Index

acceptance zone, 96

adaptable reuse
  apartments construction, 180
  conversion potential assessment tool, 121–122
defined, 2
  developments, 178
  heritage buildings for, 22, 168
  of heritage structure, 106
  stakeholders in, 125
  sustainable, 122

adaptSTAR, 86–87, 166–168
Australian Building Energy Efficiency Certificates (BEECS), 153
Australian Sustainable Built Environment Council (ASBEC), 9

benefit–cost ratio, 92, 94

building adaptation
  AdaptSTAR, 166–168
  aspect of, 11–12
  BREEAM, 160–162
  of (office) buildings into housing, 17
  conversion adaptation, 156–168
defined, 7, 40
  demolition, in masterplan (see masterplan, in demolition/adaptation)
  Green Star, 162–163
  inclusive and integrated practices, 183
  issues, in resilience, 175–181
  LBC, 158–160
  LEED, 165–166
  NABERS, 163–165
  One Planet principles, 157
  options for, 8, 16, 58
planning policies for, 15
qualities of resilient systems, 182–183
rating tools, 156–168
reflectiveness, 182
resilience, 168–171, 183–184
resourcefulness, 182
robustness, redundancy and flexibility, 182–183
sustainability in, 154–156, 175–181
sustainable, 2, 183–184
technical feasibility for, 73
building assessment, 145
building code, 126
  and sustainability principles, 143
building conversion. see also sustainable design
financial feasibility of, 137
housing stock, 125
LCC, 99, 101, 180
  in Rotterdam, 49–51
  sustainable design, 16
  urban renewal, 91
building durability, 85
building life cycle, 114
building materials, 78, 145, 146
building resilience
  challenges faced, selected cities, 5
city-level challenges, 4–6
  ‘conversion’ or ‘adaptive reuse,’ 2, 7
  problem scale, 4–6
  urban resilience, notion of, 9–13
capital and rental value, 181
Central Park, 31–32
city centres
  building conversions in, 125
  height limits in zones adjacent, 105
  quality and liveability of, 46
  worldwide properties in, 125
city’s economy, 117
city sharing, 35–36
cohousing, 27–31
communal kitchen, 29
COMMUNE, 33–35
community cultural assets, 110
community living, advantages of, 28
contractual regulation, 52
Conversion Meter, 17
  adaptability, 144
  applicability of, 143–144
Atlantic House, 143
case studies, 142–143
conversion potential class, 129–134
feasibility scan, 129
financial feasibility scan, 134–138
inventory supply, city, 127
opportunities and risks, 144–147
process, 127
quick scan, 128–129
risk assessment checklist, 138–141
conversion potential assessment tool
  adaptive reuse, 121–122
  building characteristics, 125–126
  case studies, 142–143
Conversion Meter, 126–141
  financial feasibility of, 126
  location potential, 125
  market potential, 123–124
  opportunities and risks, 122–126
  stakeholders, influence of, 125
corporate social responsibility (CSR), 162
cost–benefit analysis, 16, 135
cost-effective strategy, 112
covenant, 46–48
coworking, 33–35
Cultural Heritage Preservation Act, 47
cultural-historical value, 126
Culture and Community Principle, 158
decision-making
  adaptation and demolition, 179
  by agreement and acceptance, 48
  complexity of, 62, 63
  factors, 76
4P, 16, 92–94–97, 180
fundamental aspect of, 67
model, 16, 91–95, 101, 179, 180
national and local policy, 57
process, 64
for sustainable change, 7
tools and frameworks, in demolition/adaptation, 62–61
urban renewal projects, evaluation of, 101
degree of pressure, 42
demolition
  building adaptation (see masterplan, in demolition/adaptation)
  of existing buildings, 69
  of host building, 16
  and rebuilding, 22, 162
  on technical justifications, 73
  and waste removal, 113, 114
design style
  contemporary, 106, 107
  host buildings in, 106
Dutch building code, 145, 147
Dutch Noise Pollution Act, 138
dwelling types, 136
dynamic data exchange (DDE), 99
earthquake resistance codes, 117
economic recession, 75
economic value, 69
embodied energy, 114
energy efficiency
  in building regulations, 184
  cost-effective, 9
  improvements in urban infrastructure, 39
  legislation on, 168
environmental impact
  of consumption, 26
  influencing, 22
  levels, 94
  reduced, 26
Environmental Impact Assessment (EIA) Directive, 67
environmental sustainability, 22
European Energy Performance Certificates (EPCs), 153
existing buildings
  apartments construction, 108
  demolition of, 69, 117
  and infrastructure, 62
  rating tools, 181
  risk levels, 77
Index

5Ws, resilience in buildings, 12, 13
food sharing, 24
4P (profit, people, politics and planet), 16, 92–94–97, 180

gerographic information system (GIS), 93, 94
Gordon’s 3L Principle, 83, 84, 99
Green Building Council of Australia (GBCA), 154, 162
green buildings
capacity of, 155
investments, 155, 163
market survey of, 154
ratings, 153, 155
Green Star, 88, 162–163
gross floor area (GFA), 136

habitation densification, 115
heating, ventilation, air-conditioning (HVAC) systems, 160
height limiting, of buildings, 105, 116
heritage buildings
adaptive reuse of, 22
cconversion and sustainability, 13
design controls in, 109
retention of, 110
social value, 110
technical and point of view, 74
heritage conservation, 110‘heritage’ design, 106
heritage regeneration, 68
heritage value, 29, 59, 69, 72, 75, 179
historic buildings
retention of, 73, 179
used as notable or landmark, 77
host buildings
in design style, 106
functions, 106
heritage-listed, 109

individual buildings
adaptation of, 58, 62
degree of complexity, 57
demolish or adapt, 179
level, 64, 67, 74, 75, 175, 179
scale of, 35, 177
technical and physical aspects, 58
International Council on Monuments and Sites (ICOMOS), 110
investment budget, 135

land conversions
cohousing, 27–31
coworking, 33–35
sharing businesses, 31–33

land uses
of building, 7
commercial, 2, 8
decision-making process, 52
planning policy instruments in Rotterdam, 46–48
plans or grant permits, 45
types, 160

LBC. see Living Building Challenge (LBC)
LCC. see life-cycle cost (LCC)
Leadership in Energy and Environmental Design (LEED), 155, 165–166

lettable floor area (LFA), 136
life-cycle assessment, 92, 112
life-cycle cost (LCC), 16, 91, 99–100, 137, 144, 180
Living Building Challenge (LBC), 156, 158–160
Living Future Institute of Australia (LFIA), 158

market potential
costs and, 124
duration of vacancy, 123
level and, 123
return on investment, 124
sufficient demand, 123–124
market value, 100, 122, 124, 137

masterplan, in demolition/adaptation
affecting factors, 58–61
analysis, 67–75
decision-making tools and frameworks, 62–61
economic viability, 69–73
limitations, 65
methodology, 64–75
national and local policy, 67–69
phasing and market changes, 74–75
planned continuation, of research, 77–78
planning approval process, 62
stakeholder viewpoints, 61
technical aspects, 73–74
types and levels of, 58
weighting multiple criteria, 61–62
masterplan regeneration sites, 57–58
mothballing, 121

municipal parking regulations, 47
national and local policy
decision-making, 57, 76, 179
degrees of complexity, 15
masterplan, in demolition/adaptation, 67–69
National Australian Built Environment
Rating Scheme (NABERS), 163–165
noise pollution, 138
object linking and embedding (OLE), 99
office building conversions, in Rotterdam
classifying, 51–53
evaluating, 53
planning policy instruments, 49–51
office-to-housing conversion, 126
office to residential conversion, 135
One Planet Living, 157–158
organisational typologies, 108
planning policy instruments
classifications of, 41–43
complications, 42–44
degree of pressure, 42
effectiveness of, 45–46
policy networks, 44–45
requirements of, 39
for resilient urban redevelopment, 15, 39–54
in Rotterdam
classifying and evaluating, 51–53
covenant, land-use plan and
transformation team, 46–48
office building conversions, 49–51
public planning policy
vs. private market decisions, 178
utilisation of, 15
rebuilding, 22
recycle materials, 113, 114
rental income, 137
resale value, 114
residential accommodation, demand side of, 124
residential dwellings, 65, 66, 108
residential infill, 31
residential land, 99
residual value, 100, 135
resilience scales, 6, 171
return on investment, 123–125, 135, 142
reuses land, 22
risk assessment, 2, 7, 127, 138–141
risks of conversion, 122, 126
Royal Institute of British Architects (RIBA), 83
Sharing Cities Network, 178
sharing economy, 24
sharing paradigm
adaptive reuse, role of, 22
benefits of, 25–27
building and land conversions, 27–35
Central Park, 32
city sharing, 35–36
collaborative consumption, 24
economic benefits, 26–27
emergence of, 24–25
fostering social connections, 27
impact of, 25
of productive assets, 24
relationships, 24
restoring balance to cities., 22
social innovation, 23
social capital, 25
social connections, fostering, 27
social contact design, 29
social infrastructure, 178
social innovation, 23
social isolation, 22
social networks, 15, 23
social outcomes, 27
social sustainability, 22, 157
socio-demographic change, 15
spatial system dynamics (SSD), 97, 98
stakeholders
attitudes, 77
case study parameters, 65
influence of, 125
interviews, 64
public and private, 40, 41
risk assessment, 139
roles, 62
satisfaction, 92
viewpoints, 61
sustainability assessment, 74
sustainable business leadership, 162
sustainable change
decision-making for, 7
of use adaptation, 1–18, 153–172
sustainable design
adaptability, 86–88
application and implications, LCC, 99–100
case studies, 89–90
durability, 85–86
sustainability star rating, 89
urban renewal projects, evaluation of, 91–99
sustainable development
goals, 2–3
needs, 84
system dynamics, 91, 93, 96, 97
top-up buildings
case study, 115–117
construction approaches, 106, 113
contemporary design style, 106, 107
cost of, 112
design and technical matters, 112–115
health, safety and vitality, 117–118
heritage, 109–111
hypothetical, 111–112
intensification, 115
renovation, 112
typology, 108–109
urban renewal, 115
urban resilience, 115–118
zoned height limit, 105
town planning
height limits, 112
regulations, 105
Transformation Meter, 62, 126, 127, 144
transformation team, 46–48
triple bottom-line, 91

UN, sustainable development goals, 2, 3
urban densification, 17
urban environmental quality, 15
urban infill development, 22, 23, 27
urban infrastructure, 16
urbanisation, 1, 4, 21, 57
urban redevelopment
conversions for, 46, 48
cooperation in, 48
planning policy instruments for, 15
practice and research, 15
urban renewal
big-picture thinking, 91–93
case study, 115–117
decision-making model, 101
health, safety and vitality, 117–118
and intensification, 115
model application, 93–96
previous work, 96–99
projects evaluation of, 91–99
system dynamics, 93
urban resilience
adaptation, 11–12
case study, 115–117
changing mechanism, 11
defined, 10
equilibrium, 10
5 Ws, 12, 13
health, safety and vitality, 117–118
notion of, 9–13
positive vs. negative notions, 11
timescale, 12–13
urban renewal and intensification, 115
urban sprawl, 21
urban system, 39
waste demolition, 78, 112, 114, 145
waste removal, 113, 114
Western building
history, 106
town planning regulations in, 105
zoned height limit, 105
zoning plan, 129