

# DRAPER ON MAIN

Claremont, Cape Town, South Africa  
(Green Building with historic facade)

## PROJECT TYPE: Office block green building

CLIENT:  
Growthpoint Properties

PROJECT DURATION:  
14 months

## PROJECT DESCRIPTION:

Construct a mixed-use green building incorporating a street level heritage structure.

## CONTROLS:

Close management of the construction phase using Green Star v1 As-built Rating with client consultants.

The main attributes of this building included:

- Use of high-efficiency LED with DALI lighting system which controls switching and dimming of lights via daylight and occupancy sensors thereby reducing energy consumption and provided optimum light levels.
- Parking area lighting controlled by motion sensors and timed circuits. All metering software integrated, ensuring online monitoring of consumption.
- Centralised air conditioning with a chilled water plant meets the required cooling demand year long. Equipped with ice storage tanks to store energy overnight, the electricity bill is drastically reduced.
- Two strategies for air-conditioning: Main office levels served by a single air-cooled chiller, via 2-pipe fan coil units with electrical reheat. Offices on the first storey are served by a DX split air-conditioning units, also capable of heating.
- All main components are linked to a BMS for monitoring, fine tuning, and operation.
- Good façade design minimised the thermal load to the building.

The project was awarded a 4-Star Green Star – Office v1 rating by the Green Building Council of South Africa.

