

PROJECT FEATURE
144 OXFORD ROAD, ROSEBANK
PARAGON ARCHITECTS SOUTH AFRICA

144 Oxford Road a flagship for Growthpoint and Paragon Architects South Africa

The 36 700m² premium-grade 144 Oxford Road office development in Rosebank, Johannesburg, for Growthpoint Properties, is a project by Paragon Architects South Africa.





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Developed by Growthpoint Properties to capitalise on the demand for P-grade office space in the central Rosebank precinct, which currently exceeds even that of nearby Sandton and Melrose, the premium project has been developed and refined over a six-year period. The Tiber WBHO Joint Venture has been on-site as main contractor since November 2017. The project secured a 5-Star Green Star Office v1.1 Design Rating from the Green Building Council of South Africa (GBCSA).

Located on the arterial Oxford Road, the nine-storey development features two elongated office towers interlinked by a central atrium along the north-south axis. Spanning over the entire nine floors, the atrium offers a visual link to the outside, while allowing light deeper into the floor plate and encouraging user activity.

The west facades are shaped towards a curved glass pinnacle which cantilevers outwards towards the road. The main façade consists of double-glazed unitised façades, incorporating a dark grey glass. The outermost facade of the northern building features a secondary offset glazed 'skin' with raking sides, a nod to the fast-paced vehicular movement on Oxford Road.

The building mass is eroded along ground level on both the eastern and western edges, which, together with landscaped pockets and water features, offer users sheltered spill-out spaces under and around the building. Sitting proud of the surrounding canopy line, the building offers spectacular views across the city from the ground floor podium upwards.

The landscaping on the ground floor slopes gently

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towards both Oxford Road and Tottenham Avenue, softening the interface between passers-by and the building.

The iconic development acts as a gateway to the Rosebank precinct while taking cognisance of the leafy residential suburbs that surround it.

'We introduced upper floor terraces at the back of the building as well as the landscaped berm in acknowledgement of the low-rise residential fabric bordering the eastern edge of the site,' Paragon Architects South Africa architect, Laura Strydom, reveals.

Construction challenges overcome

The site's desirable location on Oxford Road, a short walk from the Rosebank Gautrain Station, posed particular construction challenges.

Both the Gautrain and Oxford Road had servitudes

which impinged on the site and needed to be accommodated.

'All these factors contributed to a long and intensive design process which considered site-specific parameters, together with stakeholders' particular needs and requirements,' Strydom highlights. 'In addition, we future-proofed the building by allowing for multi-tenancy.'

Building Information Modelling (BIM) software such as Revit and Navisworks were used from the outset, with virtual co-ordination and clash detection done on an ongoing basis. An eight-person Paragon Architects South Africa team was dedicated to the project, with each person assigned to specific 'packages', including brickwork, facades, service coordination, finishes and joinery.

Strydom concludes that the project has been an exciting challenge to date, morphing through various iterations. ■

