



KNIGHTSBRIDGE A

Knightsbridge Building A, 33 Sloane Street, Bryanston, Johannesburg, 2191



4 Star Green Star SA-Office Design v1.1
Achieved in August 2017

Knightsbridge is centrally located, close to Sandton CBD and Fourways with easy access to William Nicol, Main Road and the N1 Western Bypass. The precinct is developed around the idea of a central urban park where buildings are placed within a dense urban forest. Running tracks and outdoor relaxations spaces are provided within the urban forest. Tenants are offered a new type of office lifestyle, with a centrally located restaurant with boardroom facilities, roof gardens and entertainment spaces that will enhance the experience of the user.

By applying innovative technology and design methodologies we can help minimise the buildings carbon footprint. Utilising the correct sustainability principles and integrated system engineering there will be a substantial saving on operational and maintenance costs. A fibre optic communication system will be installed in the precinct offering tenants premium connectivity with high bandwidth, stability and fast data transfer.

Sustainable building features include:

- 66% improvement on SANS 10400:2011 requirements for fresh air rates.
- 60% of the UA of building have a Daylight Illuminance of at least 250 Lux.
- 80% of the Office UA has access to views of the outdoors.
- Low Volatile Organic Compounds (VOC) paints, carpets and sealants.
- Smoking within the building is prohibited.
- Energy meters installed for all power uses over 100 kVa as well as lights and power separately.
- Water efficient measures include efficient sanitary fixtures and rainwater harvesting for irrigation.
- 90% postconsumer recycled content for steel.

PROJECT TEAM:

OWNER
Emira Property Fund

ARCHITECTS
Boogertman + Partners

ELECTRICAL ENGINEER
WSP

FIRE ENGINEER
WSP

ELECTRONIC ENGINEER
WSP

MECHANICAL ENGINEER
WSP

STRUCTURAL ENGINEER
WSP

CIVIL ENGINEER
WSP

SUSTAINABILITY CONSULTANT
WSP

WET SERVICES ENGINEER
WSP

PROJECT MANAGER
Orb Consulting

QUANTITY SURVEYORS
RLB | Pentad

LANDSCAPE ARCHITECT
AED

MAIN CONTRACTOR
Archstone Construction

TOTAL POINTS:

51

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GLA):

3087 m²

TOTAL COMMERCIAL OFFICE AREA:

3087 m²

CAR PARKING AREA:

3009 m²