

# Discovery's new global HQ certified green

Discovery's new 112,000m<sup>2</sup> global head office in Sandton Central has received a five-star Green Star rating by the Green Building Council South Africa (GBCSA). Developed in a joint venture by Growthpoint Properties and Zenprop Property, it is the largest single-phase commercial office development in Africa.



Aurecon is responsible for overseeing the delivery of the developers' and Discovery's green intent for the building. Their role has been to ensure it has been designed and constructed with the highest sustainability credentials to demonstrate leadership in the transformation of the South African real estate industry.

Features of the new building which have contributed to the rating include energy optimisation through the advanced design features of its envelope and building services. High-efficiency air conditioning that leverages an outside air economy cycle and indoor air CO<sub>2</sub> monitoring. Added to this is low-energy lighting, occupant control and daylight optimisation, as well as the building's standout high-performance double-glazed curtain wall.

The building is wrapped around a series of sunlit atria that plug into a central concourse. The design of the atria and skylights result in an abundance of natural light without compromising occupants' comfort and energy performance. Grey and rainwater systems, efficient sanitary fittings, efficient irrigation system and water-wise landscaping contribute to the building's optimal water performance.



## Focus on occupants' health and well-being

Yovka Raytcheva-Schaap, the Aurecon associate for environmentally sustainable design consulting and project management for the project, points out that, most notably, the Discovery building creates an environment that is centred on occupants' health and well-being.

Raytcheva-Schaap reports: "The design provides for an ample amount of fresh air, thermal comfort, daylight and connection to the exterior. A fully equipped gym, running track, yoga decks and multipurpose courts are set in the indigenously landscaped roof and encourage an active lifestyle, in line with the Discovery Vitality ethos."

Located on the corner of Rivonia Road and Katherine Street, diagonally opposite Sandton City and one block from the Sandton Gautrain Station, the building comprises three linked office towers which consist of a ground floor, eight office floors and a roof level, which holds Discovery's sports facilities. It will also offer nine basements with over 5,000 parking bays.

Discovery is expected to take occupation of the property, which is owned by Growthpoint (55%) and Zenprop (45%), towards the end of this year.