



44 ON GRAND CENTRAL

44 GRAND CENTRAL BOULEVARD MIDRAND SOUTH AFRICA



**4 Green Star SA –
Existing Building Performance v1**

Achieved in April 2016

The 8 storey office building consists of 3 floors of car parking at the base, 4 floors of offices above and a clear storey and roof access floor from the central core forming the 8th storey. An atrium adjacent the central core allows for light penetration, from the clear storey at roof level, into the centre of the plan on the lower levels.

The building consists of a Gross Lettable area of 7418.5 m² and currently hold a 4 Star Design rating achieved in 2012.

The building is situated in Midrand, a city block from the Gautrain's north south line and the Midrand Gautrain station. It was conceived as a series of telescopic boxes meant to reflect the directional dynamics of the trains, allowing unobstructed views towards the railway line.

A 40-metre deep doughnut plan with a central core and atrium was developed resulting in four office floors over three floors of split-level parking. A double-volume shuttle lift lobby links the street entrance and upper reception level.

Sustainable building features include:

- Environmental control is by means of a fan coil air-conditioning plant, which also contributes to the smoke-venting strategy.
- The Buildings energy demand is reduced by the following initiatives: LED lighting to common areas, infrared motion-controlled lighting on the parking levels and air-source heat pumps for all water-heating requirements.
- Lifts are equipped with regenerative braking systems and solar-powered lighting.
- Water-saving features include rainwater harvesting system, infrared motion-controlled taps and dual flush WC cisterns.
- To further cut down on water usage, the landscape design makes use of plant species that require minimal irrigation as well as the installation of a water conserving drip irrigation system.
- For 95% of the nominated area, outside air is provided at rates greater than the l/s per person requirement of SANS 10400-0:2011
- Large amounts of natural light through numerous windows have low or no VOC and Formaldehyde minimisation
- Reduced glare from direct sunlight through the use of blinds.
- 60% of usable area has direct line of sight to the outdoors.
- Occupant, Thermal & Transport mode surveys were conducted during the performance period.
- Operational Waste & Materials Management Plan was developed that aims to increase the amount of waste currently being diverted from landfill.
- A storm water management plan was developed to limit to disruption of natural hydrology, minimize pollution & site deterioration.

PROJECT TEAM:

OWNER

Growthpoint Properties

SUSTAINABLE BUILDING CONSULTANTS

Aurecon

TOTAL POINTS:

54

POINTS
ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR
AREA (GLA): **7 418m²**