



BUILDING AN INSTITUTIONAL DEVELOPMENT

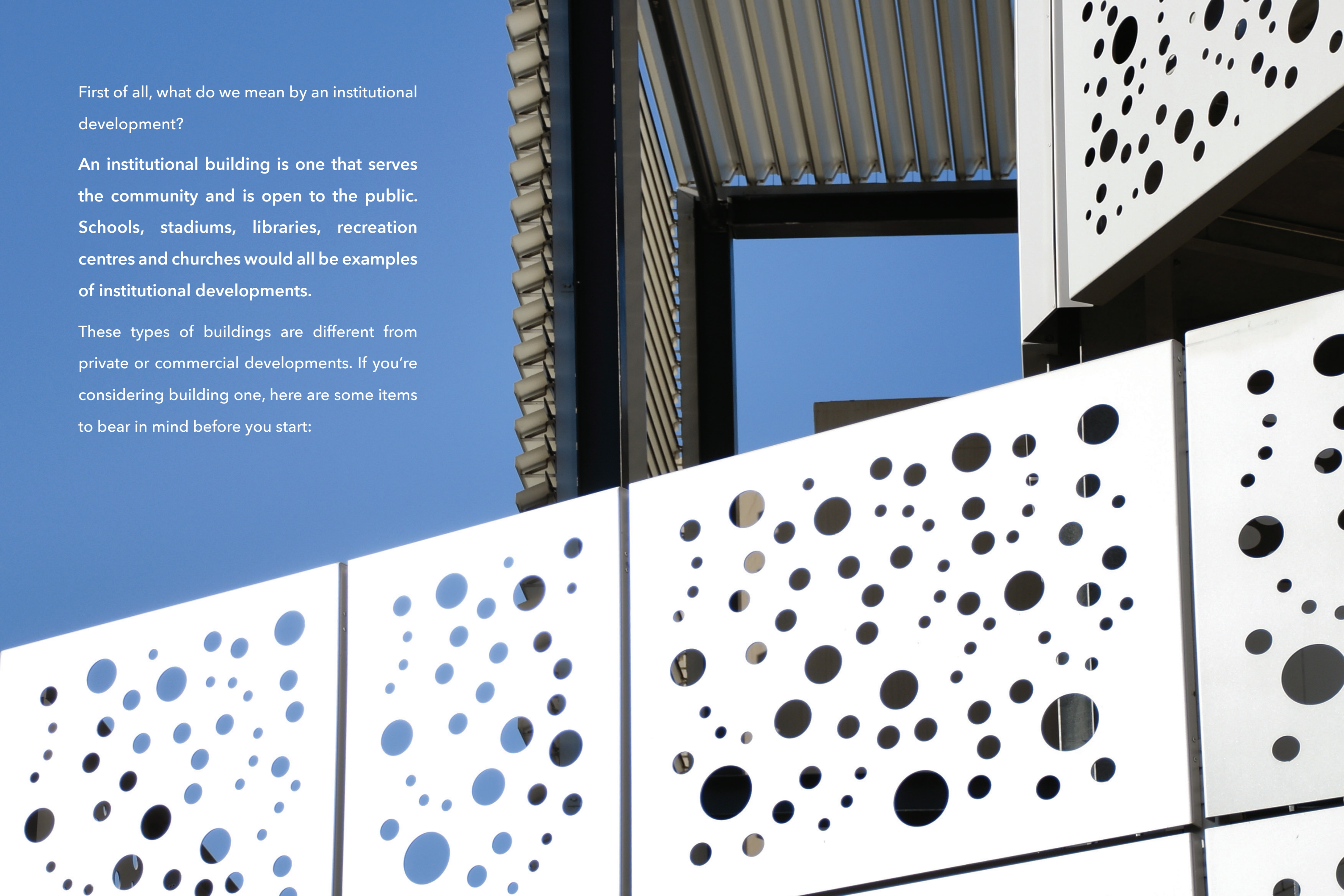
THINGS TO THINK ABOUT BEFORE YOU START.



First of all, what do we mean by an institutional development?

An institutional building is one that serves the community and is open to the public. Schools, stadiums, libraries, recreation centres and churches would all be examples of institutional developments.

These types of buildings are different from private or commercial developments. If you're considering building one, here are some items to bear in mind before you start:



Finding or fulfilling a need

It can work one of two ways: either you have a property and need to find a need for it. Or you have identified a need and now want to find a site or property that can fulfil that need. The most important question to ask yourself before you start doing anything is: **What are you trying to achieve with this institutional development?**

The answer is never simple, because it involves a magnitude of cognitive and quotative thoughts and needs. These patterns need to be documented and analysed in order to determine the answer.



Due diligence

Now that you've figured out your goals for the site, it's time to do your research. The due diligence needs to be done using a highly scientific approach, encompassing social and economic factors. Through a research and case study approach, comprehensive due diligence can provide the necessary value to you by ensuring a low risk or successful investment.

During this due diligence process, BPAS will use its unique "four secrets" approach to strengthen the Return on Design Value (RoDV). This is where an architect like us can add a huge amount of value, in that the methods used to conduct the feasibility study will be crucial in determining whether what you're planning is a viable idea to take forward or not.

Locality

The environment is as crucial to the success as the location, for the environment is the catalyst for the appropriate location. Here the architect will consider the urban fabric and landscape in order to choose the best location for the development.

After all, you can renovate the property in future if you want to make changes, but you can never move it to another site. So, the location and environment are both crucial to its success.

When looking at locality, you need to address aspects such as:

- **Environment:** The neighbourhood, local community and future developments - all these factors should have an influence on the location you select. • The name and identity of the person who legally owns the property
- **Accessibility:** Can your target market reach you easily enough where you plan to develop?
- **Transport (public and private):** Is there public transport available, and is it accessible for pedestrians? Is there a transport and road network, or will future upgrades need to be done to facilitate your development? Are there viable alternatives in the area, for example pedestrian or cycle routes?
- **Services (water, electricity, sewerage):** is the infrastructure sufficient to provide the necessary services, or will the infrastructure need to be upgraded? Is sustainability building part of the consideration for this investment?
- **Socioeconomic conditions:** For example, if you're targeting in a certain income bracket (LSM) with your offering, is the area conducive to this? • An official Deeds Registry office seal indicating that the deed is recorded with the registered owner's name and the date that transfer occurred.
- **Security:** what is the security like in the area? Does it have a neighbourhood watch or private security company that could add additional protection for the assets and people inside your development? Especially if you're building a school, the safety of children is imperative and is of vital concern for their parents.



Town planning

Firstly, you need to check that zoning is in place to start building a development. And then if you want to put up a school or a swimming pool on the site, you need to actually check that you are zoned for these, and that the site you've chosen is not zoned for group housing for example. You also may be zoned for a school but only one that can hold 200 children in it, and your plans may be for a larger school holding 1000 kids. Checking with the town planner on any restrictions for the site is vitally important.

Urban design

There's a saying that goes: "chair in a space is a room, room in a house, house in a street, street in a neighbourhood, neighbourhood in a town", and so on. The idea is that no site or location can be dealt with in an isolated space. At best, contextual research has to be done on the implications of the urban fabric on the urban space. Urban design policies with the local authority must also be checked. This is where you should engage with an architect like BPAS, who have a vested interest in Urban Design and Prescient Architecture.



Target market

Think of what you're selling as a product. If you're building a school, then you're selling an educational experience. If you're building a stadium, you're selling recreation and leisure time. Will your target market be able to access your product at this site? Will it be priced right? Where is your competition and how is your product better or different from theirs?

When an architect is conducting a feasibility study for your development, they can also feed back to you on how to adjust your offering to make it more attractive for the market. They may identify needs you hadn't known about, or competitors you had not considered. For example, they may say that a soccer stadium won't work at this specific site, but a public swimming pool would.

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Timelines

It's not just about the present. Before you build, you need to look at what the future plans are for an area, to determine whether this would be a successful long-term venture. Is it a settled neighbourhood or not? Will a huge shopping complex be built soon which could take away some of your clientele?

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The future

Is your development future proof? Not all buildings will service the 20 to 50-year evolution of existence. Therefore, the design and planning of these buildings should be for future generations and must be adaptable for future use.

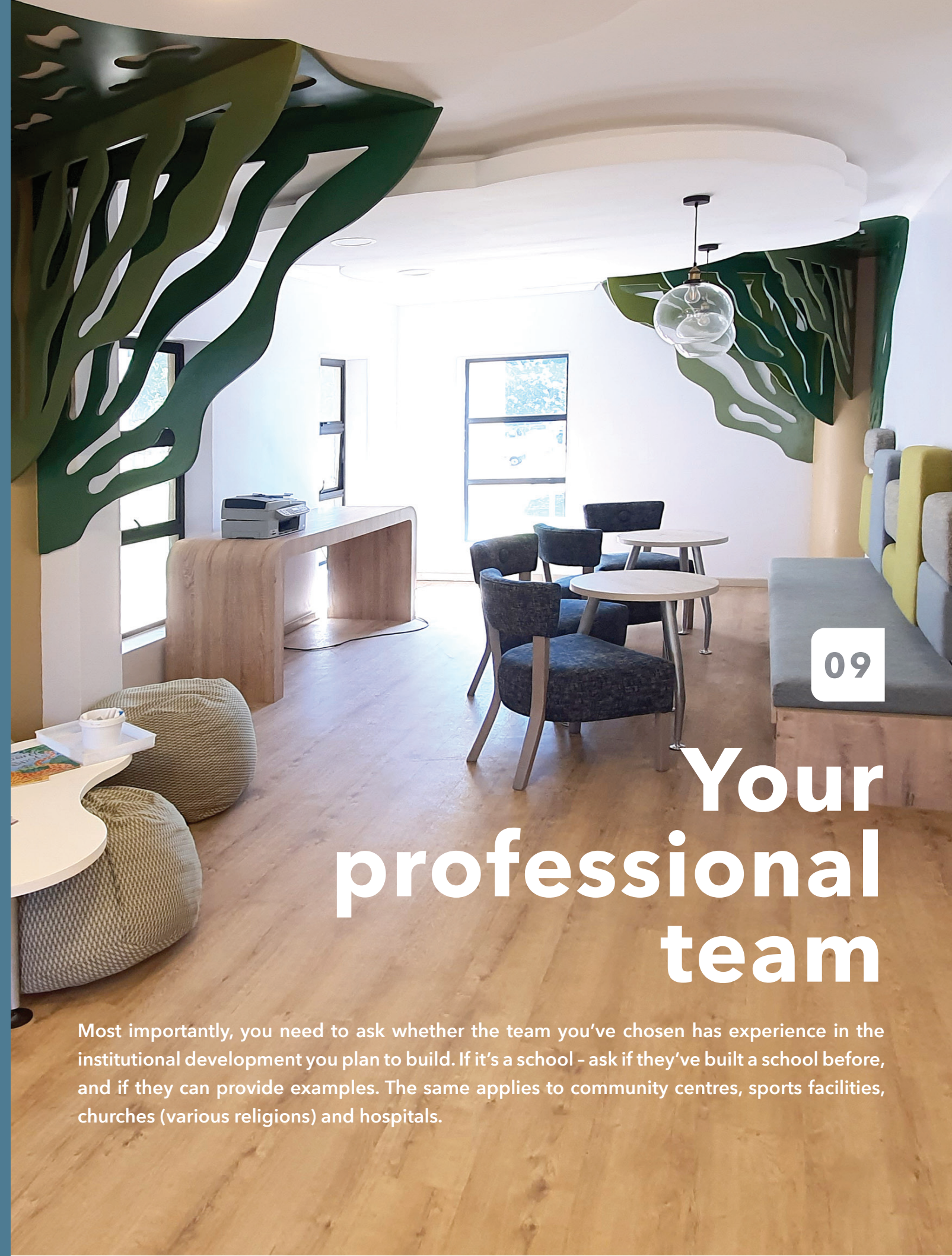
Some of the future factors to consider in a development are:

- Sustainability, from an environmental perspective
- Digital and smart technology
- A hybrid building program and adaptable user spaces
- Multi-purpose, with multiple users

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Your professional team

Most importantly, you need to ask whether the team you've chosen has experience in the institutional development you plan to build. If it's a school - ask if they've built a school before, and if they can provide examples. The same applies to community centres, sports facilities, churches (various religions) and hospitals.



Building an institutional development?

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