



100 WEST STREET

100 West Street, Wierda Valley, Sandton, Johannesburg, 2031

4 Star Green Star – Existing Building Performance v1



AFRICA
South Africa

Existing Building Performance v1

★★★★★

4 Star Rating
Best Practice
CERTIFIED DECEMBER 2017



100 West Street is a commercial office building with 3,850 m² of rentable office space, with associated parking and site security facilities. The office building has great access to public transport like the Gautrain and taxi's depo's in the area.

The office building is comprised of 3 interconnected sections of 2 storeys including a naturally ventilated basement. The building has numerous windows throughout which allows significant volumes of natural light to enhance the building users experience. The exterior of the building has a combination face brick and plastered façade. The interior is modern with continued use of glass. Features include carpeting, porcelain tiles, dry walls and glass/aluminium partitioning.

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.

TOTAL POINTS:



CATEGORY SCORES:



PROJECT TEAM:

OWNER
Growthpoint Properties

SUSTAINABLE BUILDING CONSULTANT
Aurecon

FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):	n/a
TOTAL GROSS LETTABLE AREA (GLA):	3,850 m ²
CAR PARKING AREA:	n/a