15 Alice Lane Annex

SPECIAL MENTION

This AAA Grade, 4 star green rated, office building is located on the corner of Alice Lane and Sandton Drive which is ideally situated in close proximity to the Gautrain station and Sandton City. The building is an extension and renovation of an existing building, originally consisting of five storeys including two basements, which was structurally and architecturally modified to establish the iconic 15 Alice Lane Annex building.

There were two floors which were demolished above ground floor. The demolition process took seven months. During the demolition process the site maintained environmental awareness and monitoring. Overall the site diverted 84% of waste generated through demolition and construction from landfill. All office equipment and fittings have been reused from the existing building. The project goal was to reduce/recycle/salvage/reuse a minimum of 70% of the waste generated through demolition and construction. To reach this goal, all trades needed to reduce waste and recycle materials as directed in the Waste Management Plan. This goal was achieved through monitoring of waste generated on site and the use of waste management facilities.

A distinctive feature of the building is the custom designed perforated aluminium screens on the eastern and western façade designed to counter glare and reduce heat loading. The perforation pattern has an opening percentage of about 30% to 35%, which means that a minimum of 65% to 70% of sunlight is blocked from the face of the western and eastern façades. This required specially designed scaffolding for access to the gable ends.

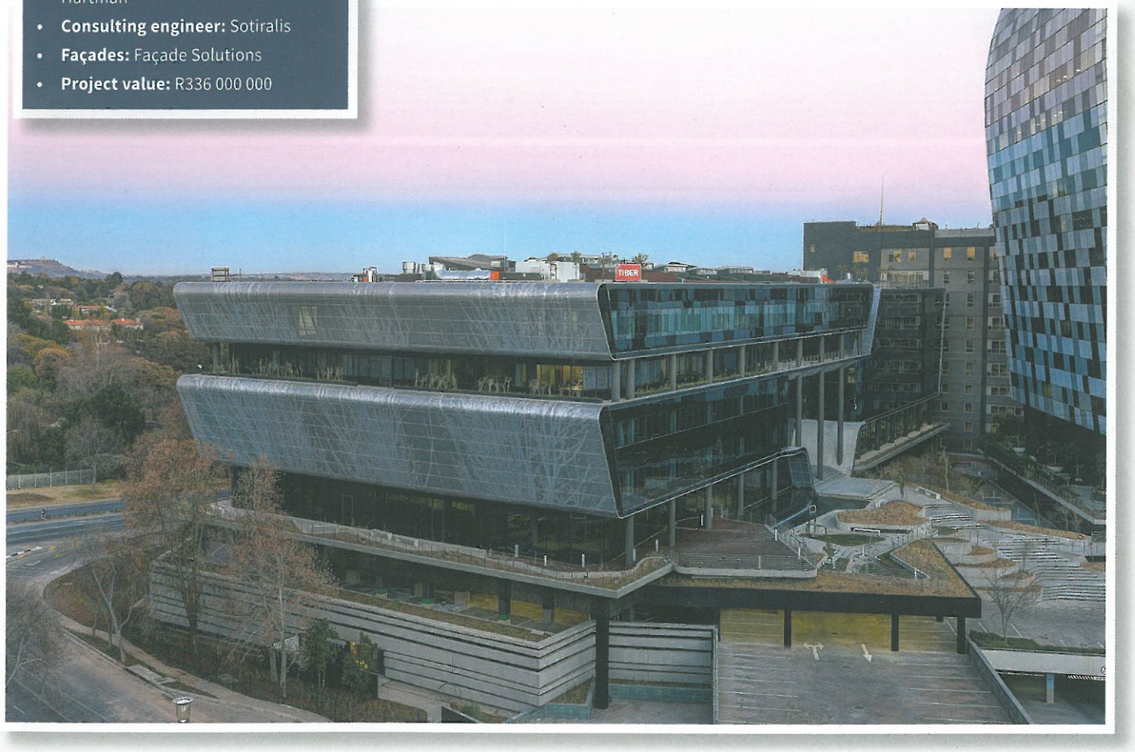
The superstructure is supported by 13 shear beams that span 31,9 m x 1,5 m x 2 m at parking level 0. One particular challenge with these was the requirement for a continuous concrete pour of four beams at the same time around the escalators which lasted 22 hours. Fly ash extender was used on all concrete which decreased the quantity of Portland cement required and therefore assisting in diminishing the negative environmental effects of raw material depletion. Fly ash is a by-product of steel manufacture and its introduction contributes to the reduction of negative impacts on the environment through construction.

To shape the eastern and western gables, sloping columns were constructed. These columns required intricate setting out and special shuttering. The columns needed to be set out and poured at an angle in order to achieve the desired slope.

The same precision, detail and construction was required for the main entrance sloping walls. These walls required specially designed PERI shutters and support formwork with meticulous workmanship to achieve architectural off shutter concrete resulting in an impeccable finish. ▼

Project information

- **Company entering:** Tiber Construction
- **Project start date:** 15 March 2012
- **Project end date:** December 2014
- **Client:** Zenprop
- **Main contractor:** Tiber Construction
- **Architect:** Paragon Architects
- **Principal agent:** Capex Projects
- **Project manager:** Capex Projects
- **Quantity surveyor:** Schoombie Hartman
- **Consulting engineer:** Sotiralis
- **Façades:** Façade Solutions
- **Project value:** R336 000 000



FROM CONCEPT TO CREATION

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