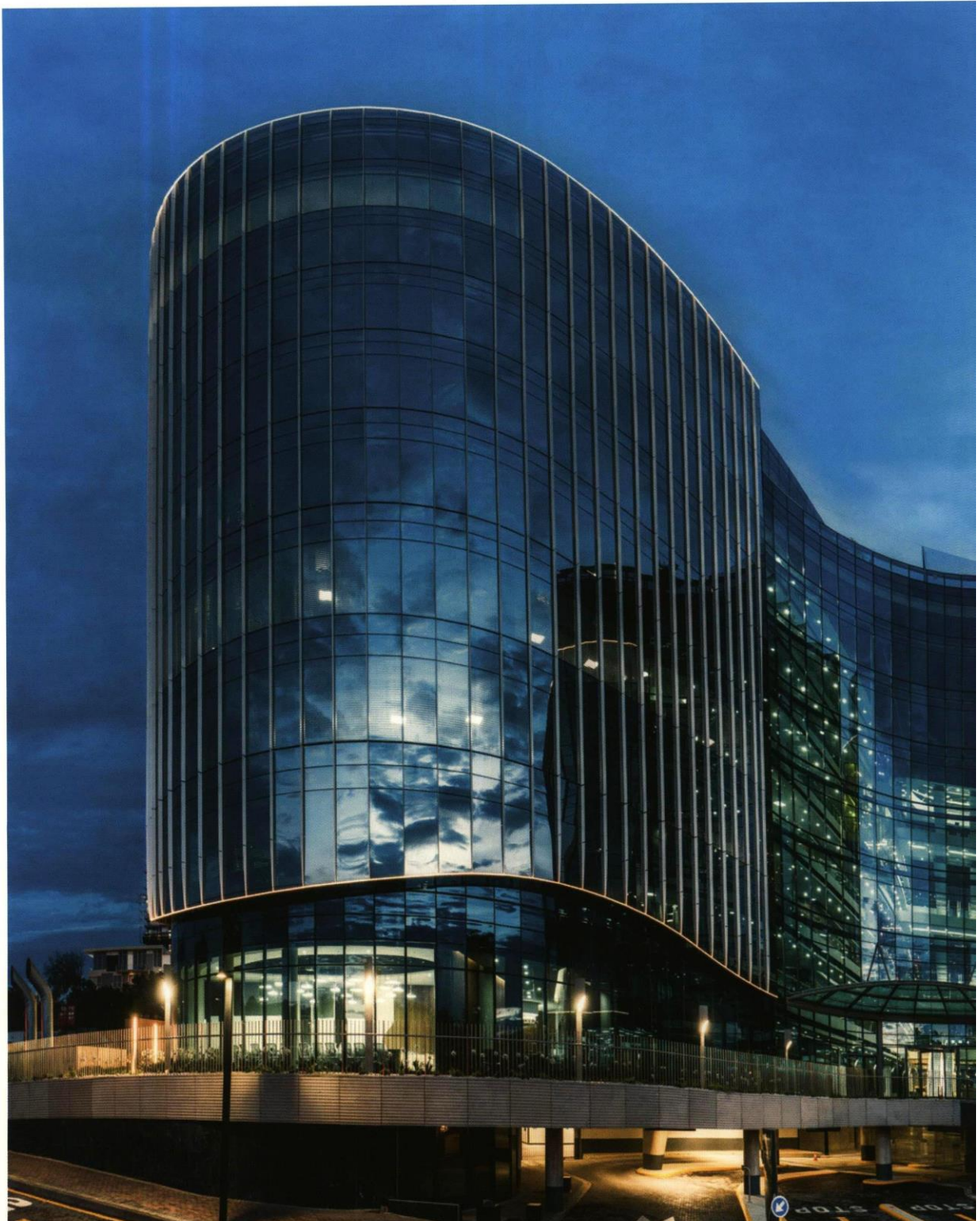


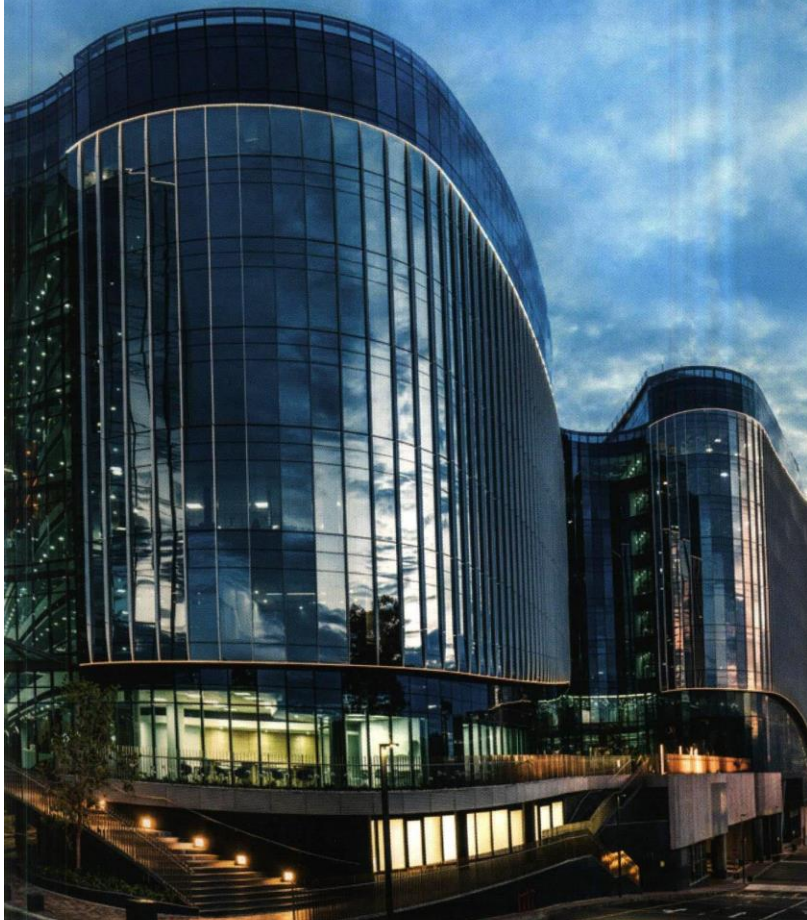
Publication: Pro Landscaper Africa, Supplement
Date: Saturday, December 01, 2018
Page: 20



This material has been copied under a Not Selected licence and is not for resale or retransmission.

PROJECT TWO DISCOVERY HQ

The Discovery Global Head Quarters in Sandton is one of the most iconic builds to grace Africa and is also the largest single-phase commercial office development in Africa. It is the largest build to receive a five-star rating from the Green Building Council of SA. Developed in a joint venture by two of South Africa's leading property giants, Growthpoint Properties Limited and Zenprop Property Holdings, the building boasts 112,000sqm of resource-efficient, cost-effective and environmentally-innovative design. Discovery Head Quarter's site is prominent in Sandton, the highest point in the CBD at the intersection of two of its main axes: Katherine Drive and Rivonia Road and is positioned alongside notable developments such as 140 West Street & the Alice Lane Precinct, it is a block from the Gautrain and sits diagonally opposite Sandton City. Architect's Boogertman + Partners designed this build with Landscape Architecture by African Environmental Design and landscape construction by Countryline Africa.



This material has been copied under a Not Selected licence and is not for resale or retransmission.

Size: 4 Areas
Street: 1000 m²
Podium: 1500 m²
Interior: 790 m²
Roof: 1120m²
Timeline: 2015- 2018
Landscaping Budget: R10 million
Location: Sandton, Johannesburg

The Brief

There were two key factors to this brief: The First was to create an architectural statement that captured the essence of the Discovery brand. This had to be something that it could be identified with going forward. The client's wanted the building to reflect the Discovery ideals and to embody their core values which needed to be represented both aesthetically and in operation. The second key factor, that runs synonymously with the first, was to improve efficiencies in the day to day working of the company. They were spread over 4 disjointed buildings around their original 155 West Street building and this was beginning to impact on the way in which they did business. Naturally, they requested the new building be designed with their way of working at the fore and with the idea of flexibility for future growth and changes in how they operated. African Environmental Designs' Sonja Swanepoel describes how she was called to design and oversee 4 sections of this all-encompassing building, namely the Street Entrance, Podium Level, the Interior heart of the building and the Roof-Top gardens.

Further to this she was briefed to come up with the conceptual design of all Water Features, Exterior space, Irrigation & Greens Star Compliance for all the before mentioned aspects. African Environmental Designs were briefed to create a garden to match the building, both in scale and magnificence which is no easy task, and to use mostly indigenous or african planting throughout the design.

The Inside, Out

The Discovery building was conceived from the inside out. At the heart of this building's concept is the creation of a rich internal environment that gives life to its visitors. Within this pertinent space the Discovery community can thrive, and interactions can take place. Boogertman + Partners' Alasdair Forsyth explains that "the design considerations are centred around the human experience of the space at all times. This concept resolved itself into two large, sun filled internal atria around which the open floor plates were arranged.

Publication: Pro Landscaper Africa, Supplement
Date: Saturday, December 01, 2018
Page: 22

The atria are enclosed by 2800sqm of glazed roof, with all pause areas and agile spaces opening into them. Connecting these atria to one another is a central concourse, within which a stack of escalators links double volume bridges that stitch the floorplates together. The concourse space was conceived as a "grand central station", a literal and figurative interchange between the company and its clients."

The Roof

The roof of the building is a landscaped retreat. It is accessible to all employees of Discovery, where the philosophy of holistic approach to health (an integral part of the company's core values) is physically expressed.

"The building's form is defined by an external "camisole", a projecting portion of the façade articulated by white powder coated vertical aluminium fins. The sensuous shape in plan combined with the undulating vertical expression creates a simple, monolithic statement that gives the building a unique and powerful visual signature" expresses Alasdair. Level 8 is where the gym is located as well as access to the landscaped roof which extends up to level 9. These are all for Discovery staff members, although various events are held there from time to time. The roof has a 620m running track, a multicourt for basketball, netball and volleyball and a separate soccer court for football. There are spaces for yoga classes and external seating areas.

Level 9 of the phase 2 tower will house the new Healthy Food Studio, where Discovery will host "masterchef" cooking classes to promote holistic, healthy eating. All in line with Discovery's philosophy of a healthy lifestyle.

The Ground Floor

Ground floor is open to the public and people are actively encouraged to come to the building for lunch or coffee. It was very important to both Discovery and the developers that ground floor was easily accessible, thus the north entrance sits almost level with the Katherine/ Rivonia intersection, meaning people can easily walk into and out of the building and connect into the broader Sandton Central area on foot. The ground floor has two restaurants, a coffee shop, retail outlets, the first Discovery Bank branch, the wellness centre where clients can have their Vitality assessments done, a Woolworths and auditoriums for events and announcements. The ground floor opens into

the atrium spaces, connecting visitors to the working floors above visually and spatially.

The First Floors

The first floor is for training and meeting rooms, with the second floor to seventh floor housing the working office spaces. This section holds the core of the company. Each contains has two pause/break away areas opening into the atrium spaces. These meeting/ office and training rooms are concentrated in the core to allow for maximum flexibility on the floor plates.

Challenges

Architecturally the challenge was how to move people vertically through the space in a way that allowed them to enjoy the scale of the atriums and courtyard without being intimidated by this massive space. Relating the human scale back to the building scale was an essential part in establishing all aspects of this build and the planting choices. This spatial modulation, executed in collaboration with Paragon Interface, was also used in the pause areas and some of the agile spaces and has worked very well. It is a key factor in our human centred design approach. Alasdair concludes that."

From a planting perspective, African Environmental Designs explains that some of the planters were extremely shallow and specialised core drilling had to be done to hang trees in baskets that protruded into the basement parking below.

The Interior Floor had to be raised in order to create enough depth for planting. Plant selection was also sometimes determined by shallow depths only 150 mm. Polystyrene therefore had to extensively be used to give scale and depth as there were several weight restrictions.

Low light conditions and the absence of low ceilings for growth also made the choice of indoor planting very limited. When it came to materials, Plants were either contact grown or sourced by African Environmental Design by their trusted list of suppliers.

Sustainability

A great point of reference for this site is that all showers and irrigation in the building reticulate to a centralised grey water plant, with that water being processed and re-used for irrigation. Apart from the HVAC and plumbing strategies there is also a wide range and use of indigenous planting throughout to reduce use of water for landscaping. Cyclist and jogging change facilities

and showers are provided. All lights are LED. The internal atriums also insure a lot of natural light into the floorplates and internal planting assists with the staff and visitor overall experience. Reducing carbon dioxide levels and the levels of certain pollutants, such as benzene and nitrogen dioxide as well as boosting moral.

SUPPLIERS

Architect:

Boogertman + Partners

Interior Design:

Paragon Interface

Water Features:

Waterscapes - 011 440 7943

Furniture:

Igneous Concrete - 011 827 7425

Artificial Turf (Rooftop):

Belgotex Grass - 011 380 9300

Lighting:

Regent Lighting Solutions - 011 474 0171

Irrigation:

Controlled Irrigation - 011 608 0767

Planting:

Klugro Nursery - 082 849 1323

Cycads Unlimited - 012 544 9001

Cycads4U - 011 462-8343

Treeshop indigenous trees - 084 504 1775

Random Harvest Nursery - 082 553 0598

Siyakula Nursery - 076 639 7949

Just Trees - 021 871 1595

Tshala Plant Brokers - 071 683 1177

Aqua Flora SA - 083 451 9975

Malanseuns - 012 549 2128

Sunbird Aloes Wholesale Nursery

082 824 6604

Andy De Wet Aloes -012 549 2128

Photographs:

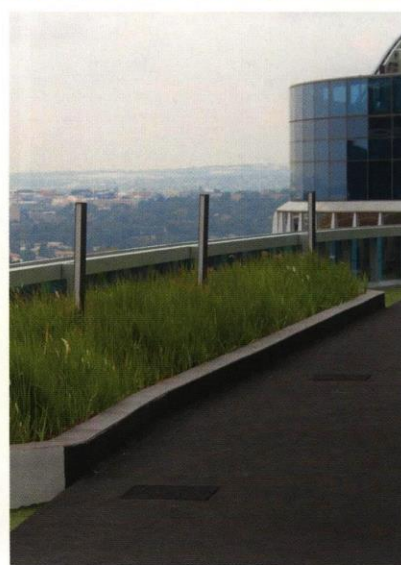
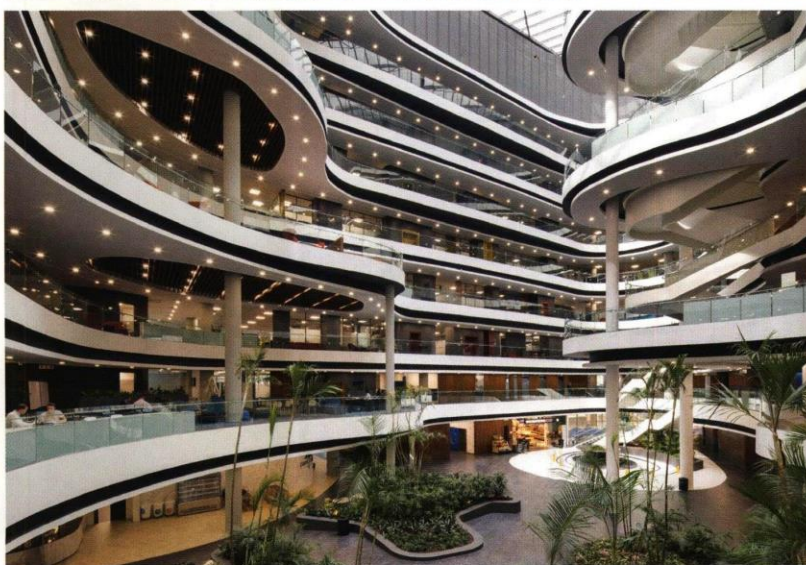
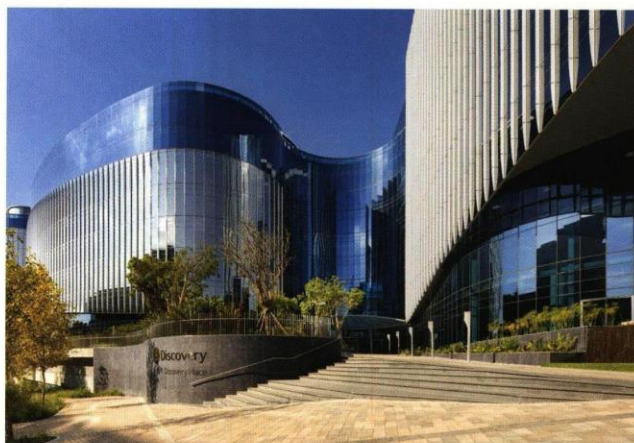
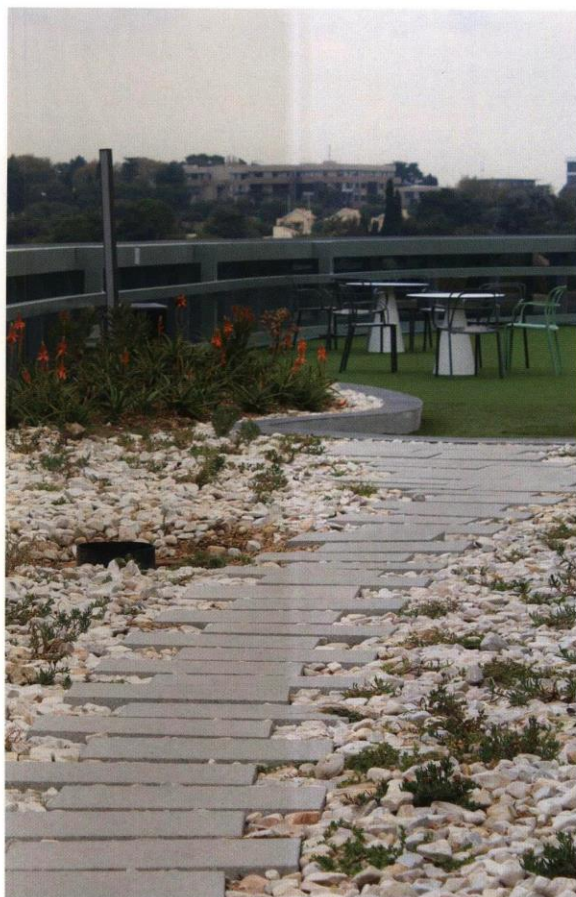
Peter Hassal

Adam Leitch

Infrastructure Photos

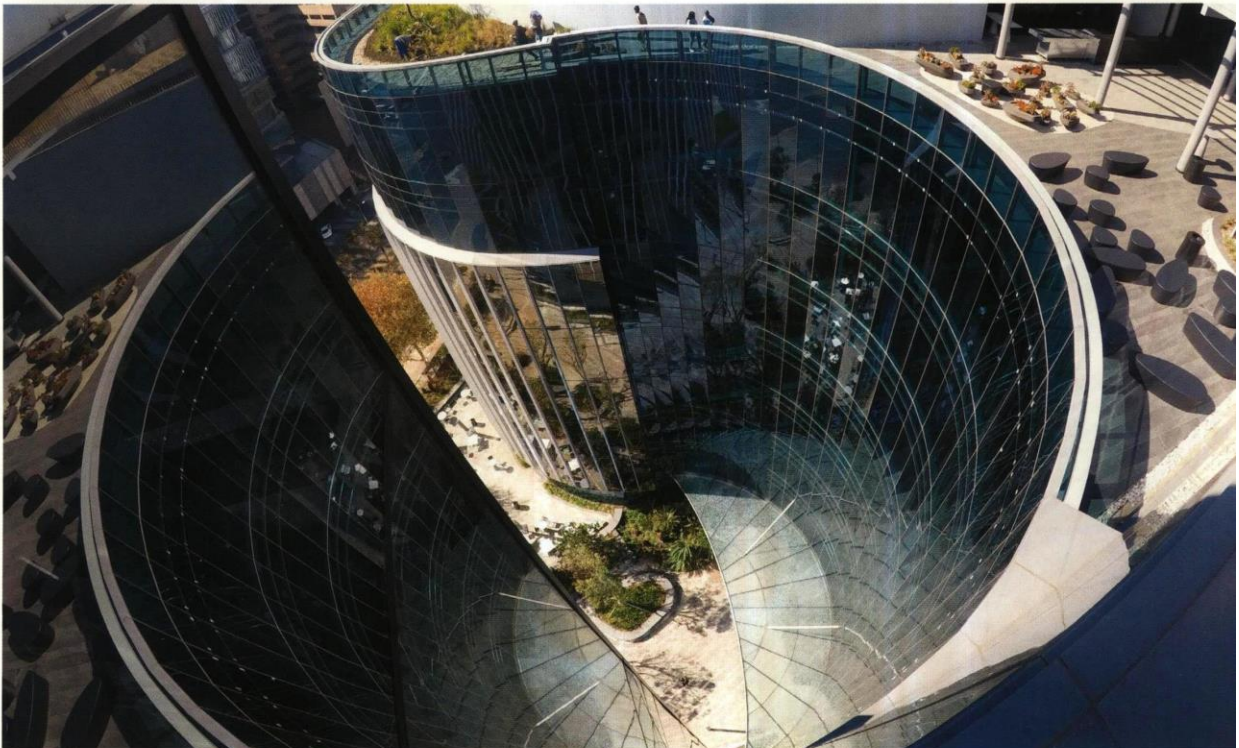
Richard Wilkins

Publication: Pro Landscaper Africa, Supplement
Date: Saturday, December 01, 2018
Page: 23



This material has been copied under a Not Selected licence and is not for resale or retransmission.

Publication: Pro Landscaper Africa, Supplement
Date: Saturday, December 01, 2018
Page: 24



This material has been copied under a Not Selected licence and is not for resale or retransmission.

Plant list

ATRIA PLANT LIST:

Neo myendorfi
Neo tricolor
Neo franca
Nidularium rutelans
Vriesea hyroglyphica
Cissus rhombodifolia
Rhumora adiantiformis
Dypsis lutescens
Kentia
Monstra deliciosa
Aspidistra deliciosa
Nidi leprosa
Rhapis excelasa

ROOF PLANT LIST:

Aloe sp.
Anthericum suandersil
Aristida junciformis
Euphorbia tirucalli
Phyllica pubescens
Protea sp.
Carpobrotus sp.
Delosperma sp.

DISCOVERY ENTRANCE PLANT LIST:

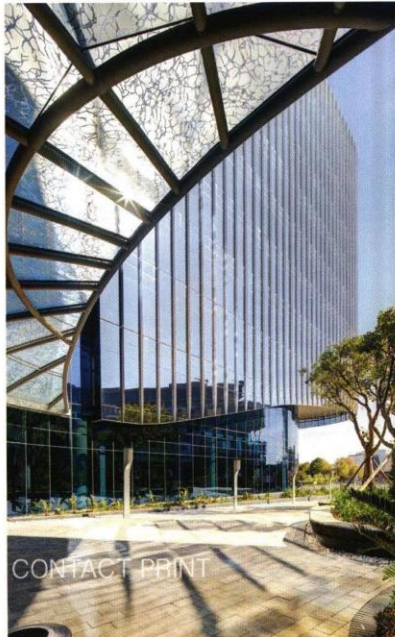
Scilla natalensis
Nymphae sp.
Delosperma lydenebergense
Asparagus mazeppa
Albuca neslonii
Falkia repens

NORTH WEST ENTRANCE:

Encephalartos fridirici
Encephalartos lehmanii
Encephalartos longifolius
Encephalartos lebomboensis
Zamia

NORTH ENTRANCE:

Encephalartos munchii
Encephalartos manikensis
Encephalartos gratus
Encephalartos transvenosus
Encephalartos pausidentatis
Encephalartos kisambo
Encephalartos villosus
Celtis Africana
Ornithogalum
Falkia repens
Plectranthus ecklonii



ABOUT AFRICAN ENVIRONMENTAL DESIGN (AED):

AFRICAN ENVIRONMENTAL DESIGN

AED is
a South
African based

Landscape architecture practice that operates Nationally and Internationally with offices in Johannesburg and Cape Town. As a landscape architecture studio, they aim to grow environmental performance in the business sector through design. Their core strength lies in their design skills and the ability to deliver a high-quality end product. They are committed to an ecological design approach that is rooted in place. Inquiry, research and a contemporary aesthetic that subscribes to the notion of systems (ecological urbanism) forms the foundation of their approach. AED sees a landscape as a system that is constantly changing, rather than product. The majority of landscape solutions are almost entirely scenographic - but in the current environmental and financial crisis there is a growing need for a holistic perspective that is ecologically based and which, at the same time, addresses social and economic concerns. Solutions are site specific and beauty will always stay important in our approach. Bio-mimicry as icons of larger natural systems, juxtaposed in the urban landscape, re-present our idea of landscape and our place in nature. The mandate of AED is to respond with clarity and imagination to the unique circumstances of each project. Functionality, Aesthetics and Ecological restoration is for this team, equally important and they trust their work reflects this sentiment.

ABOUT BOOGERTMAN & PARTNERS



Established in 1982, with offices in Johannesburg, Pretoria, Cape Town, Durban and Kenya, Boogertman & Partners engages in projects throughout Africa. And beyond, continually embracing social, economic and functional challenges through Human Centred Design. They are driven by a dynamic team of directors who share a vision for contextually responsible and innovative design - with a dedicated approach to the building process from project inception to execution. The compliment includes: urban designers, architects & technicians, graphic design & marketing and landscape architecture.