



SITE1.4

# Access to amenities



## Objective

Our objective is to optimally cater for the day-to-day needs of the building's users through the provision of nearby, easily accessible social and commercial infrastructure, thereby achieving social acceptance for the building. We also seek to ensure that the building is integrated into its urban context by opening up a wide range of uses to the public.

## Benefits

The building users' satisfaction with the site can be increased by ensuring that there are facilities nearby that cater for their day-to-day requirements. Districts become more lively when their pavements and cycle paths are used. This also has the effect of reducing the use of motorised transportation and the associated noise pollution and harmful emissions. Furthermore, the value stability of buildings within lively districts is greater.

## Contribution to overriding sustainability goals



CONTRIBUTION TO THE SUSTAINABLE DEVELOPMENT GOALS (SDGS) OF THE UNITED NATIONS (UN)

CONTRIBUTION TO THE GERMAN SUSTAINABILITY STRATEGY

 Significant	11.6	Reduced pollution in towns and cities	
	11.7	Access to public spaces and green spaces	
 Moderate			11.2.b Mobility
			11.1.a/b/c Land use
 Low			



## Outlook

The weighting and evaluation are expected to remain the same.

## Share of total score

	SHARE	WEIGHTING FACTOR
Office		
Education		
Residential		
Hotel	1.7%	3
Consumer market		
Shopping centre		
Business premises		
Logistics		
Production		

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## EVALUATION

The distances between the site on which the building is situated and relevant social and commercial infrastructure facilities are determined and categorised as "nearby and easily accessible" if they fall within a certain radius. The evaluation also examines what kind of infrastructure is available for users in the building itself. Including the bonus, 110 points can be awarded for this criterion. The number of points available in indicators 1.1 and 1.2 adds up to 55; however, no more than 35 points can be awarded in total.

NO.	INDICATOR	MAX. WALKING TIME/JOURNEY TIME BY PUBLIC TRANSPORT [MIN.]	MAX. AIR-LINE DISTANCE	POINTS
<b>1</b>	<b>Social infrastructure</b>			
1.1	<b>Within the district/surrounding area</b>			<b>Max. 35</b>
	■ <b>Education 1</b>			
	Kindergarten	-	350	+10
	■ <b>Education 2</b>			
	Higher education	15	1300	+5
	■ <b>Leisure</b>			
	For each aspect fulfilled: Art and culture (cinema, theatre, galleries), library, district centre, community centre, youth centre, senior citizens' centre, fitness studio near to the workplace, etc. (alternatively: A fitness programme that is open to the public is offered in the building and can be used by outside parties)	10	700	+5
	■ <b>Playgrounds</b>	-	350	+10
	■ <b>Sports facilities</b>			
	Gymnasium and sports hall, outdoor sports ground/sports ground with an athletics track, indoor or outdoor swimming pool	10	700	+5
1.2	<b>Opportunity to use rooms within the building and outdoor facilities</b>			<b>Max. 20</b>
1.2.1	Opportunities to hire rooms and use spaces within the building: Third parties have the opportunity to temporarily hire rooms in the building (e.g. office rooms, meeting rooms, multipurpose conference rooms, etc.). <b>Shopping centre</b> : Thoroughfares in the building are also open to the public outside of normal business hours.			+10
1.2.2	Opportunities to use spaces in the building's outdoor facilities: The outdoor facilities surrounding the building can be used by the public both during and outside of normal business hours.			+10



NO.	INDICATOR	MAX. WALKING TIME/JOURNEY TIME BY PUBLIC TRANSPORT [MIN.]	MAX. AIR-LINE DISTANCE	POINTS
<b>2</b>	<b>Commercial infrastructure</b>			
<b>2.1</b>	<b>Within the district/surrounding area</b>			<b>Max. 35</b>
	<ul style="list-style-type: none"> <li>■ <b>Local supply 1</b> Full-range supplier (supply of everyday goods)</li> <li>■ <b>Local supply 2</b> Small retail outlets (bakery, butcher, drug store, etc.)</li> <li>■ <b>Local supply 3</b> Weekly market</li> <li>■ <b>Food and catering</b> Restaurant, café, bakery, etc.</li> <li>■ <b>Other services</b> Bank, post office, hairdresser, fitness studio, wellness facilities, etc.</li> <li>■ <b>Medical services 1</b> General practitioner</li> <li>■ <b>Medical services 2</b> Specialists, pharmacy, etc.</li> </ul>	10	700	+15
		10	700	+5
		10	700	+5
		10	700	+5
		10	700	+5
		10	700	+10
		10	700	+5
<b>3</b>	<b>Infrastructure associated with the building/variety of uses</b>			
<b>3.1</b>	<b>Variety of uses within the building</b>			<b>Max. 30</b>
	<p>Infrastructure listed under 1.1 or 2.1 in the building itself</p> <ul style="list-style-type: none"> <li>■ Points as in 1.1 or 2.1</li> </ul>			
<b>3.2</b>	<p><b>CIRCULAR ECONOMY BONUS – FACILITIES THAT CATER FOR PEOPLE'S DAY-TO-DAY NEEDS AND PROVIDE MEETING POINTS FOR INTERACTION</b></p> <p>Explanation: Bonus points can be awarded if amenities or provisions that are currently not provided as standard have been provided or built for the building's users and outside parties, such as allotment gardens and beehives (urban farming), or trading skills or services, for example, with others in the community is encouraged (by means of temporary trading spaces/pop-up shop premises, repair cafés, community meeting places, etc.).</p>			<b>+10</b>





## SUSTAINABILITY REPORTING AND SYNERGIES

### Sustainability reporting

The number of nearby social and commercial infrastructure facilities determined in indicators 1 and 2 is a good key performance indicator (KPI) to report. The number of social and commercial facilities/amenities in the building itself is also a useful KPI to report.

NO.	KEY PERFORMANCE INDICATORS (KPIs)	UNIT
KPI 1	Number of nearby social infrastructure facilities	[number]
KPI 2	Number of nearby commercial infrastructure facilities	[number]
KPI 3	Number of social or commercial infrastructure facilities in the building itself	[number]

### Synergies with DGNB system applications

- **DGNB DISTRICT:**

Indicators 1 and 2 have parallels to the content of criterion SOC3.3 Social and commercial infrastructure of the schemes Urban districts (SQ16) [SQ = urban district] and Business districts (GQ16) [GQ = business district].



## APPENDIX A – DETAILED DESCRIPTION

### I. Relevance

If a building and its surrounding area offer varied uses for the public, this fosters communication and a sense of community and, in turn, general acceptance of the building.

### II. Additional explanation

It should be possible for the property's users to have their recreational needs, day-to-day needs, educational needs, etc. met within a relatively limited radius ("compact city"). Having an adequate supply infrastructure in place encourages people to undertake everyday journeys on foot or by bicycle, for example.

The more open a building is to its environment and the people around it, the better its accessibility will be rated.

Measures that could be used to increase accessibility include open spaces around the building that can be used by the public, cafeterias or rooms that are available for hire to third parties (office units, conference rooms, auditoriums, sports facilities, etc.). Opening the building up in this way allows the building to be exploited more fully and for longer than when it is used for its actual function during its normal hours of use.

### III. Method

This method is a quantitative method in which graphics must be used to determine whether the property is located within the catchment area of the infrastructure facility in question. The facilities should be accessible to the general public – for sports facilities, for example, through membership of a club or similar (purely educational or business facilities are not to be evaluated).

The following indicators are evaluated:

#### **Indicator 1: Social infrastructure**

The social infrastructure is divided into infrastructure for education, leisure and playgrounds/sports facilities.

#### **Indicator 2: Commercial infrastructure**

The commercial infrastructure is divided into local supply infrastructure, medical services and other services.

Pedestrian accessibility of all infrastructure facilities is generally desirable, but cannot always be attained in practice. Accessibility of an infrastructure facility using public transport is therefore also included in the evaluation. This means that a property that has good public transport links can still benefit from facilities further afield.

#### **Indicator 3: Infrastructure associated with the building/variety of uses**

A building with a variety of uses is one that offers as many different uses as possible in addition to its actual use, such as hiring out spaces to third parties or other uses such as a canteen, exhibitions, library, services. The ground floor area is a focal point since it is particularly well suited to public use (accessibility, visibility, urban design function). It can be used in conjunction with the storeys directly above and below. The building's outdoor area (e.g. restaurant with outdoor seating area, street furniture) also helps to stimulate the urban environment.



## IV. Usage-specific description

Depending on the scheme, different indicators can be used; the relevance of each of these indicators must be explained.



## APPENDIX B – DOCUMENTATION

### I. Required documentation

A range of different forms of documentation is listed below. The documentation submitted must comprehensively and clearly demonstrate compliance with the requirements for the target evaluation of the individual indicators.

DESCRIPTION	SHORT CODE
Plausible declaration of intent that infrastructure will be implemented in the property/surrounding area	A
Photos of the implemented measures (and localisation in the overall plan)	B
Urban design concept including use and open space concept, which must be continually updated and deals with the content specified in the indicator. Identification of all planned infrastructure facilities in the surrounding area/district.	C
Site plan with mapping of the maximum permitted distance for each use category. Identification of all planned infrastructure facilities in the surrounding area/district and existing infrastructure facilities in the surrounding area.	D
Depending on the property: Excerpt from the written text and drawings defining the specifications for the rooms in the building that are available for hire to third parties, which clearly contain the following information: <ul style="list-style-type: none"> <li>■ Location of the rooms available for hire (floor plans)</li> <li>■ Information on the rooms' function, accessibility, opening times, etc.</li> </ul>	E
Depending on the property: Excerpt from the written text and drawings defining the range of uses available to the public in the building, which clearly contain the following information: <ul style="list-style-type: none"> <li>■ Location of the uses available to the public (floor plans)</li> <li>■ Infrastructure/integration of the outdoor facilities associated with the uses (site plan)</li> <li>■ Description of the type of uses available to the public, with information on accessibility, opening times, etc.</li> <li>■ Tenancy agreements</li> <li>■ Photo documentation</li> </ul>	F





<b>INDICATORS</b>	<b>PRE- CERTIFICATE</b>	<b>CERTIFICATE</b>
1. Social infrastructure	A, C	B, C, D, E, F
2. Commercial infrastructure	A, C	B, C, D, E, F
3. Infrastructure associated with the building/variety of uses	A, C	B, C, D, E, F



## APPENDIX C – LITERATURE

### I. Version

#### Change log based on version 2018

PAGE	EXPLANATION	DATE
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### II. Literature

- Bott, Helmut; Jessen, Johann; Pesch, Franz (ed.) (2010): Lehrbausteine Städtebau: Basiswissen für Entwurf und Planung [Urban design teaching modules: Basic knowledge for designing and planning], edition: 6. Städtebau-Institut der Universität Stuttgart [Institute of Urban Planning of the University of Stuttgart].
- German Federal Ministry for the Environment, Nature Conservation, Building and Nuclear Safety (BMUB) (ed.) (2007): LEIPZIG CHARTA zur nachhaltigen europäischen Stadt [Leipzig Charter on Sustainable European Cities].
- Korda, Martin; Bischof, Wolfgang (2005): Städtebau – technische Grundlagen [Urban design – technical basics], p. 525–526, 5th edition, Teubner Verlag.
- Sustainable Development Goals icons, United Nations/globalgoals.org.