

## PROJECT FEATURE

# 140 WEST STREET

**140 WEST STREET**  
Sandton

**CLIENT**  
Zenprop Property Holdings

**PROJECT MANAGER**  
CAPEX Projects

**ARCHITECT**  
Paragon Architects

**QUANTITY SURVEYOR**  
Schoombie Hartmann

**CIVIL & STRUCTURAL ENGINEER**  
Sotiralis Consulting Engineers

**ELECTRICAL ENGINEER**  
Quad Africa Consulting

**MECHANICAL ENGINEER**  
Adaptive Resource Engineers

**WET SERVICES**  
Aurecon

**FIRE CONSULTANT**  
TWCE

**FAÇADE CONSULTANT**  
Andrew Riley & Associates

**GREEN BUILDING CONSULTANT**  
PJ Carew Consulting

**ACOUSTIC ENGINEER**  
SRL South Africa

**HEALTH & SAFETY**  
Comprac Holdings

**LANDSCAPE ARCHITECT**  
The Ochre Office

**INTERIOR ARCHITECT**  
Savile Row Tailored Environments  
(HL and HLS Floors)  
ANSARA (Avior Floor)

**LIFT CONSULTANT**  
Solutions for Elevating

**MAIN CONTRACTORS**  
Tiber Construction  
WBHO Construction

**PHOTOGRAPHY**  
Tristan McLaren  
Sarah de Pina

140 West Street is a new commercial development in central Sandton developed by Zenprop Property Holdings. The 27,000m<sup>2</sup> of P-grade office space is housed in two linked towers constructed on a landscaped podium. The project is situated diagonally opposite the Gautrain Station and directly opposite the entrance to the Michelangelo Hotel, Sandton City and Nelson Mandela Square.

Designed by Paragon Architects, the project consists of a 10-storey North Tower and 14-storey South Tower which will be targeting a 4-5 Star Greenstar Rating and houses a prominent international legal practice in approximately 50% of the building, along with one or more other tenants. This development offers 1,400 parking bays within its eight basements, seven of which are below ground.

### Streetscape

The development not only aims to enhance the internal and external environment for the tenant and visitor, but also to enrich its urban environment. Accordingly, the street edge is activated by a coffee shop, a convenient and beneficial addition to the bustling pedestrian route between the Gautrain Station and the hub of Sandton.

The design aims to sensitively merge the streetscape with the commercial zone by means of a meandering landscaped journey from pavement to podium level.

The experiential approach beneath a canopy of trees and over cascading water features is carried from street edge, to landscaped podium, through the enclosed glass atrium and reception and out towards the open lifestyle deck to the east side of the building.



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### Two Towers

The two towers are coupled by a clear glass roof which appears to wrap over the point of arrival and seamlessly envelope both the atrium and the pod-like structure which houses the five linked floor plates. The edge of this seemingly floating pod is open to the atrium, with the intention of activating this zone with pause areas and collaborative work spaces.

Sculptural bridges crossing the atrium fan away from one another and alter in form from one level to the next. These make the floor plates efficient and facilitates future flexibility.

Visitors to the building are directed to the first, above-ground parking basement. From here, two escalators, housed in a glass lobby, bring visitors into the light, treed atrium and reception area.

Two lift cores containing a total of seven lifts carry users from the atrium (and the eight basements below) to the upper floor plates.

### Façade

At the centre of the building, the two silvery glass wings of each tower curve away from one another, whilst coming closest to one another at the two lift and service cores. The darker, less reflective performance glass enclosing ground and first floors creates the visual effect of a strong base to the building while the seamless skins of the north and south glazed wings peak upwards

and towards West Street. The silhouette of the building mass behind is carved into the light entity of the silver wings.

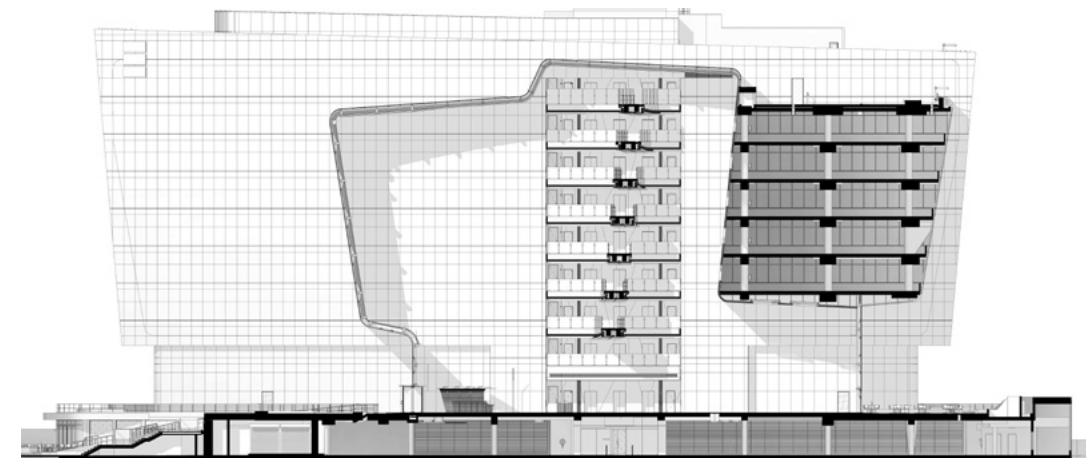
The floor plates taper towards the east and west gable ends, where complex hidden transfer structures have been designed to enable the building to lean outwards towards east and west. These impressive façades are shaped to create gentle bends in each face. Their form is further enhanced by metal fins, which not only texturise the gable façades but also provide shading.

### Lifestyle and Sustainability

The building offers exclusive landscaped roof terraces on the 8th, 9th and 12th floors, from which to take in the remarkable, panoramic views across Johannesburg.

A canteen, situated on ground floor, flows out into the atrium and onto a partly-shaded, secluded landscape deck. It also offers a gym, state of the art auditorium, dedicated cyclist and motorcyclist bays and shower and change room facilities to encourage users to commute by bicycle. The parking bays closest to the cores are dedicated to those who drive energy efficient cars.

The building's highly-engineered, fully glazed façades and favourable orientation allow for the maximum natural lighting possible while restricting glare and heat transmission.



SECTION THROUGH ATRIUM FACING NORTH

The project incorporates many other sustainable design features and systems involved in the day to day operation of the building, such as the harvesting, treatment and reuse of rainwater and excess irrigation water. The use of tactile materials and the integration of planting and natural light throughout the building, aims to give users the feeling of being in nature, while situated in the heart of Sandton.

Four air cooled chillers selected for high part load performance serve the chilled and heating water system for cooling and heating the spaces. Basements are ventilated only when required through carbon monoxide sensors. Fresh air

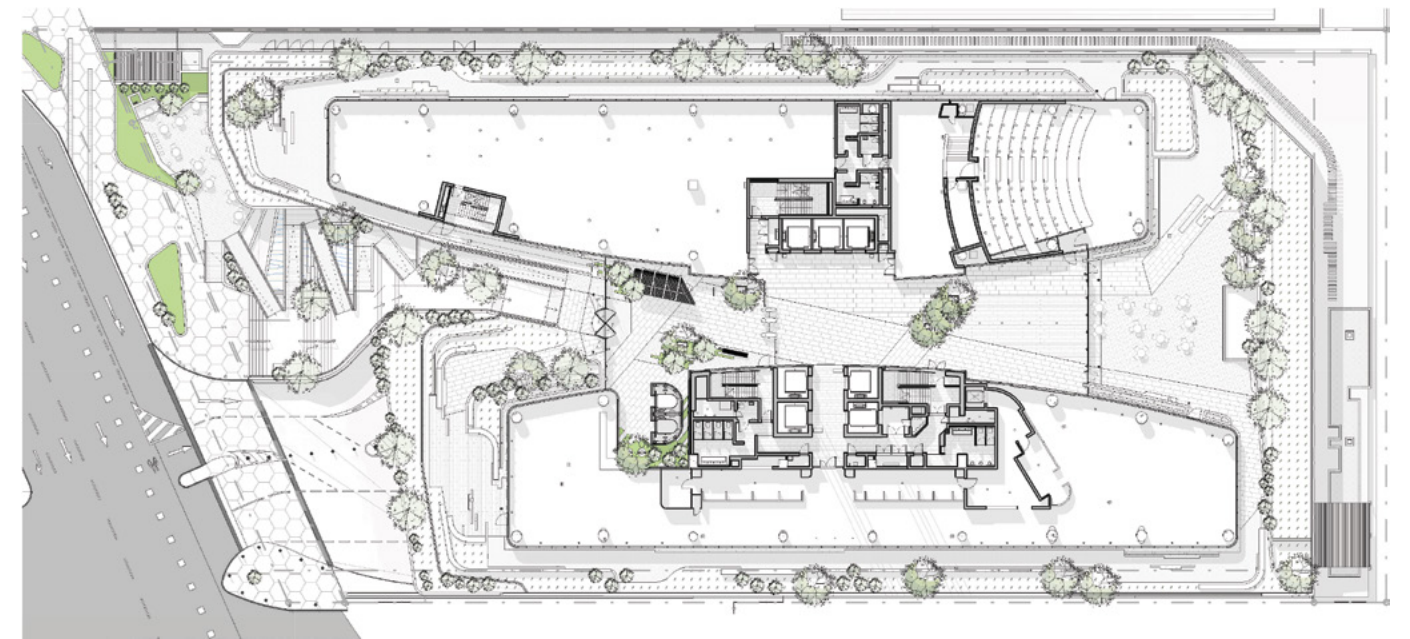
is pre-cooled or pre-heated separately and serves all the occupied spaces. The building is designed to take advantage of natural daylight. The lighting system uses a combination of motion detectors and efficient fittings to make sure the lighting system uses as little energy as possible.

### Interior Architecture and Design

Savile Row's creative concept for the 140 West Street interior architecture was influenced by the concept of a conservatory with its filtered light and light steel framework – as portrayed on the base building atrium enclosure. This signature,







SITE PLAN

multivolume 'winter garden' feel atrium flows into excellent amenities provided in the building, namely the *Olive + Plate* coffee shop and the unique building 'working lounge' which is surrounded by a landscaped terrace.

Leveraging off the building architecture, Savile Row created a new workplace for the anchor tenant that ties into the base building aesthetic. The vision for the new legal tenancy workplace was to align their workspace design to their brand, desired client experience and employee culture.

The tenancy design is thus a manifestation of their brand and is a premium client experience. The journey from the client entrance at the ground floor atrium, up to the anchor tenancy client welcome floor, is consistent, with the fitout adopting similar materials of stone, glass and timber panelling. It provides an exclusive client meeting and entertaining suite, opening onto their sky terrace with garden and clear views north over Sandton.

The work floors are a combination of glass fronted offices with adjacent workstations



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screened to provide acoustic privacy and integrated storage to accommodate the staff's high filing needs. A centrally placed staff breakout coffee hub opens out onto the light filled atrium and sits behind a slatted screen which acts as a counterbalance of visual transparency and privacy between floors. All floor plates have been tested against the measures of access to natural light, floorplate continuity and hub connectivity.

Use of warm, natural and timeless materials have an enduring honesty and reflect the international image of the building tenancy. Soft, organic elements counterbalance the hard materiality of the building, while the sophisticated blend of hospitality and corporate design distinguishes the anchor tenant's brand from their competitors.

The design aims for a user experience of contemporary comfort and hospitality such as



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that experienced on an airline club lounge and this is reflected in the choice of materials and design aesthetic.

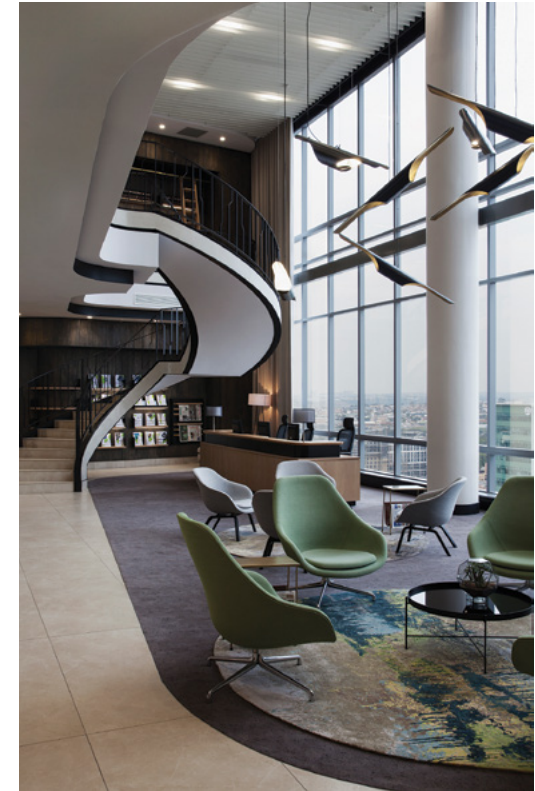
For the other tenancy the designers undertook the strategic and functional briefing for the global consulting company's new workplace, involving a series of workshops with management and staff.

The workplace design is based on contemporary work principles with a focus on creating a more agile and flexible work environment. Clear goals were outlined upfront on using the project and space as a catalyst for change to create greater levels of transparency, improved workstyle flexibility and collaboration, while maintaining a key focus on productivity and wellbeing.

A greater diversity of work settings is on offer to suit varied workstyles, with increased mobility supported by an advanced technology infrastructure. Staff are better connected in the new workplace, working on two floorplates, and connected by a dramatic stair to the upper level which is split by a covered outdoor terrace, garden with feature roof canopy and firepit for staff townhall sessions.

In the workplace strategy sessions, it was concluded that partners retain offices, as when in the office they require focus space and the need to do constant quick meets with their teams. When partners are out the office their desk space is hidden up by means of sliding folding glass doors, that transforms the space into a shared meeting facility.

For the most part, the built space is constructed of frameless acoustic glass, ensuring quality of light and views and encouraging a more open collaborative environment.



A key feature in the design is a multipurpose flexible 'Work Hub' which is dedicated to mobile staff. It is a collaborative, open flexible space, encouraging team events and collaboration space away from desks in a more relaxed environment.

140 West's signature winged design adds a contemporary edge to an already established part of Sandton, and creates a precedent for future design language in the precinct.



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