

PROJECT FEATURE

54 GLENHOVE

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Melrose Estate

DEVELOPERS
Alchemy Properties

ARCHITECTS
Paragon Architects

PROJECT MANAGERS
CAPEX Projects

QUANTITY SURVEYORS
RLB PENTAD Quantity Surveyors

STRUCTURAL & CIVIL ENGINEERS
Pierre Badenhorst Consulting Engineers

ELECTRICAL ENGINEERS
Quad Africa

MECHANICAL ENGINEERS
Adaptive Resource Engineers

HEALTH & SAFETY CONSULTANTS
Cairnmead Industrial Consultants

FIRE CONSULTANTS
TWCE

LANDSCAPING
Countryline Africa

MAIN CONTRACTOR
ASTEK Group

PHOTOGRAPHY
Courtesy of Paragon Architects

The new development at 54 Glenhove, in Melrose Estate was completed during July 2016. The building has a total rentable area of 5,687m². Half of the building will be occupied by the Johannesburg office of the auditing, accounting, tax and advisory firm, Mazars. The developers of the project, Alchemy, have also taken space in the building with the balance being let to other tenants, including Stonehage Fleming, Schneier & London and Stonewood.

ARCHITECT'S REPORT

The building exploits its location close to the M1 highway on Glenhove Road and its refreshing adjacency to the Houghton Golf Course. The architectural character and function of Glenhove Road has changed considerably over the last decade and this building seeks to establish a strong business identity without overwhelming the adjacent residential components.

The building form sits atop a podium which appears almost as a lily pad and explores bold rectilinear shapes with fenestrated blocks piercing the exoskeleton of the monolithic structure. The windows appear as dense gems expressed in highly reflective glass which contributes to the control of emissivity of the building.

The H-shaped plan has been designed in a manner to allow for a single tenant or, in this case, a number of tenants. The east and west wings are separated by an atrium and connected with bridges, enclosed in a double skinned integument which allows light but reduces heat. This contributes to the occupants receiving sunlight and revitalising views of the golf course and its vegetation.



The building form sits atop a raised landscaped podium as a pair of two bold rectilinear shapes



The facilities include refreshment and catering stations for Mazars, a joggers shower station (also available for cyclists) and a roof top entertainment area to fully appreciate its sylvan setting.

The interiors and graphics draw their inspiration from the surrounding trees and this sylvan tone continues into the materials and use of colour. The interior architecture also complements the tone of an auditing firm to showcase their corporate values and brand identity. This is achieved throughout by Paragon's finely honed ability at perspicuous value engineered design viz. stimulating but restrained without the monotony often associated with corporate design.

DEVELOPER'S REPORT

Alchemy Properties' new development at 54 Glenhove in Melrose Estate achieved practical completion during May 2016.

Locality

The site, which spanned over two residential properties, was consolidated into one stand. It is located on Glenhove Road, adjacent to the Killarney

Country Club. This position allows for expansive views of the golf course, along the tree lines of Melrose Estate and towards the Witwatersrand Ridge. Moreover, the building's location at the base of Glenhove Road enables easy access to the M1 highway, Rosebank, as well as the neighbouring suburbs of Birdhaven, Melrose Estate, Houghton and Killarney. The site also exists along a Gautrain bus route that increases connectivity, via the train, to the Johannesburg CBD, Pretoria and OR Tambo International Airport.

Concept

The building form sits atop a raised landscaped podium as a pair of two bold rectilinear shapes. Orthogonal fenestrations extend out of the building's monolithic structures as reflective blocks, while a series of patterned openings pierce the building's envelope to allow for the entry of light and views out to the east and west.

The building's north and south façades are flush-glazed further extending floor-to-ceiling views to the golf course and Glenhove Road.



Planning

The building has a total rentable area of 5,687m². Its H-shaped plan has been designed to allow for a single tenant, or series of tenants, across the building's ground, first and second floors. Moreover, the positioning of the toilet and vertical circulation cores at the edges of the atrium enable efficient connection to these elements across the floors' atrium and bridge links.

There are a total of 276 parking bays split across two parking levels, with additional visitors' parking bays situated in front of the building's entrance to reception.

Description of Architectural Features

A triple-storey atrium is enclosed by flush-glazed façades to the north and south, and a pair of sculpted white bridges span the atrium, connecting the two blocks together. The white bridges and layered white ceilings exist in contrast to the building's darkened glass, tiled floors and walls, establishing a complimentary black and white palette across these elements.

Linear strip lights have been integrated into various design elements of the building. The building's blocks atop the podium are fully lit around their base, accentuating the floating nature of these blocks. Furthermore, diffused LED strips, installed within the ceiling and extending onto wall surfaces, illuminate the building's common areas with a softened glow of light.

The building's elevated ground floor podium allows for an extension of the building's lifestyle functions with a series of seating and pause spaces looking onto the golf course and surrounding context. Integrated into the building's podium finish is an interwoven landscaping design that extends into the atrium, blurring the distinction between the building's inside and outside space.

The building is secured by a series of access-control points, security cameras, and a 24-hour security presence.

Sustainable Elements

The building is fully-equipped with back-up water and electricity supply services in the event of such shortages.







CLIENT'S COMMENT

Mazars, the internationally represented organisation specialising in audit, accounting, tax and advisory services, has officially opened its new Gauteng premises located in Melrose Estate, Johannesburg – an ideal location in the epicentre of South Africa's business powerhouse.

According to Anoop Ninan, Managing Partner of Mazars Gauteng, the move to the new Gauteng premises brings together 26 partners and more than 300 employees and was necessitated as a result of the exponential growth that Mazars has experienced in recent years.

"The integrated office has created an atmosphere of increased camaraderie. We now work in a cleverly designed, open-plan environment that has encouraged more interaction between colleagues and is fostering a culture of collaboration. This further ensures a cross-functional and multi-disciplinary approach to tailored client solutions."

Our Gauteng hub offers a wide range of services, such as audit, accounting, tax management consulting, corporate finance, project finance, ICTA, forensics and BEE consulting, to name just a few, says Ninan. "We will continue to have an office in Pretoria to service our client base in the city.

The new H-shaped office space was designed to keep the tone of similar surrounding structures while also establishing its own identity, standing out boldly with strong lines and shapes. It offers extensive views of the Killarney Golf Course and boasts a rooftop entertainment deck with an unchallenged view of the Johannesburg skyline.

The office includes facilities such as ample parking for staff and visitors, refreshment and catering stations, and shower stations for exercise enthusiasts. The modern design of the building is

also energy efficient, reducing our carbon footprint and environmental impact.

The windows are made of highly-reflective glass to contribute to the control of emissivity of the building. With two wings separated by an atrium and connected by bridges, the building is designed to allow plenty of sunlight in, but reduce heat – while also showcasing views of the surrounding vegetation. The graphics draw their inspiration from the surrounding trees and this continues into the interior design and colours. This complements the corporate values and brand identity.

Mazars has a long history of professional excellence in South Africa and employs more than 1,000 staff nationally.

"We are very proud of our new premises and I believe this move will energise the business to the next level. We remain agile enough to provide our clients with the personalised, professional service that they have come to expect and we look forward to welcoming them to our new home," concludes Ninan.

