



ANSLOW PARK PHASE II

Anslow Office Park 8 Anslow Crescent, Bryanston, Gauteng, South Africa



4 Green Star SA – Office Design v1

Achieved in June 2016

The building is a new commercial office building located in Bryanston, Sandton, incorporating sustainable design principles and demonstrating a commitment to environmental sustainability. The building consists of two office floors and two naturally ventilated parking basements.

Sustainable building features include:

- Sustainable features include rainwater harvesting, an energy efficient HVAC system and lighting system, and the optimising of internal daylight levels and external views.
- The building has a 74% reduction of potable water consumption in comparison to a 'best practice' benchmark. The reduction in potable water consumption for the building is owing to the specified water efficient sanitary fittings and the implementation of a rainwater harvesting system. The project's irrigation system demonstrates a 60% reduction in potable water consumption for landscape irrigation.
- The HVAC system utilizes efficient air-cooled chillers and ensures the optimum levels of fresh air is provided for the building and occupants. Efficient lighting, such as LEDs have been utilized in common areas such as foyers and bathrooms, this assists in ensuring an energy efficient building operation. Energy efficient heat-pumps provide hot water to the building.
- The building's design of office spaces assists in ensuring occupancy comfort with sufficient daylight, glare control, appropriate maintained internal noise levels and 80% of usable space provided with a view to the external environment.
- Additional sustainable building features include a waste recycling facility, a stormwater attenuation and treatment facility to minimise stormwater run-off and the associated run-off pollution, low VOC paints and adhesives, the provision of preferred parking spaces for fuel efficient (Hybrid) vehicles and recycled and locally sourced building materials.

PROJECT TEAM:

OWNER
Growthpoint Properties Ltd

ARCHITECTS
Boogertman + Partners

ELECTRICAL ENGINEER
CKR Consulting Engineers

FIRE ENGINEER
International Fire Engineering

LIFT SPECIALIST
Schindler Lifts

MECHANICAL ENGINEER
Aurecon SA (Pty) Ltd

QUANTITY SURVEYORS
Tiber Construction

STRUCTURAL ENGINEERS
Kantey & Templer

SUSTAINABLE BUILDING CONSULTANT
Aurecon SA (Pty) Ltd

WET SERVICES
Wat-Sol Design

MAIN CONTRACTOR
Tiber Construction

PROJECT MANAGER
J M Henry & Associates

TOTAL POINTS:

54

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GLA): **11 159 m²**

TOTAL COMMERCIAL OFFICE AREA: **8 607 m²**

CAR PARKING AREA: **9 995 m²**