

COMMERCIAL DEVELOPMENTS: COMMENDATION

Alice Lane 3 and Piazza, Sandton



Alice Lane Phase 3 is a mixed-used, 35,000m² development located on Alice Lane & Fifth Street in the heart of Sandton's CBD. The building, developed by Pivotal Property Investment Fund and Abland, is the final building completed in the Alice Lane Precinct and was designed by Paragon Architects.

Each of the three buildings complements the development as a whole by contributing an individualistic yet unified aesthetic. Inspired by the concept of a piazza, the precinct offers a much needed publicly accessible square in the heart of fast-paced Sandton. With the completion of Phase 3 the piazza edges are now clearly defined and Alice Lane 3 acts as a gateway leading into the piazza.

Phase 3 comprises offices, designed around anchor tenant Bowmans, showrooms, retail elements and concept stores.

Unique Opportunity

Working on the three phases offered Paragon an opportunity to explore the interstitial quality of the three buildings and challenge the notion that Sandton's pavements are alienating.

The rare opportunity to work on an entire city block allowed them the scope to extend their contribution

from architecture through to urban planning and design. Important in the creation of this urban jigsaw puzzle was to constantly bear in mind how these buildings would work together and how those working in the precinct would experience the environment.

There are common threads that run throughout the precinct, but each building has a subtle change of evolutionary design. The design language used throughout the three phases ties the buildings together whilst the individuality of the buildings is expressed through the use of different materials. The glazing showcases the latest glass technology and expression in terms of light and dark and also day and night experiences.

Phase 3 Design

In this final phase of the Alice Lane development, the butterfly-shaped plan allows for the generation of two wings. Working with generated site line analyses and sun studies, the conceptual design was specifically created to allow sunlight into the public space, essentially using sunlight to chisel form.

The operational needs of the tenant, Bowmans, were carefully considered. Typically law firms require a higher cellular office to floor plate ratio. Further requirements included external views and windows in each cellular office. An optimised H-shaped floor plate serviced by a single, centralised core allows for easy subdivision of the floor plate and offers panoramic views of Johannesburg. There are 1,500 parking bays provided which contribute to the Alice Lane Precinct super-basement of 3,500 cars in total.

The completion of Alice Lane Phase 3 marked the end of a 10 year journey towards redefining an entire city block in the heart of Sandton. It sets the benchmark for development in South Africa's premier commercial real estate node.

Client: Pivotal Property Investment Fund;

Alice Lane Trust

Developer & Project Managers: Abland

Architects: Paragon Architects

Quantity Surveyors: Quanticost

Commissioning Agents:

Cardinal Commissioning Services

Structural Engineers: L & S Consulting

Electrical Engineers: Taemane Consulting

Mechanical Engineers:

C3 Climate Control Consulting Engineers

Fire Engineers: IFESA

Wet Services:

MGBS - Mike Gough Building Services

Green Building Consultants:

Solid Green Consulting

Landscape Architects: The Ochre Office

Interior Architects:

Design Effects International

Main Contractor: WBHO Construction

