



THE JEWEL IN BOTSWANA'S CROWN

Hailed as the transformation from "bush by the roadside into a world class diamond cutting and polishing marvel", DTP is a supply chain cluster which serves as a central hub for Botswana's burgeoning diamond industry. SAFDICO, a blue chip company and DTC sightholder, led the development with the founding of its 1 500m² state-of-the-art diamond cutting facility in September 2007.

The SAFDICO in Gaborone building is one of the five exceptional buildings that have attracted prestigious international owners and tenants such as STEINMETZ who developed a 2000m² space for its cutting and polishing operation.

Built at a cost of over P85 million (pula), the Park is a unique, successful development and provides a highly secure infrastructure for small, medium and micro enterprises as well.

With security paramount, visitors to the Park must enter through The Security Centre, which houses a highly trained specialised private security force as well as the Botswana police. The Atrium, an imposing central services building, accommodates a range of businesses servicing the diamond industry.

Tenants include information technology companies, courier and financial service organisations, machinery supply firms, and the Gemological In-

stitute of America (GIA). Completing the park is The Courtyard which consists of light industrial and office units as well as cleverly designed sub-divisible small factories.

Professional team:

Developer: Diamond Technology Park

Owner: Diamond Technology Park

Architects: Tickey Klawansky Associates

Project managers: Images 2000

Quantity surveyors: Not specified

Civil engineers: ADA Consulting Engineers

Structural engineers: ADA Consulting Engineers

Mechanical engineers: Not specified

Other consultants: Scales Associates

Principal contractor: Wharic Construction

SANDTON COURT

Zenprop and Tiber Property Group approached Paragon Architects to design the shell and core for a new office development in Sandton. The architectural challenge consisted of modifying an outdated office structure with a view to delivering a six storey building with 3 000m² of rentable area per floor. The project became an exercise in best practice for global design with Absa Capital (in affiliation with Barclays Capital) as the tenant.

The resulting building, with its consistent and homogeneous appearance, conceals the enormous complexity and technical ambition of its internal workings. It is a working environment of seeming simplicity with a singular focus on efficient systems and user comfort.

Paragon Architects added two floors onto an existing four storey building. Two existing basement levels house the advanced services and technology backbone. The new cores have been rationalised into two chunky towers attached to either side of the main building volume, maximising rentable area. New floor plates are laid out around a three storey atrium.

The architectural project is conceived as a clean strong 'shell' protecting the 'softer' systems inside. The exterior form is a white glazed box floating above a monolithic dark base with alternating horizontal and vertical window boxes punctuating the façades. The sheer white surface of the curtain wall wraps over the top of the building, protecting the deeply recessed north and south façades. This is flanked by the dark tiled core towers.

The central atrium acts as a focal point for the surrounding cellular spaces, canteen and reception area. Bridges link across the atrium and diffused light infiltrates the space through south facing wave-form clerestory windows.

Energy demand is reduced by means of a variety of energy efficient and environmentally friendly mechanisms.

Tectoniqua co-ordinated the complex interface of services within the confines of the structure. The complexity of the services hidden in the floor and ceiling voids is disguised by clean and modular internal systems, providing an illusion of simplicity.

Internally, Tectoniqua have used elegant and sophisticated finishes in muted tones for a contemporary look and feel. This calm base palette is accented with bold graphics and softer elements of reconstituted timber, fabric and textured wallpapers. This adds depth to the sleek and professional internal environment.

In terms of the ambition of the brief, the technical sophistication and the global best practice

knowledge invested in this project, this has been a unique development opportunity of skills for the entire professional team. The lessons learnt here will be passed on to other teams in other locations around the world, making this a benchmark project for future international Barclays Capital projects.

Professional team:

Developer: Tiber and Zenprop

Owner: Tiber and Zenprop

Architects: Paragon Architects / Tectoniqua Architects

Project managers: Capex Projects

Quantity surveyors: Schoombie Hartmann

Civil engineers: Sortiralis Consulting Engineers

Structural engineers: Sortiralis Consulting Engineers

Mechanical engineers: VMG Consulting

Principal contractor: Tiber Bonvec Construction

REFURBISHMENTS

Category winner



Mechanical Engineers for Fairlands

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