




IRENE LINK BUILDING E

5 Impala Ave, Doringkloof, Centurion, Gauteng
4 Star Green Star – Office Design v1.1




AFRICA
South Africa

Office Design v1.1

★★★★★

4 Star Rating
Best Practice
CERTIFIED: DECEMBER 2024



TOTAL POINTS:

52

CATEGORY SCORES:



Developed by Abland Property Developers, Gifto Developments, and SOM Group, Building E achieved practical completion in early 2024. The pedestrian entrance on the ground floor gives access into a striking three storey atrium clad in Neolith. The parking levels are naturally ventilated and form parking ramps wrapped in aluminium screens and landscaping winding up the façades. The parking has been designed in such a way that upon arrival the visitor is not aware that there are three parking levels behind and to the side. The ground floor glazing is set back from the floors above, thus giving the upper portion of the building the appearance of floating above the landscaped podium below. The main three-storey atrium is set back from the façade with a very deep overhang to keep the façade shaded. The main public stairs and lifts open up into the atrium thereby allowing all building users to engage with the atrium space. There is high performance glazing on the tapering feature boxes. The building is rendered in an acrylic rendering. Steel and aluminium screening elements screen the basements and façades.

Sustainable building features include:

- Passive energy design incorporating the correct building orientation;
- LED lighting throughout;
- Motion sensors to lighting and energy sub-metering;
- Indigenous landscaping throughout with drip irrigation where possible;
- 25,000kl Domestic backup water should the main council feed be down.;
- Performance glazing on the east and west façades with Low E performance glazing on the north and south façades;
- Side fixed glass balustrade to the central atrium which encourages using the stairs over the lifts;
- All sanitary fittings are fitted with aerators to minimise consumption and have a low flow rate;
- Low VOC (volatile organic compounds) materials have been used throughout;
- There are opening window sections with restrictor stays every 3,6m to encourage natural ventilation as well as natural cross ventilation;
- Solar Photo-Voltaic panels on the roof generating 71 400 kWh/year.

PROJECT TEAM:

<p>OWNER Abland Property Developers</p> <p>ACCREDITED PROFESSIONAL Solid Green Consulting</p> <p>ARCHITECT Nsika Architecture & Design</p> <p>ELECTRICAL ENGINEER RWP Consulting Engineers</p> <p>FIRE ENGINEER Ronald Koekemoer & Associates</p>	<p>MECHANICAL ENGINEER C3 Climate Control Consulting Engineers</p> <p>QUANTITY SURVEYORS Quanticost</p> <p>STRUCTURAL ENGINEERS Streng Consulting Engineers</p> <p>SUSTAINABLE DESIGN REVIEW Solid Green Consulting</p>	<p>SUSTAINABLE BUILDING CONSULTANT Solid Green Consulting</p> <p>WET SERVICES WFP Consulting Engineers</p> <p>MAIN CONTRACTOR Probest</p> <p>LANDSCAPE MANAGEMENT COMPANY Daniel Rebel Landscape Architect</p>
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FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):	4 217 m ²
TOTAL COMMERCIAL OFFICE AREA:	3 428 m ²
CAR PARKING AREA:	5 742 m ²