
ADDENDUM 1: BASE LINE CRITERIA
1 Sense of place 4.4

1.1 legibility
Function and movement patterns well articulated and material use denote function and scale denote importance to some extent 0.5

Movement articulated through surface treatment and scale denotes importance to some extent 0.5

Landmarks should be placed on critical nodes easily perceived by motorists and pedestrians along Nelson Mandela Blvd. Receded building edges on street level with inner courtyard to increase public open space 1

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A descending scale of detail from micro to macro scale

Design relates to context on a national, regional and local scale

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1.4 Contextual meaning
Design relates to context on a national, regional and local scale

The project was designed from a practical approach from the beginning and makes reference to the developmental process 1

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1.2 Imageability
Landmarks should be placed on critical nodes easily perceived by motorists and pedestrians along Nelson Mandela Blvd. Corporate facade and expression walls adds to the imageability of Berea 1

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1.3 structure
A descending scale of detail from micro to macro scale

Design relates to context on a national, regional and local scale

A descending scale of detail from micro to macro scale

1.5 Contextual Dialogue

2 Contextual dialogue 4.4

2.1 Visual appropriateness

The design is sensitive to the site and building height is sensitive to historically significant Berea Clubhouse 1

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Aesthetic to add to the character of 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

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2.3 Historic retention

A historic site should be preserved based, among others, on its distinctiveness in time and space 0.5

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The site does have some historic value and the design makes reference to it to some extent 0.5

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2.4 Street retention

Priorities should be given to pedestrianisation of van der Walt street and pedestrian access to site along the Apies River

The main entrance is on the north and the open public space along the Apies River has been established 1

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2.6 Mixed use 5

3.1 Variety

More than two functions accommodated for on the site

The intended purpose of the project is to create a process of city regeneration which will add to the variety and allow for an increase of choice 1

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3.2 Choice

The project should bring variety to Berea in order to increase choice

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1 Mixed use 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 1

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

The historical public space function of the site has to be retained 0.5

5.3 Public space

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5.4 transitions

Transition spaces from one space to another should act as prisms for legibility, Transition spaces between interior and exterior should be confused 1

Pattern perforated ceilings and floor surface treatment allows for better legibility and exterior floor treatments penetrate the building 1

Building should be designed in order to promote passive surveillance 1

5.5 control

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The building projects the importance of the function beyond program requirements 0.5

The visual axis along the van der Walt slipway towards Berea Cumnhouse is retained. The existing hierarchy is respected.

The proposed development emphasizes the end of the Bolus Mandela development corridor and connects into the CBD along Bolus Mandela Blvd.

The building should communicate the accommodating function to motorists and pedestrians moving along W Rd, van der Walt Blvd and Railway road respectively.

The building communincates function by means of aggregation walls and transparency.

Building should be absorbs future programmatic and ideological change.

Bulk service should be easily accessible and designed to accommodate future expansions.

Fill materials should be easily altered and re-used.

Fume, concrete framed building with infill elements that require very little maintenance.

Materials were chosen for textures. Concrete cast with woodplank shuttering in order to add to the visual richness of the project.

The design school will incorporate students from the entire cultural spectrum. The Project intends to self sustaining and benefits will be reaped over large part of the demographic.

The internal cost of the building would be high, but the goal of the proposed development intends to self sustaining and benefit will be reaped over large part of the demographic.

Functions to accommodate permanent occupation.

Environmental comfort should be inherent qualities of the design and allow for occupant flexibility.

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So, except for a visual connection from the site. Building is walkable accessible and has good security measures to protect the private domain.

Public circulation routes lead to the inner courtyard and amphitheatre.

Public spaces should include elements which stimulate social interaction and function within, thus not a separate entity.

The public space will cater for a wide array of uses, from recreation to music performances from the entire cultural spectrum.

The project will link up with existing educational spaces and function within, thus not a separate entity.

The environment should act as a stimulating context appropriate materials.

Building fabric designed to allow for passive surveillance.

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PERFORMANCE

Criteria | Priority x/5
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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 | 3.8
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