



## SECTION 9



## 9. CONCLUSION

### 9.1 Conclusion

*'This was marabi music, a foundation element of South African jazz and an indigenous product of the urban ghettos that were a feature of South African cities for much of this century. Its distinctive rhythms designed to bring some consolation and dignity to otherwise drab and oppressive working class districts, can still be heard in the music of jazz men and women who have today become giants in their field: Hugh Masekela, Abdullah Ibrahim, Miriam Makeba and many others' (Gwen Ansell, 1999).*

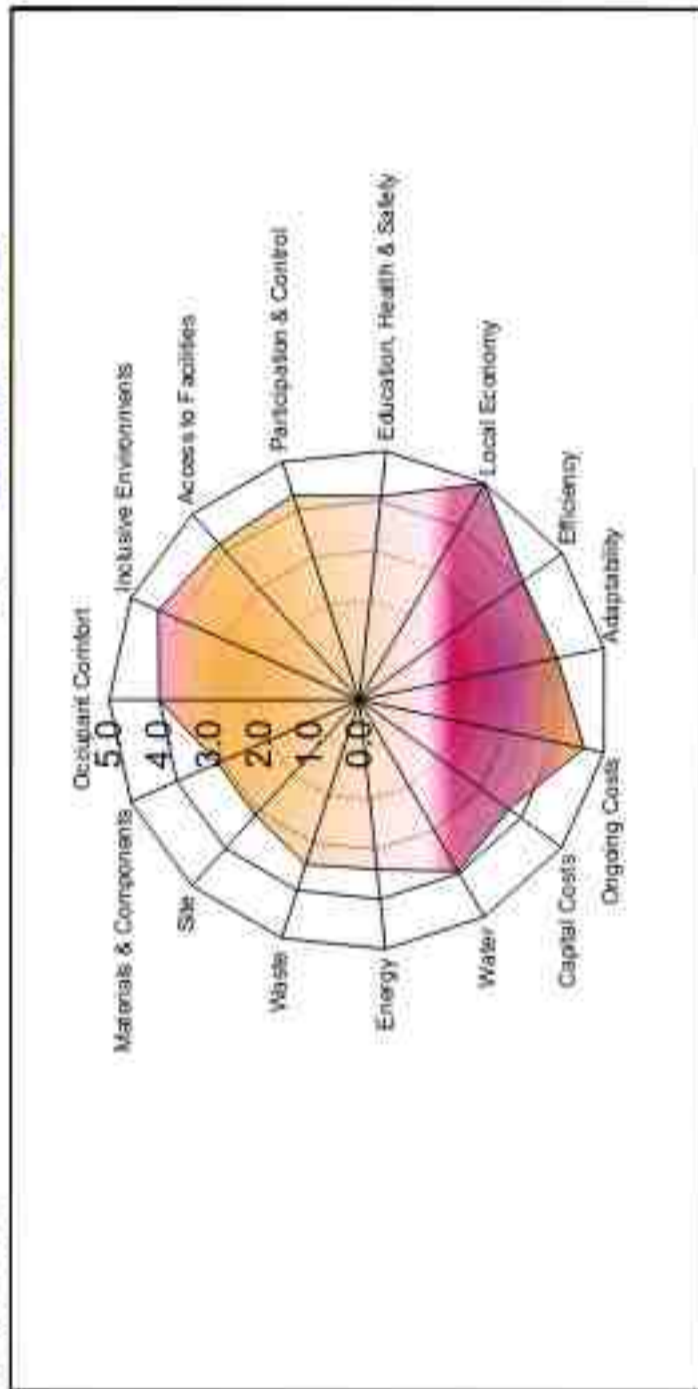
The Centre for Jazz is resurfacing a Jazz vibe within a region that was historically famous for (Marabastad). Activities such as Jazz Club, Recording Studios, Performance Theatres and outdoor performance stage drive towards mobilizing the socio-economic of this area and this will promote the gathering and mingling of people, therefore perpetuating potential development that will knit the Marabastad and the periphery of the Tshwane CBD urban fabric. The proposed Jazz centre is the commencement of the revival of this urban environment and the Centre is encouraging a social atmosphere. The Centre has created a hierarchy in terms of height and volume between the existing and the new built environment (Schubart Park, Kruger Park, Jet Set Park, retail shops and the Inter City Campus Child-hood Development Center). Visual axis connects the existing the new and the proposed developments through thoroughfare contained by the proposed Jazz centre that promotes the finer urban fabric of Marabastad. The Jazz centre as a destination point for jazz followers is meant to promote Jazz Artist and Tourist attraction. The proposed centre for Jazz reflects and celebrates the diverse culture of South African inhabitants in terms of the material used and the movement pattern adopted on the proposed site.

## 9.2 The Sbat

### SUSTAINABLE BUILDING ASSESSMENT TOOL (SBAT- P) V1

**PROJECT**  
 Project title: **A Centre for Jazz**  
 Location: **City of Tshwane, Mabastad**  
 Building type: **Community and Commercial building**  
 Internal area: **6504 m<sup>2</sup>**  
 Number of users:

**ASSESSMENT**  
 Date: **4-Oct-07**  
 Undertaken by: **Themba Thomo**  
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<b>Social</b>	<b>4.2</b>	<b>Economic</b>	<b>4.3</b>	<b>Environmental</b>	<b>3.4</b>
<b>Overall</b>	<b>4.0</b>	<b>Classification</b>			

## Building Performance - Social

Criteria	Indicative performance measure	Measured Points
<b>SO 1 Occupant Comfort</b>		<b>4.9</b>
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	87
SO 1.2 Ventilation	% of occupied spaces have equivalent of opening window area equivalent to 10% of floor area or adequate mechanical system, with polluted air source	87
SO 1.3 Noise	% of occupied spaces where external/interior reverberation noise does not impinge on normal conversation (60dBA)	87
SO 1.5 Thermal comfort	Temperature of occupied space does not exceed 26 or go below 19°C for less than 5 days per year (100%)	88
SO 1.5 Views	% of occupied space that is 6m from an external window (not a skylight) with a view	87
<b>SO 2 Inclusive Environments</b>		<b>4.4</b>
SO 2.1 Public Transport	% of building (s) within 400m of disabled accessible public transport	88
SO 2.2 Information	High contrast, clear print signage in appropriate locations (100%)	87
SO 2.3 Space	% of occupied spaces that are accessible to ambulant disabled / wheelchair users	88
SO 2.4 Toilets	% of space with fully accessible toilets within 50m	88
SO 2.5 Fixings & Furniture	% of commonly used furniture and fittings (reception desk, kitchenette, auditorium) fully accessible	88
<b>SO 3 Access to Facilities</b>		<b>4.2</b>
SO 3.1 Children	All users can walk (100%) / use public transport (50%) to get to their children's schools and creches	88
SO 3.2 Banking	All users can walk (100%) / use public transport (50%) to get to banking facilities	88
SO 3.3 Retail	All users can walk (100%) / use public transport (50%) to get to food retail	88
SO 3.4 Communication	All users can walk (100%) / use public transport (50%) to get to communication facilities (post, telephone and internet)	87
SO 3.5 Exercise	All users can walk (100%) / use public transport (50%) to get to recreation / exercise facilities	88
<b>SO 4 Participation &amp; Control</b>		<b>4.3</b>
SO 4.1 Environmental control	% of occupied spaces able to control their thermal environment adjacent to operable windows/fitment controls	88
SO 4.2 Involvement	% of users actively involved in the design process (workshops / meetings with models / large format drawings)	88
SO 4.3 Social spaces	Social informal meeting spaces (parks / staff canteens / cafes) provided locally (within 400m) (100%)	100
SO 4.4 Sharing facilities	5% of facilities shared with other users / organisations on a weekly basis (100%)	88
SO 4.5 User group	Active representative user group involved in the management of the building / facilities / local environment (100%)	88
<b>SO 5 Education, Health &amp; Safety</b>		<b>4.1</b>
SO 5.1 Education	Two percent or more space/facilities available for education (seminar rooms / reading / libraries) per occupied spaces (75%). Construction training provided on site (25%)	100
SO 5.2 Safety	All well used routes in and around building well lit (25%), all routes in and around buildings (25%) visually supervised, secure perimeter and access control (50%), No crime (100%)	88
SO 5.3 Awareness	% of users who can access information on health & safety issues (ie HIV/AIDS), training and employment opportunities easily (posters/personnel)	75
SO 5.4 Materials	All materials/components used have no negative effects on indoor air quality (100%)	88
SO 5.5 Accidents	Method in place for recording all occupational accidents and diseases and addressing these	75

## Building Performance - Economic

Criteria	Indicative performance measure	Measured Points
<b>EC 1 Local economy</b>		<b>5.0</b>
EC 1.1 Local contractors	% value of the building constructed by local (within 50km) small (employees<20) contractors	100
EC 1.2 Local materials	% of materials (sand, bricks, blocks, roofing material) sourced from within 50km	100
EC 1.3 Local components	% of components (windows, doors etc) made locally (in the country)	100
EC 1.4 Local furniture/fitings	% of furniture and fittings made locally (in the country)	100
EC 1.5 Maintenance	% of maintenance and repairs by value that can, and are undertaken, by local contractors (within 50km)	100
<b>EC 2 Efficiency</b>		<b>4.1</b>
EC 2.1 Capacity	% capacity of building used on a daily basis (actual number of users / number of users at full capacity* 100)	90
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)	65
EC 2.3 Space per occupant	Space provision per user not more than 10% above national average for building type (100%)	70
EC 2.4 Communication	Site/building has access to internet and telephone (100%), telephone only (50%)	100
EC 2.5 Material & Components	Building design coordinated with material / component sizes in order to minimise wastage. Walls (50%), Roof and floors (50%)	80
<b>EC 3 Adaptability</b>		<b>4.2</b>
EC 3.1 Vertical heights	% of spaces that have a floor to ceiling height of 3000mm or more	90
EC 3.2 External space	Design facilitates flexible external space use (100%)	40
EC 3.3 Internal partition	Non loadbearing internal partitions that can be easily adapted (loose partitioning (100%), studwall (50%), masonry (25%))	70
EC 3.4 Modular planning	Building with modular structure, envelope (fenestration) & services allowing easy internal adaptation (100%)	90
EC 3.5 Furniture	Modular, limited variety furniture - can be easily configured for different users (100%)	90
<b>EC 4 Ongoing costs</b>		<b>4.6</b>
EC 4.1 Induction	All new users receive induction training on building systems (50%), Detailed building user manual (50%)	90
EC 4.2 Consumption & waste	% of users exposed on a monthly basis to building performance figures (water (25%), electricity (25%), waste (25%), accidents (25%))	90
EC 4.3 Metering	Early monitored localised metering system for water (25%) and energy (75%)	90
EC 4.4 Maintenance & Cleaning	Building can be cleaned and maintained easily and safely using simple equipment and local non-hazardous materials (100%)	100
EC 4.5 Procurement	% of value of all materials/equipment used in the building on a daily basis supplied by local (within the country) manufacturers	100
<b>EC 5 Capital Costs</b>		<b>3.7</b>
EC 5.1 Local need	Five percent capital cost allocated to address urgent local issues (employment, training etc) during construction process (100%)	100
EC 5.2 Procurement	Tender / construction packaged to ensure involvement of small local contractors/manufacturers (100%)	100
EC 5.3 Building costs	Capital cost not more than fifteen % above national average building costs for the building type (100%)	90
EC 5.4 Sustainable technology	3% or more of capital costs allocated to new sustainable/indigenous technology (100%)	90
EC 5.5 Existing Buildings	Existing buildings reused (100%)	0

## Building Performance - Environmental

Criteria	Indicative performance measure	Measured	Points
<b>EN 1 Water</b>			<b>4.0</b>
EN 1.1 Rainwater	% of water consumed sourced from rainwater harvested on site	75	0.8
EN 1.2 Water use	% of equipment (taps, washing machines, urinals/showers) that are water efficient	90	0.9
EN 1.3 Runoff	% of carparking, paths, roads and roofs that have absorbant/permeable surfaces (grassed/hatched/foreslaid paving absorbant materials)	80	0.8
EN 1.4 Greywater	% of water from washing/relatively clean processes recycled and reused	50	0.6
EN 1.5 Planting	% of planting (other than food gardens) on site with low / appropriate water requirements	94	1.0
<b>EN 2 Energy</b>			<b>1.4</b>
EN 2.1 Location	% of users who walk / use public transport to commute to the building	100	1.0
EN 2.2 Ventilation	% of building ventilation requirements met through natural / passive ventilation	80	0.8
EN 2.3 Heating & Cooling	% of occupied space which has passive environmental control (no or minimal energy consumption)	80	0.8
EN 2.4 Appliances & fittings	% of appliances / lighting fixtures that are classed as highly energy efficient (ie energy star rating)	90	0.8
EN 2.5 Renewable energy	% of building energy requirements met from renewable sources	0	0.0
<b>EN 3 Waste</b>			<b>3.5</b>
EN 3.1 Toxic waste	% of toxic waste (batteries, ink cartridges, fluorescent lamps) recycled	85	0.9
EN 3.2 Organic waste	% of organic waste recycled	85	0.9
EN 3.3 Inorganic waste	% of inorganic waste recycled	50	0.9
EN 3.4 Sewerage	% of sewerage recycled on site	20	0.2
EN 3.5 Construction waste	% of damaged building materials / waste developed in construction recycled on site	70	0.7
<b>EN 4 Site</b>			<b>3.1</b>
EN 4.1 Brownfield site	% of proposed site already disturbed / brownfield (previously developed)	90	0.9
EN 4.2 Neighbouring buildings	No neighbouring buildings negatively affected (access to sunlight, daylight, ventilation) (100%)	100	1.0
EN 4.3 Vegetation	% of area of area covered in vegetation (include green roofs, internal planting) relative to whole site	80	0.8
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	80	0.4
<b>EN 5 Materials &amp; Components</b>			<b>3.1</b>
EN 5.1 Embodied energy	Materials with high embodied energy (aluminum, plastics) make up less than 1% of weight of building (100%)	70	0.7
EN 5.2 Material sources	% of materials and components by volume from green sources (animal/plant)	40	0.4
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	40	0.4
EN 5.5 Construction process	Volume / area of site disturbed during construction less than 2X volume/area of new building (100%)	50	0.8



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