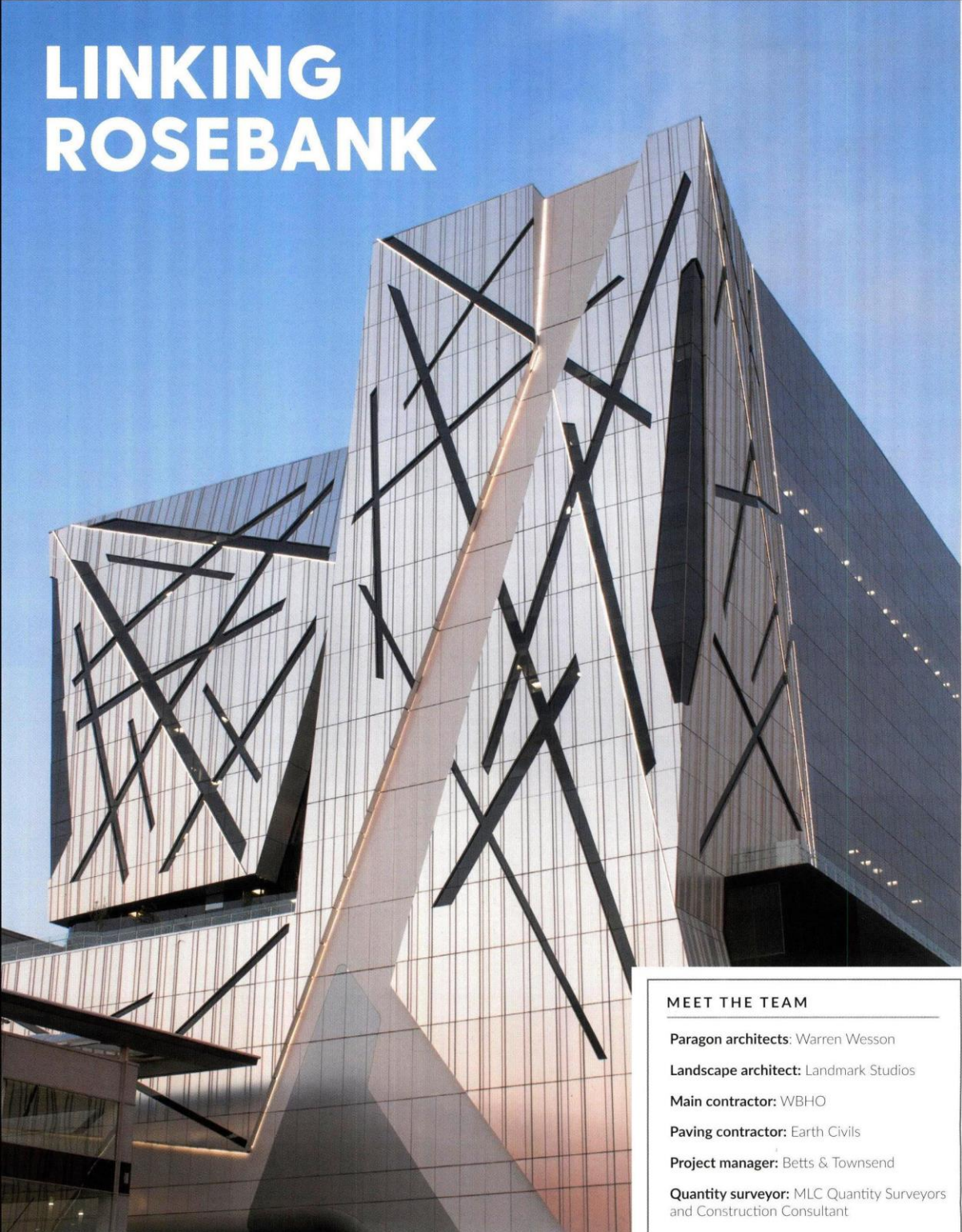


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# LINKING ROSEBANK

## MEET THE TEAM

**Paragon architects:** Warren Wesson

**Landscape architect:** Landmark Studios

**Main contractor:** WBHO

**Paving contractor:** Earth Civils

**Project manager:** Betts & Townsend

**Quantity surveyor:** MLC Quantity Surveyors  
and Construction Consultant

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**Location:** Rosebank, Johannesburg

**Landscape size:** The ground floor area of intervention is approximately 1,200m<sup>2</sup>. The podium level external area is approximately 680m<sup>2</sup>.

**Timeline:** 24 months to build

**Cost of entire building:** R750 million

**Client:** Redefine Properties

*Redefine Properties' new premium development, Rosebank Link, was set to become Rosebank skyline's newest icon upon completion late last year. The predictions were not wrong! Towering an impressive 15 stories-high, the building consists of two basement parking levels, a pedestrian walkway with ground floor retail space, a five-level parkade and eight storeys of rentable office space. Rosebank Link has direct, convenient and safe access to the Gautrain station, The Zone and Rosebank Mall. Rosebank Link has achieved a 4-star Green Star rating. With architecture by Paragon Architects, landscape architecture by Landmark Studios and interior landscaping by Life Indoors, this building is the epitome of Urban design.*

This is a Redefine Properties commissioned development, which included the demolition of the old Rosebank Mews Building, to be completely reimagined into Rosebank Link. As a building standing foremost in the centre of a developing public cosmopolitan area, the client wanted a unique iconic approach in connecting all amenities which would respond to the public and neighbours in a new and exciting way. One of those approaches was to raise the building above ground, the introduction of an organic vaulting structure allowed for a thoroughfare for public traffic. 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 water features, 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.

Landmark Studios describes that the firm was commissioned by Redefine Properties to design the interior streetscape that would encourage movement from Oxford Road and the Rosebank Gautrain Station through to Cradock Square and the various retail elements around it. This space was to incorporate comfortable access across the three metres height difference, and incorporate water features and soft landscaping to soften the building and hard surfaces.

The entire ground floor landscape was built off various slabs, therefore, a lot of careful coordination and consideration for levels and services was essential.

On the podium level, the concept was to retain forms present elsewhere in the building and fit with the landscape language, whilst also adjusting the palette to incorporate more indigenous and water-wise planting.

#### Sourcing Materials

The look and feel for the project was that of an open park environment for landscaping. This required the interfacing of materials not typically used for internal commercial architecture. With the assistance of Landmark, Paragon Architects was able to source all of its hardscape and softscape materials locally.

One of the key challenges for the team was the sourcing the pavers, particularly textures and colours which complemented the design intent

of the whole building. The team's textures and patterns were unique, and required the assistance of specialist local contractors to help create new moulds and to experiment with new colours to achieve the desired look and feel. The outcome of this specialised and unique paving was extraordinary.

Landmark Studios describes that a significant challenge on the project was the sourcing of specimen trees and plants for the ground floor atrium, which would be able to thrive in low-light conditions.

*Ficus benjamina* were selected from a nursery in Malelane, Mpumalanga, which grows trees for these environments.

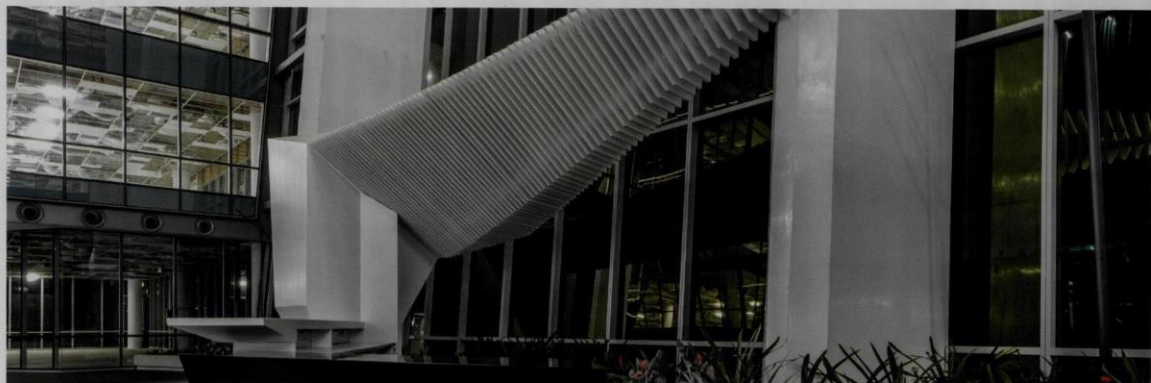
Plants that could thrive within the low-light conditions, such as bromeliads, Peace lilies, crotons and Plectranthus species, were also specially selected.

Given the contemporary forms of the architecture, and the 'streetscape' concept for the landscape areas, the need for a unique paving solution was needed. After developing a concept involving a combination of large polygonal pavers and long 600 x 150mm pavers, Smartstone was approached to manufacture custom pavers for the project.

On the podium level, a rich selection of succulents and indigenous wild grasses were used to impart the character of an indigenous South Africa landscape.

#### Life Landscapes and Life Indoors at Rosebank Link

The client, Redefine Properties, was actively involved in the design process from inception,



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**SUPPLIERS:**

**Paving**

SmartStone's polygonal paver and custom  
600x150 paver – 011 310 1161  
Corobrik's 'Burgundy' piazza paver –  
011 871 8600

**Landscape contractor**

Indoor trees and planting installation by –  
Life Landscapes – 011 959 1000

**Green wall**

Life Indoors – 011 959 1000

**Water feature**

Malachite Pools – 082 451 1750

**Lighting**

Regent Lighting Solutions – 011 474 0171

**Timber cladding**

LJ Infrastructure and Mowana  
Timber Projects

**Exterior planting sourced by**

Tshala plant brokers – 071 683 1177

**Interior planting**

Tuberflora Nursery – 011 662 1954  
Impala Nursery – 084 014 2965

**Interior trees**

MCM Nursery – 013 792 4850

**Images**

Infrastructure photos

enabling a clear brief and regular tailoring of the scheme to match operational and aesthetic requirements.

Given the location of the site, the client's wish was that the public thoroughfare throughout the building, reflected the quality of the adjacent street, like streetscape, whilst still imparting the contemporary forms present in the building. The appearance of the 'floating' walkways is intended to suggest that the walkways through the building are crossing above existing natural vegetation, thereby reinforcing the idea of bringing the outside into the building. Given the nature of the building, many of the constraints related to the coordination of services and the accommodation of slab and other structural requirements.

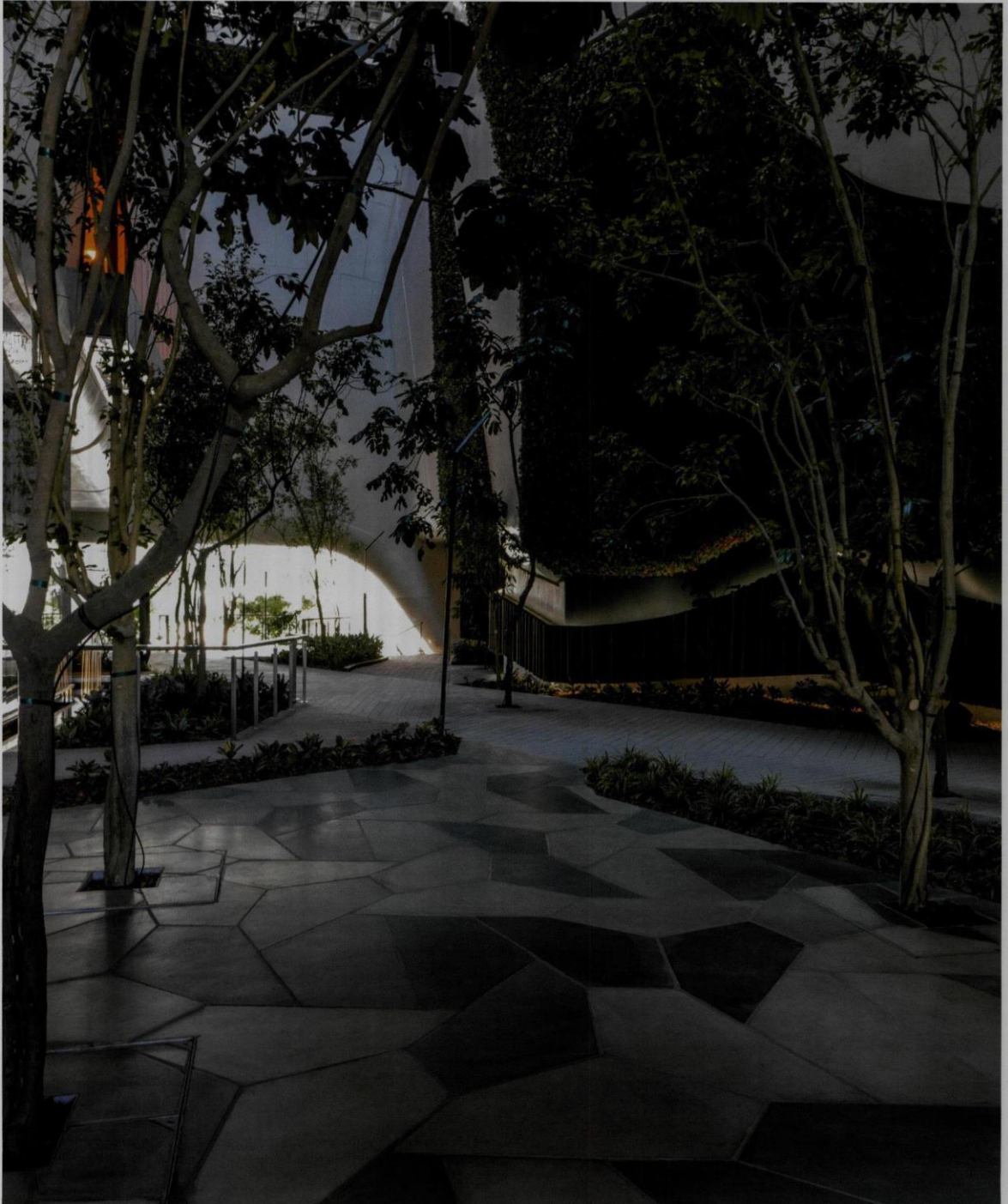
On the ground floor, natural light levels were analysed and taken into consideration from an early stage. The ground floor sits many floors below the roof lights, at the bottom of the narrow thoroughfare created by the northern and southern wings of the building. As such, the plant selections on this level were carefully selected in order to perform and thrive well in these environments.

Trees for this level were selected from a specialist nursery in Malelane, where the large *Ficus benjamina*, *Ficus alii* and *Trichilia emetica* specimens were grown under heavy shade to acclimatise them for indoor use.



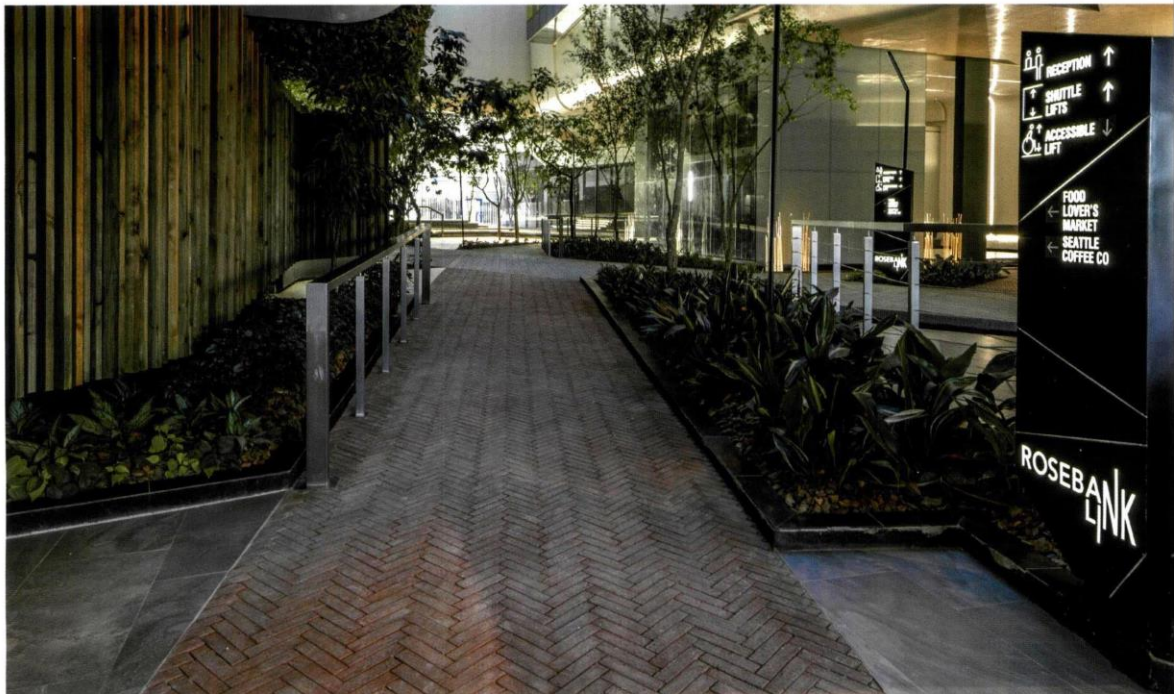
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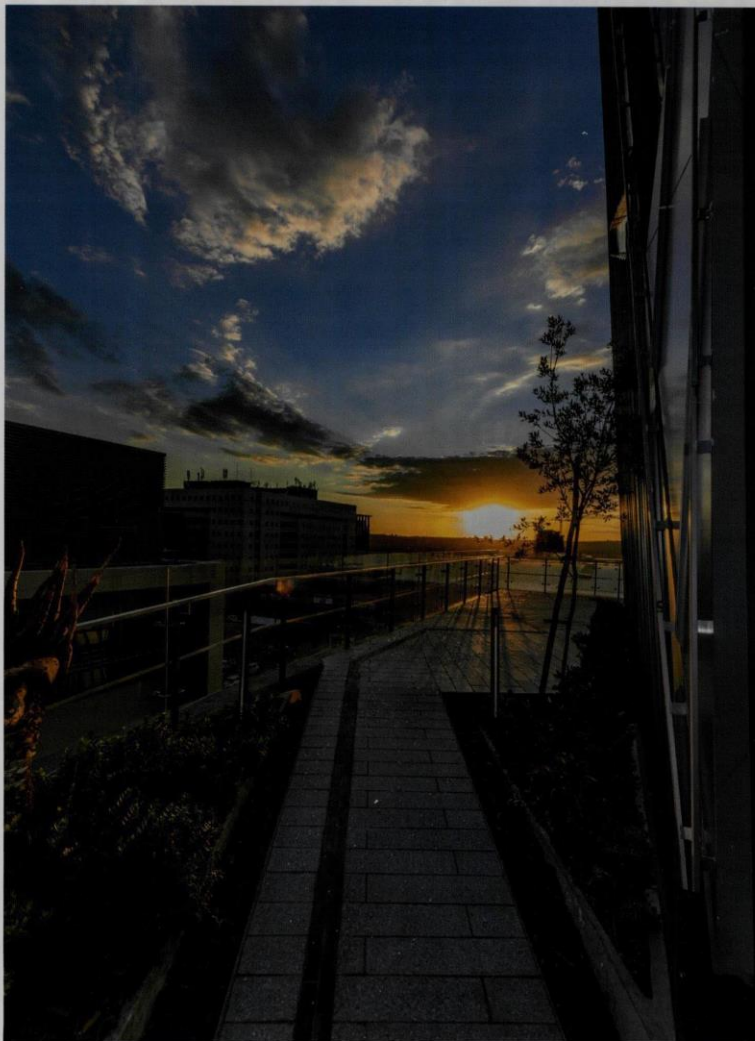


PORTFOLIO





PORTFOLIO



ABOUT **LANDMARK STUDIOS**



**LANDMARK STUDIOS**  
LANDSCAPE ARCHITECTURE

Landmark Studios is a cutting-edge

landscape architectural practice that carries out exceptional work both locally and internationally. Understanding the vision of clients and designing to support these, the Landmark Studios team continually delivers prestigious work, fulfilling and exceeding briefs. Every effort is made to be as environmentally-friendly as possible, to use local materials and indigenous plants and to draw on local knowledge to best design each environment. With a focus on craft design, all hard landscape elements, such as paving, water features and lighting, are designed to specification. Solutions to even the most challenging of needs are met with confidence given Landmark Studio's proven track record.

ABOUT **PARAGON ARCHITECTS**

**PARAGON ARCHITECTS**

Paragon Architects, established in October 1997, is an internationally-

active African design business, based in Johannesburg, South Africa. It is the originator of the Paragon Group of design businesses, delivering commercial, retail, industrial, interior, residential and educational architecture and space planning to visionary clients in all property sectors. As a Group, its committed to Africa, and believe in the future of its cities. Its roots are here. It's able and agile, and actively participates in the continent's urban and human development. Paragon is flexible and diverse in its approach to design. Each project is unique and not driven by style, but by lifestyle and a response to user needs. Elegant and efficient planning form the core of its designs. It understands the needs of its clients, and knows how to generate ever new architectural forms in a competitive property market.