



15 Alice Lane Annex

The context of this project had a profound impact on its design. This is the sixth building on the Alice Lane Precinct and sits in the southern corner. An early decision was made to rehabilitate the structure rather than demolish it. There were compelling reasons for doing so, including cost and time benefits. However, it did complicate structural issues somewhat both vertically and horizontally.

The original plan was stepped and this subsequently required the accommodation of three different grid systems across the building, into the interstitial spaces around it and the adjoining buildings.

Three of the existing five levels were retained and converted to parking. This has subsequently joined the existing super-base-ment below the precinct, which will provide a total of 3 500 parking bays.

An additional parking level and transfer structure were added and five storeys of office plates, each measuring between 3 500 to 4 200 m². The length and width of these plates initiated the need for a single internal atrium running the length of the building that brings natural light and reduces the plates to a more manageable size. The transfer structure sits above P zero level and acts as a junction for the transfer of forces from one grid system to another.

The long narrow atrium opens the east and west cores to accentuate the vertical circulation provided by two scenic elevators. The ends of the building are softened with the curved glazed ends generating an inverted trapezoidal form.

This contrasts with the concrete which flanks the main entrance, whose construction was also complicated. Together it

Project information

- **Company entering:** Paragon Architects
- **Project start date:** March 2013 (demolitions)
- **Project end date:** May 2014
- **Client:** Zenprop Property Holdings/ Growthpoint
- **Main contractor:** Tiber Construction
- **Architect:** Paragon Architects
- **Principal agent:** Capex Projects
- **Quantity surveyor:** Schoombie Hartmann
- **Consulting engineer:** Sotiralis Consulting Engineers
- **Façade:** Façade Solutions
- **Project value:** approximately R300-million

complements the plan which is in itself, a parallelogram, necessary to accommodate all the geometric conflicts.

The building form is further softened and layered with the addition of aluminium screens, suspended off the full height glazing on the east and west elevations; to shade the building from the morning and afternoon sun. In addition to their functional role, the screens provide a powerful aesthetic to the building, and are expressed as circular perforations on a regular grid to form tree motif.

The concept of the tree motif continues into the building and informed the interior design. Tree patterns in various materials, were added to the lobbies and ablutions to give an illusion of space. Back lit forest screens in both the mens' and womens' bathrooms, illuminate the areas. Playful mirrors dot the walls and emphasise these panels and introduce movement throughout the space.

External planting and cascading levels reduce the elevated scale of the entrance which provides a softer and more tangible environment.

The building has achieved a Four Star Green Star Design V1 rating, while the construction period was a tight 19 months, but finished on schedule. ▼

30 Jellicoe

Paragon Architects was approached by Investec during 2011 to propose a design to accommodate amongst other tenants, the law firm Fluxmans. In keeping with the mores of Investec and the tenant, a classical architectural approach was adopted, although the language was not that of classical architecture.

Following a discussion with the local residents' group, a design evolved that comprised a raised platform at street level that included parking but was expressed as a planted volume.

Sitting atop the platform were the offices themselves, that were heavily screened to the east and west with deep overhanging sun screens on the north.

The steelwork forms and integral part of the design and the engineers developed a language that was as elegant as possible.

The columns are 24 m long in a single length and from the 5th floor to roof they taper to 250 mm from 500 mm. There are 12 columns externally and 16 internally.

The sunscreens were designed from a series of sun studies executed by the mechanical engineer and internally the orientation of the blades directs your gaze to the treed residential suburbs beyond.

The glazing formed an integral part of the design and included the following glazing specifications: AGC-double glazed Stop-ray clearvision 50T, spandrels with clear glass, double glazed back painted unit and 3,85 m high ground floor vision panels. The biggest utilised glass panels are 4,5 m x 1,4 m.

This office building is located on Jellicoe Avenue close to the corner with Oxford Road. It is essentially on the border with Dunkeld, which is a residential area. There was close co-operation with the local residents and this was taken into account when designing the five storey, 10 000 m² building.

The simplicity of the steel structure supports the large over sailing concrete roof while the monolithic nature of the pristine white north wall that floats above the ground

