



The Altech Autopage project in Waterfall Estate, Vorna Valley, Midrand consisted of four components: a new three storey office building with 2 593m<sup>2</sup> of rentable space and a 2 300 m<sup>2</sup> basement with parking for 87 cars; an additional 138 covered parking bays are provided on ground floor level; a new gatehouse and perimeter fencing for access control to the complex and a new link building with two overhead sky bridges connecting the new and existing buildings.

The renovation of the external façade of the existing building had to match the architectural language of the new building. The architectural brief from the client was to design a dynamic, contemporary, as well as a cost effective and efficient building on this prime site which would reflect the dynamic image of the developer and tenant.

The new building consists of three office levels and one basement level. The three office floors are a combination of open plan, cellular offices and dedicated meeting rooms designed around a central triple volume atrium. The second floor also hosts the executive wing and an entertainment balcony with spectacular views.

The gatehouse has been upgraded with a central guard room and an overhead flying roof over the two incoming and two exiting lanes. The link structure's main function is to join the two buildings which are on different

of the building to the N1 highway to allow for views when travelling north or south.

Another key design element of the new building was to maximise the flow of natural light into the building and to utilise the views to the south and west. To achieve this, the entire south façade was glazed. To prevent excessive heat build-up on the east and western façades, solid walls with punch-out windows are used to allow some light to penetrate, while corner windows are protected by perforated aerofoil louvres. At night these louvres are transformed into dramatic architectural features with backlighting. Windows on the northern façade are set back in deep reveals acting as shading devices.

The third phase of the project consisted of the upgrading of the existing building façade to match the architectural language of the new building and link structure. Although this was a challenge because of budget constraints, the architectural devices used are in achieve harmony with the rest of the complex.

**Professional team:**

**Developer:** Investec Property

**Owner:** Growthpoint Properties

**Architects:** Gavin Warburton and Bullard & Van Rooyen Architects

**Project managers:** Profica