## PROJECT #3 ROSEBANK LINK





KWAZULU-NATAL | 34 Cypress Drive, Glen Anil, Durban, 4051 | 031 569 5024
GAUTENG | 5 Border Lane, Benrose, 2094 | 011 614 3510
WESTERN CAPE | Unit 1, Waterstone Park, Capricorn Drive,
Capricorn Business Park, Muizenberg, 7945 | 021 788 2711





This page left and opposite: The façade features a composite clad shell with articulated strip windows that allow light and views into the building, and transform its appearance from day to night. Below: At the heart of the building is a multi-storey enclosed northfacing atrium that filters the sunlight to create a tranquil



"As a building standing foremost in the centre of a developing cosmopolitan area, it was important to have a unique design that serves the needs of the client and its neighbours, as well as the public, in a new, exciting and smart way," Paragon Senior Project Architectural Technologist Warren Wesson comments.

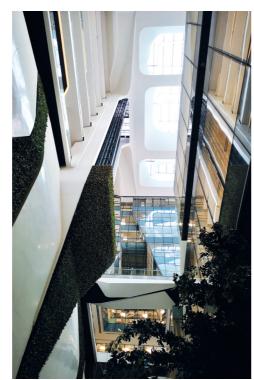
The east and west façades consist of a composite aluminium-clad shell with articulated strip windows to allow light and views to filter into every office module. These faceted façades have a visual quality emphasised by the articulated strip windows, which change from day to night. The flush-glazed north and south façades allow for uninterrupted views over greater Rosebank.

The backdrop to these façades is a smooth and glossy flat finish that transforms itself into the underbelly of the building. The organic vaulting architecture of the underbelly raises the building from the ground, affording users an unimpeded thoroughfare between the Gautrain Station and the shopping area.

At the heart of the building is a multi-storey enclosed, north-facing atrium fashioned to capture the sunlight filtering down into a unique fluid underbelly of the ground-floor thoroughfare.

This creates a conduit for a combination of green walls and indigenous planting brought to life in executive roof gardens, podium-level gardens and parkade-wall gardens that result in a tranquil oasis within the bustling Rosebank precinct.

Paragon's design of Rosebank Link had to take many factors into account, from budget to programme, and the constraints and conditions of the site. "Once those parameters were understood, it allowed us to set a broad concept. Those parameters were then inputted into a



3D parametric modelling process that assisted in the visualisation of a concept refined ultimately to meet all design conditions," Wesson explains. All the consultants on the project are BIM-proficient, collaborating through 3D software to streamline the co-ordination process.

Given the building's strategic location in terms of the Gautrain Station, Paragon had to pay particular attention to the surrounding area and infrastructure linkages. "This is very important. The unique nature of the area required connectivity to allow the precinct to function at its best."

Wesson concludes that the building has been designed, and will be operated, in an environmentallysustainable manner. Passive building design techniques and environmental considerations will ensure a 4 Star Green Star rating, creating a healthier and more productive environment.

## **PROFESSIONAL TEAM**

**ARCHITECT:** Paragon **DEVELOPER:** Redefine Properties CONTRACTOR: WBHO PROJECT MANAGER: Betts Townsend QUANTITY SURVEYOR: MLC STRUCTURAL AND FAÇADE **ENGINEER:** Sutherland Engineers **ELECTRICAL AND WET SERVICES** ENGINEER: CKR MECHANICAL ENGINEER: Adaptive Resource FIRE ENGINEER: SFT GREEN BUILDING CONSULTANT: WSP



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PROJECT #3



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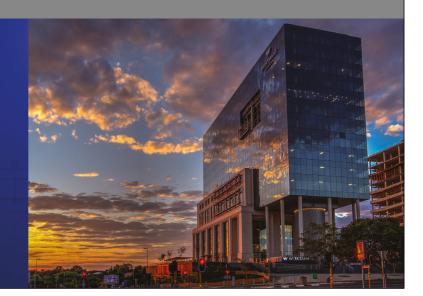
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