

MODREN ARCHITECTURE



A Nod to Oxford Road

The 35 000m² premium-grade 144 Oxford Road office development in Rosebank, Johannesburg for Growthpoint Properties is Paragon Group's largest project at present.

The Tiber WBHO joint venture has been on-site as a main contractor since November 2017, with the project aiming for a 5-Star Green Star Design Certification from the Green Building Council of South Africa (GBCSA).

Spanning over the nine floors, the atrium offers a visual link to the outside, allowing light deeper into the floor plate



Paragon Group Architect Laura Strydom, Architect

Encouraging user activity

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

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

"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 Group Architect, Laura Strydom, reveals.

Obstacles

The site's desirable location on Oxford Road, a short walk from the Rosebank Gautrain Station, posed particular construction challenges. The Gautrain servitude cuts through the site, which restricted the allowable construction methodology to be used.

Further to this, Oxford Road sits within the site boundary. These factors contributed to an intensive design process that took into account site-specific parameters, together with stakeholders' particular needs and requirements.

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