



1 DISCOVERY PLACE, SANDTON

Corner of Rivonia and Katherine Street, Sandton
6 Star Green Star – Office As Built v1



AFRICA
South Africa

Office As Built v1

★★★★★

6 Star Rating
World Leadership
CERTIFIED APRIL 2020



GREEN BUILDING COUNCIL
SOUTH AFRICA

TOTAL POINTS:

75

CATEGORY SCORES:



FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):	147,217 m ²
TOTAL COMMERCIAL OFFICE AREA:	134,481 m ²
CAR PARKING AREA:	170,853 m ²

Discovery's new head office is a bold architectural statement at Sandton's highest point. The building's form holds approximately 147 000msq 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 multistorey 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	FIRE ENGINEER TWCE	WET SERVICES Sutherland Engineers	INTERIOR DESIGNER Paragon Interface
ACCREDITED PROFESSIONAL Aurecon	LIFT SPECIALIST Solutions for Elevation	MAIN CONTRACTOR WBHO & Tiber JV	LANDSCAPE ARCHITECT African Environmental Design
ARCHITECT Boogetman + Partners	MECHANICAL ENGINEER Aurecon	PROJECT MANAGER Morta	ACOUSTIC CONSULTANT Sound Research Laboratory
FAÇADE ENGINEER Pure	QUANTITY SURVEYORS RLB Pentad	ENVIRONMENTAL CONSULTANT Aurecon	BMS SYSTEMS PROFESSIONAL Aurecon
ELECTRICAL ENGINEER Conscious Consulting & Classen Auret Inc	STRUCTURAL ENGINEERS Sotiralis Consulting	FACILITIES MANAGEMENT COMPANY Discovery	COMMISSIONING AGENT Shared Energy Management
	SUSTAINABLE BUILDING CONSULTANT Aurecon		