



# Walker Creek 2 & 3

90 Florence Ribeiro Avenue, Muckleneuk, 0181, Pretoria



**Green Star SA - Office Design v1**

Achieved in December 2016



Two new commercial office buildings situated on erf 931 Muckleneuk, Pretoria. The buildings are identical and comprise three floors of A grade office space and a shared two level parking basement. The buildings will each accommodate approx. 320 fulltime employees and will include generous and light open plan office space, underground and surface parking, canteen, locker and shower facilities and outdoor social spaces.

The building envelope consists of a concrete frame structure with plastered and painted brick work external walls and double glazed aluminium windows and shop fronts. The building wing ends facing east and west are defined by natural stone clad wing walls with minimal fenestration. Entrance to the buildings is via the east facing court covered by a large canopy.

### Sustainable building features include:

- Some of the sustainable features of the buildings include energy efficient air conditioning and lighting with occupancy sensors.
- Heat pumps have been specified for domestic hot water supply. A rainwater harvesting plant will collect and filter rainwater for use in irrigation and water closet & urinal flushing. Efficient sanitary fittings have also been specified to reduce unnecessary water wastage.
- In terms of the internal finishes, toxin-free products and materials have been specified - such as low VOC paints and adhesives, low or no formaldehyde in composite wood products.
- To reduce embodied energy, recycled and locally sourced building materials have also been specified for the project. The building(s) also have a central recycling waste storage facility where waste can be separated for collection by specialist for recycling.
- The buildings have made provision for fuel efficient vehicle parking as well as a dedicated cyclist parking and facility with change rooms and showers.
- A centralised BMS is connected to the building services and monitors energy and water consumption continuously. The system will alarm when differences in consumption patterns occur.

### PROJECT TEAM:

#### OWNER

All Top Properties (Pty) Ltd. & Letilex (Pty) Ltd.

#### ARCHITECTS

Boogertman & Partners

#### ELECTRICAL ENGINEER

Spoormaker & Partners

#### LIFT SPECIALIST

Spoormaker & Partners

#### MECHANICAL ENGINEER

Spoormaker & Partners

#### QUANTITY SURVEYORS

GK Project and Cost Consulting Engineering

#### STRUCTURAL ENGINEERS

Sotiralis Consulting Engineers

#### SUSTAINABLE BUILDING CONSULTANT

Aurecon

#### WET SERVICES

Ramsden Consulting & Boogertman & Partners

#### MAIN CONTRACTOR

CJ Irons

#### PROJECT MANAGER

CJ Irons

TOTAL POINTS:

**52**

POINTS ALLOCATION:



### PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GLA): **11359 m<sup>2</sup>**

TOTAL COMMERCIAL OFFICE AREA: **11359 m<sup>2</sup>**

TRANSPORT FACILITY PARKING AREA: **8797 m<sup>2</sup>**