



SITE1.4

Access to amenities



Objective

Our objective is to optimally cater to the day-to-day needs of the building users through the provision of easily accessible social and commercial infrastructure in the vicinity, 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 to 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 retention of buildings within lively districts is greater.

Contribution to overriding sustainability goals



	CONTRIBUTION TO SUSTAINABLE DEVELOPMENT GOALS (SDGS) OF UNITED NATIONS (UN)	CONTRIBUTION TO THE GERMAN SUSTAINABILITY STRATEGY
 Significant	11.6 Reduce the environmental impact of cities	
	11.7 Provide access to safe and inclusive green and public spaces	
 Moderate		11.2.b Mobility
 Low		11.1.a/b/c Land use



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				
Department stores	Logistics				
Production					
Assembly buildings					



EVALUATION

The distances between the building site and relevant social and commercial infrastructure facilities are determined and categorised as "nearby and easily accessible" if they fall within a certain radius. Measurement of the distance: If there is a sizable obstruction (river, motorway, rails, etc.) between the building and the target object, the real distance (walking/driving path) must be used. 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 for the two indicators.

NO.	INDICATOR	MAX. WALKING TIME/JOURNEY TIME BY PUBLIC TRANSPORT [MIN.]	MAX. AIR-LINE DISTANCE [M]	POINTS
1	Social infrastructure			
1.1	Within the district/surrounding area			Max. 35
	■ Education 1			
	Kindergarten	-	350	+10
	■ Education 2			
	Higher education	15	1300	+5
	■ Leisure			
	For each fulfilled aspect: 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 third parties)	10	700	+5
	■ Playgrounds	-	350	+10
	■ Sports facilities			
	Gymnasium and sports hall, outdoor sports /sports area with an athletics track, indoor or outdoor swimming pool	10	700	+5
1.2	Opportunity to use rooms within the building and outdoor facilities			Max. 20
1.2.1	Opportunities for facility rentals and the use of space 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.).			+10
	■ Shopping centre : Linkways in the building are also open to the public outside of normal business hours.			
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
2	Commercial infrastructure			
2.1	Within the district/surrounding area			Max. 35
	<ul style="list-style-type: none"> Local supply 1 Full-range supplier (supply of everyday goods) 	10	700	+15
	<ul style="list-style-type: none"> Local supply 2 Small retail outlets (bakery, butcher, drug store, etc.) 	10	700	+5
	<ul style="list-style-type: none"> Local supply 3 Weekly market 	10	700	+5
	<ul style="list-style-type: none"> Food and catering Restaurant, café, bakery, etc. 	10	700	+5
	<ul style="list-style-type: none"> Other services Bank, post office, hairdresser, fitness studio, wellness facilities, etc. 	10	700	+5
	<ul style="list-style-type: none"> Medical services 1 General practitioner 	10	700	+10
	<ul style="list-style-type: none"> Medical services 2 Specialists, pharmacy, etc. 	10	700	+5
3	Infrastructure associated with the building/variety of uses			
3.1	Variety of uses within the building			Max. 30
	Infrastructure listed under 1.1 or 2.1 in the building itself			
	<ul style="list-style-type: none"> Points as in 1.1 or 2.1 			
3.2	CIRCULAR ECONOMY BONUS – FACILITIES THAT CATER TO PEOPLE'S DAY-TO-DAY NEEDS AND PROVIDE MEETING POINTS FOR INTERACTION Explanation: Bonus points can be awarded if amenities or provisions are not part of the standard requirements but have been provided or built for the building's users and third 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.).			+10





SUSTAINABILITY REPORTING AND SYNERGIES

Sustainability reporting

The number of social and commercial infrastructure facilities in the vicinity 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 from the schemes for urban districts and business districts.



APPENDIX A – DETAILED DESCRIPTION

I. Relevance

If a building and its surrounding area offer varied uses for the public, this fosters communication, 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 concept). Having an adequate supply of 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 rental to third parties (office units, conference rooms, auditoriums, sports facilities, etc.). Opening the building up in this way allows the building to be used more extensively and for a longer period than when it is just used for its actual function during its normal operating hours.

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 reality. 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 rental of 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 for public use (accessibility, visibility, urban design function). It can be combined with the adjacent storeys. 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 then be explained.



APPENDIX B – DOCUMENTATION

I. Required documentation

Examples of possible evidence include the following items. The documentation submitted for the evaluation of individual indicators should comprehensively and clearly demonstrate compliance with the relevant requirements.

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 rental to third parties, which clearly contain the following information: <ul style="list-style-type: none"> ■ Location of the rooms available for hire (floor plans) ■ Information on the rooms' function, accessibility, opening times, etc. 	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 contains the following information: <ul style="list-style-type: none"> ■ Location of the uses available to the public (floor plans) ■ Infrastructure/integration of the outdoor facilities associated with the uses (site plan) ■ Description of the type of uses available to the public, with information on accessibility, opening times, etc. ■ Tenancy agreements ■ Photo documentation 	F



INDICATORS	PRE- CERTIFICATE	CERTIFICATE
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
712	General: scheme “assembly buildings” has been added	16.09.2021
713	Evaluation: Measurement of the distance in case of obstructions ¹	16.09.2021

II. Literature

- 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].
https://www.bmu.de/fileadmin/Daten_BMU/Download_PDF/Nationale_Stadtentwicklung/leipzig_charta_en_bf.pdf
- Sustainable Development Goals icons, United Nations/globalgoals.org.