section (Fig. 4) indicates the structure and shape of the colonnade; the various shopping potentials; the opening up from small shops and kiosks onto the colonnade and into the Square. The scheme results in a very friendly and humane environment.

● ISAA Design Seminar Experience:

The first design seminar which was held in

Fig. 3 The master plan showing the Market Square at the junction of Oxford and Fleet Streets and the proposed pedestrianisation of Oxford Street.

Fig. 4 Details of the enclosing colonnade, standing clear of the existing buildings, wide enough to serve as an arcade with vending stalls integrated in the design.

Johannesburg a year ago was reported in detail to the City Council's Section 59 Committee and stimulated the Council to embark on a reconsideration of the Newton Project Area and the generation of a design competition sponsored by the City. It is this interaction between the Institute's members working on these kind of courses and local authorities working with them that is very beneficial. It is clear that the East London exercise has also stimulated the city officials, and that the local architects, the Institute and the City have all benefited from this exercise.

A series of planned design seminars of this nature could become a regular feature of the Institute's educational programme.

These courses could lead to the same results as those reached by the American Institute of Architects R/UDAT (Regional/Urban Design Assistance Teams) programme which has now been in existence for 10 years and which has affected the downtown redevelopment and enhancement of 60-70 American cities. Here, architects participated on an increasing scale of involvement for the benefit of their communities and in the process developed their skills.

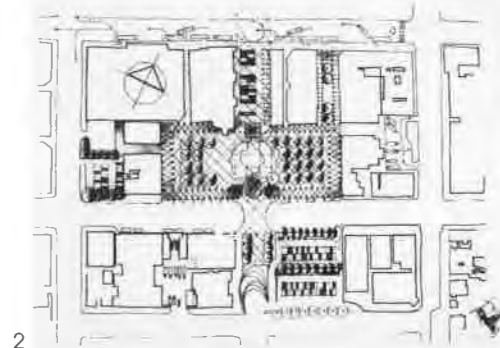
● Acknowledgements:

The preparatory material was obtained from the City Officials, with the help of Roy Bridge. The offices of ZAI were made available for the use of the teams and this proved to be of great assistance in enabling them to work under comfortable and creative conditions.

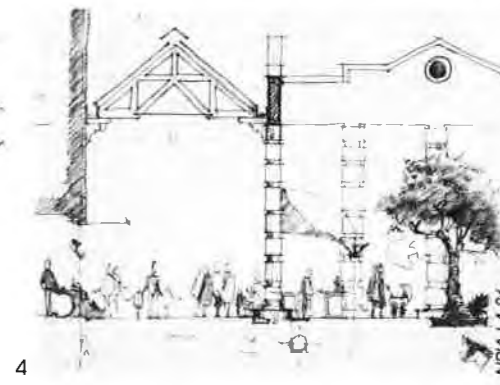
Hans Hallen

● Editor's note:

For reasons of space the proposals of only one team could be included.



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