

OXFORD PARKS PHASE 1 – BPSA BUILDING

199 oxford Road, Dunkeld, Johannesburg, Gauteng, South Africa

PROJECT TYPE: Business Precinct

CLIENT:
Intaprop

DATE OF PROJECT:
August 2017 -

PROJECT DESCRIPTION:

Phase 1 of A Green Star Precinct, which comprises three office blocks, a hotel with convenience retail and restaurants linked by a landscaped public piazza. Commercial office space built to P Grade and reaching a minimum of 4 Star green Star rating.

The first building houses BPSA and comprises three basement levels totalling 28 000 square meters, six office floors with a gross lettable area of 8100 square meters and retail space on the ground floor.

The main structure required 17 000 cubic meters of concrete, 2 100 tons of reinforcing and around 780 000 bricks. Stunning glass facades were created using 4500 square meters of glazing. The double ventilation facade involves two layers 40 cm apart but open at the bottom and top allowing air to rise and exit as it heats but dragging cooler air in from the bottom. Automated horizontal blinds are linked to on site weather data, this is also guided by the season and time of day and controls the entry of direct light into the building.

Foundations were not conventional piling rather raft foundations due to restriction zones for other localised infrastructure

Concor Buildings received industry recognition at Construction World's 2019 Best Projects awards winning the Building Contractors category.

In addition to this, the project also received a Special Mention in the AfriSam Innovation Award for Sustainable Construction.

