

Paragon Group designs world-class campus for Torah Academy

Paragon Group, under director **Anthony Orelowitz**, has designed a new, world-class facility for Torah Academy Girls' High School in Johannesburg. The new campus for the school is scheduled to open its doors in January 2022. It heralds a new era for the academy, which has been located on the corner of Hilson Road and Louis Botha Avenue for the past 21 years.

A fortuitous property swap has allowed the academy to relocate to a new location in Raedene, where its new purpose-built campus will be developed. It will include multi-purpose educational spaces, modern outdoor sports facilities, cultural and Jewish enrichment amenities and bright, airy leisure and breakout areas.

The four-stand site posed quite a challenge due to the high level of functionality that had to be accommodated in terms of the design, comments Paragon Group Architect **Kim Newell**. An elegant solution to this problem was simply turning all of the buildings 45° to the site boundaries. This will result in triangular courtyards along the perimeter, affording every classroom an outdoor breakout space.

The windows for each classroom were carefully considered and will be positioned to allow optimal light into each classroom, while at the same time not allowing too much heat into the space. An elegant but simple solution will see a series of recessed and protruding windows scattered along the façade.

Recessing the windows will allow them to be shaded to help keep the interiors cool, while the protruding windows in certain areas will allow for window seats to be created inside the classrooms. Different-coloured glazing has been included to create occasional pops of colour in the design. The roofs will be sloped to accommodate solar panels in the future. The large, light and airy classrooms have been planned so as to provide a stimulating environment for innovative teaching.

Each classroom will have high-speed internet connectivity, a projector and other modern teaching aids in line with the latest technological developments. Classrooms have been designed to facilitate both formal front-facing, group-led and paired learning.

At its nucleus, the school will centre around a canteen on the ground floor with a library above it on the first floor. This central space has a large existing jacaranda tree, and will include a spacious balcony that the library will open on to. The area below the canteen will lead out to the amphitheatre, designed to facilitate a variety of outdoor programmes.

Several classrooms are subject-specific, differentiated by design touches and layout. There will also be six additional smaller-sized classrooms for the Cheder stream, providing a more intimate learning environment for those seeking an advanced Kodesh curriculum.

A hi-tech laboratory for biology, chemistry and physics will give learners hands-on practical



experience. In addition, there will also be a performing arts centre, a consumer studies laboratory and a technology laboratory with a fully-equipped computer suite.

A multimedia resource centre will provide a spacious, hi-tech area for students to research and explore. The hub of the campus will comprise the principal's office, HOD office and an educators' resource centre and relaxation area.

In terms of current progress, Kim reveals that the rezoning application is expected to be given the greenlight shortly. The Site Development Plan (SDP) was anticipated to be submitted in mid-March, with the contractor on-site by May. All tender documentation was prepared timeously, ready for a quick start. **A+**

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volume indoor spaces, a swimming pool, shaded terraces and generous garden, with the larger villas boasting wrap-around sea views.”

“Owners can also join the Private Homes Rental Programme, which takes care of rental marketing and management, gain membership of the resort’s Beach Club and fitness centre, and benefit from privileges at all One&Only resorts worldwide. In addition, the Private Homes will be fully maintained and serviced by the resort.”

The two and three-bedroom residences, which extend over two floors and are priced from US\$1,74 million for 280m² and US\$2,24 million for 313m² respectively, feature an interior sky window to maximise natural light in the kitchen area, while the 540m² four-bedroom homes, set on plots of up to 2,200m², have large volume living spaces and several outdoor terraces. They are priced from US\$4,1 million.

For grand tropical island living, and priced from US\$6.35 million, the 729m² five-bedroom villas offer sumptuous space, large infinity swimming pools and an

independent ground floor room for use as a guest room or studio. These are set on large plots of 2,233m² with easy access to the beach.

“Always a firm favourite with South African tourists, Mauritius already feels like a second home to many, and as a result has a sizeable expat community,” adds Richard. “Offering a secure lifestyle, with sound infrastructure, including world-class medical facilities, it is fast-paced in its overall growth and only a short plane trip from South Africa.”

“Since June 2020 we have concluded sales in Mauritius to a total value of ZAR500 million, with buyers representing a mix of those seeking investment, those spending a few months per year on the island, and those wanting to settle here permanently.”

One&Only Le Saint Géran, which was completely reimagined with extensive renovation in 2017, and is acknowledged as one of the world’s greatest ultra-luxury holiday destinations, is in one of the best locations on the island, along an idyllic coastline. **A+**