Discovery’s new head office is a bold architectural statement at Sandton’s highest point. The building’s form holds approximately 147,000m² and is generated from carefully sculptured interior spaces intended to foster an environment of creativity, innovation and collaboration. The architectural concept is realized as two sunlit atria that are connected by a multistory circulation concourse – the hub, where staff and visitors enter the building and engage with it vertically and horizontally. Lifts and escalators are accessed directly from the concourse connecting the office wings. The expansive ground floor accommodates Discovery’s retail partners, client services, walk-in center, staff restaurants and coffee shops. The various office levels are set out between the active ground floor and Discovery’s Vitality level on the roof. Underpinned by Discovery’s core values, ambition and purpose, the building is centered on occupants’ wellbeing and incorporates various sustainability strategies for energy and water efficiency, occupants’ comfort, responsible use of materials and limited emissions.

**Sustainable building features include:**
- High performance double-glazed curtain wall.
- High efficiency water- and air-cooled chillers.
- CO₂ based demand control of fresh air.
- Air-side economy cycle on all central air handling units.
- Daylight harvesting and occupancy sensing.
- Efficient lighting throughout the building.
- Harvesting of grey and rain water for irrigation and flushing of water closets and urinals.
- Efficient sanitary fittings.
- Predominantly indigenous and xeriscaping landscape.
- Green roof.
- Design for active occupants.
- Rigorous environmental and waste management processes during construction.

**PROJECT TEAM:**

**OWNER**
The Discovery Joint Venture

**ACCREDITED PROFESSIONAL**
Aurecon

**ARCHITECT**
Boogertman + Partners

**FAÇADE ENGINEER**
Pure

**ELECTRICAL ENGINEER**
Conscius Consulting & Classen Auret Inc

**FIRE ENGINEER**
TWC

**LIFT SPECIALIST**
Solutions for Elevator

**MECHANICAL ENGINEER**
Aurecon

**MECHANICAL ENGINEER**
Aurecon

**MECHANICAL ENGINEER**
Aurecon

**QUANTITY SURVEYORS**
RLB Pretoria

**STRUCTURAL ENGINEER**
Strinallis Consulting

**SUSTAINABLE BUILDING CONSULTANT**
Aurecon

**WET SERVICES**
Sutherland Engineers

**MAIN CONTRACTOR**
WBHO & Tiber JV

**PROJECT MANAGER**
Morta

**ENVIRONMENTAL CONSULTANT**
Aurecon

**FACILITIES MANAGEMENT COMPANY**
Discovery

**INTERIOR DESIGNER**
Paragon Interface

**LANDSCAPE ARCHITECT**
African Environmental Design

**ACOUSTIC CONSULTANT**
Sound Research Laboratory

**BMS SYSTEMS PROFESSIONAL**
Aurecon

**COMMISSIONING AGENT**
Shared Energy Management

**FLOOR AREAS:**
- **TOTAL GROSS FLOOR AREA (GFA):** 147,217 m²
- **TOTAL COMMERCIAL FLOOR AREA:** 134,481 m²
- **CAR PARKING AREA:** 170,853 m²