



THE TOWERS

15 Alice Lane, Sandton, 2196



**4 Star Green Star SA –
Existing Building Performance v1**
Achieved in June 2017

The Towers sit on top of a 6 storey naturally ventilated basement with the actual towers rising seventeen storeys high into the sky including ground level. The structure utilises concrete, aluminium and glass in its construction.

North and south facades are wrapped in a patterned 'skin' of seemingly random planes of clear, dark grey and translucent glass. The east and west facades eliminate direct sunlight with sculptural hand-formed aluminium boxes set around deeply incised glass lines. These unique facades alter dynamically according to light and atmosphere changes due to their highly patterned and abstract surfaces.

The towers hug a dramatic canyon-like atrium space connected by walkways arranged in a fan-like pattern below its generous skylights which allows vast amount of natural daylight to enter the space.

Sustainable building features include:

Sustainable plans, policies and programmes for:

- Use of green cleaning materials and equipment which will reduce occupant exposure to potentially hazardous chemicals.
- Metering of energy and water consumption.
- Grounds-keeping aimed at ensuring environmentally sensitive maintenance and landscaping management practices.
- Management of storm water aimed at limiting the disruption of natural hydrology, pollution and site deterioration.
- Procurement of environmentally preferable products.
- Management of solid waste and material aimed at increasing the amount of waste diverted from landfill and the treatment of waste and material disposal.

The building undergoes regular performance audits which includes the assessment of:

- Indoor air quality in order to maintain a healthy and productive environment.
- Thermal comfort by measuring major factors such as temperature, humidity and air speed.
- Acoustic quality by analysing the impact of plant noise, noise transference, internal and external noise sources on occupants.
- Daylight and artificial lighting levels needed to prevent visual fatigue and reduce eye strain.

Other sustainable building features include:

- Energy efficient lighting - fluorescents fitted with high frequency ballasts.
- Flow restrictors and water efficient toilets.
- Reduced glare from direct sunlight with the use of external shading and blinds.

PROJECT TEAM:

OWNER

Growthpoint Properties

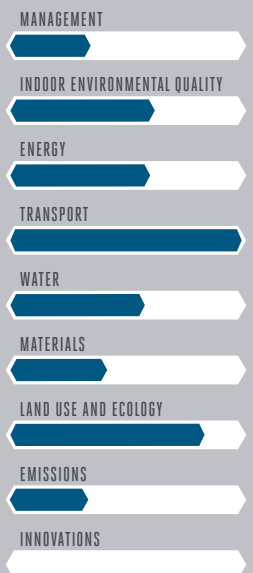
SUSTAINABLE BUILDING CONSULTANT

Aurecon

TOTAL POINTS:

54

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):

12911.88 m²