

Dear Walter

IT'S A BRIGHT AND SUNNY DAY IN KWAZULU-NATAL, BUT MAN, IT'S COLD! I STILL CAN'T BELIEVE IT GETS THAT COLD IN DURBS. - AND THAT AFTER 30 YEARS IN TOWN!

TED WAS RIGHT - HOUSES SHOULD FACE NORTH EAST (AT LEAST IN WINTER) SOMEHOW I WAS HOPING THAT THINGS WOULD CHANGE WHEN THE OLD GANGSTERS LEFT - MAYBE GET A BIT WARMER IN WINTER, A BIT COOLER IN SUMMER, MAYBE WE'D GET ON AND DO SOME OF THE WORK WHICH NEEDS TO BE DONE AND MAYBE - JUST MAYBE WE WOULD GET SOME WORK!

YOU KNOW - THE KIND OF WORK WHICH WOULD REALLY MAKE A DIFFERENCE OUT THERE THE KIND OF WORK WHICH KEEPS YOU UP ALL NIGHT INVENTING NEW SOLUTIONS TO OUR UNIQUE PROBLEMS. THE KIND OF WORK WHICH MAKES YOU FEEL GOOD ABOUT BEING AN ARCHITECT - AND THERE WOULD BE SO MUCH OF IT - THAT I WOULD EVENTUALLY BECOME A FANTASTIC ARCHITECT!

YOU KNOW - THE KIND OF WORK - WELL I'LL ENCLOSE A FEW SAMPLES FOR YOU. SOME OF US HAVE BEEN TRYING FOR A WHILE NOW. - SOMEONE IN AUTHORITY CALLED US "JUST BUSH ARCHITECTS" ONCE.

REGARDS.

Paul M.



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Journal of the KwaZulu-Natal Institute for Architecture



**Bush Architects**

GUEST EDITOR - PAUL MIKULA

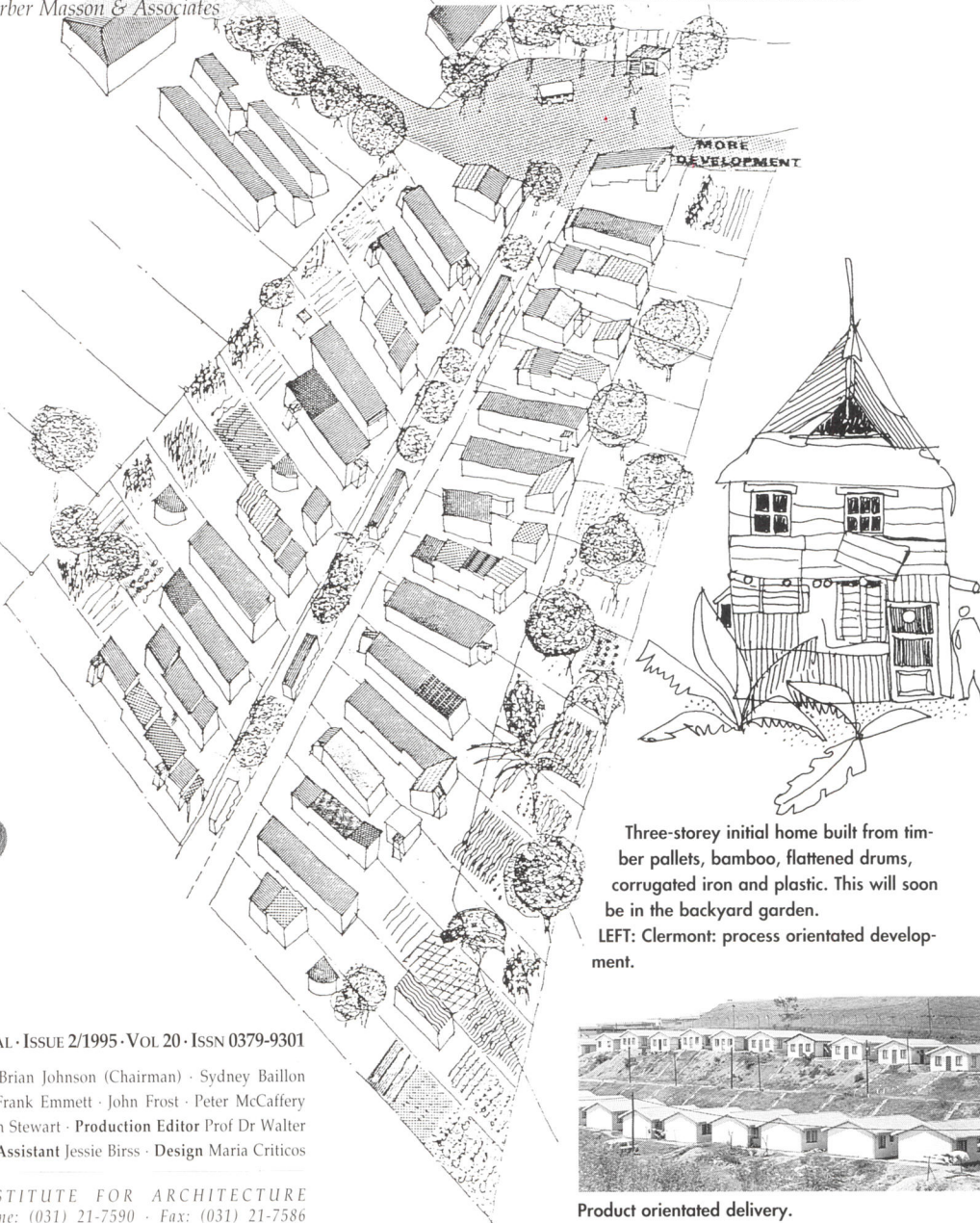
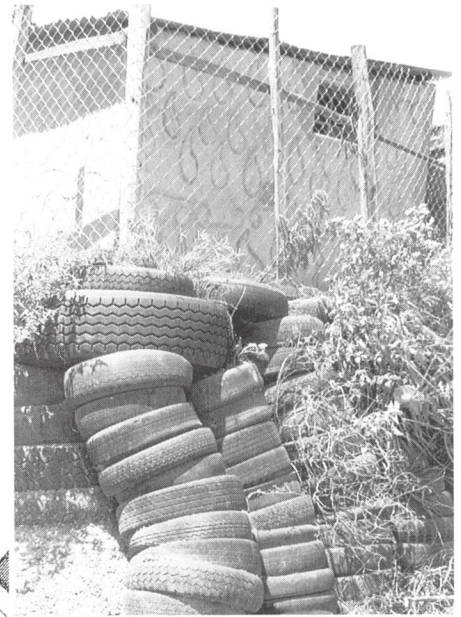
## Another Delivery Model

**T**he Road 2 Civic Organisation commissioned Harber Masson and Associates to develop a 1:3,5-steep piece of wasteland in Clermont to accommodate homeless people. Because of the direct liaison, it was possible to convince our clients that very narrow sites would reduce the cost of services dramatically. Pegs were immediately placed for 8m x 40m sites with all services focused down the central roadway. Shacks were soon erected by the new owners at the rear end of the sites to provide initial shelter.

By recognising another delivery model the owners have land, hardened roadways, electricity, water, waterborne sewerage and fees paid for slightly more the R8000.

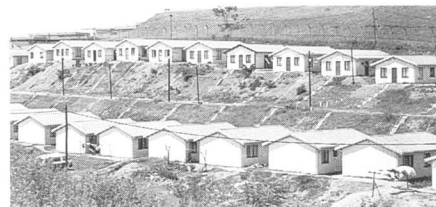
After nearly three years the process is still under way.

Harber Masson & Associates



Three-storey initial home built from timber pallets, bamboo, flattened drums, corrugated iron and plastic. This will soon be in the backyard garden.

LEFT: Clermont: process orientated development.



Product orientated delivery.



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## What's the Difference?

"At the end of the day, we are trying to make nice places and do good architecture, thinking form, light, structure, end-use, and the other important architectural issues, in all our projects."

And as with all projects and clients, there are the inevitable crises and nightmares! Different tile batch, leaking roof, client identity, wrong size hob, work stoppage, no available glass-blocks or no available rough aggregate. Hassles are just a part of our job description.

With the community-based client bodies, we follow a process that complements the method which our practice chooses to practise architecture.

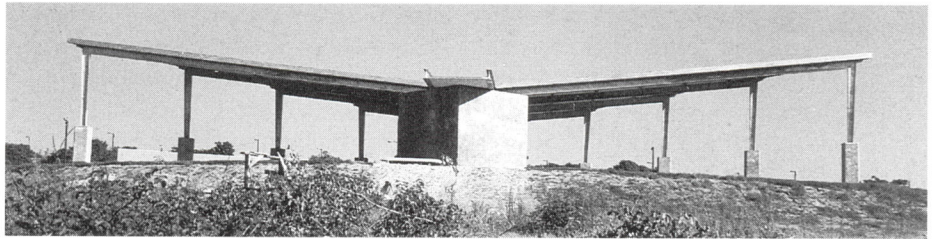
It's about much more than just getting a brief and executing it. We meet the community, define and design the projects with them, and almost always go to site and build with them.

Doing the "architect-thing" is about becoming familiar with different communities, their activities, civic structures, existing resources, development needs and potential opportunities.

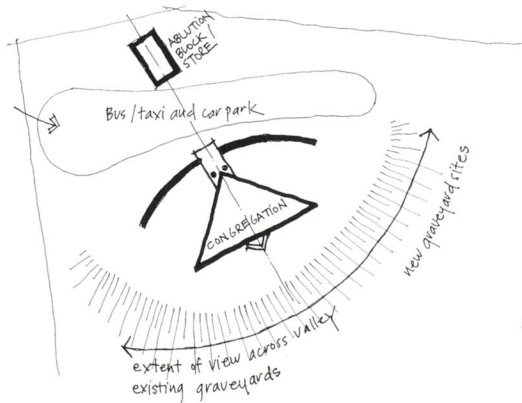
The constant in the process is the learning and growth experienced by all concerned. Our work really is about people and their interactions. Conflicts typical in the contractor-client-consultant relationship are usually over-ridden by the common intentions of the project in hand. The projects are partnerships. There is a sharing of enthusiasm, and usually, positive problem-solving.

That is why we go out there over weekends, have the endless meetings, get our hands dirty on site, spend our free time in giving what we believe is something extra to the product. The process required gives us greater opportunities to participate in the project and the community. And a much greater experience of where it is we are living.

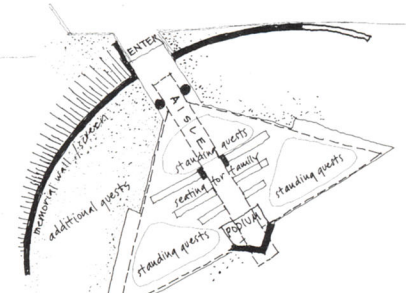
Liebenberg Masojada Architectural Projects



KWANDENGEZI CEMETERY RECEPTION AREA  
Architectural Concept Diagrams



The pavilion is placed on the high flat portion of the site. The orientation is towards the graveyards below and the view over the valley to the hills beyond.



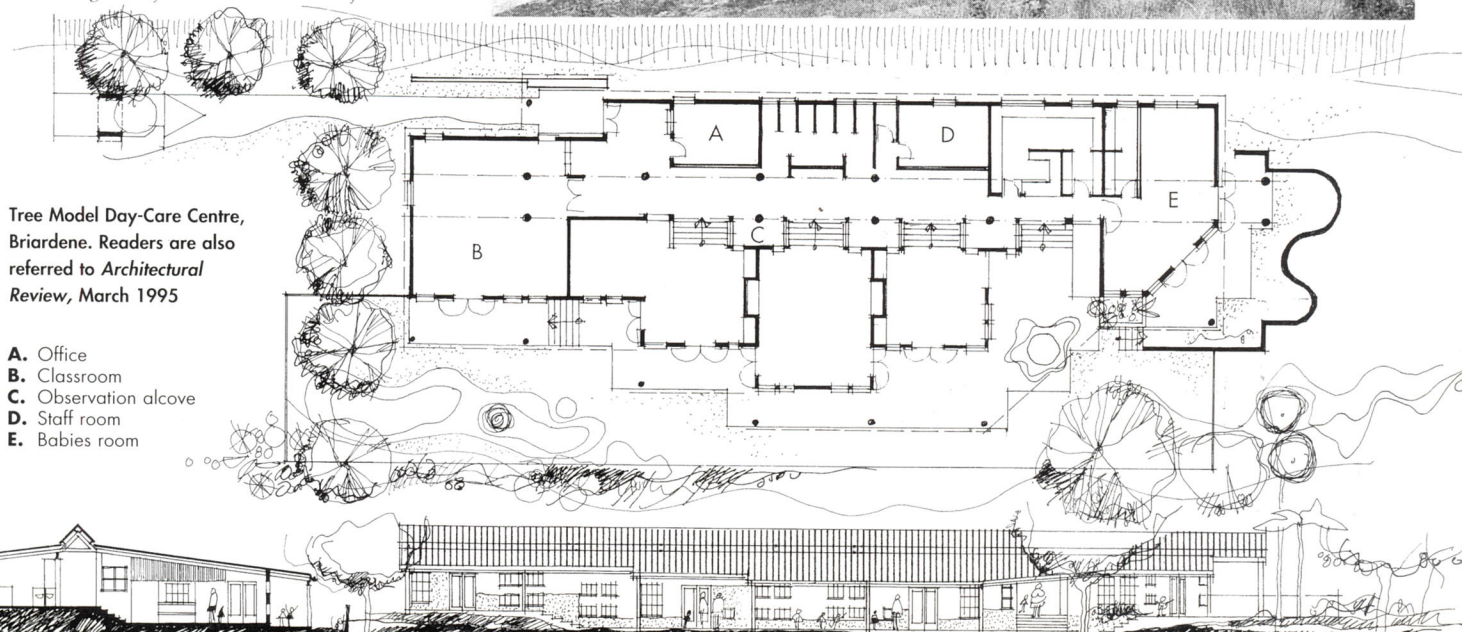
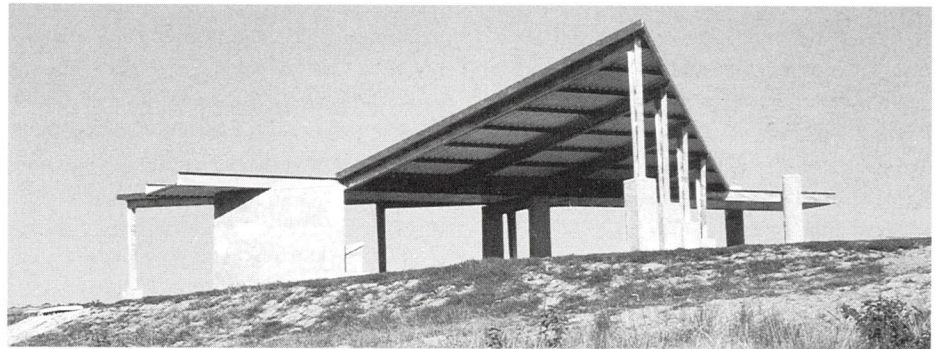
The screen wall isolates the ceremonial area from the work and activity of the parking area. The procession begins at the opening in the wall, continuing down the aisle to the final podium. Seating is provided casually for family, with friends gathering around.



The screen wall is for the placement of memorial plaques.



The roof form is light, floating over the gathering space below as two floating planes. The central structural element reinforces the route of the aisle below.



Tree Model Day-Care Centre, Briardene. Readers are also referred to *Architectural Review*, March 1995

- A. Office
- B. Classroom
- C. Observation alcove
- D. Staff room
- E. Babies room



## Operating in the Rural Environment

**M**ost practitioners have at some stage had a taste of rural work, but generally in areas where there is reasonable access to materials sources, and where the construction is undertaken by an established contracting company enjoying the necessary managerial infrastructure. Experience has been gained over the last three years by Dennis Claude and quantity surveyor George Norval at Ndundulu, and Bro Walton of the University of Natal's Built Environment Support Group (BESG), and Norval in Maputaland, on behalf of the British Overseas Development Agency, and the Independent Development Trust, respectively. The experience indicates that the professions are in need of an entirely new and unique set of practice guidelines and skills, warranting attention at the tertiary level of education. Client liaison, materials management, contracting expertise, contractual arrangements and documentation all demand input far removed from that regarded as the norm, even in the ambit of rural development.

Part and parcel of most current donor or quasi state funded projects is the requirement of community participation and facilitation. The project client is thus usually a committee elected from community members, such committee electing a chairperson who assumes responsibility for liaison with the project manager or professional team. Without exception, four contractors in the Ndundulu region and some forty-five in Maputaland were nominated by their respective communities and drawn from the community. Committees could not be persuaded of the advantages of competitive bidding, and it was necessary to negotiate price and contracting conditions with each nominee.

Arguments as to the suitability or otherwise of the nominee when cognisance of skills, technical and managerial, were taken into account, also fell on deaf ears, and negotiations were thus concluded with the builder selected by the community in each case. The professional teams reached the conclusion that this very strong community loyalty had grown out of natural hardship in areas where unemployment has been the norm.

The builders nominated by their respective communities all proved to be without any meaningful working capital, and contracts were concluded on the basis of "labour only" ventures. This of course placed the responsibility for the supply of materials in the hands of the communities, and thus ultimately under the control of the professional team, a task demanding considerable application and enthusiasm, particularly in some of the very remote regions of Maputaland. Six contractors owned portable generators, five possessed bakkies, and the remainder boasted an assort-

ment of spirit levels, barrows and shovels. None had operated a spirit level, but it must be pointed out that this obvious limitation in plant availability was more than compensated for by a vibrant enthusiasm to learn and improve skills, technical and managerial.

Approximately one third of the contractors nominated had calculated their "labour only" tender bids on a square metre estimate basis. A fair level of expertise exists in this method of estimating, as bids were generally within a few percentage points of the budget price established by the quantity surveyor. As each contractor insisted upon privacy at the time of tabling his bid, there appeared to be little likelihood of collusion. In any event, the remoteness and distance between some communities must dispel this notion.

Approximately 20% of the contractors based their tenders on an overall "feel" for the contract. The "feel" appeared to be based on the method of relating the building to be constructed, in proportion, to a standard dwelling unit, the cost of which is known. A clinic visiting point might thus be regarded as comprising the equivalent of the input for, say, four houses. The tender price would thus be four times a standard house costing.

Most problematic of all was the last group of nominees who were prepared to build without having any notion of the price to be charged. This group sought guidance from the professional team as to what their contract amounts should be. One can only speculate as to the attitude a professional indemnity insurer is likely to adopt in the face of a claim by a contractor for compensation for the loss he has sustained during the contract, due to the incorrect price established by the project manager. In any event, the issue could not be side-stepped and it proved necessary to workshop the pricing process from basic hourly rates for skilled and unskilled workers through to end cost, mark-up and contract price. Some twenty contracts have run their course without complaint from builders, so the process appears to have been adequate.

Contract documentation had of necessity to be designed from scratch. Given a contract that is "labour only," where the contractor's dearth of funds negates any possibility of the deduction from payments of retention amounts, where he has less than a remote possibility of procuring workmen's compensation or public liability insurance cover, and even less chance of producing a construction guarantee or a surety, no standard documentation can be used or even adapted to suit. Despite efforts to clarify contract clauses with contractors by the holding of fairly extensive workshops, it became

evident that contractors and community representatives would have put signature or print to paper, whatever the nature of the document; such was their trust in the professional team. Faced with this attitude of complete trust, it is necessary for the practitioner to proceed with utmost care to ensure fairness between the parties to the contract. Incorporated in each document was a schedule of the progress amounts to be paid to contractors, such payments being made after the completion of building elements, as opposed to time intervals.

The skills base enjoyed by the nominee contractors spanned from non-existent to highly competent with regards to technical attributes, but without exception, management acumen was very low. No single contractor was able to schedule work on a bar chart basis and cost control represented unknown territory. In an attempt to overcome this shortcoming, Norval has formed the "Maputaland Builders Association", which is likely to have a membership of over seventy by March 1995, and the Faculty of Architecture at the University of Natal has pledged to provide ongoing instruction in the field of management. (Claude and Norval have completed a course at Ndundulu, delivered to twelve builders with the co-operation of the students of the Faculty, and Walton and Norval a course for fourteen builders at Mboza in the Maputaland Midlands).

Research revealed that where developed skills existed, these could be attributed to workers having returned home from urban centres, after having been laid off during the building downturn, to migrant workers (probably having immigrated illegally) who trained under the Portuguese in the then Lourenço Marques, and to the training received from missionaries stationed at the mission hospitals. In particular it seems that the instruction received at Mseleni Hospital under a certain Mr Dougal was of a particularly high calibre as his protégés were encountered in senior positions throughout the region (Norval has in fact done work at Msunduzi, Nagle Dam area, with a very accomplished builder who is a product of this school). Of some delicacy is the way forward when it is discovered that a contractor's technical skills fall short of those required. Norval issued an instruction to one community in Maputaland that the contractor's appointment be terminated on the grounds of appalling workmanship (The foundation blockwork being out of level, out of plumb and unbonded). The community committee pointed out very respectfully, that this option was beyond consideration, and that in any event, given a modicum of instruction he was assured that the builder's performance would improve beyond recognition.

Fortunately, this prediction proved to be accurate and a clinic finished to very acceptable standards was handed over. This staunch solidarity was encountered throughout the area traversed, and at a time leading up to the first open election in this country, provided the practitioners with a feeling of confidence in the way ahead, even in those very troubled times.

Possibly the most demanding element of the rural appointment is the materials management component. Access to most sites in Maputaland is by fourwheel drive vehicle, and in many cases, roads are represented by a mere suggestion. The red soils and boulder-accentuated tracks of the Lebombo and Ubombo regions become impassable during rainy periods, while the dune sands of the Mseleni and Mangusi areas become stable under such conditions. Naturally the opposite pertains during dry periods, so that no weather pattern can be regarded as ideal.

Timeous delivery of materials is thus achieved more by good fortune than good planning. The very tortuous path to most sites has of course the one advantage in that block-making of necessity takes place where the blocks are to be used. In this process, the community at large becomes involved and in many cases schoolboys manufacture blocks after classes in the afternoons. Samples of blocks manufactured by communities were tested in Durban, and after some very poor initial figures, reasonable crushing strengths were achieved. One strategic material that is usually taken for granted but which proved problematic in certain areas of Maputaland is water. The community women carted water to sites at R2 for 25 litres. This charge is extremely modest when one considers that in some cases the round trip was as much as 10 kilometres via routes that were seldom level. Concrete stone is purchased at the quarry at Jozini for some R85.00 ex. works. Once cartage, via a tractor and trailer hired at R500.00 per day is added, in some remote areas the stone is deposited on site at approximately R200.00 per cubic metre. All of this of course plays havoc with the budgets established by the practitioner who has not thoroughly researched his area. In the case of the water carted to site, at three localities community members took turns to sleep alongside the water drums at night to avoid theft. The professional team suspected that on occasion they were paying for the same water several times.

Given the rigours of the work, the fairly high risk that if the malaria doesn't get you some hitherto unresearched little beast in the drinking water will, and the very marked change in your diet, to really fully appreciate practice in the more remote areas, a touch of Livingstone in the blood is a necessity.

*George Norval, Quantity Surveyor*

*Sally Adams & Joanne Lees*

## **Making Places not Buildings: Umbumbulu Shopping Centre**

**T**he site for the proposed Umbumbulu Plaza shopping centre is located in what would be described as the town of Umbumbulu, adjacent to the bus and taxi stop which is actually just an open piece of ground. The existing shops in the area are loosely scattered around the bus stop - acknowledging a concentration of retail opportunity there.

The shopping centre site is slightly raised above the bus and taxi stop and forms one of its edges. It is highly visible as one approaches the "town" and will be even more prominent when the main approach road is realigned as proposed. The shopping centre project provides a special opportunity to make a really positive impact on the legibility and identity of the "town centre," and has in fact more to do with enhancing the sense of place there than about architecture.

The proposal is for a courtyard scheme that makes a pedestrian space, clearly defined, shaded at its edges and fairly formal, in contrast to the hot and dusty bus stop, and yet closely connected to it so that the functions reinforce each other. The shops all relate to the courtyard except for one on the main road which is an echo of those typical small town shops complete with veranda and bay window. The remainder of the street edge is

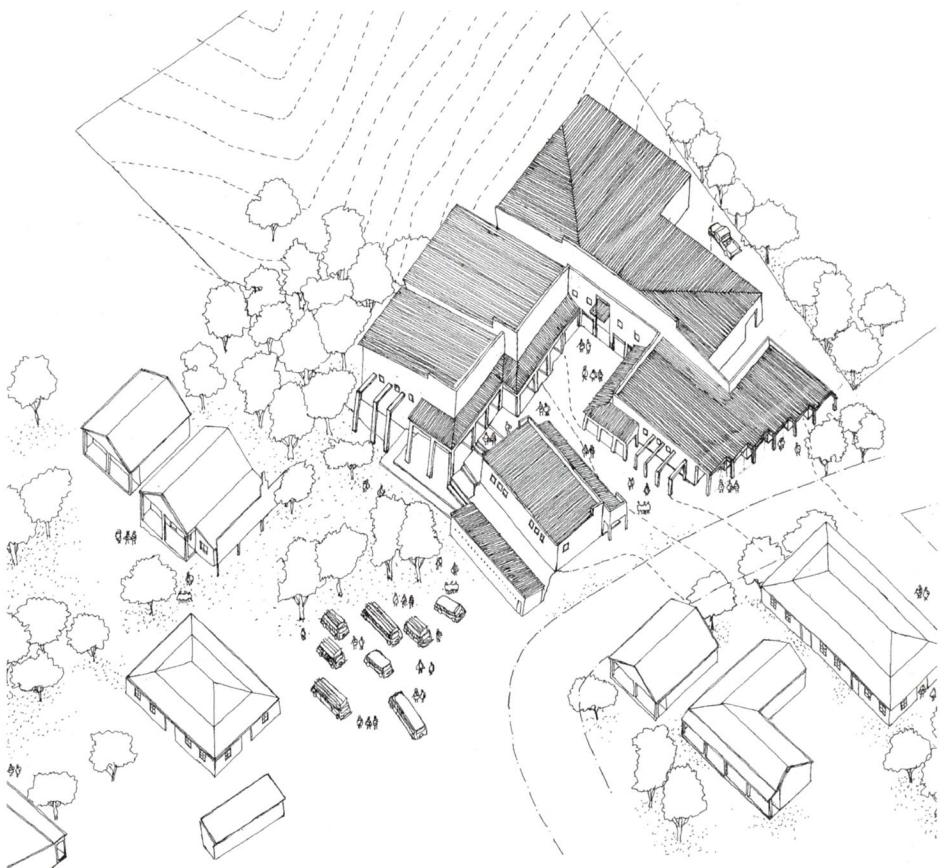
defined by a wrap-around veranda which shades stalls for informal trading - which the client was persuaded should be part of the brief (and budget). It was originally proposed that the building be closer to the edge of the road forming a clear street edge, the veranda doubling as a pavement, but we were unable to obtain consent for a relaxed building line.

The architecture of the centre is simple and deliberately played-down, although the largest shop (and anchor tenant) is given some prominence at the top of the site. The wrap-around verandas shade and define the central public space which, it is hoped, will become a focus of pedestrian activity.

The centre and the courtyard are linked to the bus and taxi stop by a minor "spanish stairs"-arrangement which takes care of the level change between the spaces, and provides additional platforms for informal trading.

Necessary service access and required parking are located at the back of the building and accessed discreetly at the top of the site. This may not be the most convenient area for parking but car ownership in the area is very low and it was important that the courtyard space should be reserved for pedestrians.

*Architects Collaborative*

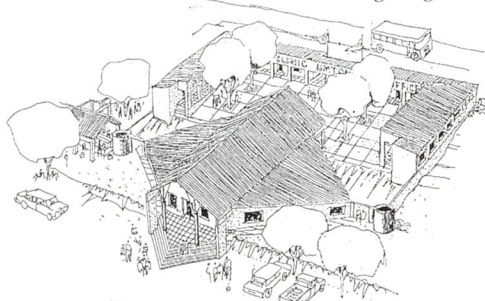


# Amatikwe Village:



Three years ago you wouldn't have noticed Amatikwe, it looked the same as all the other Zulu tribal lands – scattered huts, a few formal houses, hand-cut paths, a couple of boreholes. On the other side of the hill the tribal authority's standardised offices sat sleepily, waiting for something to happen. But Amatikwe was different from the rest. The community's years of perseverance were finally to pay off, development was coming.

It began with a rush of activity and enthusiasm. Community newspapers and t-shirts were printed, consultants, for once, poured their energies in; the community reactivated long-forgotten



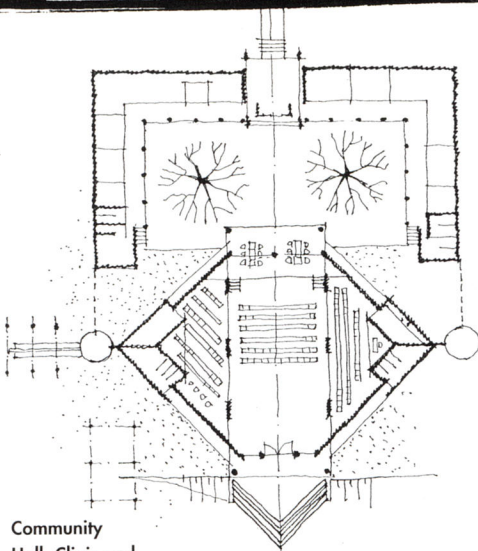
committees whose dusty resolutions finally had some meaning; donors opened their report books and before anyone had a chance to pause Amatikwe lay transformed.

A standpipe on every site (690 of them), electricity at the ready, kilometers of gravel and tarred roads, houses with odd-looking toilets, a sports field, a clinic, buildings from which to operate as well as social support structures such as a day-care centre and children's home.

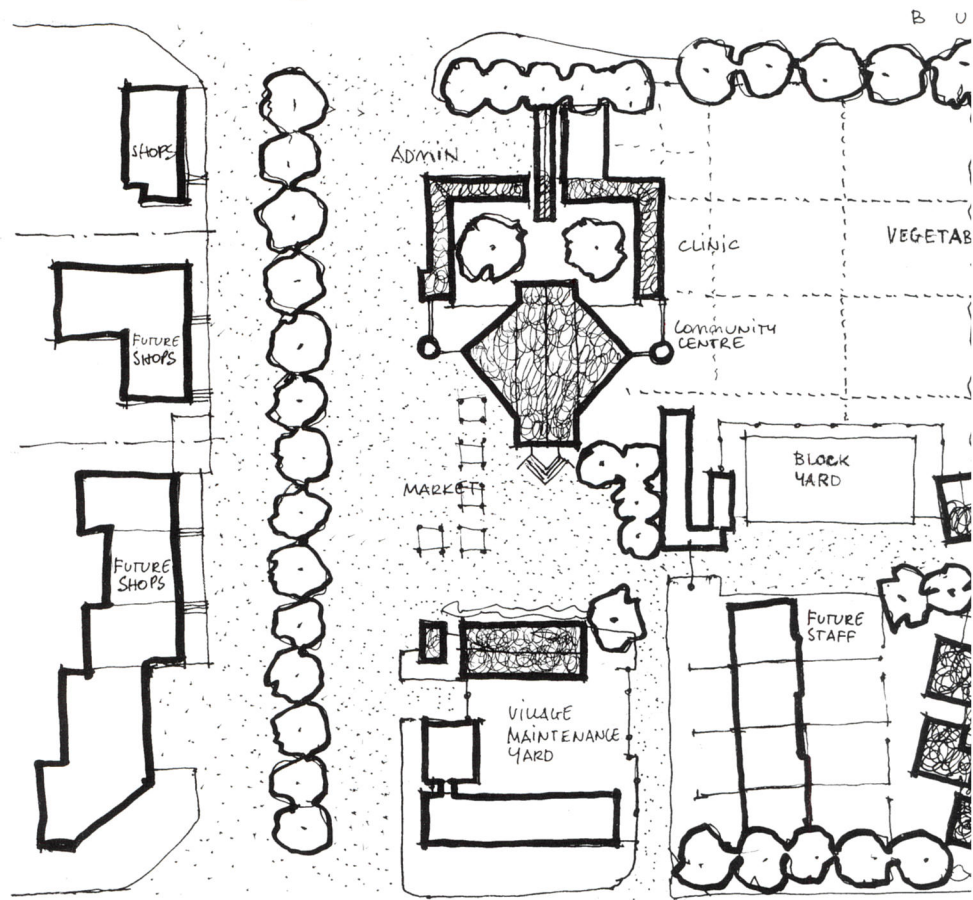
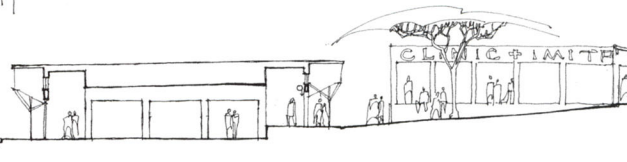
But there was a big problem. Suddenly here was a village that had no-one to look after it. Having failed to persuade the authorities to take responsibility, the community decided to take charge of its own affairs and, with some help from trainers and funders, established their own administration and maintenance units, all staffed by residents.

The Abalindi Welfare Society, the social centre of Amatikwe, provides shelter, care and purpose for the aged, for orphans and abandoned streetchildren. Three years ago, the day-care centre, was temporarily housed in the church, streetchildren's homes were *Pozzi* huts and the small dining room battled to cope with the ever growing demands of the centre's residents.

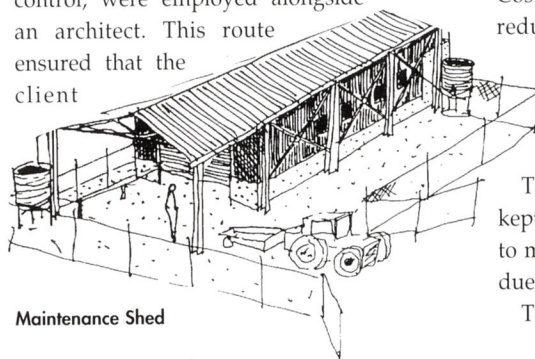
In 1992, Abalindi managed to secure funding from IDT Welfare Department to build a children's home and dining-hall, and from the NBS to build a day-care centre. Construction costs of the buildings for Abalindi had been



Community Hall, Clinic and Administration Unit



kept to a minimum. The traditional "main contractor" route was avoided and instead construction managers, responsible for organising local builders, ordering materials, and cost control, were employed alongside an architect. This route ensured that the client



Maintenance Shed

paid cost for the building process plus a percentage in fees to the consultants. Costs were indeed reduced to approx.

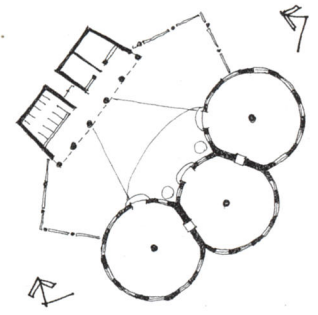
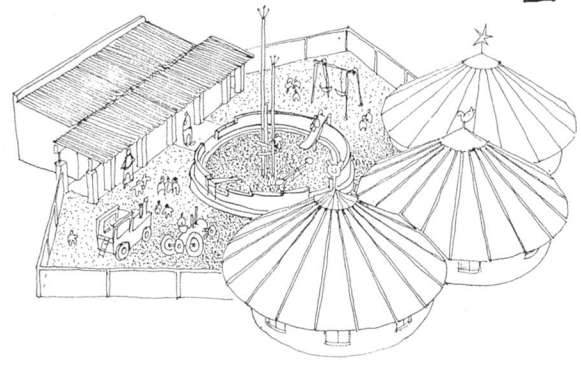
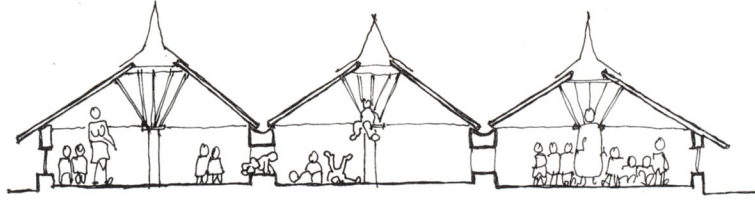
R800 per sq m, inclusive of fees and VAT, and at the same time a large amount of knowledge and skill was transferred to local builders.

The Abalindi block production yard was kept busy for eighteen months and continues to make blocks for the new community centre due for completion at the end of June.

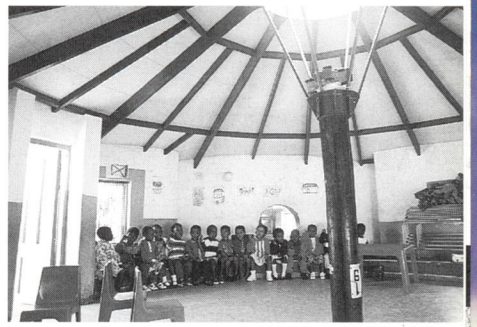
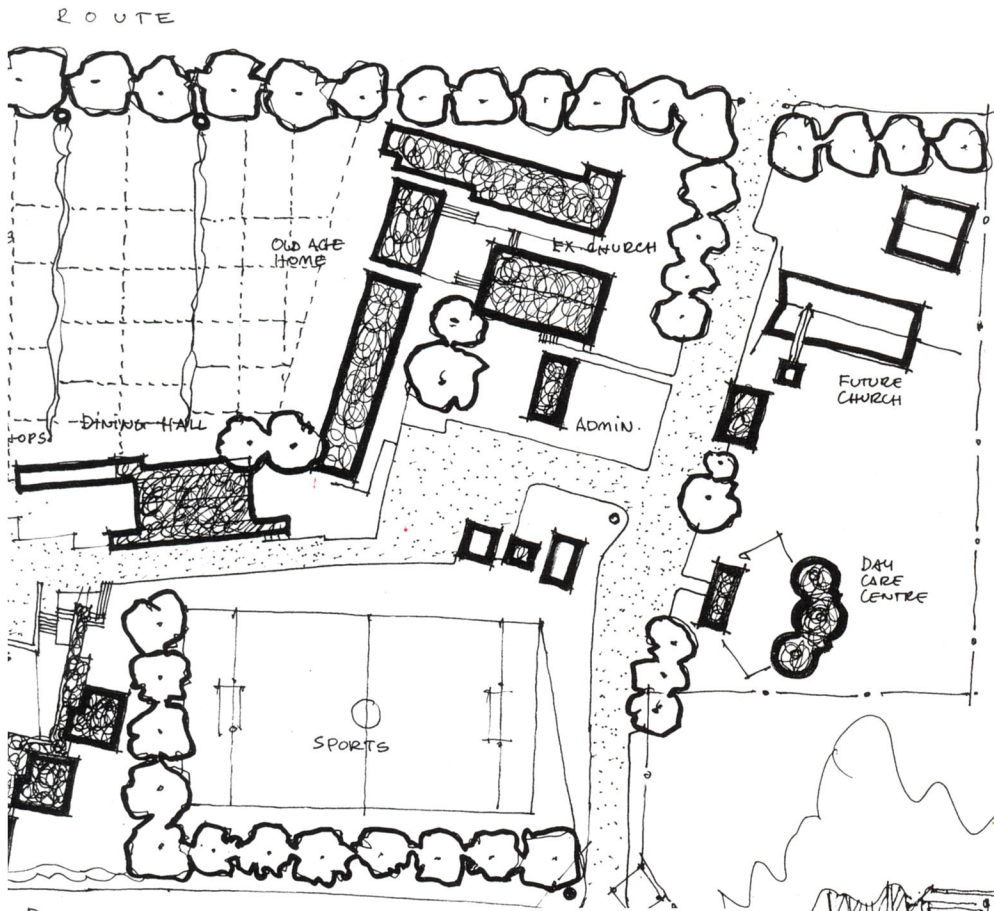
The Abalindi Welfare Society continues to



Meeting Basic Needs



Abalindi day-care centre: rondavel acknowledging toddler scale with special roof cut-out for teachers (above) and maypole-like interior (below).



Welcoming and architects' board with a difference.

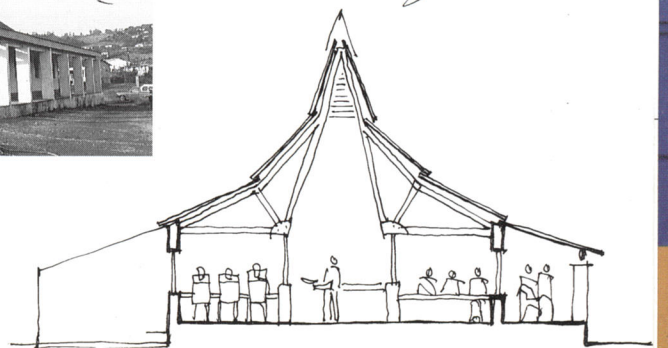
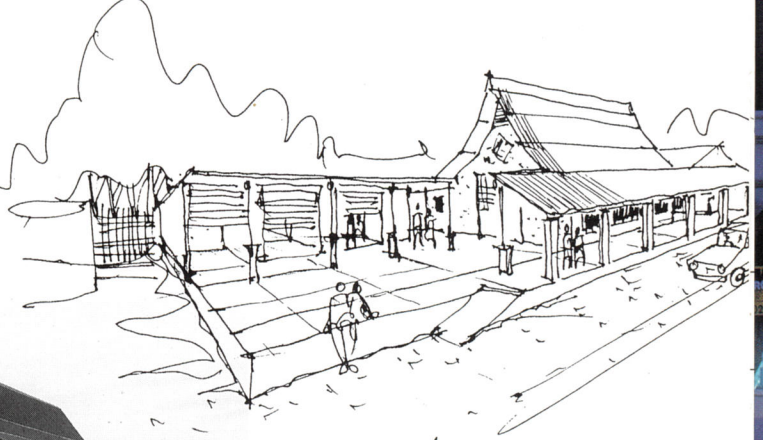


try to raise funds for future projects: a workshop complex for the children's home, a new church and a swimming pool complex.

The consultants and funders have nearly all gone, excitements and conflicts are starting to rust and the few empty sites are slowly being filled. Whilst the process was not without its casualties, Amatikwe's basic needs have been met. Real development – houses, jobs and community building – is now ready to begin. AMV Project Managers, Architects Collaborative



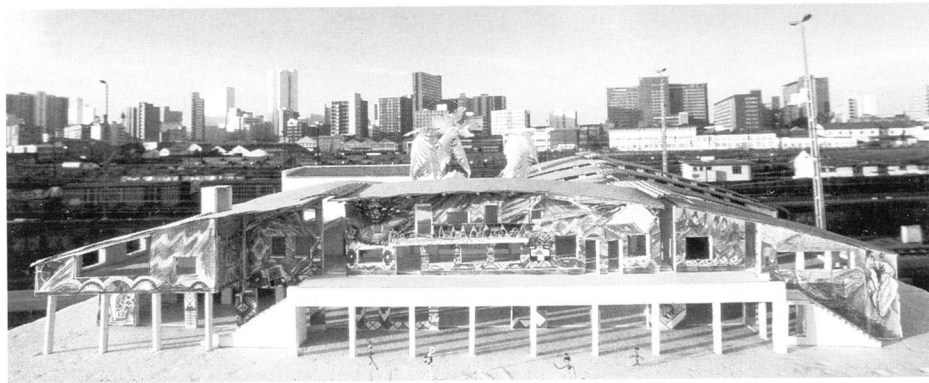
ABOVE & RIGHT: Dining hall  
LEFT: Children's Home



## Bush Architects do it Better in the Water

**ARCHITECTS COLLABORATIVE SLIP BERTH AND LAUNCH THREE WATERFRONT PROJECTS.**

**W**hile big business is having a torrid time developing "Venice in the Bay"- schemes, Architects Collaborative have tried to jump some of the bureaucratic hurdles in getting to the water. The projects reviewed here try to make the harbour accessible to the people of Durban rather than to a few exclusive clubs.



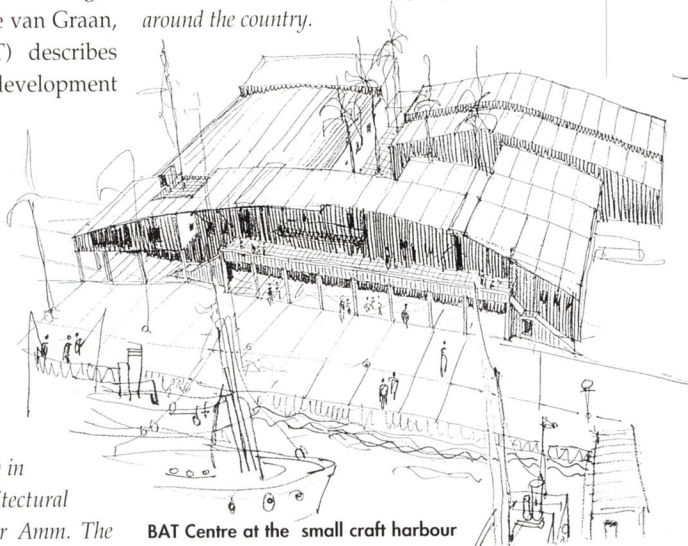
### SAS Inkonkoni goes BATS

"It's an exciting thing and it has its home right here in the heart of Durban." Mike van Graan, Director of Bartel Arts Trust (BAT) describes their mission as "to support the development of a vibrant artistic practice which celebrates our rich cultural diversity and builds respect for artists and their role in our society."

The project consists of a theatre; dance, fine art and recording studios; a music venue/restaurant; shops/galleries; coffee bar; resource and photographic centre and a wonderful terrace to look out over the harbour.

Architects Collaborative (Paul Mikula) in association with Research & Architectural Projects (Jenny Whitehead) and Peter Amm. The

BAT Centre is being built by Zizamele trainee builders with materials scrounged from demolishers around the country.

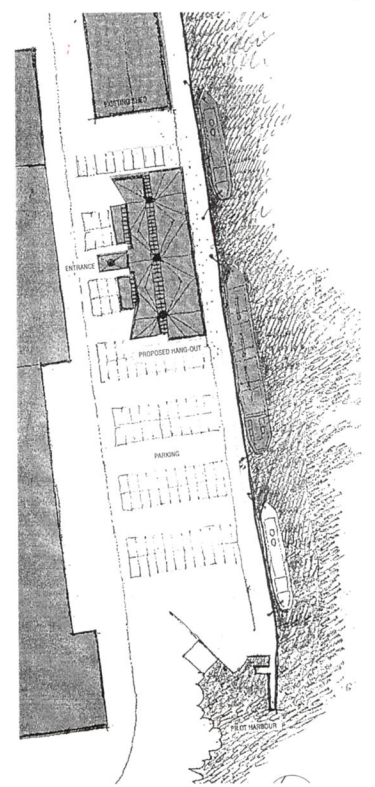
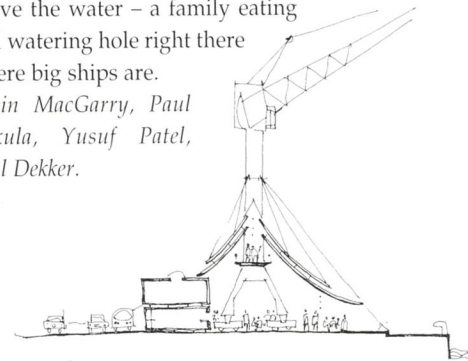


BAT Centre at the small craft harbour

### Cranes roost on the Point

Environmental doctors grant new lease of life for an endangered species. A mid-life crisis has been averted for five cranes on the harbour's edge by revitalising their strength to lift a new restaurant, pub and entertainment deck right above the water – a family eating and watering hole right there where big ships are.

Kevin MacGarry, Paul Mikula, Yusuf Patel, Paul Dekker.



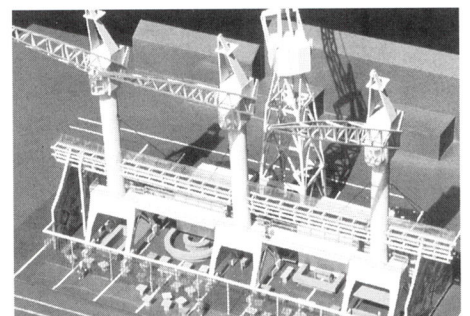
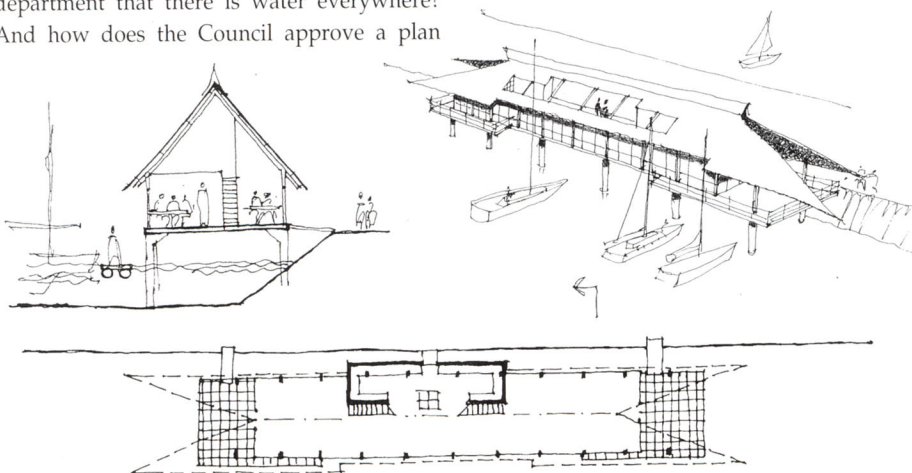
Restaurant along the channel entry to the harbour.

### Almost in deep water

A new restaurant at the yacht mole is here to stay. How do you deal with a site with no corner pegs? How do you finance a building with no title deeds? How do you convince the fire department that there is water everywhere? And how does the Council approve a plan

with no street address? In spite of all these imponderables soon there will be a restaurant amongst the masts above the water.

Andre Duvenage, Paul Mikula, Lisa Stapley, Paul Dekker, Peter Pentz





## Development through Reconstruction

In the '70s and '80s Transnet (SAR&H, SATS) engaged in many major projects that necessitated a large in-house architectural establishment. The final years of the Old South Africa saw a virtual freeze in building projects, and a dramatic reduction in the number of architects employed.

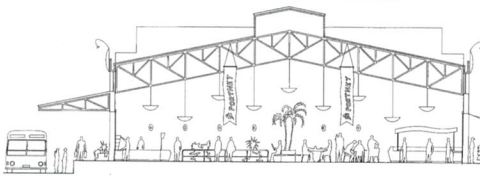
As a survival strategy, a small group of architects in Durban, employed by Protekon, a business unit of Transnet, adopted a policy of reconstruction of existing infrastructure and adaptation of old buildings to new uses. We marketed to our clients the advantages of low-cost, high-impact solutions which would lead to improved working environments and more satisfied staff.

Fortuitously the Government of National Unity in the New South Africa adopted the Reconstruction and Development Programme; in a strange twist of fate our attitude and approach to architecture had become relevant to management seeking to align themselves with the "rainbow" society.

And the projects rolled in – invariably reconstructing the ample (although often under-utilized) resources of Transnet in a manner which would make an economical contribution to the development of the country. The following short descriptions are of projects typifying recent work.

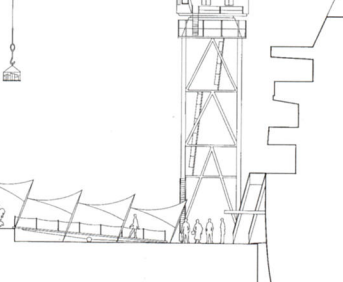
### N Shed Passenger Terminal, Durban

Responding to a challenge from the Port Manager, we converted a battered old cargo shed into a festive multi-use building, using little more than a splash of paint. The colour scheme was derived from tug-livery, past and



present. This project conveyed to many sceptical managers the potential for making the port more accessible to the people of Durban. This led to a current project in the Small Craft Harbour, where it is hoped a combination of Maritime Museum, BAT Centre and restaurant will result in our first 'waterfront' project, enabling CBD users to enjoy a previously unavailable waters' edge experience.

Protekon Architects,  
Durban



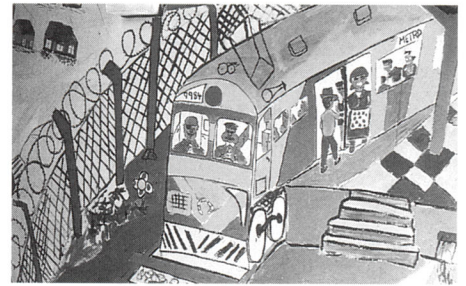
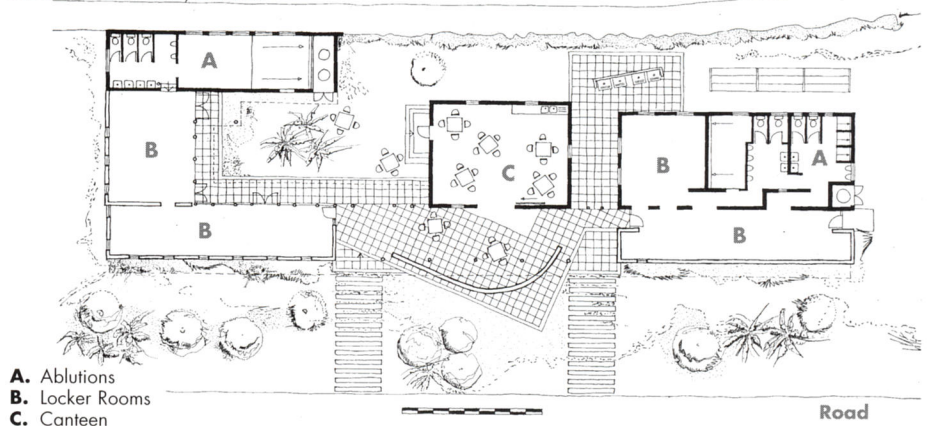
### AB Berth: Mess and Ablution Complex, Point Road, Durban

This project included the conversion of an apartheid abluion, locker and mess complex, which comprised separate facilities in delapidated rail coaches and a group of neglected buildings, into a new facility. A feature of the project is a gumpoled verandah which provides a shaded resting area overlooking the



wharf. This low-tech generosity was previously only afforded to carports – typically, mess and ablutions were notorious for their mean provision of shaded recreation space.

Protekon Architects, Durban

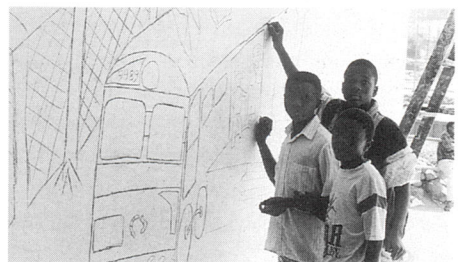


### Commuter Station Upgrading, Greater Durban

Recently we initiated and sponsored a community mural at KwaMnyandu station. An extremely unsavoury but highly trafficked subway was transformed by the art of local schoolkids. For the first time in our experience we had allowed the community to play an active role in improving the Transnet built environment.

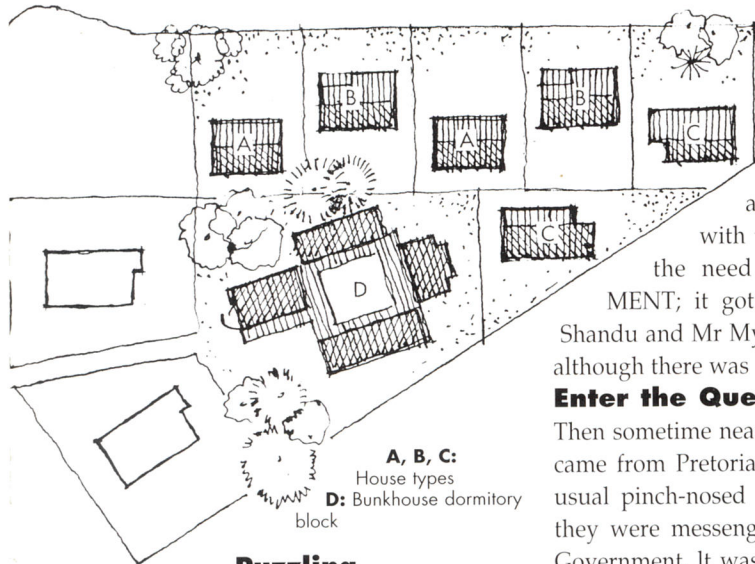
The spirit of this little exercise has pervaded a larger current project aimed at upgrading all stations from Kwa Mashu, through central Durban, to Umlazi. While still at concept stage, this project could result in major improvements to the rail commuter experience, and assist in re-integrating the rail network into the broader social environment. The project has been subtitled "Bringing new life to old South African stations", and includes upgrading public approaches and platform zones, new corporate identities and signage, improved access controls and better modal transfer facilities.

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## Gumpoles Rooted in the

**A** sharp-eyed correspondent who often travels the road between Eshowe and Melmoth drew our attention to a group of buildings which had been evolving over the past eight years at Ndundulu, above the dramatic escarpment looking over the Nkwalini valley.



### Puzzling

Interest aroused, our correspondent made a detailed investigation of the scene and reported that there were a number of anomalies which disturb the layperson's eye. Although the complex is clearly connected to the Tribal Court it does not seem to have the familiar and formal authoritarian character which we associate with institutional buildings. It has an air of comfortable welcome around a planted courtyard. Further investigation revealed a shockingly irregular and rustic group, clearly crude and agricultural, lurking behind the Courthouse. The eye was then drawn to a further group which, although looking random, tantalisingly also seemed quite organized in the arrangement of spaces. Thoroughly puzzled, our layperson determined to investigate.

### Locals questioned

People waiting at the clinic explained that this was DEVELOPMENT. What had happened was that some *abelungu* from the University of Natal had come and asked a lot of questions. Then they held some meetings and said that what was needed was DEVELOPMENT. Everybody thought that it was a good idea and the *Nkosi* said it should start right away. So two more *abelungu* came up, one with a big nose and a gammy eye, the other was short and feisty. One made drawings, the other counted and said "no"

all the time especially to the one-armed builder who ran away.

And so the DEVELOPMENT grew.

### Complexity

The buildings appeared, one after the other. A small house, built by some students and Mr Dube; and that agricultural unit, also built by the students working with Ndundulu men. They had a good time and Mr Gavin Pote finished it off. A Committee was elected to manage the Centre and they kept discussing with the Maritzburg *abelungu* the need for more DEVELOPMENT; it got very complex but Mr Shandu and Mr Myandu kept things going although there was nothing in it for them.

### Enter the Queen

Then sometime near Christmas 1993 people came from Pretoria, but they were not the usual pinch-nosed tight-arsed bureaucrats, they were messengers from Her Majesty's Government. It was almost as if the Queen herself had noticed the needs of the people in Ndundulu. And this was a year and a half before we became Commonwealth citizens again. Indeed, She detailed her very Daughter to visit in late 1994 and it really would have come to pass if it had not been for the fighting. They said that HM Government would pay for the building of a training accommodation centre and six houses.

### Methodology within Parameters

Cockeye, for such was the architect, being of an academic bent had long since done some work in the housing sphere and had

some nice little plans all worked out against just such an eventuality as this. There are four houses, although only three were used here. They are: House A planned by Anna; House B by Barrie and House C by Claudius. (House D for Deurmekaar had to wait its turn for another situation). The houses are all designed to grow easily from one room into three-bedroom units and be built in a range of materials adapted to local experience and expertise. In this case concrete blocks, corrugated iron and gumpoles were chosen.

The houses were related to a bunkhouse (designed to accommodate visiting trainees in two dormitory units) around a courtyard flanked by an ablution block and a common room with kitchen. The whole group to be linked by a verandah with gumpole supports. The Committee strongly requested that Ndundulu people build the project.

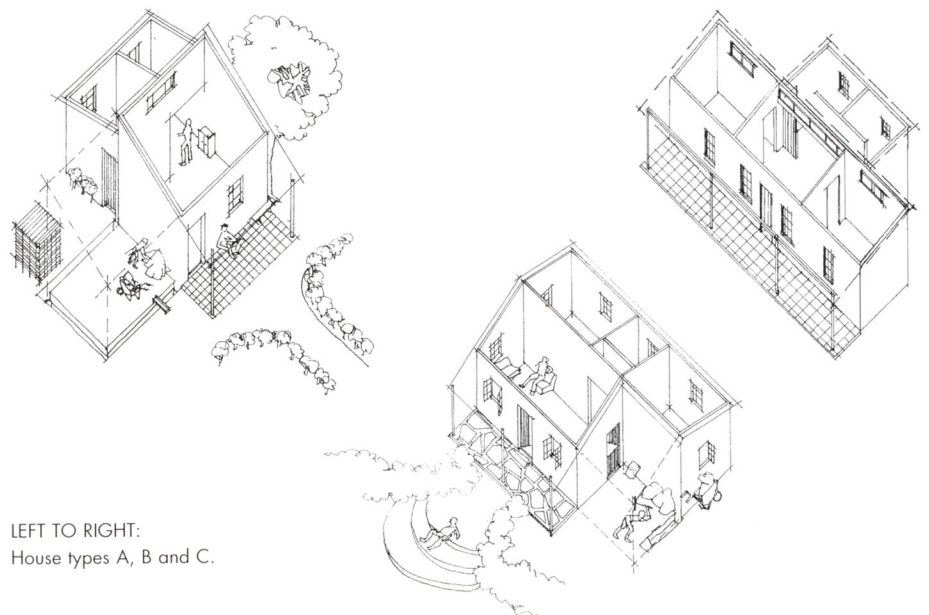
### New Paradigms

Somewhat reluctantly the British Overseas Development Agency people agreed to the latter novel idea, and Feisty the QS again became a committed and involved member of the team with *Ichebe* Pote. Local builders were interviewed and negotiations were concluded with four candidates: Mr Mnguni two type A houses; Mr Buthelezi two type B houses; Mr Simelane would build two type C houses and Mr Khanyile would build the bunkhouse block.

### And so it came to be

Materials purchase and day-to-day supervision were the responsibility of *Ichebe*, with Mr Inyathi as Storekeeper.

Cockeye and Feisty came up every two weeks for progress inspections and the preparation of certificates for payment of



LEFT TO RIGHT:  
House types A, B and C.

**NSA Gallery**

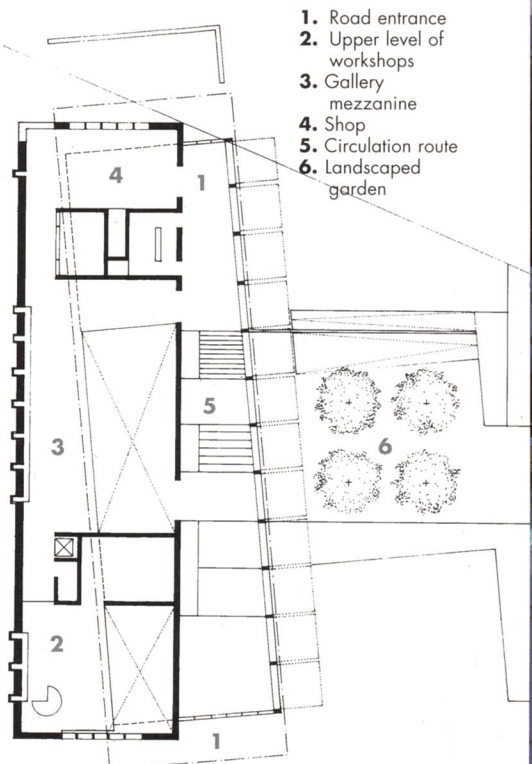
The competition for the new gallery and workshops building for the Natal Society of Arts, alongside KZ-NIA House in Bulwer Road, has been won by **Cindy Walters** and **Michal Cohen**, two Natal graduates practising in London. Second prize went to Andrew Makin and Jeremy Steere; and third prize to Elphick Proome Architects, Durban.

The assessors were Profs Ted Tollman and Rodney Harber; Mr Fred Viljoen, Director: Architectural Services, City of Durban; Mr Mike McMeekan, NSA President; and Art Critic Mrs Marianne Meijer.

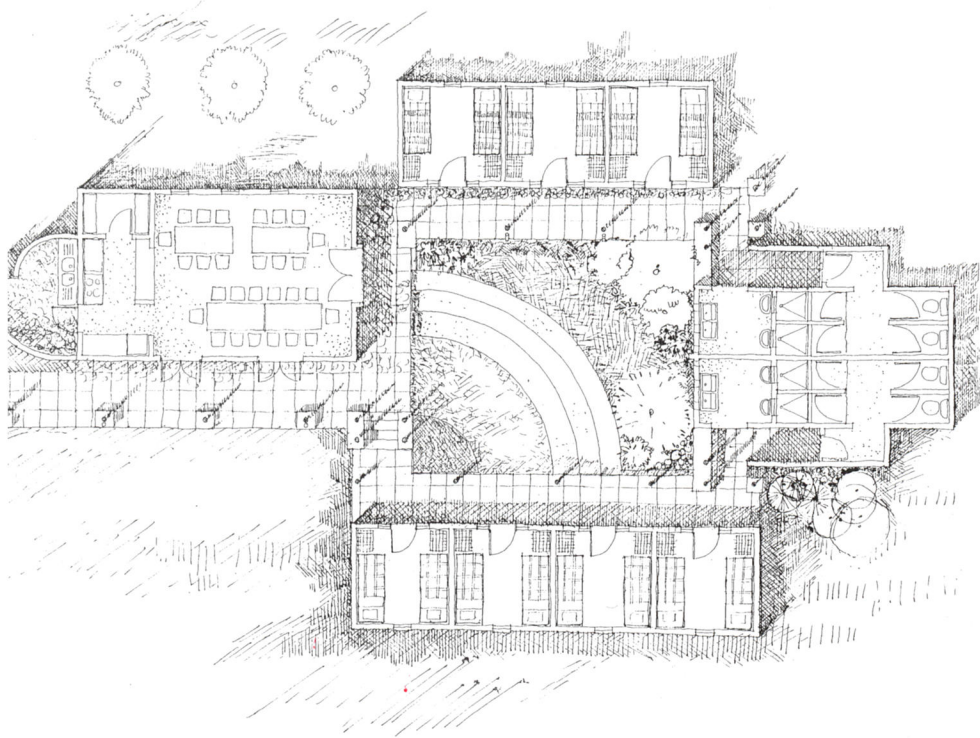
Of the winning submission, the assessors said: "the architects succeeded to a very high degree in meeting all their criteria by adopting a loose-fit spatial approach to the accommodation elements, linked by a direct and coherent movement system through the building and by creating a defined urban park to articulate the relationship between the Edwardian villa and what could fairly well be described as a jewel-like building of international distinction."



ABOVE: Gallery and KZ-NIA House along Bulwer Road.  
BELOW: Upper floor of gallery.



**Sticks**



accounts and cash for the builders, based on an agreed progress rate.

**Conclusions**

Considering that the project, located way up in the sticks, was bracketed over the historic general election it turned out to be remarkably successful. There were problems like bad timing in the delivery of materials, misunderstandings with the builders as to the required standard of finishing and, of course, the disruption of the election.

But, the positive spin-off far outweighed anything else:

- The builders grew enormously in confidence and capability. They helped each other and developed firm bonds of camaraderie which will endure.
- The buildings were constructed to an acceptable standard and were completed in a reasonable time.
- All expenditure was tightly controlled and every Rand accounted for.
- The Community has a Centre in which they can take pride.

*Dennis Claude, Architect*

