

APPENDIX A

Table 1: Geraedts and Van der Voordt Method: Location Feasibility Checklist

ASPECT		GRADUAL CRITERION		DATA SOURCE	APPRAISAL		
FUNCTIONAL					Yes		No
1	Urban location	1	Building in industrial estate or office park far from town centre	Town map			
		2	Building gets little or no sun	Site visit			
		3	View limited by other buildings on > 75% of floor area	Site visit			
2	Distance and quality of amenities	4	Shops for daily necessities > 1 km.	Site visit			
	NB:	5	Neighbourhood meeting-place (square, park) > 500 m.	Site visit			
	The quality of amenities can be described	6	Hotel/restaurant/snackbar > 500 m.	Site visit			
	in terms of number, variety and level	7	Bank/Post Office > 2 km.	Site visit			
	of services provided.	8	Basic medical facilities (group practice, health centre) > 5km	Site visit			
		9	Sports facilities (fitness club, swimming pool, sports park)	Site visit			
		10	Education (from kindergarten to university) > 2 km.	Site visit			
3	Public transport	11	Distance to railway station > 2 km.	Town map			
		12	Distance to bus/underground/tram > 1 km.	Map or transport services			
4	Accessibility by car and parking	13	Many obstacles; traffic congestion	Site visit			
	Obstacles: narrowing of road, speed bumps,	14	Distance to parking sites > 250 m	Inspection/new design			
	Congestion: 1-way traffic, no park	15	<1 parking space/100 m ² road surface	Inspection/new design			
5	Tone of neighbourhood	16	Situated on or near edge of town (e.g. near motorway)	Map or agent			
		17	No other buildings in immediate vicinity	Map or agent			
	Assessment depends on target group, e.g: young people	18	Dull environment	Site visit			
		19	No green space in neighbourhood	Site visit			
		20	Area has poor reputation/image; vandalism	Inspection and local press			
		21	Dangerous, noise or odour pollution (factories, trains, cars)	Site visit			
6	Urban location	22	Noise load on façade > 50 dB (limit for offices 60dB)	Municipal authorities			
7	Ownership of ground	23	Leasehold	Real Estate agent			
Maximum possible (weighted) Location score = 23 x 5 = 115				Total number of Yes's for Location		X	
				Default weighting:	5		=
				Location Score:			

Table 2: Geraedts and Van der Voordt Method: Building Feasibility Checklist

ASPECT		GRADUAL CRITERION		DATA SOURCE	Appraisal		
FUNCTIONAL					Yes		NO
1	Year of construction or renovation	1	Office building recently built (< 3 years)	Year of construction			
		2	Recently renovated as offices (< 3 years)	Year of renovation			
2	Vacancy	3	Some office space still in use	e.g. NEPROM			
		4	Building unoccupied < 3 years	ditto			
3	Features of new dwelling units	5	≤ 20 -person units (50 m2 each) can be made	≤ 1000 m2 useful area			
		6	Layouts suitable for local target groups cannot be impleme	Design sketch			
4	Extendibility	7	Not horizontally extendable (neighbouring buildings)	On-the-spot investigation			
		8	No extra storeys (pitched roof or insufficient load-bearing c	On-the-spot investigation			
		9	Basement cannot be built under building	Inspection and/or estate agent			
TECHNICAL							
5	Maintenance	10	Building poorly maintained/looks in poor condition	External visual inspection			
6	Dimensions of skeleton	11	Office depth < 10 m	Estate agent or inspection			
	<i>Module of façade determines placing of walls</i>	12	Module of support structure < 3.60 m	On-site or estate agent			
		13	Distance between floors > 6.00 m	On-site or estate agent			
7	Support structure (walls, pillars, floors)	14	Support structure is in poor/hazardous condition	On-site inspection			
8	Façade	15	Cannot be made to blend with surroundings or module > 5	On-site or estate agent			
	<i>External spaces dependent on target group</i>	16		On-site inspection			
	<i>Protected monuments: limits on adaptation</i>	17		Inspection/new design			
9	Installations	18	Impossible to install (sufficient) service ducts	Inspection/new design			
CULTURAL							
10	Character	19	No character in relation to surrounding buildings	On-site inspection			
	<i>cf. Location, 'Tone of neighbourhood'</i>	20	Impossible to create dwellings with an identity of their own	Inspection/new design			
11	Access (entrance hall/lifts/stairs)	21	Unsafe entrance, no clear overview of situation	Inspection/new design			
LEGAL							
12	Environment	22	Presence of large amounts of hazardous materials	On-site or municipality			
	Exposure to sunlight, air and noise pollution, hazardous materials	23	Acoustic insulation of floors < 4 dB	Inspection/new design			
		24	Very poor thermal insulation of outer walls and/or roof	On-site or municipality			
		25	< 10% of floor area of new units gets incident daylight	On-site inspection			
13	<i>Requirements of and standards for the building industry concerning access and escape route</i>	26	No lifts in building (> 4 storeys), no lifts can be installed	On-site or estate agent			
		27	No (emergency) stairways	Inspection/new design			
		28	Distance of new unit from stairs and/or lift ≥ 50 m	Inspection/new design			
	Maximum possible (weighted) Building score = 28 x 3 = 84			Total number of Yes' for Building:			x
				Default weighting:	3	=	
				Building score:		B	
					84		

