Building Performance of Intelligent Buildings

ABSTRACT

The cost of running a business far out weighs the construction, maintenance and building operational costs. Intelligent buildings are ones that are designed to enhance the match between environment, spaces and the people carrying out work, so that well-being and the performance of the occupants are all in harmony. Clients need to be able to articulate their needs and designers have to translate and understand these.

Another aspect of intelligent buildings is that they need to integrate very many different types of systems and these have to be able to respond flexibly to changing conditions and user requirements throughout the whole life of the building. There are many issues which enable this to be done but clearly the operation of the building to be taken into account in the design process, and the process of integration needs to be extensive. Technology is important but it must not be used for its own sake, but only as a means of making the building work simply and effectively.

This paper addresses the principles that can provide a consistent approach to assessing buildings at all stages of the building process from brief to design, through to the construction, hand over, operation, maintenance and refurbishment. The assessment method described consists of five principal indicators: values and needs; provision of a productive environment; sustainability; reliable building systems; whole life value.

Further information please contact icrc@reading.ac.uk