



K N I G H T S B R I D G E

OFFICE BUILDING A



EMIRA
PROPERTY FUND

www.knightsbridge.co.za



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CONTENTS

Design Ideologies	08-09
Site Location	10-11
Masterplan	12-13
Phase One	14-15
Exterior Perspectives	16-21

Building A: OFFICE BUILDING	22-27
Floor Plans & Sections	

Aerial Perspective	28-29
Precinct Offering - Urban Park	30-33
1. Urban Park Principles	
2. Streetscape Design	
3. Landscape Design Principles	

Biophilic Design Principles	34
Green Architecture	35



KNIGHTSBRIDGE

DESIGN IDEOLOGIES



1

Location

Knightsbridge is centrally located, close to Sandton CBD and Fourways with easy access to William Nicol, Main Road and the N1 Western Bypass.



2

Central Park

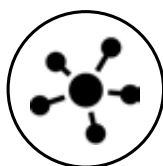
Developed around the idea of a central urban park where buildings are placed within a dense urban forest. Running tracks and outdoor relaxations spaces are provided within the urban forest.



5

Operating Costs

Utilising the correct sustainability principles and integrated system engineering there will be a substantial saving on operational and maintenance costs.



6

Connectivity

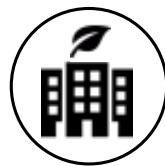
A fibre optic communication system will be installed in the precinct offering tenants premium connectivity with high bandwidth, stability and fast data transfer.



3

Office Lifestyle

Tenants are offered a new type of office lifestyle, with a centrally located restaurant with boardroom facilities, roof gardens and entertainment spaces and various outdoor office spaces that will enhance the experience of the user.



4

Green Architecture

By applying innovative technology and design methodologies we can help minimise the buildings carbon footprint.



7

Naming Rights

Brand advertising will be incorporated into the facade design offering tenants dedicated areas for branding. Creating a professional and well designed method to advertise the tenants brand.



8

Security

Site access control and perimeter security features will create an office park with a safe primary public zone. Each individual building will have their own access control and security line according to tenant requirements.



KNIGHTSBRIDGE LOCATION

Main Routes & Roads

- Main Routes
- N1 Highway
- Secondary Streets
- Gautrain Bus Route
- Gautrain Bus Stop

Offices

- 1 The Campus
- 2 Microsoft SA Offices
- 3 Hampton Office Park

Shopping & Convenience

- 1 Epsom Downs Centre
- 2 Sloane Square
- 3 Nicolway Shopping Centre
- 4 Naturally Yours Health Centre

Schools & Education

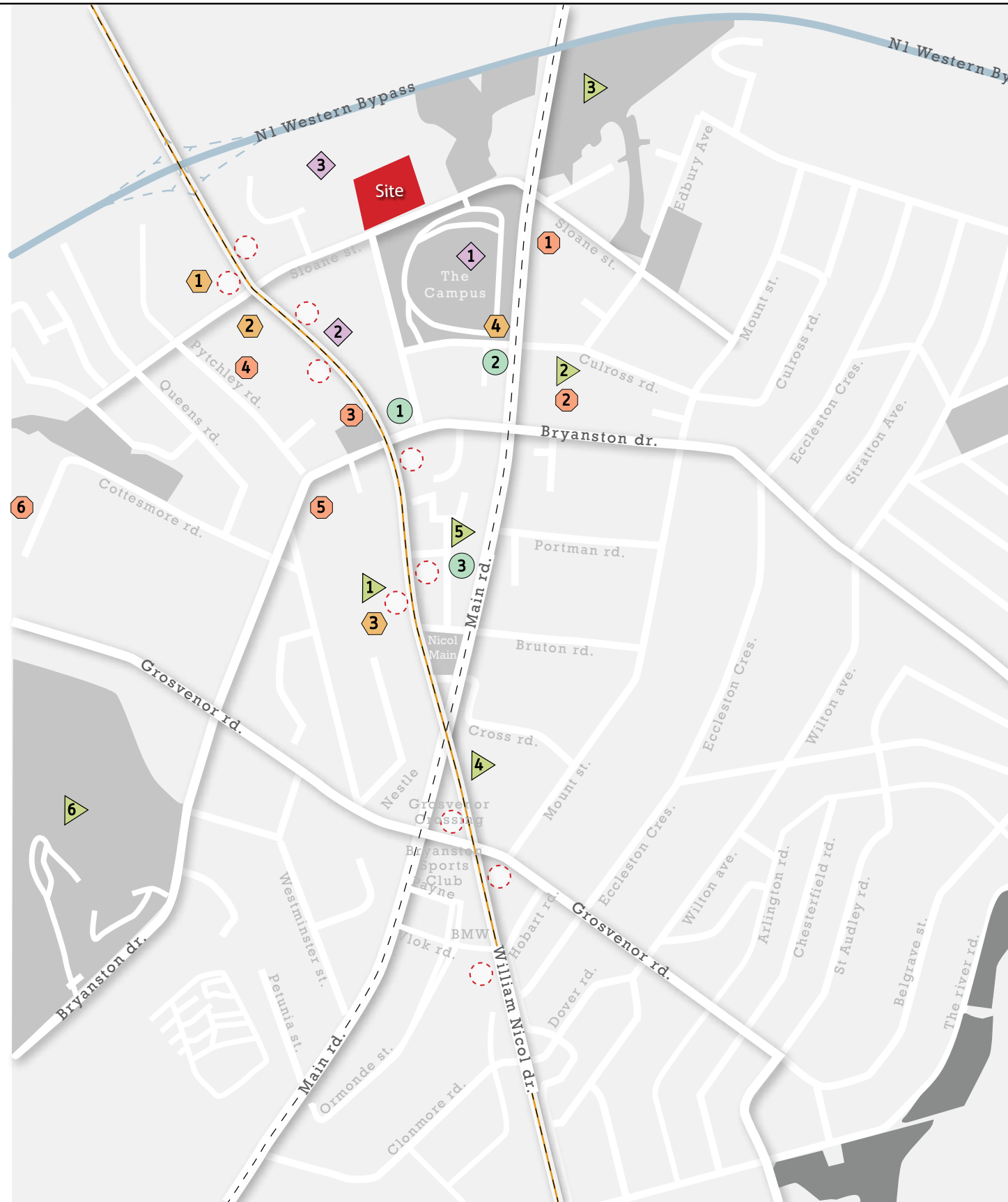
- 1 Bryanston Parallel Medium School
- 2 Michael Mount Waldorf School
- 3 Noahs Ark Kindergarten
- 4 Brescia House School
- 5 British International School
- 6 Bryandale Primary School

Medical

- 1 NHC Medical Centre & Pharmacy
- 2 Homeopathic Doctor
- 3 Medical Centre

Other

- 1 Banks - Nedbank, FNB
- 2 Bryanston Organic Flea Market
- 3 PWC Cycle Park
- 4 Virgin Active
- 5 Post Office
- 6 Bryanston Country Club



MASTERPLAN

PHASE 1

Block A	
Rentable Area	= 2 728m ²
Parking	= 134 Bays

Block B	
Rentable Area	= 3 280m ²
Parking	= 159 Bays

Block C	
Rentable Area	= 6 316m ²
Parking	= 365 Bays

PHASE 2

Restaurant and Conference	
Rentable area	= 647

Block G	
Rentable Area	= 3 158m ²
Parking	= 201 Bays

PHASE 3

Block D	
Rentable Area	= 3 496m ²
Parking	= 172 Bays

Block E	
Rentable Area	= 4 456m ²
Parking	= 221 Bays

Block F	
Rentable Area	= 7 744m ²
Parking	= 383 Bays

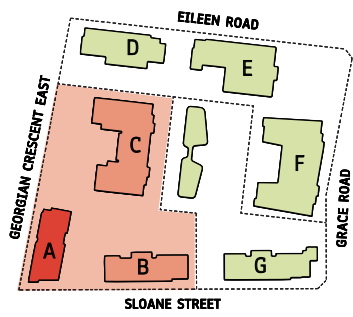


Running Track



EXPOSURE ON SLOANE STREET
WITH BRANDING OPPORTUNITY.



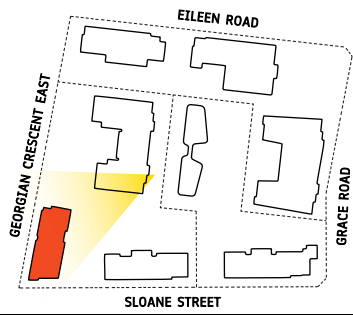


PHASE ONE



BLOCK A		BLOCK B		BLOCK C	
Rentable Area	= 2 728m ²	Rentable Area	= 3 280m ²	Rentable Area	= 6 316m ²
Parking	= 134 Bays	Parking	= 159 Bays	Parking	= 365 Bays

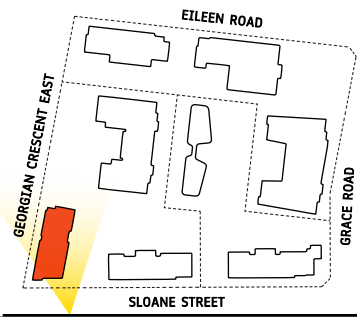




BLOCK A OFFICE BUILDING

ENTRANCE VIEW
BUILDING A





BLOCK A OFFICE BUILDING

GATEHOUSE
MAIN ENTRANCE

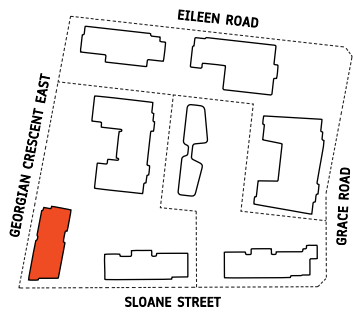




BLOCK A OFFICE BUILDING

VIEW FROM CORNER SLOANE AND
GEORGIAN CRESCENT



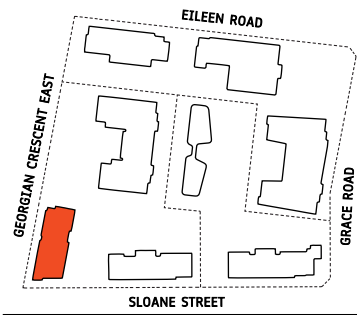


BLOCK A OFFICE BUILDING

TOTAL RENTABLE AREA	AREA	PARKING REQ.		PARKING PROV.
• ROOF	23m ²			
• SECOND FLOOR	1044m ²	5/100m ²	52	
• FIRST FLOOR	1044m ²	5/100m ²	52	
• GROUND FLOOR	585m ²	5/100m ²	29	21 OPEN
• BASEMENT -1	25m ²			66 BASEMENT
• BASEMENT -2	7m ²			46 BASEMENT
	2728m ²		134	

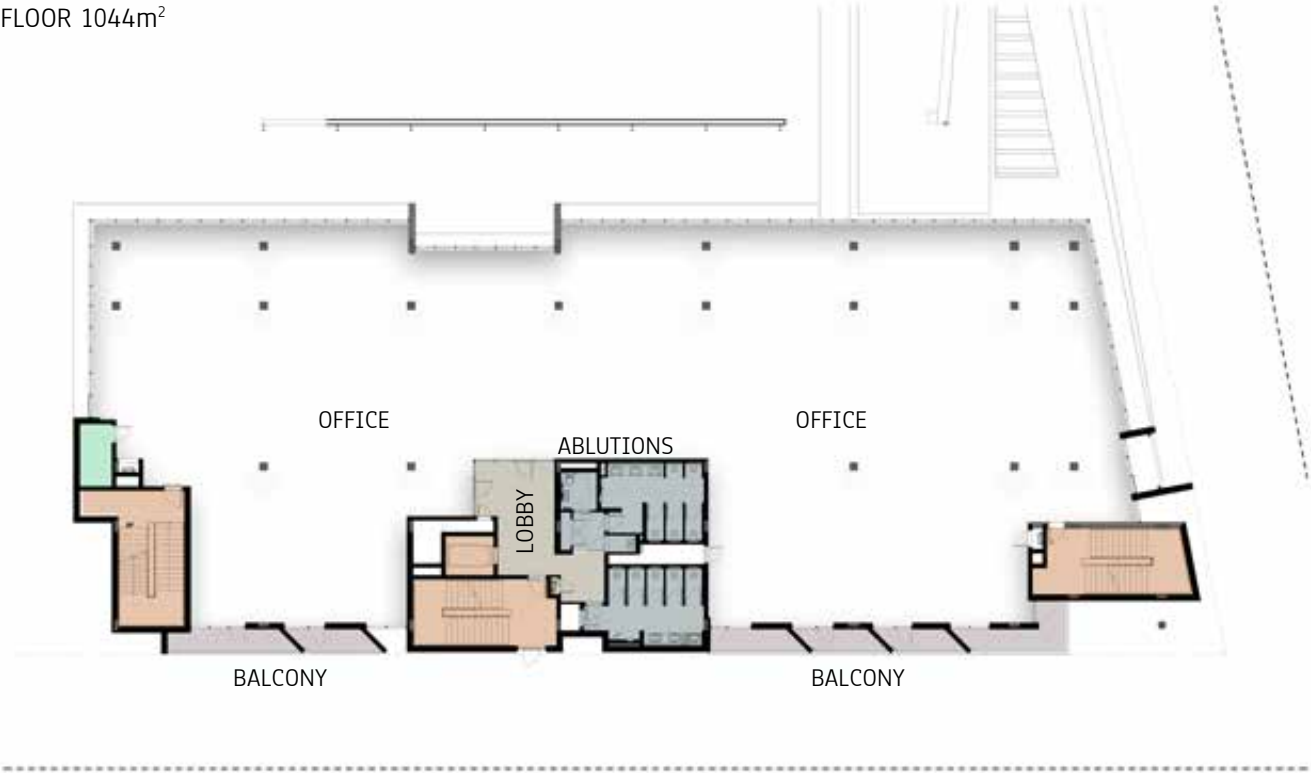
GROUND FLOOR 585m²



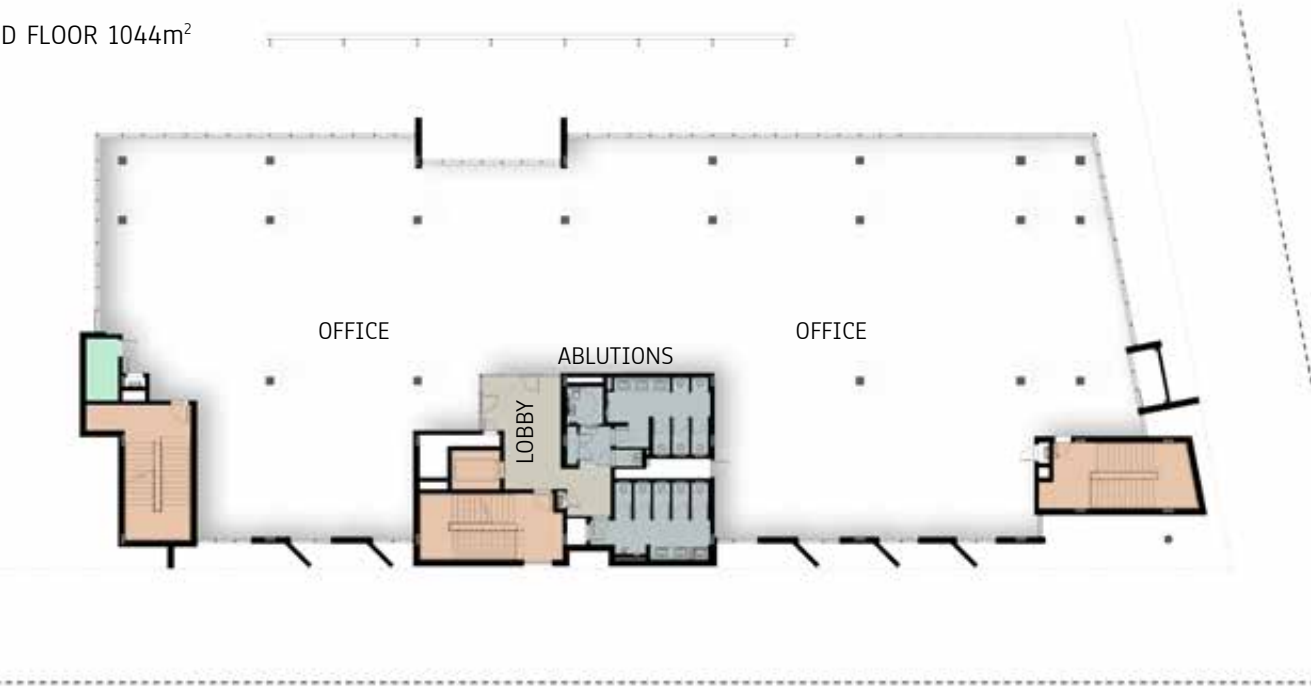


BLOCK A OFFICE BUILDING

FIRST FLOOR 1044m²



SECOND FLOOR 1044m²

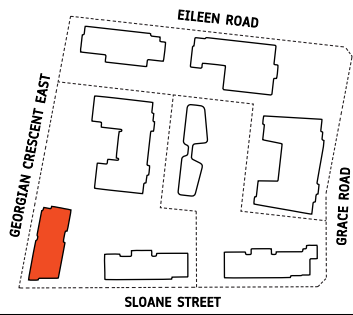


■ Circulation/Core ■ Ablutions ■ Lobby ■ Store ■ Services Area



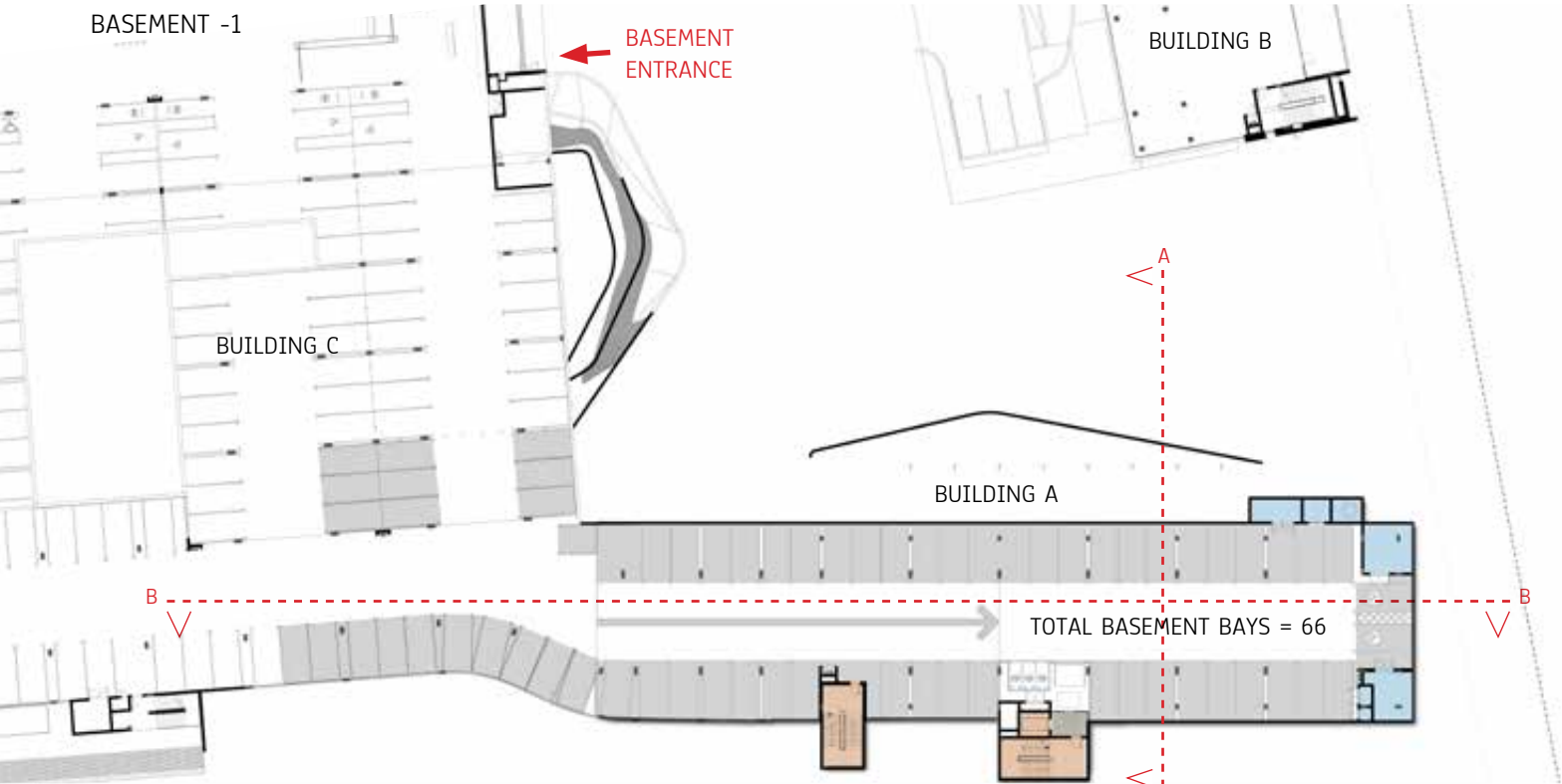
THIRD FLOOR/ ROOF GARDEN 17m²



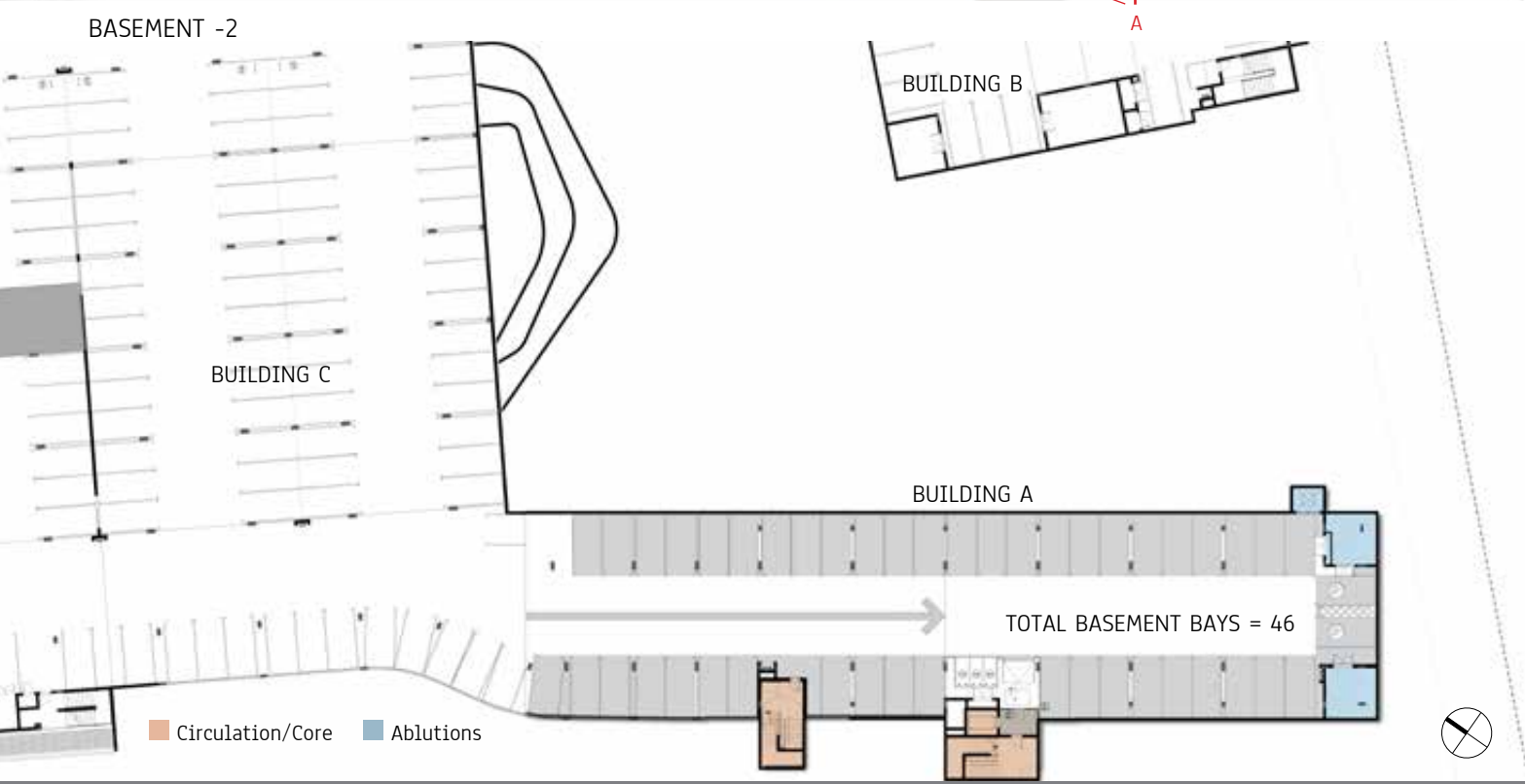


BLOCK A OFFICE BUILDING

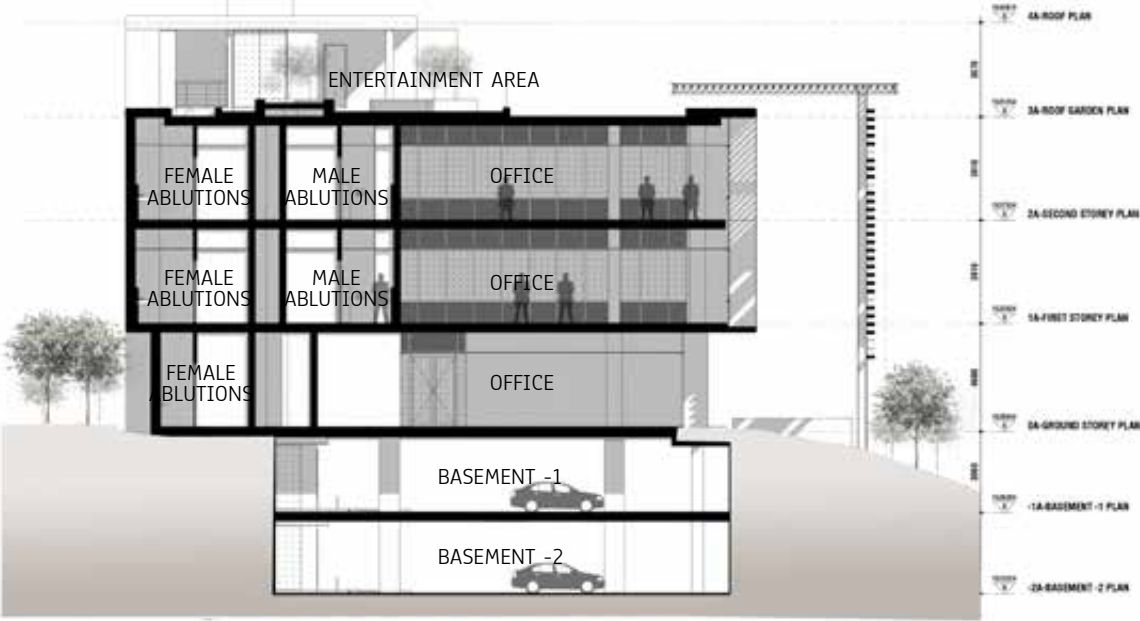
BASEMENT -1



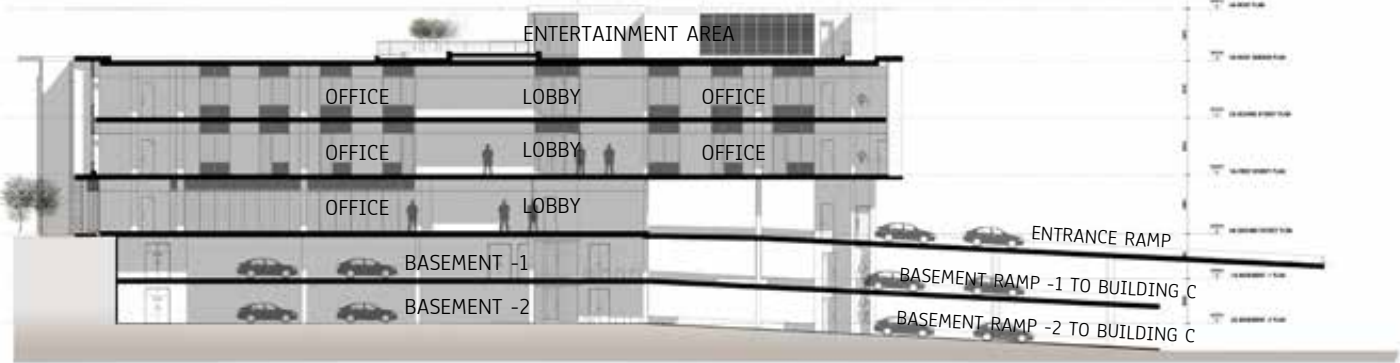
BASEMENT -2



SECTION A



SECTION B



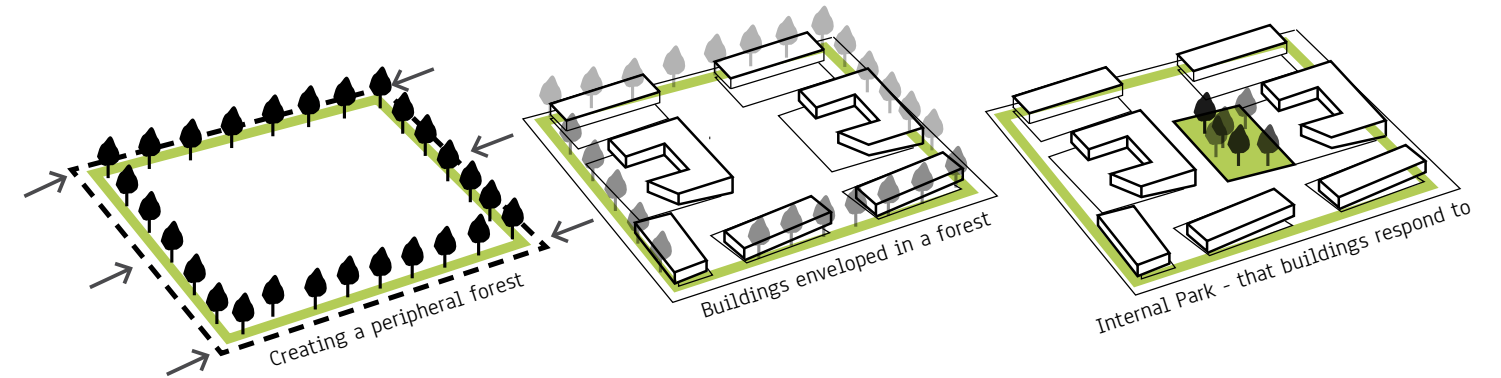
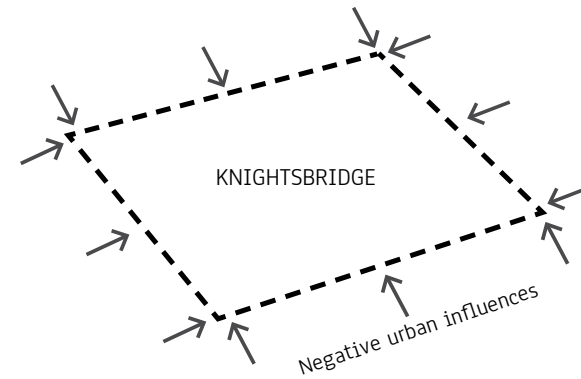




PRECINCT OFFERING URBAN PARK



1. Urban Park Principles



2. Streetscape Design



Urban textures defining usage areas.



Street Furniture



Recycling Bins



Wayfinding



Street and pedestrian lights



Cyclist & Runners Facilities



Street Furniture



Recycling Bins



Wayfinding



Street and pedestrian lights



PRECINCT OFFERING URBAN PARK



3. Landscape Design Principles

Reconciliation Ecology

Knightsbridge aims to increase the variety of organisms present in the urban ecosystem without impairing human usage of the landscape.



Periphery Forest

The periphery forest moderates urban noise and visual pollution to create a tranquil working environment.



Nature walk and running track with outdoor gym

Urban Green physical activity spaces provide users with an accessible public environment in which to exercise, meander or reconnect with nature.



Public art

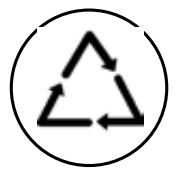
Integration of public art works in the landscape, will create a unique sense of place enhancing the character and cultural identity of the precinct.



Outdoor office spaces, Landscaped pause areas

The South African climate provides us with the opportunity to create outdoor office and pause spaces.



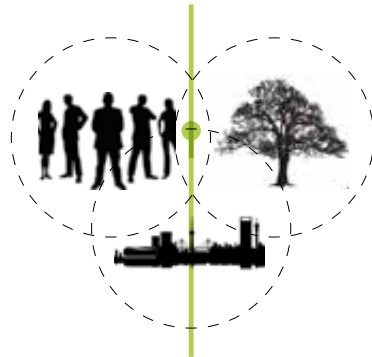


BIOPHILIC DESIGN PRINCIPLES



GREEN ARCHITECTURE

Biophilic Design



Knightsbridge

The design approach is founded on Biophilic principles. Biophilic design explores the possibility of amalgamating nature with the built environment. The design promotes a symbiotic relationship between the dweller and his surroundings.

The users interaction with the environment will take place on various experiential scales, from subconscious references to direct physical contact.

Nature is often perceived as the opposite of the built environment and people tend to escape the city to go reconnect and recharge. This is not the ideal reality, we should be immersed within nature making it a tangible part of everyday life.

Design Principles



1

BIOMORPHIC FORMS AND PATTERNS

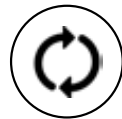
Reference to contoured or numerical arrangements that persist in nature



2

MATERIAL CONNECTION WITH NATURE

Materials and elements from nature that reflect the local ecology or geology and create a distinct sense of place



3

COMPLEXITY AND ORDER

Varying the sensory experience of a space with time, change, and transitions; complimentary contrasts, the play between balance and tension; rhythm, ratios and use of scale. Information richness. Fractals and organized complexity.

Interior Design Principles



1

VISUAL CONNECTION WITH NATURE

A view to the elements of nature and living systems



2

THERMAL AND AIRFLOW VARIABILITY

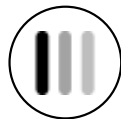
Subtle changes in air and temperature, airflow across the skin that mimic natural environments



3

PRESENCE OF WATER

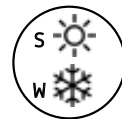
Water enhances the experience of place through seeing, hearing or touching water



4

DYNAMIC AND DIFFUSED LIGHT

Leveraging varying intensities of light and shadow that change over time to create conditions that occur in nature



5

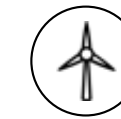
CONNECTION WITH NATURAL SYSTEMS

Awareness of natural processes, especially seasonal and temporal changes characteristic of a healthy ecosystem.



Green Buildings are

- energy efficient
- resource efficient
- environmentally responsible
- healthy and productive environments for people



Benefits

- lower operating costs
- increased productivity
- competitive edge in attracting and retaining staff
- responsible investing
- reduced liability and risk
- enhanced marketability



Greenstar Accreditation Credits

- management
- indoor environmental quality
- energy
- transport
- water
- materials
- land use and ecology
- emissions
- innovation



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