



Sandton's **BOUTIQUE OFFICE** offering

A new boutique office development in the heart of Sandton is under construction which will offer 5 200 m² GLA upon its completion in December 2015.

"Designing a building for Architects and Quantity Surveyors as well as one's Partners made the process very interesting," says Henry.

The client is a consortium of Professionals made up of the partners of MDS Architecture and Brian Heineberg and Associates. <

> Designed by MDS Architecture, the building on 4 Stan Road will be distinctive and have a strong street address and presence. The building will boast a 4-Star Green Rating on completion. Sean Pearce created the concept for the building and Pat Henry is leading the design development and construction of the project and they explained that the site's context was an important consideration in developing the design.

"The site is adjacent to a complex of residential towers on the one side and neighbours a large office development on the other and is just off the very busy Grayston Drive," explains Pearce.

The building has two distinct aspects. The façade facing Stan Road, which is west-facing, appears to be a solid wall made up of huge full height fins with thin slivers of glazing between them, facing south over the roofscape of Sandton, whereas the north-facing façade is a fully glazed unitised performance façade.

To meet the owner's brief for above-ground parking, a podium was created 5 floors above the street with a landscaped deck onto which the offices open. This deck creates a sanctuary for the users to break away and enables the office building to stand back from the boundary. The offices are in a loosely triangular shape, providing north-light and avoiding the sense of being crowded by the surrounding buildings. "The deck podium is at the same level as those of the surrounding buildings and to gain privacy, we have created a tree lined green berm around our deck so that you're not aware of all the other people on their decks" explains Henry.

The entrance to the building has been treated as a slice that cuts right into the west street façade of the building enabling both permeability and a street address. A planted living feature wall has been applied to the podium and alongside the entrance, utilising recycled security grills from the original building and adding to the Green Star submission.

The inclusion of a water feature and other Feng Shui elements from the original building are also a nod to the history of the site. The water feature has been angled to lead visitors into the lobby off the street. The new town planning requirements for the precinct have dictated that no off street parking may be provided and in order to comply, all the visitors parking bays have been provided within the secure first parking level. These link directly into the building's lobby and pedestrian entrance for access by Gautrain users. Cycling facilities and change rooms have been provided for the users of the building.

The original single-storey building at 4 Stan Road was the home of MDS Architecture and Brian Heineberg & Associates for many years and they will return to the address as the main tenants in the new building.



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Professional team

- Client: Sharmane Investments
- Architects: MDS Architecture
- Quantity surveyor: Brian Heineberg & Associates
- Structural engineer: L&S Consulting Engineers
- Electrical engineer: CKR Consulting Engineers
- Air-conditioning: Spoomaker & Partners
- Green consultant: Green By Design
- Main contractor: Tiber

