



REFERENCES

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Josephine Buthelesi, 74

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ADDENDUM

Addendum A: Accommodation schedule
Addendum B: Building usage schedule
Addendum c: Sustainable Building Assessment Tool

ACCOMMODATION SCHEDULE :		AREA (sqm)
DISCRPTION		
LITERACY ENHANCEMENT CENTRE		3740
MAIN BUILDING		1500
GROUND FLOOR		811
STUDY HALL		214 (100 seats)
READING ROOM		117 (30 seats)
LIBRARY / RAMP		144 (30 children)
COMPUTER LAB		49 (32 seats)
SELF STORAGE		30
OFFICE		24 (2 offices)
LOBBY		39
SERVICE		73
COMMON AREA		121
FIRST FLOOR		689
AUDITORIUM		232 (100 seats)
OFFICE		121 (7 offices)
SERVICE		73
COMMON		263
BASEMENT		1358
PARKING		961 (29 bays)
STORAGE		358
SERVICES		39
SCHOOL		882
GROUND		294
LOBBY		24
LIBRARY		146 (40 seats)
SERVICE		52
COMMON		44
LOUNGE		28 (10 seats)
UPPER LEVELS (FIRST = SECOND)		588
ONE LEVEL		294
STUDIO		171 (20 seats)
OFFICE		22 (2 offices)
SERVICE		52
COMMON		49

Table 8.1: Accommodation schedule

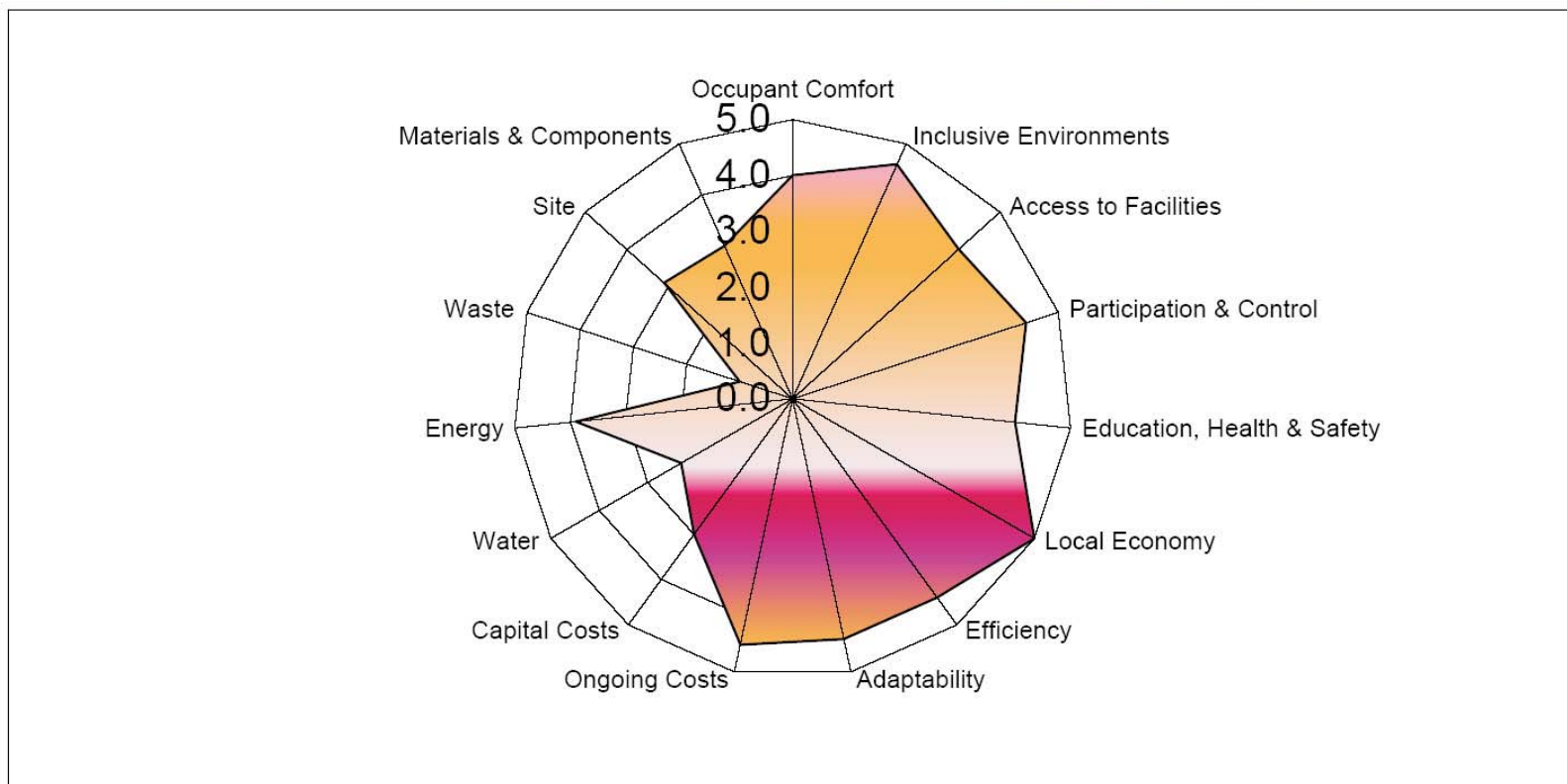
BUILDING USAGE SCHEDULE

	8am	9am	10am	11am	12am	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm
STUDY HALL						GENERAL PUBLIC							
READING ROOM						GENERAL PUBLIC							
OFFICES						PROVINCIAL COMMITTEE							
AUDITORIUM						TUTORS AND CORPORATE TRAINING					ADULT LITERACY (ABET)		
STUDIO						STUDENTS							
LIBRARY						STUDENTS							

Table 8.2: Building usage schedule

SUSTAINABLE BUILDING ASSESSMENT TOOL (SBAT- P) V1

PROJECT	ASSESSMENT
Project title: Literacy Enhancement Centre	Date: Oct-07
Location: Erf 668, Aziatic Bazaar	Undertaken by: CC Strydom
Building type: Education	Company / organisation Student
Internal area (m2):	Telephone: Fax:
Number of users:	Email: coldesign@hotmail.com



Social	4.2	Economic	4.3	Environmental	2.7
Overall	3.7	Classification	GOOD		

Building Performance - Social

Criteria	Indicative performance measure	Measured	Points
SO 1 Occupant Comfort			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	60	0.6
SO 1.2 Ventilation	% of occupied spaces have equivalent of opening window area equivalent to 10% of floor area or adequate mechanical system, with upolluted air source	100	1.0
SO 1.3 Noise	% of occupied spaces where external/internal/reverberation noise does not impinge on normal conversation (50dbA)	80	0.8
SO 1.5 Thermal comfort	Temperature of occupied space does not exceed 28 or go below 19°C for less than 5 days per year (100%)	80	0.8
SO 1.5 Views	% of occupied space that is 6m from an external window (not a skylight) with a view	80	0.8
SO 2 Inclusive Environments			4.6
SO 2.1 Public Transport	% of building (s) within 400m of disabled accessible public transport	100	1.0
SO 2.2 Information	High contrast, clear print signage in appropriate locations (100%)	60	0.6
SO 2.3 Space	% of occupied spaces that are accessible to ambulant disabled / wheelchair users	100	1.0
SO 2.4 Toilets	% of space with fully accessible toilets within 50m	100	1.0
SO 2.5 Fittings & Furniture	% of commonly used furniture and fittings (reception desk, kitchenette, auditorium) fully accessible	100	1.0
SO 3 Access to Facilities			4.0
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	50	0.5
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	All users can walk (100%) / use public transport (50%) to get to communication facilities (post, telephone and internet)	100	1.0
SO 3.5 Exercise	All users can walk (100%) / use public transport (50%) to get to recreation / exercise facilities	50	0.5
SO 4 Participation & Control			4.4
SO 4.1 Environmental control	% of occupied spaces able to control their thermal environment (adjacent to openable windows/thermal controls)	100	1.0
SO 4.2 Involvement	% of users actively involved in the design process (workshops / meetings with models / large format drawings)	40	0.4
SO 4.3 Social spaces	Social informal meeting spaces (parks / staff canteens / cafes) provided locally (within 400m) (100%)	100	1.0
SO 4.4 Sharing facilities	5% of facilities shared with other users / organisations on a weekly basis (100%)	100	1.0
SO 4.5 User group	Active representative user group involved in the management of the building / facilities / local environment (100%)	100	1.0
SO 5 Education, Health & Safety			4.0
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	1.0
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%)	0	0.0
SO 5.3 Awareness	% of users who can access information on health & safety issues (ie HIV/AIDS), training and employment opportunities easily (posters/personnel)	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	Method 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			5.0
EC 1.1	Local contractors	% value of the building constructed by local (within 50km) small (employees<20) contractors	100	1.0
EC 1.2	Local materials	% of materials (sand, bricks, blocks, roofing material) sourced from within 50km	100	1.0
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			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)	80	0.8
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)	60	0.6
EC 2.3	Space per occupant	Space provision per user not more than 10% above national average for building type (100%)	100	1.0
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%)	100	1.0
EC 3	Adaptability			3.5
EC 3.1	Vertical heights	% of spaces that have a floor to ceiling height of 3000mm or more	40	0.4
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%)	25	0.3
EC 3.4	Modular planning	Building with modular structure, envelope (fenestration) & services allowing easy internal adaptation (100%)	80	0.8
EC 3.5	Furniture	Modular, limited variety furniture - can be easily configured for different uses (100%)	100	1.0
EC 4	Ongoing costs			4.5
EC 4.1	Induction	All new users receive induction training on building systems (50%), Detailed building user manual (50%)	100	1.0
EC 4.2	Consumption & waste	% of users exposed on a monthly basis to building performance figures (water (25%), electricity (25%), waste (25%), accidents (25%)	50	0.5
EC 4.2	Metering	Easily monitored localised metering system for water (25%) and energy (75%)	100	1.0
EC 4.3	Maintenance & Cleaning	Building can be cleaned and maintained easily and safely using simple equipment and local non-hazardous materials (100%)	100	1.0
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	100	1.0
EC 5	Capital Costs			3.0
EC 5.1	Local need	Five percent capital cost allocated to address urgent local issues (employment, training etc) during construction process (100%)	100	1.0
EC 5.2	Procurement	Tender / construction packaged to ensure involvement of small local contractors/manufacturers (100%)	0	0.0
EC 5.3	Building costs	Capital cost not more than fifteen % above national average building costs for the building type (100%)	100	1.0
EC 5.4	Sustainable technology	3% or more of capital costs allocated to new sustainable/indigenous technology (100%)	100	1.0
EC 5.5	Existing Buildings	Existing buildings reused (100%)	0	0.0

Building Performance - Environmental

	Criteria	Indicative performance measure	Measured	Points
EN 1	Water			2.3
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/permeable surfaces (grassed/thatched/looselaid paving/ absorbant materials)	100	1.0
EN 1.4	Greywater	% of water from washing/relatively clean processes recycled and reused	0	0.0
EN 1.5	Planting	% of planting (other than food gardens) on site with low / appropriate water requirements	0	0.0
EN 2	Energy			3.9
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)	100	1.0
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	10	0.1
EN 3	Waste			1.0
EN 3.1	Toxic waste	% of toxic waste (batteries, ink cartridges, flourescent lamps) recycled	0	0.0
EN 3.2	Organic waste	% of organic waste recycled	0	0.0
EN 3.3	Inorganic waste	% of inorganic waste recycled.	0	0.0
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	100	1.0
EN 4	Site			3.1
EN 4.1	Brownfield site	% of proposed site already disturbed / brownfield (previously developed)	100	1.0
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	40	0.4
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	70	0.7
EN 5	Materials & Components			3.0
EN 5.1	Embodied energy	Materials with high embodied energy (aluminium,plastics) make up less than 1% of weight of building (100%)	60	0.6
EN 5.2	Material sources	% of materials and components by volume from grown sources (animal/plant)	0	0.0
EN 5.3	Ozone depletion	No materials and components used requiring ozone depleting processes (100%)	100	1.0
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%)	100	1.0