

PROJECT FEATURE

# BARLOWORLD LOGISTICS

**BARLOWORLD LOGISTICS**  
Sandton

**DEVELOPERS**  
Abland  
Giflo Developments  
SOM

**ARCHITECT**  
Nsika Architecture and Design

**QUANTITY SURVEYOR**  
Quanticost

**CIVIL & STRUCTURAL ENGINEER**  
DG Consulting Engineers

**ELECTRICAL ENGINEER**  
RWP Taemane

**MECHANICAL ENGINEER**  
C3 Climate Control Consulting Engineers

**WET SERVICES**  
GK Pereira Consulting

**FIRE CONSULTANT**  
Ronald Koekemoer & Associates

**SUSTAINABILITY CONSULTANT**  
Solid Green Consulting

**LANDSCAPE ARCHITECT**  
Insite Landscape Architects

**INTERIOR DESIGNER**  
Giant Leap

**HEALTH & SAFETY CONSULTANT**  
RICS

**MAIN CONTRACTOR**  
WBHO Construction

**EARTHWORKS CONTRACTOR**  
Labucon Resources

**PHOTOGRAPHY**  
Louis van Zyl  
Devin de Lange  
Jamie Ton

Abland, one of South Africa's leading property developers for over 30 years together with its partners Giflo and SOM have recently completed Barloworld Automotive and Logistics office park situated in Irene Link, Centurion. The commercial component of the 75,000m<sup>2</sup> precinct, which already includes the Barloworld Logistics and Automotive Head Office, will range from flexi suites, which are single 20m<sup>2</sup> semi serviced offices to 50,000m<sup>2</sup> campus style offices, depending on tenant requirements. Irene Link will include a 12,000m<sup>2</sup> Convenience shopping Centre, which is set for development in Q4 2019 and open to the public towards the end of 2020.

Situated along the N1 Highway, the Barloworld Logistics and Automotive development is characterised by an 'urban park' look and feel and linked by an internal landscaped 'spine'. The contemporary architecture of the building communicates a new vibrancy and economic growth alongside the older residential area of Irene. The architecture also contributes to the precinct's sense of place and ties into the greater urban plan for Centurion.

As accessibility to Sandton has become increasingly more difficult, Barloworld Automotive & Logistic saw the potential of relocating their corporate head office to this new vibrant and energetic urban renewal centre. The building is designed as an P-grade commercial office development and has now become the new home for staff and management.



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The building can accommodate 380 staff members over four floors and include two access controlled naturally ventilated basements. Staff will have access to retail, recreational and entertainment facilities within walking distance from the building and is well positioned close to the highway for ease of access by staff and Clients. The main access control point to the site is created by a gatehouse which is constructed out of a repurposed shipping container. The staff are able

to enjoy a number of amenities such as the gym, canteen, coffee shop and staff changing rooms.

This development has been awarded a 5-Star Green Star SA Office Design v1.1 certification and houses various departments in one building. The architects had a clear vision to create a permeable envelope that allows almost 360° views to the beautiful surrounding suburbs of Irene and Doringkloof. This façade allows for ample natural light to penetrate the inner floor plates. The

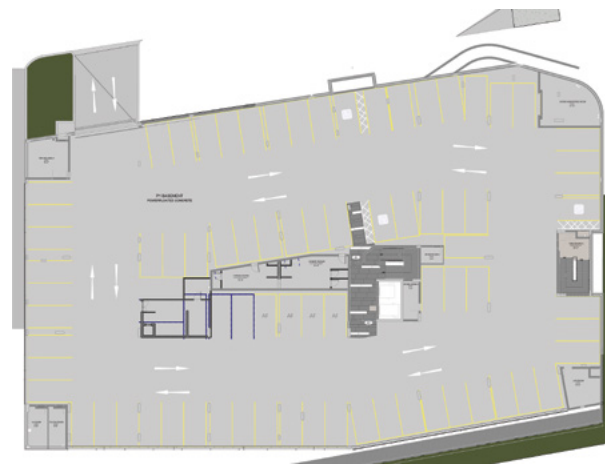
distinctive organic curves of the building's exterior envelope, allows it to be viewed as a soft mass instead of a hard barrier from the highway.

The building is characterised by a double glazed clear northern and western glass envelope which benefits the internal acoustic and thermal conditions. A raised podium gives the impression that the building sits lightly on the site and provides pleasant break-out spaces to the north and south.

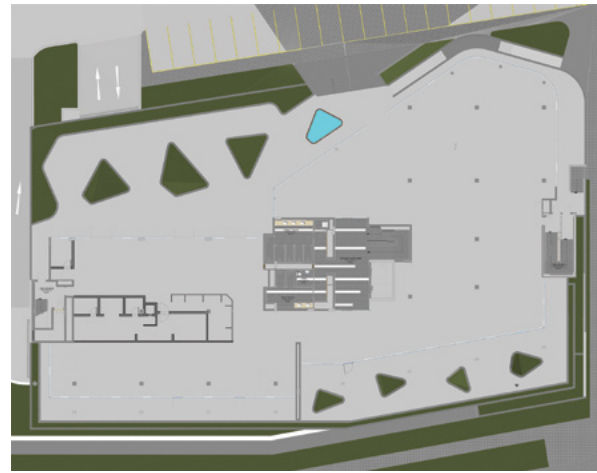
The 5,778m<sup>2</sup> rentable office space includes amenities such as board rooms, canteen, gym, coffee shop and cyclist facilities. Photo Voltaic (PV) panels on the roof provide 25% of the buildings electricity requirements and has been designed by Barloworld Power. Special flat laid PV panels have been used in the design in order to eliminate unsightly equipment arrangement on the roof.

A Thermal Energy Storage (TES) system adds to the project team's innovative design features in





P1 BASEMENT



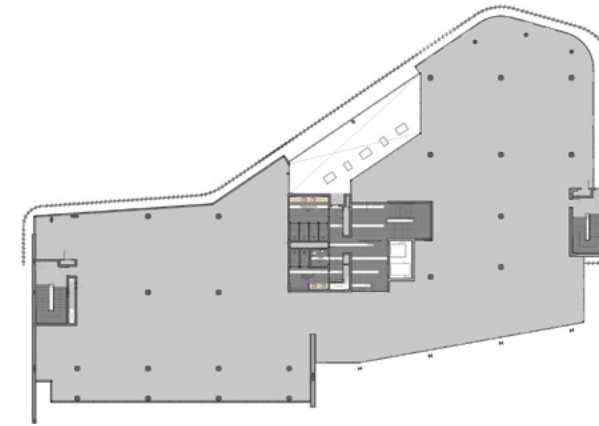
GROUND FLOOR

this development. The system allows for off-peak cooling which is then stored in glycol-water filled storage vessels. The tanks and heat-pump chiller supply the building with the required cooling during standard tariff times and thus provides a substantial save on energy cost.

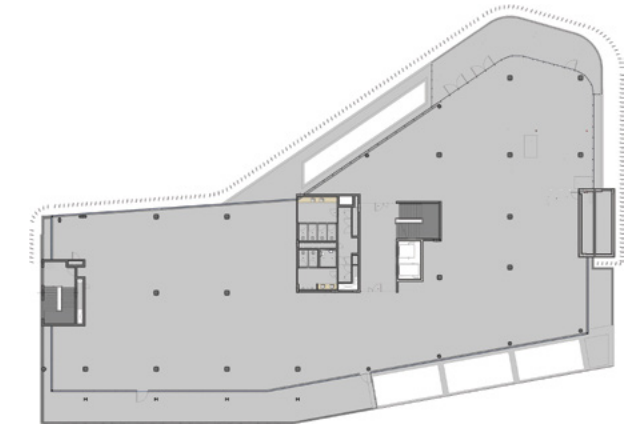
The majority of building lights have been fitted with motion sensors and all the lights are energy efficient fittings. A Building Management System (BMS) has been incorporated into the building design to actively

record and monitor services consumption such as water, electricity and HVAC. Real-time consumption is displayed on a monitoring screen that is located in the foyer of the reception area. Staff and visitors can consciously react to this display during their use of the building.

Outside spaces are landscaped to minimise hard-surface and improve building occupant use. Trees on the podiums mimic the cantilever building canopy to the south and allows for everyday shade use.



SECOND FLOOR



THIRD FLOOR

Planting has been carefully chosen to minimise water consumption and a drip-irrigation system is actively monitored on a daily basis.

**Interior Design**

Interior Designers, Giant Leap, embraced Barloworld's concept for Project Ekhaya, which means 'at home'. They wanted staff to feel at home at the office - to feel comfortable and relaxed.

Barloworld moved away from Barloworld Park which portrayed a traditional way of working with a closed offices, and chose to move in a totally opposite direction, promoting an agile working environment between departments. The brief was to create clean lines, and a contemporary look and feel to re-energise the staff. As you enter the reception you are welcomed by the triple volume atrium. White marble and timber slats behind the reception complement elements from the





architecture structure of the building. The use of timber allowed the designers to create a sense of an African tree. The architecture is complemented by the use of neutral tones which promote a feeling of tranquility.

The use of glass was also an important element, showing transparency as the company is moving in new directions. Corporate colours and graphics were also important and these have been incorporated by adding a pop of colour onto the furniture and commissioning unique art works.

Texture has been incorporated through the choice of carpets and floor tiles. Giant Leap had to follow the 5 Star Green Star SA requirements when taking lighting, air quality, temperature, acoustic quality and ergonomics into account.

A proactive participation between the Developers, consulting team, main contractor and Barloworld Automotive and Logistics, allowed this building to be a milestone-first in the Irene Link precinct and thus sets a high standard for the buildings to follow.

