National English Literary Museum

25a, Erf 2945, Worcester Street, Grahamstown, South Africa

GREEN BUILDING COUNCIL SOUTH AFRICA

5 Star Green Star SA – Public & Education Building As Built v1

Achieved in May 2017

The National English Literature Museum development is situated within the well-established residential suburb, Grahamstown. The development will enhance the area by introducing facilities such as: a mini-theatre, outside amphitheatre, exhibition area, archives, library, and museum offices. The museum will not be fenced and therefore provide park-like, landscaped areas as active play areas for the surrounding community to enjoy. The outside amphitheatre and mini theatre are facilities provided to be used for community activities as needed by the public. The location is ideal as the development is within close proximity to a variety of learning institution and public amenities which can make daily use of the museum.

The building does not only educate the public about literature, artworks and artefacts of national and international significance but provides another educational layer by displaying and being a precedent study of a Green Public and Educational building.

Sustainable building features include:

- Shower and storage facilities for cyclists are available to encourage non-motorised commuting to the Museum.
- Water and Energy sub-meters provide live metering results which are continuously displayed in the foyer.
- A Building Users' Guide has also been compiled with the intention of informing users about the building's systems.
- The building aims to reduce potable water consumption by more than 95% below benchmark, and water meters have been installed for all major water uses to monitor and facilitate management of water consumption.
- Storm water detention ponds were introduced to release storm water gradually and prevent the erosion of the related river system.
- Topsoil Management Plan (TMP) was implemented to guide the contractor on separating all topsoil impacted during construction, in order to protect it from degradation, erosion, or mixing with fill or waste. This way, 75% of the original topsoil was retained on site.
- Mechanical and electrical equipment was chosen for its low energy use, and a building management system has been introduced to actively control and optimise the effectiveness of building services.
- A Solar PV installation is included on the roof of the north wing, and provides approximately 8% of the building's total energy demand.

PROJECT TEAM:

OWNER
National Department of Public Works

ARCHITECTS
Intsika Architects

ELECTRICAL ENGINEER
Albrecht Knight Mvulana

MECHANICAL ENGINEER
Albrecht Knight Mvulana

QUANTITY SURVEYORS
Bisiwe van Niekerk INC

SUSTAINABLE BUILDING CONSULTANT
Solid Green Consulting

MAIN CONTRACTOR
WBHO

CIVIL SERVICES ENGINEERS
Camdekon Engineers

TOTAL POINTS: 61

POINTS ALLOCATION:

PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GLA): 4876 m^2

TOTAL COMMERCIAL OFFICE AREA: 2995.53 m^2

CAR PARKING AREA: 1325 m^2