

Project Watch

proposed, current and future projects from Southern Africa and abroad

Happening Projects

Waterkloof Shopping Centre, Brooklyn, Pretoria

An existing shopping centre in Brooklyn, Pretoria, is set to undergo a design revamp and refurbishment. The building will receive a completely new image / design and will be re-tenanted. The value of the revamp is approximately R30m. The centre will open in June 2010

Developers: Retail Africa

Architects:

Venter Human Strydom Architects

Project Managers:

MDSA Project managers

Quantity Surveyors:

Storm Sciocatti Quantity Surveyors

Consulting Engineers:

Structural/Civil: DG Consulting

Electrical: RWP Consulting

Mechanical: Qmech Consulting

Fire: SFT

Landscape Architects: Insite

Main Contractor: Mbale Construction

NESTLE HEAD OFFICE, Bryanston

The new Nestle head office development is situated in Bryanston around the corner from the busy Grosvenor Crossing intersection. This prestigious building will eventually become part of an office park comprising more office buildings to be developed in the future.

The proposed new building will comprise two office levels with two basement parking levels which will allow a gross lettable area of approximately 15,000m². The site of the new development slopes from east to west, allowing beautiful views over the greater Johannesburg city skyline. The new building was designed to maximise these views over the city, but also to protect the building from the busy Grosvenor crossing and the noisy Main road.

In order to achieve the above-mentioned requirements, the multilevel building has been cut into the sloping site towards main road with only one level protruding from the Main road elevation.

This interface with Main road was designed with a solid curved wall,

consisting of natural stone cladding which will be used for signage that will protect the building and office space from noise pollution created by the busy road intersections.

The glazed façades facing the view over the city will be protected by both vertical and horizontal shading devices in order to protect the glazed façade from the harsh late afternoon western sun, but will, simultaneously, still allow protected views over the cityscape.

Internal glazed and landscaped atriums, with south facing skylights, have been created within the new building in order to allow the maximum natural light to filter through the building and office space.

The internal atriums may also serve as internal ventilation chimneys (natural stack effect ventilation system) to the building, which should dramatically reduce the need for mechanical cooling.

The building design has incorporated various sustainable "green" aspects and elements in order to be up to date with the latest technology available.



Sustainable Initiatives

The building design incorporates, but is not restricted to, the following sustainable initiatives:

- Proximity of development to public transport and other amenities such as shopping centres etc will reduce the need for vehicle traffic.
- Daylight glare is reduced through fixed shading devices.
- 5% of all parking bays will be reserved for car pool vehicles and bicycle storage areas for 3% of staff have been provided.
- Glazing for this project was carefully selected to ensure good solar control properties.
- The buildings will be well insulated in order to provide comfortable temperatures which reduce the need for air-conditioning in summer and heating in winter.
- Ventilation rates in these buildings should exceed the national standards. This will decrease levels of pollutants and experts say that people productivity should increase.
- All basement ventilation is connected to CO sensors, which will ensure that fans do not operate unnecessarily and only when required, saving electricity.
- The air-conditioning system designed utilises less energy than a standard air-conditioning system.
- All lamps to light fittings will utilise high frequency ballasts; no magnetic ballasts will be used.
- Office areas were designed at 350 lux due to the fact that the majority of work would be conducted on computer.
- Only high compact fluorescent and fluorescent lamps were utilised which exhibit efficiencies of between 50-95 lumens per watt compared to standard traditional light bulbs of 12-18 lumens per watt.
- Electricity metres were provided for all loads greater than 100kVA.
- Light switches are connected to motion sensors in all office and ablution areas in order to ensure the minimum amount of lights are left on when there is no one present in the specific space.

Developers: Tiber Projects

Client: Nestle

Architects:

Boogertman + Partners

Quantity Surveyors:

Davis Langdon

Consulting Engineers:

Structural & Civil:

Kantey and Templer

Mechanical:

Spoomaker & Partners

Electrical:

Rawlins Wales & Partners

Fire Consultant:

TWCE

Plumbing Consultants:

Ramsden Consulting

Retained Property Consultants:

John & Murray + Associates

Main Contractors:

Tiber Bonvec Construction

Commencement:

June 2009

Completion:

± December 2010

Value: ± R120 million

