



This premium project has been refined over an eight-year period. Image credit: Paragon

Growthpoint and Paragon's Jozi flagship project

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

Developed 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 refined over an eight-year period. The Tiber WBHO Joint Venture has been on site as main contractor since November 2017 and the project aims for a 5-Star Green Star Design Certification 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 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.

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 towards both Oxford Road and Tottenham Avenue and softens 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,” reveals Paragon Group architect, Laura Strydom.

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

In addition, Oxford Road sits within the site boundary. All these factors contributed to a long and intensive design process that considered site-specific parameters, together with stakeholders’ particular needs and requirements. “In addition, we future-proofed the building by allowing for multi-tenancy,” Strydom highlights.

Building Information Modelling (BIM) software such as Revit and Navisworks were deployed from the outset, with virtual co-ordination and clash detection carried out on an ongoing basis. An eight-person Paragon Group team was dedicated to the project with each person assigned to specific ‘packages’ including brickwork, façades, service coordination, finishes and joinery.

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

Professional team

- Client: Growthpoint Properties
- Development Manager: Growthpoint Management Services
- Architect: Paragon Group
- Civil & Structural Engineer: Sutherland Engineers
- Quantity Surveyor: RLB Pentad, Farrow Laing Quantity Surveyors
- Electrical Engineer: Conscius Electrical Engineers, Claassen & Auret Consulting Engineers
- Mechanical Engineer: Aurecon Group
- Wet Services Engineer: MG Building Services
- Fire Engineer: Specialised Fire Technology
- Lift Consultant: Solutions for Elevating
- Main Contractor: Tiber WBHO Joint Venture
- Project Manager and Principal Agent: Origina Project Management
- Green Building Consultant: Aurecon
- Landscape Architect: Ochre Office