

# New icon

The striking 15-storey Rosebank Link at 173 Oxford Road adds an expressive steel-and-glass-clad shell icon to the R7bn-facelift of the Rosebank precinct.

PHOTOGRAPHY SUPPLIED

Identified as one of 35 priority development areas in greater Johannesburg, with the focus on improved service delivery and infrastructure, recent projects have included Rosebank Towers and the Rosebank Fire Station, and additional work at the Rosebank Galleria and The Mews.

Paragon's scope of work at Rosebank Link focused on the design and documentation for all five stages of the project. The building has a total rentable area of 18 744m<sup>2</sup> of office space and 1 553 m<sup>2</sup> of ground-floor retail area. There are two basement parking levels, a ground-floor public/retail level, five parkade levels, and nine storeys of offices from the podium level.

Continued next page >>

*Rosebank Link at 173 Oxford Road in Rosebank, Johannesburg, is a mixed use office and retail development featuring distinctive articulated strip windows as an architectural feature.*

**FAÇADESOLUTIONS**  
SHAPING SKYLINES

**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

 [\\_facadesolutions\\_](https://www.instagram.com/facadesolutions_)

 [www.facadesolutions.co.za](http://www.facadesolutions.co.za)





**This page left and opposite:** The façade features a composite aluminium-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 north-facing atrium that filters the sunlight to create a tranquil oasis within the thoroughfare it creates between the Gautrain Station and the shopping area in the bustling Rosebank precinct.

“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 environmentally-sustainable 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

## PROJECT #3 ROSEBANK LINK



#### PARAGON ARCHITECTS

33 Fricker Road, Illovo, Johannesburg  
Tel: +27 (0)11 482 3781  
Email: info@paragon.co.za  
www.paragon.co.za

#### MLC CONSTRUCTION COST CONSULTANTS

MLC Quantity Surveyors  
Tel: +27 (0)11 283 1500  
Email: info.jhb@mlc-group.com  
www.mlcqs.com

#### SUTHERLAND ENGINEERS

Sutherland Engineers  
Tel: +27 (0)11 268 1412  
Email: media@sutherlandengineers.com  
www.sutherlandengineers.com

## CKR CONSULTING ENGINEERS

JOHANNESBURG | DURBAN | PRETORIA  
CAPETOWN | DUBAI | BANGALORE

[www.ckr.co.za](http://www.ckr.co.za)

+27 11 217 7300

enquiries@ckr.co.za

### SERVICES

Electrical Engineering  
Electronic Engineering  
IT Infrastructure  
Energy Efficiency & Sustainability  
Specialist Lighting Design  
Mechanical Engineering

- HVAC - Heating Ventilation & Air-Conditioning
- Wet Services - Plumbing & Drainage
- Fire Protection
- Vertical Transportation

