

# Architect and Builder

AUGUST/SEPTEMBER 2019 | VOLUME 70 | ISSUE 4





COVER: 1 PARK LANE | PHOTO BY INFRASTRUCTUREPHOTOS

# CONTENTS

AUGUST/SEPTEMBER 2019 | VOLUME 70 | ISSUE 4

## DEPARTMENTS

- 6 EDITORIAL
- 8 NEWS WATCH
- 14 COMPANY WATCH:  
Oggie Hardwood Flooring
- 18 FEATURE ARTICLE:  
If it's all doom and gloom,  
why so many cranes on the  
skyline? by Patrick McInerney
- 20 PROJECT WATCH
- 100 INTERIOR WATCH
- 106 ADVERTISERS

## ADVERTORIALS

- 56 Beka Schröder
- 98 Empowered Spaces

## NEXT ISSUE

If you were involved on any of the projects / features in our next issue and would like to advertise or contribute material please contact us on 082 572 4707 or visit our website: [www.archibuild.co.za](http://www.archibuild.co.za)

## UPCOMING PROJECTS

Cheetah Plains  
Docklands  
Infinité  
Park Central  
Ridge 7  
The Houghton  
Sage Interior

## PROJECTS

- 26 **1 PARK LANE**  
The 20-floor Park Lane is set to become a prominent Sandton landmark alongside the iconic neighbouring Sasol and Discovery Head Offices.
- 36 **BARLOWORLD LOGISTICS**  
As accessibility to Sandton has become increasingly more difficult, Barloworld Automotive & Logistics saw the potential of relocating their corporate head office to this new vibrant and energetic urban renewal centre.
- 48 **WATER & SANITATION - CITY OF CAPE TOWN**  
The new head office for the City of Cape Town's Water and Sanitation Department was derived from the need to consolidate various departments throughout the city into a single use building.



## FEATURES

- 64 2019 SAPOA PROPERTY DEVELOPMENT AWARDS

## INTERIORS

- 102 **ZIMMER BIOMET**  
The interior had to reflect creativity, encourage collaboration, and promote knowledge sharing between different divisions.



# EDITORIAL

LOUISE FENNER-SOLOMON | PUBLISHER

## OUR TEAM

### PUBLISHER / ADVERTISING

Louise Fenner-Solomon  
082 572 4707  
[louisef@archibuild.co.za](mailto:louisef@archibuild.co.za)

### PUBLISHER / DESIGN

Peter Fenner-Solomon  
082 521 3916  
[peter@archibuild.co.za](mailto:peter@archibuild.co.za)

### ACCOUNTS

Peter Fenner-Solomon  
082 521 3916  
[accounts@archibuild.co.za](mailto:accounts@archibuild.co.za)

## SUBSCRIBE

### SOUTH AFRICA

1 Year / 6 Issues R350 exc. VAT  
2 Year / 12 Issues R600 exc. VAT

### INTERNATIONAL

1 Year / 6 Issues R800 exc. VAT  
2 Year / 12 Issues R1 400 exc. VAT

### HOW TO SUBSCRIBE

Email us your subscription choice:  
[subscribe@archibuild.co.za](mailto:subscribe@archibuild.co.za)

## CONTACT US

TELEPHONE 082 572 4707  
FACSIMILE 086 551 8323  
EMAIL [louisef@archibuild.co.za](mailto:louisef@archibuild.co.za)  
WEB [www.archibuild.co.za](http://www.archibuild.co.za)

The September issue is always a highlight of the year as this is when we focus on the award winning projects announced at the SAPOA Convention. Many are buildings we have featured over the last year and are obviously outstanding developments, but there are always some surprise winners that I have not encountered, which keeps things interesting.

I am sure, like many, there are times when I've found this year a 'just a little' gloomy and concerning. The industry is facing the most challenging time I can recall and I hear stories of job losses and business closures on a weekly basis from my clients. I was glad to read this issue's opinion piece by Patrick McInerney, Director of Co-Arc Architects, who balances what he felt was a pretty depressing SAPOA Conference with positive thoughts on the industry – giving me hope that we can overcome our challenges. A positive sign was that this year's SAPOA feature was enthusiastically received and better supported than the previous five years we have published it.

More so now than ever it's important that firms work with me to ensure their projects are receiving maximum exposure. I like to think I'm aware of 90% of the important commercial projects under construction but there will always be some that I miss. In order to make sure that's not the case, let me know what you are working on, even if you're not sure I will be interested. I am also trying to give smaller projects an opportunity to receive some exposure by including them in the News Watch section. I don't want them to miss a chance to be published just because they are not large enough to carry an extensive feature article. In many cases there is also no cost involved, or if there is, I might ask you to participate on a team ad for a small fee. The magazine is read by many developers so having your work featured could lead to future project work.

*E&O: In a feature article on the interiors of Oracle's new offices in the June/July issue the impression was given that Empowered Spaces was not solely responsible for the architecture. Empowered Spaces was in fact the sole architect on the project.*



1 PARK LANE SANDTON

# Alchemy

Alchemy  
**DEVELOPER**  
 011 784 0504  
[info@alchemyprops.co.za](mailto:info@alchemyprops.co.za)  
[www.alchemyprops.co.za](http://www.alchemyprops.co.za)



Sotiralis Consulting Engineers  
**STRUCTURAL ENGINEERS**  
 012 991 0516  
[info@sotiralis.co.za](mailto:info@sotiralis.co.za)  
[www.sotiralis.co.za](http://www.sotiralis.co.za)



CAPEX PROJECTS  
**PROJECT MANAGERS**  
 011 792 4260  
[stuart@capex.co.za](mailto:stuart@capex.co.za)  
[www.capex.co.za](http://www.capex.co.za)



Solutions for Elevating  
**LIFT CONSULTANT**  
 086 122 2556  
[sales@s4e.co.za](mailto:sales@s4e.co.za)  
[www.s4e.co.za](http://www.s4e.co.za)

## PARAGON ARCHITECTS

Paragon Architects  
**ARCHITECTS**  
 011 482 3781  
[anthonyo@paragon.co.za](mailto:anthonyo@paragon.co.za)  
[www.paragon.co.za](http://www.paragon.co.za)



**CAIRNMEAD**  
 Industrial Consultants (Pty) Ltd

Cairnmead Industrial Consultants  
**HEALTH & SAFETY CONSULTANTS**  
 012 346 5752  
[christof@cairnmead.co.za](mailto:christof@cairnmead.co.za)  
[www.cairnmead.co.za](http://www.cairnmead.co.za)

## PARAGON INTERFACE

Paragon Interface Architects  
**INTERIOR ARCHITECTS**  
 011 482 3781  
[claired@paragon.co.za](mailto:claired@paragon.co.za)  
[www.paragon.co.za](http://www.paragon.co.za)



Iqela Software Solutions  
**CLOUD DOCUMENT MANAGEMENT**  
 021 981 1267  
[jeff@iqela.com](mailto:jeff@iqela.com)  
[synergy.iqela.com](http://synergy.iqela.com)



Trencon Construction  
**MAIN CONTRACTOR**  
 011 451 8000  
[info@trencon.co.za](mailto:info@trencon.co.za)  
[www.trencon.co.za](http://www.trencon.co.za)

## PROJECT FEATURE

# 1 PARK LANE

### **1 PARK LANE** Sandton

### **DEVELOPER** Alchemy

### **PROJECT MANAGER** CAPEX PROJECTS

### **ARCHITECT** Paragon Architects

### **QUANTITY SURVEYOR** RLB Pentad

### **STRUCTURAL ENGINEER** Sotiralis Consulting Engineers

### **ELECTRICAL ENGINEER** MNS Consulting

### **MECHANICAL ENGINEER** Adaptive Resource Engineers

### **WET SERVICES** IZAZI Consulting Engineers

### **FIRE CONSULTANT** TWCE

### **SUSTAINABILITY CONSULTANT** PJ Carew Consulting

### **INTERIOR ARCHITECT** Paragon Interface Architects

### **HEALTH & SAFETY CONSULTANT** Cairnmead Industrial Consultants

### **LIFT CONSULTANT** Solutions for Elevating

### **CLOUD DOCUMENT MANAGEMENT** Iqela Software Solutions

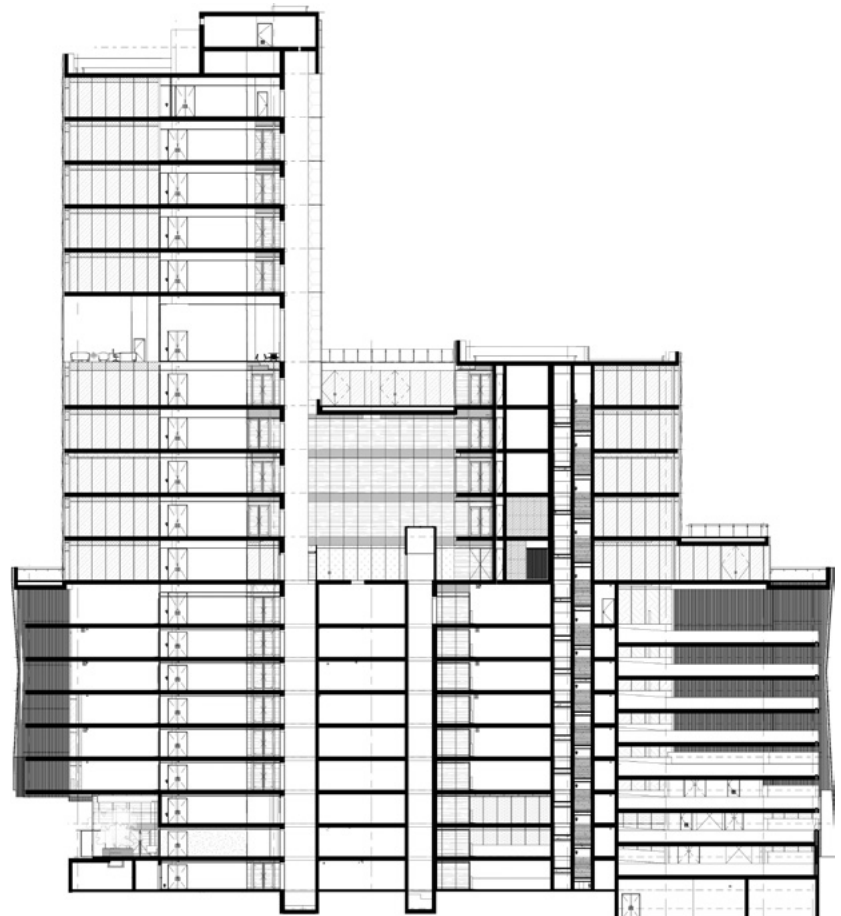
### **MAIN CONTRACTOR** Trencon Construction

### **PHOTOGRAPHY** Infrastructurephotos

Located within the new Katherine Street Mixed-Use Precinct, 1 Park Lane is a 23,000m<sup>2</sup> GLA, P-Grade development within walking distance of Sandton City and the Gautrain Station. Developed by Alchemy Properties, the building is now the Head Office of Bidvest Bank as well as providing an additional 12,600m<sup>2</sup> of premium-grade office space for other tenants. Designed by Paragon Architects, the 20-floor Park Lane is set to become a prominent Sandton landmark alongside the iconic neighbouring Sasol and Discovery Head Offices.

### **Site and Access**

Situated between Katherine Street and Wierda Road West the building is slightly removed from the very heart of Sandton, which allows for convenient access



From a tenancy perspective the design team wanted to take advantage of the building's height and maximise the panoramic views to the north and south over Sandton



**Bidvest Bank**

**THE NEW HOME OF BIDVEST BANK**

Rated 3rd in South Africa by the Forbes Banking Satisfaction Survey

**Bidvest Bank**

**THE NEW HOME OF BIDVEST BANK**

Rated 3rd in South Africa by the Forbes Banking Satisfaction Survey

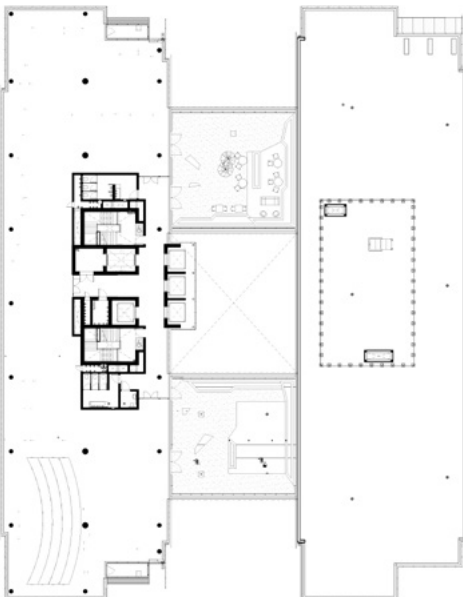
**Bidvest Bank**

**Bidvest Bank**

ROOF



5TH FLOOR



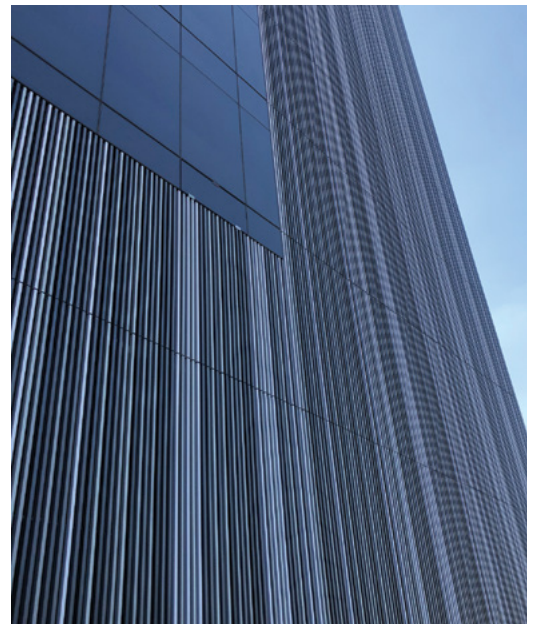
GROUND FLOOR



options on all sides of the building. A new road, Park Lane, was also created with wide boulevards to provide pedestrian access to the building. There was an existing low rise office development on site that was demolished to make way for the new building, and as services were already in place the site itself did not present any challenges.

**Brief**

The brief to the design team was to create a building with office space that was highly flexible; accommodating tenants with varying space requirements. During the initial development process, 1 Park Lane's anchor tenant, Bidvest Bank, were intensively consulted on their requirements and, consequently, floor plates from reception to the 4th floor were developed to suit the bank's specific requirements. The building was designed without an underground basement



parking structure and therefore has nine floors of above-ground parking, with 11 floors of office space catering for 1,000 parking bays.

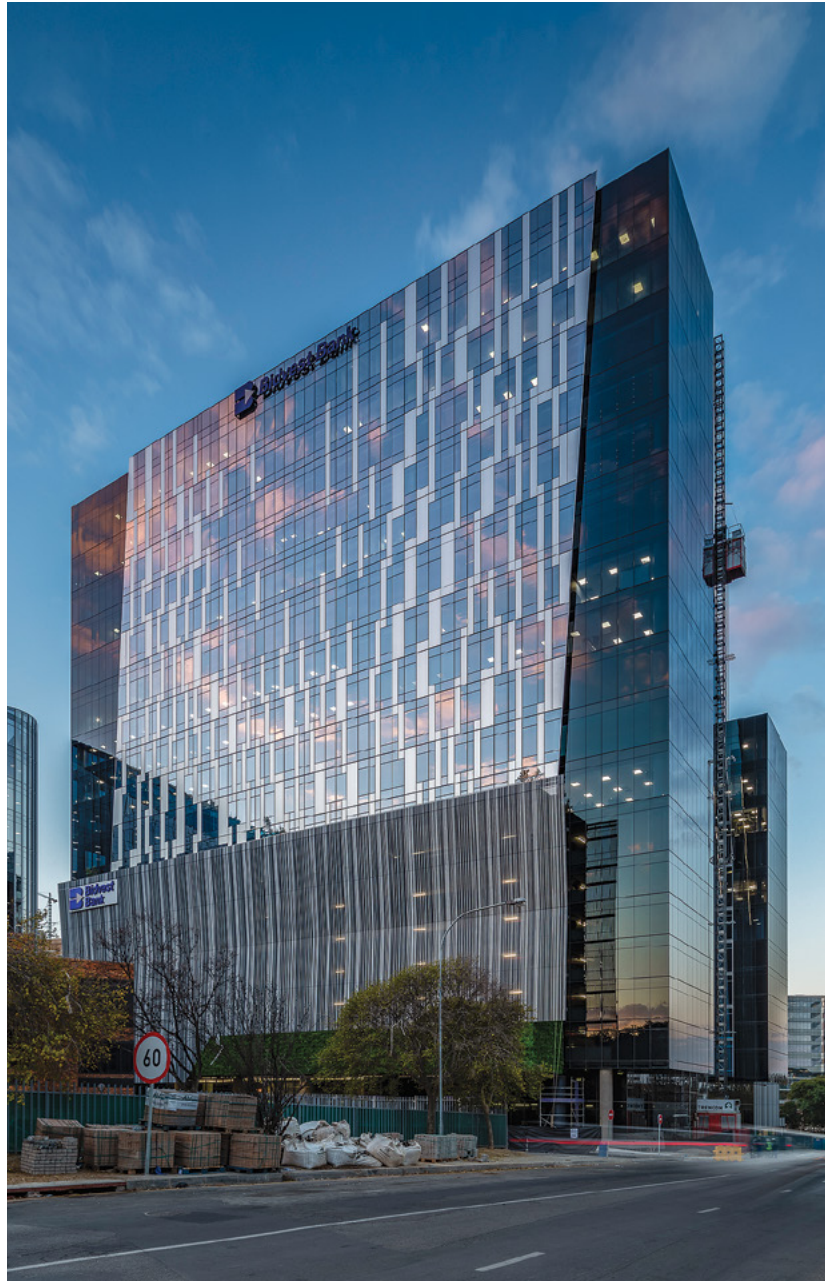
### The Building

From a tenancy perspective the design team wanted to take advantage of the building's height and maximise the panoramic views to the north and south over Sandton. The views from the interior of the building to the north and south are completely expansive from floor to ceiling, with no breaks in the glazing, including spandrels and cills.

The rest of the envelope is clad in a mixture of A2 rated aluminium composite panel (ACP) and unitised double glazing in one system. The chosen system lent itself to being responsive to conditions on site and was required in terms of energy efficiency, HVAC design and ventilation.

Using the latest technology to identify hot spots, a very specific design pattern was assigned to the ACP in order to meet requirements from a heating and cooling perspective as a certain percentage of the façade facing west and east was required to be solid to account for temperature regulation within the building. Without the temperature regulation integrated into the building's envelope, the HVAC system would not be able to cool the interior space down sufficiently. A unitised façade system was used to maximise the structural requirements of the design whilst containing costs.

The challenging aspect of this façade design was to source a glass that looked exactly the same in both single and double glazed versions, ensuring a completely seamless look to the façade throughout. Extensive research was carried out into the glass options available until







a suitable product was found. Planting has also been incorporated into the façade and the roof to disguise plant machinery that could not be integrated further into the building. The structural support columns and sheer walls are hidden by the building envelope where possible. The framing of the building is supported by the lift cores and the sheer walls are incorporated within the building.

### Parking Levels

As there is no basement in this building, all nine parking levels are located above ground. The

parking is accessed off street level from Wierda Road West. One of the design challenges when working with the above ground parking brief was to seamlessly integrate the parking levels into the façade of the building.

The parking levels are naturally ventilated. This is achieved by cladding the parking levels with 30mm x 40mm aluminium slats, powder coated in varying shades to create a variation in the design. This slatted design allowed for the necessary levels of natural ventilation required by the fire department.





### Lobby

Visitors enter the building from Park Lane into the common lobby and reception area that also accommodates a coffee shop. Each visitor is provided with a card that only allows access to the floor required, creating a further level of security within the building. The lobby incorporates greening in the form of planted walls, planters and large, free standing trees in order to bring the outside landscape into the building. The lush lobby experience is complemented by the outside streetscape landscaping on Park Avenue.

### Terraces

Part of the design brief was to ensure that tenants had access to private terraces, and this is accommodated by providing both private and communal terraces on floors throughout the building, allowing for outside access without the need to leave the building. Larger work functions are most comfortably accommodated by opening up the floor space to the terrace.

Due to the fact that all rain water has to be attenuated from the building, each terrace is designed with approximately half a metre





of rain water catchment which fills up and is then released in a controlled manner into the stormwater system.

#### **Sustainability**

The building is in the process of applying for a 4 Star Green Star rating. Other than energy efficiency built into the building envelope, other sustainable elements include low-flow fittings installed in all bathrooms. Provision is also made for fuel efficient transport such as hybrid and electric vehicles. Cyclists are also catered

for through the provision of bicycle storage and shower facilities. Recycling waste storage is encouraged through the inclusion of dedicated storage areas for the separation and collection of recyclable materials.

#### **Conclusion**

1 Park Lane is another development that adds to the longstanding relationship between Alchemy Properties and Paragon Architects, continuing the commitment to forward thinking commercial design and development.

