

Building A – Green Design Principles and Objectives

Green Rating

The project is designed to an acknowledged rating, measured in terms of the South African Green Building Council Green Star system.

Green Design Principles

Green design principles permeate through the building at various levels:

The well-being of the building's users is catered for through with an excellent quality of natural light, easy access to outdoor open space which is designed to provide amenities during pause periods, high levels of fresh air circulation and substantial direct sunlight screening.

The building complex is so orientated as to maximise its ability to incorporate energy saving in a passive way. High levels of insulation are provided in the building envelope.

The technical systems comprising the electrical, electronic and mechanical services components are designed to the latest standards of energy efficiency.

Building A – Architectural Principles and Objectives

Building Mass

- U-shaped building mass with private courtyard
- 7 storey building

Elevation Treatment

- Contemporary flush glazing curtain walls and stone cladding facades
- External solar control canopies and louvres

North Elevation

- Dominated by glass curtain wall facade for sufficient natural light penetration into office spaces
- External sun screen devices protect against direct sunlight and glare
- Link to pedestrian bridge
- Welcoming facade on to access road

East Elevation

- Stone cladding results in a more solid facade
- Presence on Belhar Road
- Solid facade negates noise pollution and direct morning sunlight

South Elevation

- Stone cladding results in a more solid facade
- Small Windows negates heat loss through southern façade

West Elevation

- Balance between glass facade and solid elements
- Presence on public podium
- Main entrance
- Active edge on ground floor and public interface

Office Space

- A-Grade office building and A-Grade internal finishes
- Designed to an occupation density of 1 person per 10m² GLA
- Well defined and legible ground floor office lobby entrance off podium level
- Spacious office reception and security areas

Electronic Access Control

- Tea kitchen on each floor
- External balconies easily accessible from each floor
- Sheltered external court yard, landscaped, and for the exclusive use of Building A

Parking

- 2 parking basement levels
- 4 parking bays per 100m² GLA = 145 bays in covered basement(s)

Other

- Catalyst building
- First building needs to set the standard for architectural character, workmanship, and qualities to be used throughout the development
- Set back on lower levels giving shelter and bringing down the scale at street level in line with the overall urban design principles

Design Rationale

- The A-grade office building is designed to read as two contemporary glazed wings with a solid central section containing the circulation and services core as well as central lobbies. This expressed services core also serves as the architectural element that defines the main entrance to the building off the podium level. Deep stone-clad facades wrap the ends of the flush-glazed wings creating an engaging dialogue between heavy and light, solid and transparent. These wrappings occur in such a way as to suggest that the solid portions are singular continuous elements folding right over the building and down the opposite sides, thereby enhancing the 3 dimensional quality of the building when viewed from various angles. Deep punched balconies and window openings on the west and south facades increase the impression of depth and solidness. This is juxtaposed with the lightness of the transparent curtain glazing and louver structures elsewhere on the building.