



1 DISCOVERY PLACE

Corner of Rivonia and Katherine Street, Sandton

5 Star Green Star – Interiors v1



AFRICA
South Africa

Interiors v1

★★★★★

5 Star Rating
South African Excellence
CERTIFIED JULY 2021



TOTAL POINTS:



CATEGORY SCORES:



Discovery's new head office is a bold architectural statement at Sandton's highest point. The building's form holds approximately 147 000msq and was 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:

- The tenant fit-out at 1DP is fully integrated with the base building which achieved a 6-Star Green Star SA As-Built rating, demonstrating world leadership in sustainability. As-such, the tenant fit-out benefits from energy and water efficient systems and equipment installed as part of the base building.
- The tenant fit-out is designed to provide extensive external views, activity-based workspaces, areas with flexible set-ups and to promote physical activity for occupants.
- All occupants and visitors have access to energy and water consumption data by means of a display screen installed in the public area of the building; This offers an insight into the sustainable operation of the building.

- Majority of the appliances and tenant equipment in the fit-out are energy efficient, i.e. rated under the Energy Star® system or the European Energy Labelling scheme.
- All printers and photocopiers within the occupiable area of the building meet the standards for low harmful emissions.
- Paints, adhesives, sealants, and carpets throughout the fit-out have low VOC emissions.
- An extensive amount of existing furniture items was re-used minimising the environmental effect related to production and transportation of new furniture.
- A large number of the newly installed materials and furniture, assemblies, flooring and wall coverings have 3-rd parties Eco-labels and certificates.

- Manufacturers of fit-out materials are certified under ISO14001 accreditation scheme.
- Various acoustic interventions were implemented to ensure that the building meets the acoustic comfort requirements.
- Video conferencing solutions are provided throughout the meeting rooms to limit unnecessary travel.
- The building has a centralised waste recycling storage facility for sorting and collecting of operational waste.
- The waste management practices are governed by a comprehensive Waste Management Plan with specific waste reduction targets.
- All building services are comprehensively commissioned and tuned to achieve optimal performance.

PROJECT TEAM:

<p>OWNER The Discovery Joint Venture</p> <p>TENANT Discovery</p> <p>ACCREDITED PROFESSIONAL Aurecon/Zutari</p> <p>ARCHITECT Boogertman+Partners</p> <p>INTERIOR ARCHITECT Paragon Interface</p>	<p>ELECTRICAL ENGINEER Conscious Consulting & Classen Auret Inc</p> <p>FIRE ENGINEER TWCE</p> <p>LIFT SPECIALIST Solutions for Elevation S4E</p> <p>MECHANICAL ENGINEER Aurecon/Zutari</p>	<p>QUANTITY SURVEYORS RLB Pentad</p> <p>STRUCTURAL ENGINEERS Sotiralis Consulting</p> <p>WET SERVICES Sutherland Engineers</p> <p>MAIN CONTRACTOR WBHO & Tiber JV</p> <p>PROJECT MANAGER Morta</p>	<p>ENVIRONMENTAL CONSULTANT Aurecon/Zutari</p> <p>FACILITIES MANAGEMENT COMPANY Discovery</p> <p>ACOUSTIC CONSULTANT Sound Research Laboratory</p> <p>COMMISSIONING AGENT Shared Energy Management</p>
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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