

Performance Criteria (after Gibbert 2004)

Criteria	Target set (ideals)	Design performance	Achieved Y/N
1 Sence of place			4.4
1.1 legibility	Function and movement patterns well articulated and material use denote function	Movement articulated through surface treatment and scale denotes importance to some extent	0.5
1.2 Imageability	Landmarks should be placed on critical nodes easily percieved by motorists and pedestrians along Nelson Mandela BLVD	Corporate façade and expression walls adds to the imageability of Berea	1
1.3 structure	A descending scale of detail from micro to macro scale	Recessed building edges on street level with inner courtyard to increase public open space	1
1.4 Contextual meaning	Design relates to context on a national, regional and local scale	Design makes reference to Pretoria Brick aesthetic, but communicates a contemporary architectural language	1
2 Contextual dialogue			4.4
2.1 Visual appropriateness	Aesthetic to add to the charater of the site	The design is sensitive to the site and building height is sensitive to historically significant Berea Clubhouse	1
2.2 Historic retention	A historic site should be preserved based, among others, on its distinctiveness in time	The site does have some historic value and the design makes reference to it to some extent	0.5
2.3 Continuity	The developmental process should manifest through built form	The project was designed from a practical approach from the beginning and makes reference to the developmental process	1
2.4 Street retention	Priorities should be given to pedestrianization of van der Walt street and pedestrian access to site along the Apies River	Building height and recess from street level creates an intimate streetscape for van der Walt street and access along the Apies River has been established	1
3 Mixed use			5
3.1 Variety	More than two functions accommodated for on the site	The site accommodates five functions inc. a design school, office space, a Café, a medium sized auditorium / theatre and public open space	1
3.2 Choice	The project should bring variety to Berea in order to increase choice	The intended purpose of the project is to innitiate a process of city regeneration which will add to the variety and allow for an increase of choice	1

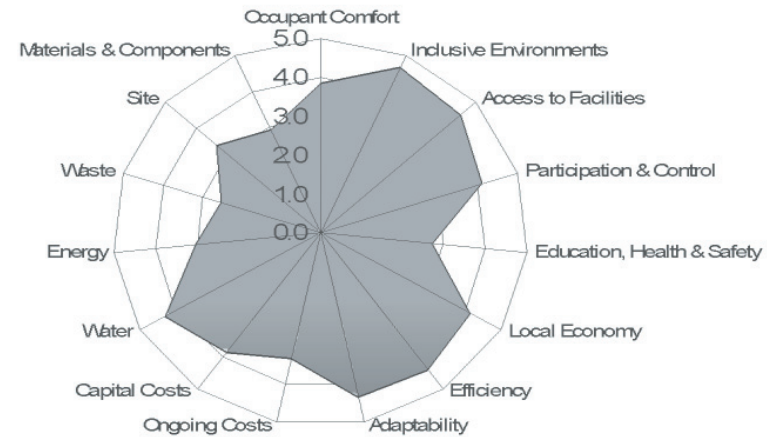
4 Scale	4.5		
4.1 Context Appropriate	Program and use appropriate scale throughout	Height does not detract from the importance of the historically significant Berea Clubhouse and appropriate hight in order not to dominate immediate context	1
4.2 Human scale	Public spaces and circulation should be psychologically pleasing to the user	The exhibition space, library and entrance foyers were designed in order to psychologically please the user. Indigenous planting incorporated	1
4.3 Enclosure	public space to building height ratio of 1:4	the inner courtyard correlates to the ratio of 1:4	1
4.4 urban morphology	Building scale should correlate to and fit within the composition of the city	The area consist of high density residential apartment blocks of 8 storeys high and single storey commercial buildings. The building is 4 storey's high and fits the urban morphology	1
4.5 program appropriate	Building should make a statement because of the importance of the site, but the importance of the function should be almost understated	The building projects the importance of the function beyond program requirements	0.5
5 Permeability			4.3
5.1 Access	Due to the difficulty relating to access, the building requires more than one entrance and separate entrance to the open public space	The building does have to separate entrances for allocated specifically users and a separate entrance into the public open space along the Apies River	1
5.2 Circulation	Pedestrian circulation should be uncumbered by vehicular activity	Vehicular access to the site provided some difficulties and goal was only partly met	0.5
5.3 Public space	The historical public space function of the site has to be retained	The proposed development does incorporate a public coartyard and retains its original purpose	1
5.4 transitions	Transition spaces from one space to another should act as primers for legibility. Transition spaces between interior and exterior should be confused.	pattern perforated ceilings and floor surface treatment allows for better legibility and exterior floor treatments penetrate the building	1
5.5 control	Building should be designed in order to promote passive surveillance.	Passive surveillance on Apies River, Railway Road and towards Berea Park, but limited passive surveillance on van der Walt	0.75

Criteria	Target set (ideals)	Design performance	Achieved Y/N
6 Ligibility			4.6
6.1 Hierarchy	Space and scale of urban fabric should serve to orientate users	The visual axis along the van der Walt slipway towards Berea Cluhouse as visual refernece point is retained. The existing hierarchy is respected.	1
6.2 connectivity	Urban fabric should serve to enhance path finding ability	The proposed development emphasises the end of the Nelson Mandela development corridor and entrance into the CBD along Nelson Mandela Blvd	1
6.3 Function articulation	The building should communicate the accommodated function to motorists and pedestrians moving along NM Blvd., van der Walt and Railway road respectively	The building communicates function by means of expression walls and transparency	0.75
7 Adaptability			4.0
7.1 Case	building should be able to absorb future programmatic and ideological change	yes, Office space and studios	0.6
7.2 Megastructure	bulk service should be easily accessible and designed to accommodate future expansion	Motor room with surplus space and suspended ceilings allow for future additions	0.8
7.3 Infill	Infill materials should be easily altered and re-used	Concrete structure with brick infill and perforated steel cladding. Steel cladding can be removed at will	1
8 Visual richness			5
8.1 Material	Tactile, hardwearing, vandal resistant, context appropriate materials	Yes, concrete framed building with infill brickwork that requires very little maintenance	1
8.2 variety	Make use of materials with inherent surface variety	Materials were chosen for textures. Concrete cast with woodplank shuttering in order to add to the visual richness of the project	1
8.3 function	Enhance general legibility and imeagability of the urban fabric	Purpose of the building - over time	1
8.4 Quality	balance between built and natural environments	yes	1
9 Growth			3.8
9.1 Initiation	Market based economy and socially responsive	An amalgam of an educational and corporate based developent. Public amenities include cultural and educational	1
9.2 control	Private sector corporate controlled innitiative	Innitiative to perform as working model for design schools of the future.	1
9.3 Economic oppertunities	Self sustaining economic development	The project will be dependent upon private and governmental commissions in order to become selfsustaining	0.5
9.4 Carrying capacity	Growth of design school in the future	Growth is intended to happen in other cities, but the site specific development will only be able to sustain a certain amount of participants.	0.5

Criteria	Target set (ideals)	Design performance	Achieved Y/N
10 Security and comfort			3.3
10.1 Surveillance	Building fabric designed to allow for passive surveillance	Passive surveillance on Apies River, Railway Road and towards Berea Park, but limited passive surveillance on van der Walt.	0.75
10.2 Control	Environmental comfort should be inherent qualities of the design and allow for occupant participation	Functions to accommodate permanent occupation allows for occupant participation, but public spaces rely on controlled thermal comford	0.5
10.3 Shelter	Public spaces should include elements which moderates the effects of inclement weather.	No, except for a visual connection from the int Building is weelchair accessible and has good security measures to protect the private domain	0
10.4 Accessibility	Full access for the disabled and heightened security measures for the private domain	Public circulation routes lead to the inner courtyard and aphitheatre	1
10.5 Movement	Circulation routes should be well lit, ventilated and destination orientated		1
11 Efficiency			3.4
11.1 Economic viability	Financial resources should be applied in such a manner that maximum benefit is obtained	The innitial cost of the building would be high, but the goal of the proposed development intends to self sustaining and benefits will be reaped over large part of the demographic constituency	0.5
11.2 Social resources	Social resources should be tapped in order to stimulate existing skills reseviors	The project will stimulate urban regeneration in the area and allow for new investment oppertunities, which will generate work oppertunities	0.75
11.3 Biophysical resources	Biophysical resources should be applied in a sustainable, democratic and socially responsible manner	Planting of indigenous plan species will enhance the biophysical resources on the site and immediate area.	0.5
11.4 Urban organ	Compositional elements of the city should act together in order to improve the overall function of the whole	The project will link up with existing educational systems and function within, thus not a separate entity	1
12 Social responsibility			4
12.1 Inclusive	Representative demographic	The design school will incorporate students from the entire cultural spectrum. The Project will enhance the quality of Berea and stimulate social interaction	1
12.2 Democratic	Spaces which cater for all forms of use	The public space will cater for a wide array of uses, from recreation to music performances to political rallies	1
12.3 Economic upliftment	Urban intervention should take place in such a manner as to encoarage the creation of independent economic activity	Not directly	0
12.4 Education	The environment should act as a stimulating and challenging teaching platform	Yes	1
12.5 Recreation	Adequate recreation space that enhance the environmental quality and social stability of the city	Yes	1

PERFORMANCE

Criteria	Priority x/5
1. Sense of place	4.4
2. Contextual dialogue	4.4
3. Mixed use	5.0
4. Scale	4.5
5. Permeability	4.3
6. Legibility	4.6
7. Adaptability	4.0
8. Visual richness	5.0
9. Growth	3.8
10. Security and comfort	3.3
11. Efficiency	3.4
12. Social responsibility	4.0



S-BAT tool (after Gibbert 2004): indication of the performance of the design in terms of sustainability