



8 MELVILLE ROAD

8 Melville Road, Illovo. Johannesburg, Gauteng



4 Star Green Star SA - Office v1 Design Rating

Achieved in March 2015

The building comprises 1 ½ basements over two levels, accessed by means of a vehicle ramp on the north side; three stories of office accommodation with entrance on the west street facing façade, which includes a small central atrium used for light and natural ventilation.

The western façade faces the street and is the most articulated with a double-glazed curtain wall angled out of the building where boardrooms are located. Sun-control measures include a ventilated façade to the boardroom glazing and a planted steel screen with removable pots.

The south façade comprises strip windows on the first two floors with a planted steel screen which forms a visual barrier between the second floor tenant's balcony and apartment terraces on the adjoining property. The east façade comprises of two terraces on ground and first floors with a planted steel screen as a sun shading device. An over scaled gutter provides some sun shading and a strong termination of roof line to the second floor.

The north façade comprises both strip windows with horizontal sun shading and large areas of double glazed curtain wall where boardrooms occur.

The central atrium has been extended as a glass structure on the roof. Automated opening sections allow night purging of stale air and natural ventilation when the air conditioning system is turned off.

Sustainable building features include:

- Low pressure Variable Air Volume (VAV) Air-cooled system and VSD fans in basements connected to CO monitors.
- Fresh air provided at a rate of 10ℓ/s/p
- Each floor is also provided a natural ventilation indication system that will provide feedback to the occupants on suitable times to make use of the openable windows reducing the buildings electrical consumption during these times.
- High level of thermal comfort for 95% of the usable area
- 60% of usable area has direct line of sight to the outdoors.
- Efficient lighting & occupancy sensors.
- Energy uses of 100kVA or greater and all major water uses are sub-metered & controlled via BMS.
- Rainwater harvesting & filtration used to flush toilets and urinals with efficient water fittings (taps, shower heads, WCs)
- Landscape strategy with xeriscape approach 74% of usable area has direct line of sight to the outdoors.
- Reduced glare from direct sunlight through the use of extensive external shading and blinds where necessary

PROJECT TEAM:

OWNER
Intaprop (PTY) LTD

ELECTRICAL ENGINEER
RWP

LIFT SPECIALIST
Melco Elevator

QUANTITY SURVEYORS
Norval Wentzel Steinberg

ARCHITECTS
Stauch Vorster Architects

FIRE ENGINEER
Fireman

MECHANICAL ENGINEER
C3 Engineers

TRUCTURAL ENGINEERS
L&S Consulting

SUSTAINABLE BUILDING CONSULTANT
Aurecon

WET SERVICES
GK Pereira

MAIN CONTRACTOR
Tiber

PROJECT MANAGER
Intaprop

TOTAL POINTS:

47

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA): **3 882m²**
 TOTAL COMMERCIAL OFFICE AREA: **3 882m²**
 CAR PARKING AREA: **3 655m²**