



Intaprop is using green building design principles to achieve a four-star green status

8 Melville – a new dimension in green building for Illovo Boulevard

Intaprop is using green building design principles to develop 8 Melville in Illovo in order to achieve a four-star green status for this prime corporate office development.

Already fully-let to RMB Corvest, the 2 400 m² first phase of the office building, designed by Stauch Vorster architects, will be ready in December 2012. The double storey, energy-efficient offices have expansion capacity for a further 800 m².

Innovative use of air and light forms the backbone of the building's environmental sustainability. In addition, the building features variable refrigerant volume (VRV) green technology system. In principle this system is an extremely efficient, reliable, energy-saving way to heat and cool buildings of this type with minimum installation time or disruption.

The volume or flow rate of refrigerant is accurately matched to the required heating or cooling loads thereby saving energy and providing more accurate control. With the introduction of a series of heat recovery boxes on each floor, redundancy can be optimised with the introduction of additional take-off points. This means that the system at 8 Melville does not have to be closed down for any time should additional areas requiring air-conditioned air be needed.

The heat recovery box system also ensures that in the event of a number of areas on the floor plate wishing to receive different temperatures, this requirement is simply met by diversion of heating or cooling within the box.

Fresh air taken in at ground floor level rises through the central ventilation core and the building will be purged passively during the early evenings.

"The benefits of fresh, clean air in green buildings are well documented," reports Intaprop Director Hugo Stroud. "Improved employee health, fewer sick days and increased productivity all result from a healthier environment."

"The insulation and energy efficiency of the building received exceptional attention to detail," notes Stroud. For example we have also introduced insulation to the underside of the ground floor slab to prevent cold feet syndrome.

Its intrinsic respect for nature shows on the outside. The exterior features natural tones of stone, steel and glass. There's more to this glass than normal panes – it is performance glass that provides sun protection, working with screening on the west of the building.

8 Melville also uses state-of-the-art, latest generation low-energy lighting installations. From energy-efficient lights to motion sensing technology, this green building shines the light on sustainability.

The building is designed to conserve water, with rainwater harvesting and grey water usage.

8 Melville is the latest addition to the precinct. "Illovo Boulevard is an established office node which provides a low-rise park-like business environment. It is superbly located between Sandton and Rosebank, and excellently served by surrounding retail and other amenities," explains Stroud.

Illovo Boulevard is a city improvement district, overseen by the Illovo Property Owners Association, it is also served by Gautrain and BRT bus routes. It is a business address of choice for leading corporates like Brait, Broll, Mettle, Webber Wentzel Bouwens, Gordon Institute of Business (Gibs) and others.

"The second phase of 8 Melville will be demand-driven and is ideally suited to any corporate that prizes sustainable business, energy efficiency and an excellent working environment for its people," says Stroud. ■