

## Building Components

The proposed Office Building with an area of 20 000sqm for the Polokwane City at Serala Square has been designed to providing an energy efficient Green Building that meets and exceeds the requirements as a seven storey structure. It has two wings connected to a centrally located full height atrium, covered with a light weight roof hovering over this generous public volume. The ground floor accommodates the Executive Wing, Conference and Catering Areas. Access to the Reception Area in the Atrium is via a Main Entrance on the public Piazza (mainly for visitors) and via a set of shuttle lifts from the parking floors (for staff). Further access from Reception is diverted into a Staff Entrance (beyond a security line) to the Lift Core and a secure Visitor Entrance to Conference and Executive Areas.

On the office floors, multilevel bridges connect the eastern floor plate (1720m<sup>2</sup>) to the western floor plate (1170m<sup>2</sup>). This constitutes a total useable office area of around 2400m<sup>2</sup> and shared vertical cores made up of the lifts, fire escape stairs and toilets. The two separate wings provide for separate areas to easily accommodate departments within any company Administration system. In addition to serving as a great 'room', the central Atrium space was also developed to enhance the building's office spaces by providing light from both sides of the office floor plates instead of from the building's perimeter alone. This further allows for effective natural cross ventilation of the office floors; Cool air enters the building via the perimeter wall openings and rising hot air accumulates in the atrium. This creates a dynamic 'stack' ventilation effect with hot air leaving the building at the top via the operable skylight. Ultimately, two separate buildings grow from one single mass, cleaved apart to create the central atrium, while maintaining one cohesive vision. By separating the mass in two buildings the building scale is broken, makes it permeable and blurs the boundaries between building and landscape.

This structure lends itself to very simple yet sophisticated façade treatment which will provide a high-profile quality office ambiance. All office floors are open to the central Atrium creating the opportunity for internal visual connection between both the wings and the individual floors - a great opportunity in the creation of a well-integrated office community. Fenestration to the perimeter walls were carefully designed to achieve the best sustainable balance between maximum daylight penetration, and minimum thermal loss. The long, slender horizontal windows on the east and west elevations are furthermore and iconic representation of 'beams of light', the very essence of the user's function as its country's supplier of electricity.

988 undercover parking spaces, exclusively for staff (6/100 m<sup>2</sup>) comfortably absorbs the buildings parking requirements, while a further dedicated 30 open bays close the Main Entrance are reserved for Visitors. Additional Visitors Parking is available in the 930 public parking spaces on site (of which 400 undercover). The external public space adjacent to the office building will be carefully integrated into the proposed landscape design of the rest of the Serala Lifestyle Centre adjacent to the office building. Easy access to the Gym and Health Centre is provided from the Office Building via a covered walkway. The Serala Lifestyle Centre further provides great retail and recreational opportunities for Office staff by means of a supermarket, family restaurants, a theatre, coffee shops, line shops and convenience services (total 15000m<sup>2</sup>).

<b>SCHEDULE OF AREAS FOR THE PROPOSED OFFICES LEVEL -1:</b>			
	<b>Area</b>	<b>Staff Bays</b>	<b>Public Bays</b>
<b>Parking -1</b>			
Lobbies	68	m <sup>2</sup>	
Service & Storage	94	m <sup>2</sup>	
Escape Stairs	36	m <sup>2</sup>	
Parking	13810	m <sup>2</sup>	517
<b>TOTAL</b>	<b>14008</b>	<b>m<sup>2</sup></b>	<b>517</b>
<b>LEVEL 0: Parking</b>			
	<b>Area</b>	<b>Staff Bays</b>	<b>Public Bays</b>
Lobbies	68	m <sup>2</sup>	
Service & Storage	170	m <sup>2</sup>	
Escape Stairs	72	m <sup>2</sup>	
Parking	12631	m <sup>2</sup>	471
Public Parking	10550	m <sup>2</sup>	399
<b>TOTAL</b>	<b>23491</b>	<b>m<sup>2</sup></b>	<b>471</b>
<b>GRAND TOTAL PARKING FLOORS</b>	<b>37499</b>	<b>m<sup>2</sup></b>	<b>988</b>
			<b>399</b>