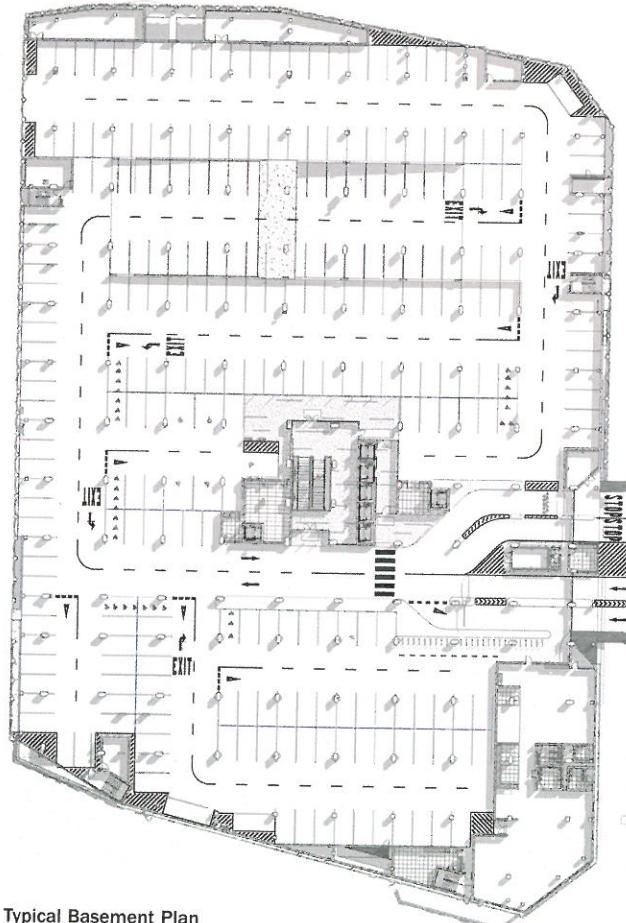


115 West Street/Alexander Forbes

Sandton, Gauteng

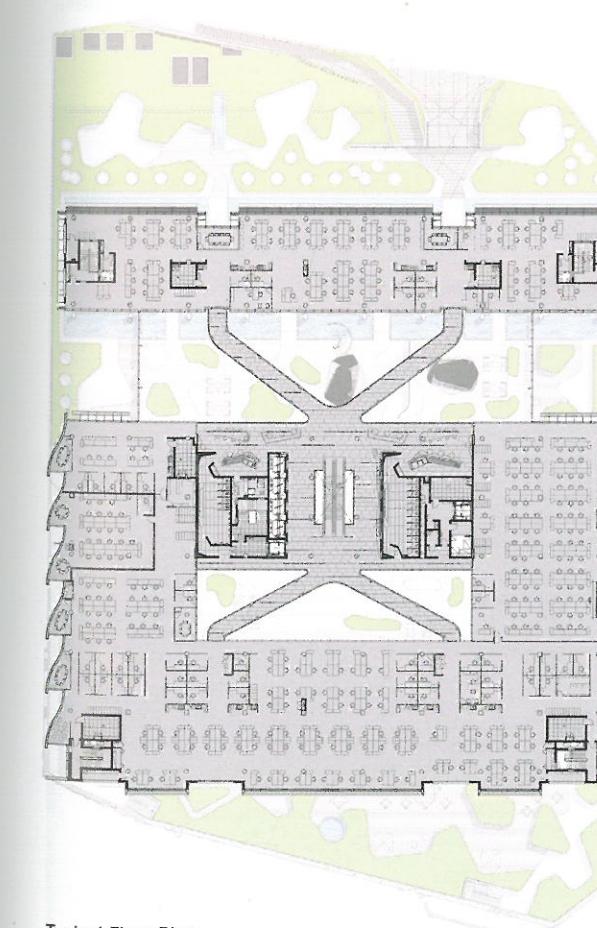
Architects Paragon Architects
Project Team Anthony Orelowitz, Vivien Yun, Amir Livneh, Taz-Wynn Superman, Tapiwa Gomwe, Thandeka Mpisang, Tom Hill, Thulani Sibande, Estelle Meiring
Structural Engineers Sotiris
Consulting Engineers
Mechanical Engineers Adaptive Resource Engineers
Electrical Engineers Quad Africa Consulting
Landscape Architect Insite
Landscape Architects
Quantity Surveyor Schoombie
Hartman Quantity Surveyors
Interiors Paragon Interface
Façade Consultant A. Riley & Associates
Environmental PJ Carew Consulting
Contractor WBHO|Tiber|Bonvec JV
Photographer Andrew Bell
Text Hugh Fraser



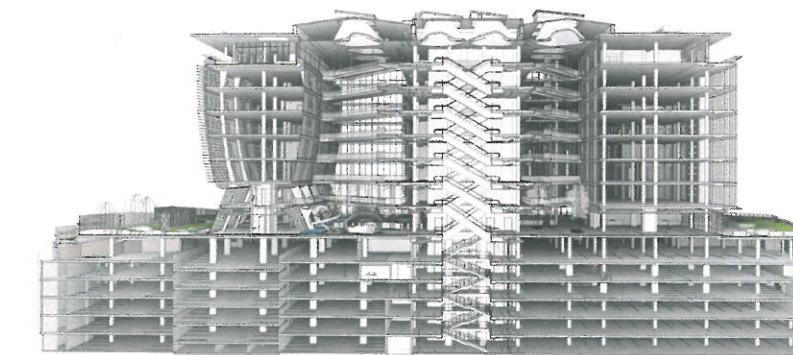
Typical Basement Plan



Ground Floor Plan



Typical Floor Plan



3D Section

This building at 115 West Street on the corner of Rivonia Road in Sandton replaces the existing head office of Alexander Forbes that was spread over two buildings further up Rivonia Road. The client needed to consolidate their functions with a more efficient use of space for 2 500 people.

This involved modernising work facilities and upgrading technology services. Considering its status as a renowned financial services company, the space needed to be state-of-the-art, with added security. The building also occupies a prominent position opposite the Sandton Gautrain station and is the first building many foreign and local visitors will see on arrival in Johannesburg.

The north-west orientation of the site influenced the conceptual design, generating the overall volumes. The horizontal louvres and the prominent scallops helped to mediate the light, especially from the west. The accommodation schedule required a flexible building, hence the large floor plates, punctuated by two atria to maximise the natural daylight into the office spaces.

The project is essentially an office building but includes a wide variety of staff facilities, including a crèche, a gym, six parking levels, smoking rooms [in a basement with separate ventilation, in accordance with the current smoking regulations], Muslim and interdenominational prayer

rooms, a beauty parlour, a health studio with a physiotherapist's room, a 200-seater auditorium, state-of-the-art audiovisual [AV] meeting rooms, staff-training rooms, a fully integrated caterer's kitchen and canteen, a coffee shop, a bar and a wine cellar.

This is Paragon's biggest Green Star project and has been accorded a 4-star Green Star Design V1 rating. This had a profound impact on the architectural design. Sustainable design elements included recycling of grey and rainwater, passive heating and cooling in the atria, xeriscaping, double-glazing and the monitoring of lighting. Other work style elements that influenced the project included the efficiency of floor plates and a flexible work

environment that allows for 'churning' [the ability of a space to adapt to flexible sizes and working conditions].

The interior fit-out was done by Paragon Interface, a sister company. The interiors were identified in four areas according to client liaison. The function and tone of each of these spatial types served to interpret and formulate the design brief. The client interface areas were required to be elegant and refined, while at the same time being personable and accommodating the wide range of Alexander Forbes clients, from investors to individuals. Paragon Interface interpreted these requirements with a range of warm, tactile textures reminiscent of nature.

