



6

TRANSCRIBE

Conclusion

transcribe *vb* put into written form;
write out notes in full

6.1_Conclusion

The aim of this dissertation was to exploit the concept of social transition and the facilitation of basic accompanied needs experienced by people in transit through the translation of it in terms of an appropriate architectural intervention. The aim was to enrich the process of transition through re-delineating the transport interchange and promoting it as an activity node.

Challenged with aspects like identity and belonging, the discourse initiated another way of being by concretising phenomenological philosopher Martin Heidegger's notion of dwelling. It accordingly explored the contributions made by American architect Christopher Alexander, indicating important ways in which Heidegger's ideas on dwelling can be translated and implemented into more grounded architectural meaning.

The predominant quality which defines the intervention in relation to the discourse is the concept of the edge, border or boundary. The significance of the convergence of these concepts emphasises the 'beyond'. In the 'beyond' we find ourselves in a moment of transit, where space and time cross to produce conflict between difference and identity, past and present, inside and outside, inclusion and exclusion. This conflict is not given to experience

through an already authenticated tradition, but it takes you 'beyond' yourself in order to return, in a spirit of revision and reconstruction, to the conditions of the present. It is in this sense that the boundary, or edge, becomes the place from which something begins its presencing:

The edge becomes a crossing point in the process of transit and therefore a meeting place, where interaction occurs between people, space and systems of life in constant transition. These crossing points are found everywhere within the city, and becomes important spot where action seems to concentrate itself. However, these nodes often lack adequate public facilities. The proposed intervention provides open public and social space for its users and allow for communal interaction. It furthermore provides a catalyst for dealing with public open space by becoming an important node where the relations of interaction can start to initiate a way of using the space, rather than just being a preconceived idea. The concepts explored could be applied on a larger scale throughout the city.

The edge becomes an in-between, functioning as un-programmed space; space to be appropriated by the user. The building acts as an envelope, creating spaces which allow activities to develop unofficially and spontaneously, while bearing a great sense of formality and certainty. The left-over spaces (voids), between the existing and the designed became the place of potential 'events'. Events being an 'indeterminate set of unexpected outcomes' (Tschumi 1994:13). Events are thus seen as the turning point; neither the beginning nor the end. In addition, the voids provide for a more legible space; one in which the building can be easily read and understood. The building and the spaces it creates, also offers flexibility for a variety of building functions while adhering to existing movement and functions around the site. A program is generated for a building through the superimposition of existing needs and processes experienced by its users on and around the site.

The edge becomes the generator of new events for this part of the city. The development provides urban renewal in an area in need of 'urgent urban intervention' (Tshwane ISDF, 2005). The intervention presents solutions for improving the quality of life for the users and visitors of this area and enhances its unique social, cultural and historical attributes. The building becomes a landmark, not only within the precinct by also within the wider context of the city itself, and can therefore become an important destination for tourists, inhabitants and commuters. The proposed intervention will hopefully uplift the area through stimulating commercial activity and encourage future investment. The functional diversity of the facilities, as a gateway for many people into the city, creates an overlay of systems, functions, hierarchy and order.

The edge itself manifests the border, reflecting the process of transition by initiating an alternative urban fabric; one in which the segregation of 'inside' and 'outside' is being enriched by a third dimension of the 'in-between.' The transition from the outside to the inside therefore evolves around being in the beyond, the 'unfamiliar', towards that which is known. Besides providing an enclosure, this transition between sidewalk and building acts as a multi layered threshold, introducing a variety of complementary functions. The permeability of the enclosure (structure) provides links with the surrounding fabric and promotes interlocking spaces and interaction between people. The structure varying in physical and visual permeability regulates these levels of interaction. It therefore not only manifests the transition between inside and outside, but also releases the boundaries between public and private to define spaces for this interaction.

Whereas transition, within the context of South Africa today, connotes a shift from political partition to universal acceptance and justice, the author aimed to intricate transition as a culture in its own right, with its own conflict, repressions and unrealised potentials. Within the realm of the 'beyond', this culture's existence is marked by a tenebrous sense of survival; living on the borderlines of the 'present'. The author concluded that the solution lies in our return to the present, to re-describe our cultural contemporaneity. In that sense then, the intervening space 'beyond', becomes a space of intervention in the here and now. The proposed facility demands an encounter with 'newness' that is not part of the continuum of past and present. It renews the past, refiguring it as a contingent 'in-between' space in constant transition, that innovates and interrupts the performance of the present.

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6.3.1_Heritage Impact Assessment

GROUP 4: HERITAGE CONTEXT								
Description			Materials	Historical Value	Condition	Orientation	Function	Occupancy
Building No	Building Type	(Architectural & Technical Description) Typology						
<p><u>De Waal street:</u> is a short street between Boom & Mosca street. To the western side are high walls enclosing zoo buildings; small houses run along the eastern side, all set back the same distance from the street. Most houses are kept in the same original scale.</p>								
1	house	single storeyhouse with pointed corr iron roof & veranda supported by square timber poles. Concave gable faces the street. Walls are plastered & painted above a dado of red face brick.	timber, plastered walls, corr iron		medium	W	dwelling	yes
2	house	one of the bigger dwelling houses in the area, built symmetrically around a central arched entrance. A (later added) veranda runs along the street facade & side, supported by stone-built pillars. Roof ventilator faces the street. Two impressive, richly-decorated timber windows on either side of the entrance on the veranda front.	timber, stone, plastered walls		medium	W	offices	yes
3	house	Symmetrical dwelling house covered by corr iron roof with central roof ventilator & ridge finials. The veranda rests on pre-built columns, resting on stone layer, forming part of the balustrade wall.	stone, concrete, corr iron		good	W	dwelling	yes
<p><u>Mosca street:</u> today forms the back side of the U-shaped street with three names running through Riverdale. The zoo fence forms the northern boundary; on the southern side are two houses which have been changed quite severely.</p>								
4 & 5	house	The two houses are linked by a later added addition. The one house is much more recent than the other one. Overall, the houses have been altered a lot over time.	plastered walls, corr iron, timber		good	W & N	hospice/ hospital	yes
<p><u>Margaretha street:</u> similar to De Waal street in terms of scale and appearance.</p>								
6	house	House has undergone many alterations, but is important as a typical dwelling house.	plstrd walls, corr iron, concr		good	E	dwelling	yes
7	house	House has undergone many alterations, but is important as a typical dwelling house.	pntd stone, corr iron, pl walls		medium	E	dwelling	yes
8	house	Small house, without any well-preserved architectural characteristics. Typical street & scale relationship.	face brick, corr iron, plstrd walls		good	E	dwelling	yes
9	house	Symmetrical, semi-detached house under one uninterrupted corr iron roof. On either end, froms a veranda, covered by the same roof. Walls are plastered & painted.	concr, corr iron, plstrd walls		good	E	dwelling	yes
10	house	Small house, without any well-preserved architectural characteristics. Typical street & scale relationship.	face brick, corr iron, plstrd walls		good	E	dwelling	yes
11	house	scale of the house and appearance resemble House No.38 in De Waal str.	corr iron, plstrd walls, timber		good	W	dwelling	yes
12	house	Small house, without any well-preserved architectural characteristics. Typical street & scale relationship.	pres ceil, corr i, plastrd walls		medium	W	dwelling	yes
13	house	House with gable facing the street, steep veranda on two sides. Corr iron roof. Veranda rests on pillars that form part of the balustrade wall. Timber sash windows.	corr iron, plstrd walls, timber, concrete		medium	W	dwelling	yes
14	house	Big dwelling house with small corner-gable facing the street. The multi-faceted corr iron roof faces the the veranda, which runs along two sides of the house. Double timber & glass swing doors appear on the veranda.	concrete, corr iron, plstrd walls, timber		medium /low	W S-W	women clinic, surgery	yes



Riverdale Street is a small residential area surrounded by the zoo, Mosca street, the old street wall next to Prinshof, Lewis and Boom street. Because heavy traffic does not pass through the area, the atmosphere is much quieter & it feels like having entered a different world. Riverdale was developed independent of the city pattern and thus the streets are smaller and do not line up with the surrounding pattern. Houses are generally small and unpretentious. The placidness of the street is striking.

Boom street: the northern side of Boom street is characterized by open spaces leading through the unchannelled Apies river and up and over Daspoort Hill. As the street name indicates it, the street is lined on both sides with big Plantane trees. These tree rows originate at Von Willich str, through Marabastad and ends at the Du Toit, Bloed & Prinsloo crossing. The southern street scape is more commercial, while the northern side is quieter, embracing the zoo, Apies river, parking etc

15 & 16	house	Two bigger houses, which have been altered substantially and to which ugly additions have been added. Important as remaining witness of scale & age of dwelling houses in Boom str., in comparison to those in Riverdale str.	face brick, corr iron, plstrd walls		medium	S	optometrist, dentist	yes
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Lewis street: starts at Boom street and runs to the north. The residential scale is kept along Boom street, but as from Riverdale street bigger buildings and open fields appear next to the road.

17	house	Small dwelling house, covered by a pointed corr iron roof. Big, triangular roof ventilators sit on every side of the roof. A veranda, facing the street rests on columns. This house, in spirit & scale, is one of the most important buildings in the area.	corr iron, timber, face brick, plstrd walls		good	E	dwelling	yes
18	3-storeyflats	Three-storey building with court yard. Exterior walls consist of two colours face brick; corr iron roof. Sombre Art Deco & International influence, seen at the heavy roofline which reminds of Frank Lloyd Wright's Prairie House. Typologically important as human-friendly & multi-storeyed dwelling unit in the city.	face brick, concr, steel		good	N	Flats: Flora Court	yes

Andries street: is a typical one-way street in Pretoria, but has a very important origin: the T-junction at Boom street, where the old Museum sits next to the zoo. A pity that the importance of the building gets lost. Spaces are determined by the changing context, such that the pedestrian roads change from wide to narrow, tree-lined to open, residential to commercial. Jacarandas line the street up to Vermeulen to soften the street scape.

19	house	Simple single storey house with front & back verandas. Front veranda with plastered walls and low wall with etched edge strip. Plastered walls with stone plinth, timber windows and -floor.	concr, pressed ceiling, plstrd walls, corr iron		medium /low	N & W	dwelling	yes
20	house	Symetrical semi-detached house with corr iron roof. Plastered & painted walls on painted face brick plinth. Timber windows, purple steel ceiling. The total house consists of a T-shape. A veranda runs along three sides of the house, supported by pre-built columns.	face brick, concrete, plstrd walls, corr iron		good	N & W	dwelling	yes
21	house	Typical Edwardian village house with some exceptions in character. Gable wall & 'erker' face the street. Corr iron roof; face brick and painted, plastered walls with ledge all on painted stone plinth. Timber windows & louvres. Kirkness brick edging in garden.	face brick, plstrd walls, corr iron, timber		good	W	dwelling	yes



22	house	Single storey dwelling house with corr iron roof. Gable wall with 'erker' windows facing the street. Veranda with pre-fab columns on square bases and lean-to roof. The veranda stretches from the entrance along the house front & around the corner. The exterior walls consists of plastered strips and face brick (now all painted) on painted stone plinth. Timber windows with arched stone work as lintels. late Victorian/ Edwardian house with numerous original details. Outdoor building with loft window and double-pitched roof.	plstrd walls, corr iron, timber		medium	E	Centre for SA radio league	yes
23	7-storey flats	7-storey flat building. This building places an unsympathetic focus on the way the streets join.	face brick, plstrd walls		good	N	Flats	yes
24	courtyard bldg	Built ca. 1899. The old museum front is on the property of the zoo. The entrance gate under a semi-round 'timpaan' of sand stone is in the centre of the symmetrical façade between two richly decorated pavilions stretching high above the lower corr iron roofs of the museum buildings. Sand stone cut work appears on the pavilions, at the top corinthian capitals & pillars. Prominent triangular roof ventilators appear at measured distances on the museum roof. A very important city landmark!	concrete, corr iron		low	S	Museum	no
25	2-storey dwelling	one of the first residential houses next to the zoo. House has interesting cottage-type characteristics, but lacks serious maintenance. Seems fairly unchanged over the years, although a bit ad-hoc. The white painted plastered walls are partly covered by a climbing plant.	painted face brick walls, tile roof, timber		medium/ low	W	storage	no

Bloed street: the corner café at the Boom/Bloed/Prinsloo street crossing is an important architectural appearance and although this example is not very dramatic, it remains important as a typological example of smaller business buildings of the bazaar era. Characteristics such as the covered verandas and corner entrances are generally kept in resonable condition. Bloed street is characterized by its big Jacaranda trees along side the street sides and low buildings adjacent to the street. Side walks are generally dirty and not well looked after, although lively. Two unbuilt stands on the northern side of the street result in a big gap in the city fabric. Splashes of colour and advertisements on the southern side, confuse to lead the eye to small single- and double storey buildings.

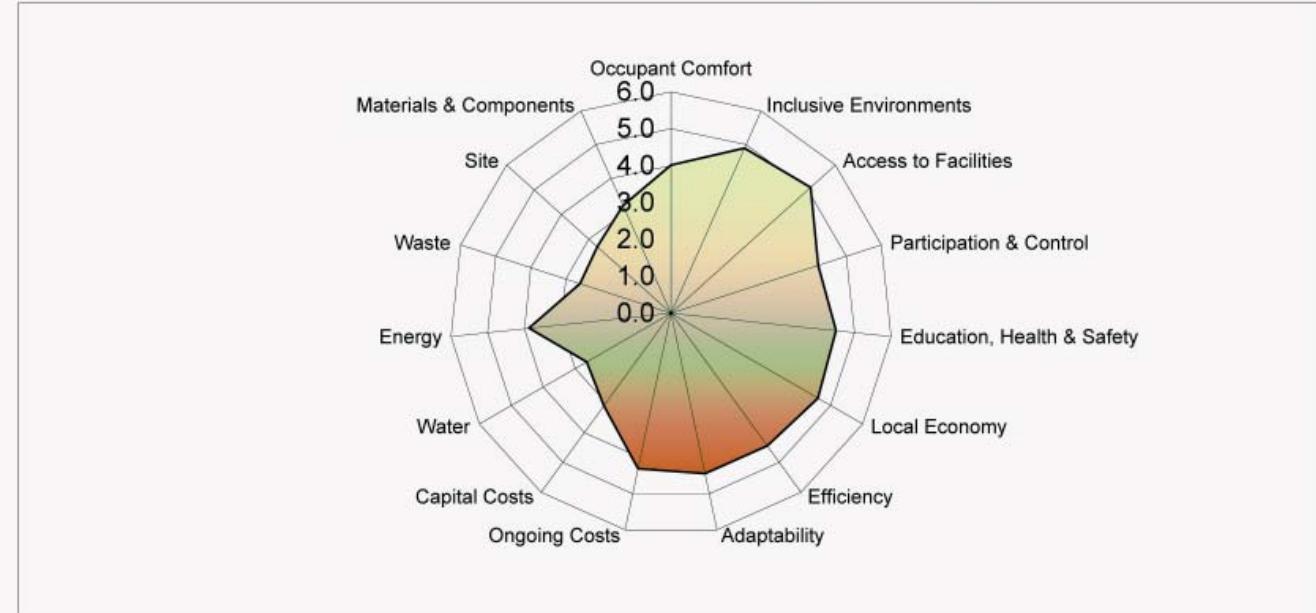
GROUP 4: HERITAGE CONTEXT
Description

Bldg No	Addr.	Photos	Bldg No	Addr.	Photos
1	De Waal str 34. Erf no: 2025				
2	De Waal str 36. Erf no: 2021		6	Margaretha str 45. Erf no: 2010	
3	De Waal str 40. Erf no: 2013		7	Margaretha str 39. Erf no: 2020	
4 & 5	Mosca str 50 & 281. Erf no: 2001 & 3027		8	Margaretha str 27. Erf no: 2034	
			9	Margaretha str 31. Erf no: 2019	

	10	Margaretha str 25. Erf no: 2038						
	11	Margaretha str 28. Erf no: 2035				14		
	12	Margaretha str 16. Erf no: 12051			15 & 16	Boom str 306 & 310. Erf no: 2242 & 2241.		
	13	Margaretha str 12. Erf no: 20551			17	Lewis str 8. Erf no: 3183		
	18	Boom str 257. Erf no: 3057				Boom str 257. Erf no: 3057		

19	Andries str 4 & 8, Erf no: 3135, Erf no: 3135.				23			
20	Andries str 12, Erf no:3135				24			
21	Andries str 11, Erf no: 8471				25			
22	Andries str 277, Erf no: 8471				Margaretha street scape & Blood street Corner Café			

SUSTAINABLE BUILDING ASSESSMENT TOOL (SBAT - P) V1



Social

4.5

Economic

4.2

Environmental

3.0

Overall

3.9

Building Performance - Social

<u>Criteria</u>	<u>Indicative performance measure</u>	<u>Measured</u>	<u>Points</u>
SO 1 Occupant Comfort	Explanatory notes		4.0
SO 1.1 Daylighting	% of occupied spaces that are within distance 2H from window, where H is the height of the window or where there is good daylight from skylights	80	0.8
SO 1.2 Ventilation	% of occupied spaces have equivalent of opening window area equivalent to 10% of floor area or adequate mechanical system, with uppoluted air source	78	0.8
SO 1.3 Noise	% of occupied spaces where external/internal/reverberation noise does not impinge on normal conversation (50dbA)	66	0.7
SO 1.5 Thermal comfort	Temperture of occupied space does not exceed 28 or go below 19oC for less than 5 days per year (100%)	88	0.9
SO 1.5 Views	% of occupied space that is 6m from an external window (not a skylight) with a view	90	0.9
SO 2 Inclusive Environments	Explanatory notes		4.9
SO 2.1 Public Transport	% of building (s) within 400m of disabled accessible (20%) and affordable (80%) public transport	100	1.0
SO 2.2 Information	Comprehensive signage provided (50%). Signage high contrast, clear print signage in appropriate locations and language(s) / use of understandable symbols / manned	100	1.0
SO 2.3 Space	% of occupied spaces that are accessible to ambulant disabled / wheelchair users	100	1.0
SO 2.4 Toilets	% of occupied space with fully accessible toilets within 50m along easily accessible route	100	1.0
SO 2.5 Fittings & Furniture	% of commonly used furniture and fittings (reception desk, kitchenette, auditorium) fully accessible	90	0.9
SO 3 Access to Facilities	Explanatory notes		5.1
SO 3.1 Children	All users can walk (100%) / use public transport (50%) to get to their childrens' schools and creches	100	1.0
SO 3.2 Banking	All users can walk (100%) / use public transport (50%) to get to banking facilities	100	1.0
SO 3.3 Retail	All users can walk (100%) / use public transport (50%) to get to food retail	100	1.0
SO 3.4 Communication	Percentage of inhabitants who walk / use public transport to get to post office / telephone / internet	80	0.8
SO 3.4 Communication	All users can walk (100%) / use public transport (50%) to get to communication facilities (post/telephone/internet)	100	1.0
SO 3.5 Exercise	All users can walk (100%) / use public transport (50%) to get to recreation/exercise facilities	30	0.3
SO 4 Participation & Control	Explanatory notes		4.2
SO 4.1 Environmental control	% of occupied space able to control their thermal environment (adjacent to openable windows/thermal controls)	80	0.8
SO 4.2 Lighting control	% of occupied space able to control their light (adjacent to controllable blinds etc/local lighting control)	80	0.8
SO 4.3 Social spaces	Social informal meeting spaces (parks / staff canteens / cafes) provided locally (within 400m) (100%)	90	0.9
SO 4.4 Sharing facilities	5% or more of facilities shared with other users / organisations on a weekly basis (100%)	100	1.0
SO 4.5 User group	Users actively involved in the design process (50%) / Active and representative management user group (50%)	70	0.7
SO 5 Education, Health & Safety	Explanatory notes		4.5
SO 5.1 Education	Two percent or more space/facilities available for education (seminar rooms / reading / libraries) per occupied space (75%). Construction training provided on site	75	0.8
SO 5.2 Safety	All well used routes in and around building well lit (25%), all routes in and around buildings visually supervised (25%), secure perimeter and access control (50%), No	75	0.8
SO 5.3 Awareness	% of users who can access information on health & safety issues (ie HIV/AIDS), training and employment opportunities easily (posters/personnel/intranet site)	100	1.0
SO 5.4 Materials	All materials/components used have no negative effects on indoor air quality (100%)	100	1.0
SO 5.5 Accidents	Process in place for recording all occupational accidents and diseases and addressing these	100	1.0

Building Performance - Economic

Criteria	Indicative performance measure	Measured	Points
EC 1 Local economy	Explanatory notes		4.6
EC 1.1 Local contractors	% value of the building constructed by local (within 50km) small (employees<20) contractors	80	0.8
EC 1.2 Local materials	% of materials (sand, bricks, blocks, roofing material) sourced from within 50km	80	0.8
EC 1.3 Local components	% of components (windows, doors etc) made locally (in the country)	100	1.0
EC 1.4 Local furniture/fittings	% of furniture and fittings made locally (in the country)	100	1.0
EC 1.5 Maintenance	% of maintenance and repairs by value that can, and are undertaken, by local contractors (within 50km)	100	1.0
EC 2 Efficiency	Explanatory notes		4.4
EC 2.1 Capacity	% capacity of building used on a daily basis (actual number of users / number of users at full capacity*100)	89	0.9
EC 2.2 Occupancy	% of time building is occupied and used (actual average number of hours used / all potential hours building could be used (24) * 100)	85	0.9
EC 2.3 Space per occupant	Space provision per user not more than 10% above national average for building type (100%)	80	0.8
EC 2.4 Communication	Site/building has access to internet and telephone (100%), telephone only (50%)	100	1.0
EC 2.5 Material & Components	Building design coordinated with material / component sizes in order to minimise wastage. Walls (50%), Roof and floors (50%)	90	0.9
EC 3 Adeptability	Explanatory notes		4.4
EC 3.1 Vertical heights	% of spaces that have a floor to ceiling height of 3000mm or more	75	0.8
EC 3.2 External space	Design facilitates flexible external space use (100%)	100	1.0
EC 3.3 Internal partition	Non loadbearing internal partitions that can be easily adapted (loose partitioning (100%), studwall (50%), masonry (25%)	66	0.7
EC 3.4 Modular planning	Building with modular structure, envelope (fenestration) & services allowing easily internal adaptaptation (100%)	100	1.0
EC 3.5 Furniture	Modular, limited variety furniture - can be easily configured for different uses (100%)	100	1.0
EC 4 Ongoing costs	Explanatory notes		4.3
EC 4.1 Induction	All new users receive induction training on building systems (50%), Detailed building user manual (50%)	100	1.0
EC4.2 Consumption & waste	% of users exposed on a monthly basis to building performance figures (water (25%), electricity (25%), waste (25%), accidents (25%)	60	0.6
EC 4.2 Metering	Easily monitored localised metering system for water (50%) and energy (50%)	90	0.9
EC4.3 Maintenance & Cleaning	% of building that can be cleaned and maintained easily and safely using simple equipment and local non-hazardous materials	90	0.9
SO 4.5 Procurement	% of value of all materials/equipment used in the building on a daily basis supplied by local (within the country) manufacturers	90	0.9
EC 5 Capital Costs	Explanatory notes		3.1
EC 5.1 Local need	Five percent capital cost allocated to address urgent local issues (employment, training etc) during construction process (100%)	80	0.8
EC5.2 Procurement	Tender / construction packaged to ensure involvement of small local contractors/manufacturers (100%)	80	0.8
EC 5.3 Building costs	Capital cost not more than fifteen % above national average building costs for the building type (100%)	50	0.5
EC5.4 Technology	3% or more of capital costs allocated to new sustainable/indigenous technology (100%)	80	0.8
EC 5.5 Existing Buildings	Existing buildings reused (100%)	20	0.2



Building Performance - Environmental

Criteria	Indicative performance measure	Measured	Points
EN 1	Water	Explanatory notes	2.6
EN 1.1	Rainwater	% of water consumed sourced from rainwater harvested on site	30 0.3
EN 1.2	Water use	% of equipment (taps, washing machines, urinals showerheads) that are water efficient	100 1.0
EN 1.3	Runoff	% of carparking, paths, roads and roofs that have absorbant/semi absorbant/permeable surfaces (grassed/thatched/looselaid paving/ absorbant materials)	20 0.2
EN 1.4	Greywater	% of water from washing/relatively clean processes recycled and reused	34 0.3
EN 1.5	Planting	% of planting (other than food gardens) on site with low / appropriate water requirements	80 0.8
EN 2	Energy	Explanatory notes	3.9
EN 2.1	Location	% of users who walk / cycle / use public transport to commute to the building	90 0.9
EN 2.2	Ventilation	% of building ventilation requirements met through natural / passive ventilation	75 0.8
EN 2.3	Heating & Cooling	% of occupied space which relies solely on passive environmental control (no or minimal energy consumption)	70 0.7
EN 2.4	Appliances & fittings	% of appliances / lighting fixtures that are classed as highly energy efficient (ie energy star rating)	100 1.0
EN 2.5	Renewable energy	% of building energy requirements met from renewable sources	53 0.5
EN 3	Waste	Explanatory notes	2.6
EN 3.1	Toxic waste	% of toxic waste (batteries, ink cartridges, flourescent lamps) recycled	80 0.8
EN 3.2	Organic waste	% of organic waste recycled	80 0.8
EN 3.3	Inorganic waste	% of inorganic waste recycled.	50 0.5
EN 3.4	Sewerage	% of sewerage recycled on site	0 0.0
EN 3.5	Construction waste	% of damaged building materials / waste developed in construction recycled on site	50 0.5
EN 4	Site	Explanatory notes	2.7
EN 4.1	Brownfield site	% of proposed site already disturbed / brownfield (previously developed	80 0.8
EN 4.2	Neighbouring buildings	No neighbouring buildings negatively affected (access to sunlight, daylight, ventilation) (100%)	75 0.8
EN 4.3	Vegetation	% of area of area covered in vegetation (include green roofs, internal planting) relative to whole site	15 0.2
EN 4.4	Food gardens	Food gardens on site (100%)	0 0.0
EN 4.5	Landscape inputs	% of landscape that does not require mechanical equipment (ie lawn cutting) and or artificial inputs such as weed killers and pesticides	100 1.0
EN 5	Materials & Components	Explanatory notes	3.2
EN 5.1	Embodyed energy	Materials with high embodied energy (aluminium,plastics) make up less than 1% of weight of building (100%)	100 1.0
EN 5.2	Material sources	% of materials and components by volume from grown sources (animal/plant)	50 0.5
EN 5.3	Ozone depletion	No materials and components used requiring ozone depleting processes (100%)	80 0.8
EN 5.4	Recycled / reuse	% of materials and components (by weight) reused / from recycled sources	30 0.3
EN 5.5	Construction process	Volume / area of site disturbed during construction less than 2X volume/area of new building (100%)	60 0.6