



## GOLDER BUILDING

Building 1, Maxwell Office Park, Magwa Crescent West, Waterfall City, Midrand  
5 Star Green Star – Existing Building Performance v1



**AFRICA**  
South Africa

Existing Building Performance v1  
★★★★★  
5 Star Rating  
South African Excellence  
CERTIFIED AUGUST 2019



TOTAL POINTS:

**60**

CATEGORY SCORES:



Building 1, Golder House or just Golder is one of 7 building situated in the Maxwell Office Park, as part of the greater Waterfall Development precinct. The development has easy access to Johannesburg and Pretoria through Allandale road and the N1 and is situated near the Mall of Africa and Waterfall Netcare hospital. The building comprises of approx. 6000m<sup>2</sup> grade A office space, spread over three office floors with two basement parking levels accessed by means of a vehicle ramp on the south-western corner of the building. The entrance foyer on the south side incorporates a triple volume atrium which allows ample daylight into the space. The office area on each floor is split into two wings with the ablutions and circulation area in the middle/core. Lightwells have been introduced on either side of the central ablutions to allow some daylight into the adjacent office areas. Two roof lights with clearstorey windows further allows daylight to penetrate into the top floor. The base building design also allows extensive opportunity for external views. Contrast is created on the facades with a combination of clad wall elements, plastered surfaces and glazing. A high-performance aluminium frame window system with low emittance laminated glazing has been specified on all facades for good thermal performance. The facades will also contribute towards noise control from the adjacent roads. Sun-control measures include fixed external shading and internal blinds. The building structure has been designed as a reinforced concrete frame with conventional 30Mpa reinforced concrete flat slabs from basement -1 level to roof. Wall construction is a mixture of full height glazing and rendered brickwork. The roofs are concrete, designed to serve as high load areas for AC equipment.

### 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 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.
  - Reduced glare from direct sunlight with the use of blinds.

### PROJECT TEAM:

**OWNER**  
Attacq

**SUSTAINABLE BUILDING CONSULTANT**  
Aurecon

### FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA): **6,080 m<sup>2</sup>**  
TOTAL COMMERCIAL OFFICE AREA: **6,080 m<sup>2</sup>**  
CAR PARKING AREA: **2,000 m<sup>2</sup>**