

140 WEST STREET: timeless and elegant

The ability to make a structurally-complex building appear both elegant and timeless was the driver behind the successful design of the new 140 West Street commercial development in Sandton, according to Paragon Project Architect, Kay Hausler.

Developed by Zenprop, the 27 000 m² of P-grade office space comprises two linked towers on a lush landscaped podium, namely a ten-storey North Tower, a 14-storey South Tower, and eight parking levels. The project achieved a 4 Star Green Office Design V1 from the Green Building Council of South Africa.

140 West Street has a 4 Star Green Office Design V1 rating.



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"The original brief from the client was that we should design the building to achieve the highest possible green design rating," Hausler notes. Taking four years in total, of which the construction phase was two years, the aim was for the building to be sensitive in scale and response to the pedestrian zone. It was to be an iconic building that would function as a head office, while still being considerate of its inhabitants and context.

"We achieved this by incorporating natural elements, planting, designing for human scale, creating a landscape deck on the ground floor, landscaped roof terraces, break-out spaces, and spaces that encourage interaction and the awareness of others in the building," Hausler explains.

She adds that the client was very open-minded in wanting something "fresh and new, and gave us quite a lot of freedom to explore some somewhat unconventional and custom design elements." Enriching the internal user experience and the urban environment was achieved by activating the street edge by means of a restaurant; a convenient and beneficial addition to the bustling pedestrian route between the Gautrain Station and the Sandton hub.

Construction was complicated by the fact that access could only be achieved from West Street itself, which made the



An angled, curved-glass atrium enclosure connects the two towers.