

ILLOVO CENTRAL

Rivonia Road, Illovo, Johannesburg, Gauteng, South Africa

PROJECT TYPE: Mixed use office/resi block

CLIENT:
FWJK

VALUE:
R 700 Million

CONSULTANTS:
In House

PROJECT DURATION:
21 Months

DATE OF PROJECT:
2018 - 2019

PROJECT DESCRIPTION:

This project required the construction of a 15 floor multi use block, a combination of office space and residential units with 5 levels of parking. The apartments are located on floors 9 to 15 are a combination of sizes from 80 studio apartments, 36 one-bedroom units, 43 two-bedroom units and 12 three-bedroom penthouse apartments.

27 800 cubic meters of spoil/rock was removed some of which required small well controlled blasts to ensure high levels of safety. Dust control was also a key issue that needed to be strictly controlled in this highly urbanised area. The concrete structure was built around a lift core of four passenger lifts and a fireman lift.

An interesting innovation was applied to constructing the inner wall with the use of everite-hebel autoclaved aerated concrete blocks, which are lightweight and has a number of other benefits. A typical brick and mortar wall weighs about 350kg per square meter while a AAC wall load is about 90kg per square meter. A thinner skim coat finish was also needed positively impacting material and logistical demands for less water, sand and cement.

The performance glass for the building has a low-e aspect, reflecting long wave infrared energy helping to keep the building cooler and reduce load on the air conditioning system.

