

140 WEST STREET

140 West Street is a new commercial development in central Sandton by Zenprop Property Holdings. The 27 000 m² of P-grade office space is housed in two linked towers, constructed on a landscaped podium.

The project is situated diagonally opposite the Gautrain Station, and directly opposite the entrance to the Michelangelo Hotel, Sandton City, and Nelson Mandela Square. This development offers 1 400 parking bays within its eight basements, seven of which are below ground.

The project consists of a 10-storey North Tower, and a 14-storey South Tower, which will be targeting a 4-5 Star Green Star Rating. It will house a prominent international legal practice in about 50% of the building, along with one or more additional tenants.

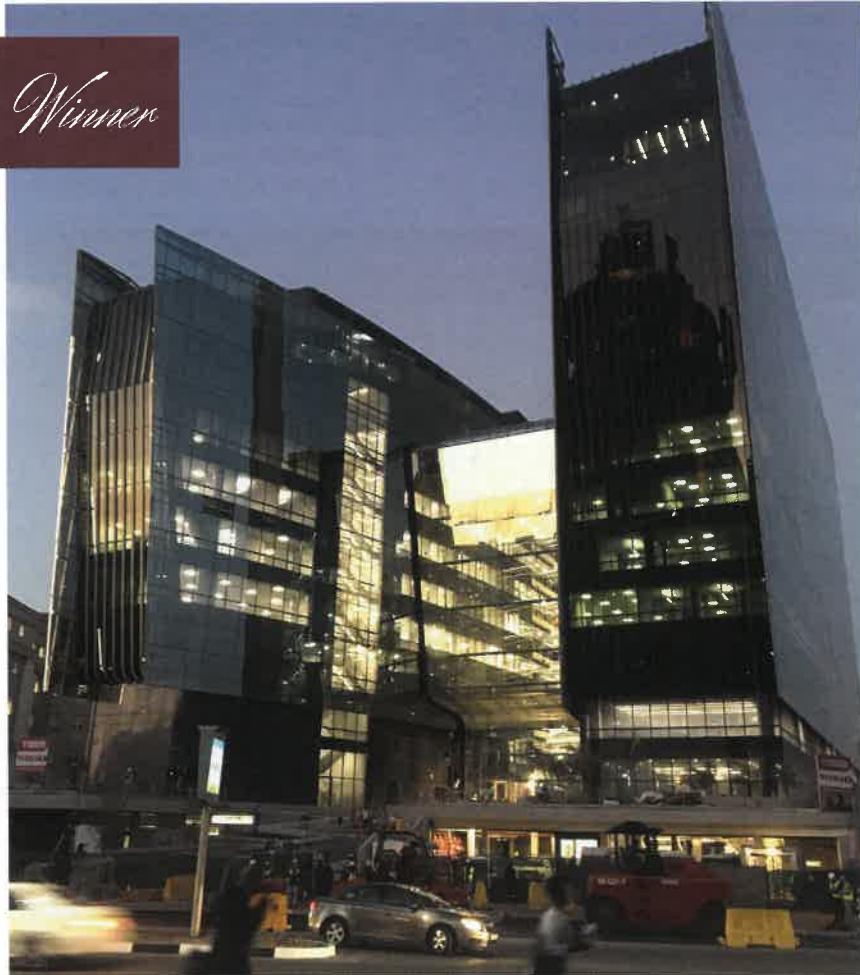
The development not only aims to enhance the internal and external environment for the tenant and visitors, but also to enrich its urban environment.

Accordingly, the street edge is to be activated by a coffee shop, a convenient and beneficial addition to the bustling pedestrian route between the Gau-

train Station and the Sandton hub.

The design aims to sensitively merge the streetscape with the commercial zone by means of a meandering, landscaped journey from pavement to podium level. The experiential approach, beneath a canopy of trees and over cascading water features, is carried from the street edge to the landscaped podium, through the enclosed glass atrium and reception, and out towards the open lifestyle deck to the east side of the building.

The two towers are coupled by a clear-glass roof, which appears to wrap over the point of arrival, and envelope both the atrium and the pod-like structure seamlessly, which houses the five linked floor plates. The edge of this seemingly floating pod is open to the atrium, with the intention of activating this zone with pause areas and collaborative work spaces.



Winner

(Also entered Category D)

Sculptural bridges crossing the atrium fan away from one another, and alter in form from one level to the next. These not only make the floor plates efficient, but facilitate future flexibility.

Visitors to the building are directed to the first, above-ground parking basement. From here, two escalators, housed in a glass lobby, bring visitors into the light, treed atrium and reception area. Two lift cores, containing a total of seven lifts, carry users from the atrium (and the eight basements below) to the upper floor plates.

At the centre of the building, the two silvery glass wings of each tower curve away from one another, while coming closest to one another at the two lift and service cores. The darker, less reflective performance glass enclosing the ground and first floors creates the visual effect of a strong base to the building, while the seamless skins of the north and south glazed wings peak upwards and towards West Street. The silhouette of the building mass behind is carved into the light entity of the silver wings.

The floor plates taper towards the east and west gable ends, where complex hidden transfer structures have been designed to enable the building to lean outwards towards east and west. These impressive façades are shaped to create gentle bends in each face. Their form will be enhanced further by metal fins, which not only texture the gable façades, but also provide shading.

The building offers exclusive landscaped roof terraces on the 8th, 9th and 12th floors, from which to take in the remarkable, panoramic views across Johannesburg. A ground-floor canteen flows out into the atrium and onto a partly-shaded, secluded landscape deck. It also offers a gym, a state-of-the-art auditorium, dedicated cyclist and motorcyclist bays, and shower and changeroom facilities to encourage users to commute by bicycle. The parking bays closest to the cores are dedicated to those who drive energy-efficient cars.

The building's highly-engineered, fully-glazed façades and favourable orientation allow for the maximum natural lighting possible, while restricting glare and heat transmission. The project incorporates many other sustainable design features and systems involved in the day-to-day operation of the building, such as the harvesting, treatment, and reuse of rainwater and excess irrigation water.

The use of tactile materials, and the integration of planting and natural light throughout the building, aims to give users the feeling of being in nature, while situated in the heart of Sandton. ■

Paragon Architects

- Anthony Orelowitz Director
- Duanne Render Director
- Kay Hausler Senior Project Architect
- David Cloete Architectural Technologist
- Andre Meyer Candidate Architect
- Jaco Jonker Candidate Architect



PROJECT INFORMATION

- **Company entering:** Paragon Architects
- **Start date:** October 2015
- **End date:** August 2017
- **Corporate:** Zenprop Property Holdings
- **Main contractor:** Tiber/WBHO Joint Venture
- **Quantity surveyor:** Schoombie Hartmann
- **Structural engineer:** Sotiris Consulting Engineers
- **Mechanical engineer:** Adaptive Resource Engineers

MAIN CONTRACTORS

WT Joint Venture

140 WEST STREET, SANDTON

