



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

OFFICE BUILDING C



EMIRA
PROPERTY FUND

www.knightsbridge.co.za



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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

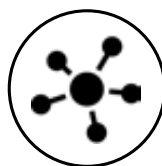
Developed around the idea of a central urban park where buildings are placed within a dense urban forest. Running tracks and outdoor relaxations spaces are provided within the urban forest.



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

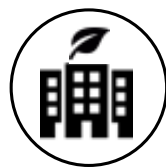
A fibre optic communication system will be installed in the precinct offering tenants premium connectivity with high bandwidth, stability and fast data transfer.



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

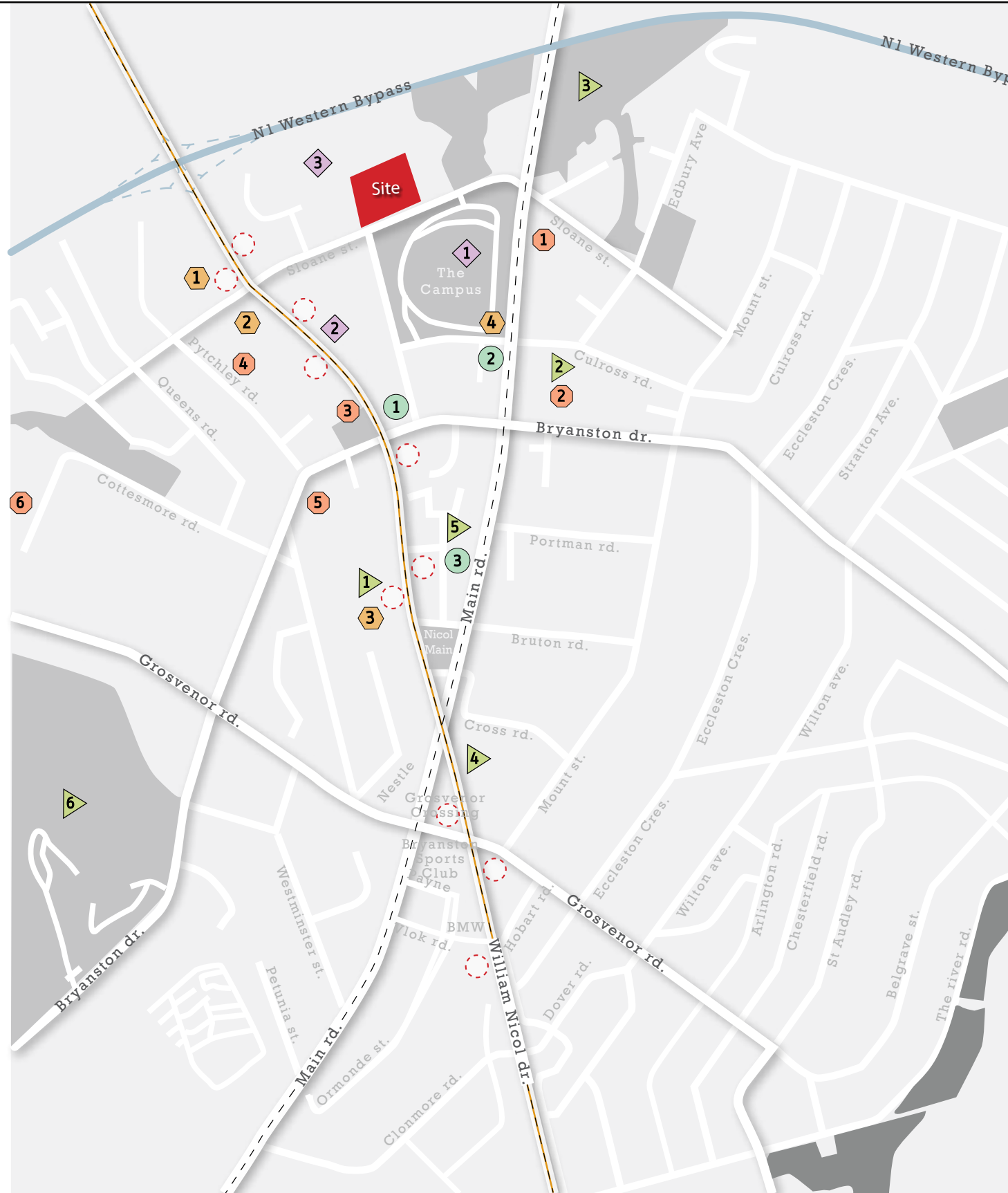
- 1 Bryanston Parallel Medium School
- 2 Michael Mount Waldorf School
- 3 Noahs Ark Kindergarten
- 4 Brescia House School
- 5 British International School
- 6 Bryandale Primary School

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 728m²
Parking = 134 Bays

Block B
Rentable Area = 3 280m²
Parking = 159 Bays

Block C
Rentable Area = 6 316m²
Parking = 365 Bays

PHASE 2

Restaurant and Conference
Rentable area = 647

Block G
Rentable Area = 3 158m²
Parking = 201 Bays

PHASE 3

Block D
Rentable Area = 3 496m²
Parking = 172 Bays

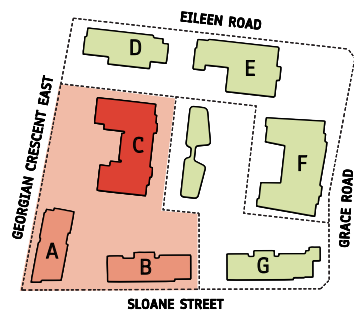
Block E
Rentable Area = 4 456m²
Parking = 221 Bays

Block F
Rentable Area = 7 744m²
Parking = 383 Bays



Running Track





PHASE ONE



BLOCK A

Rentable Area = 2 728m²
 Parking = 134 Bays

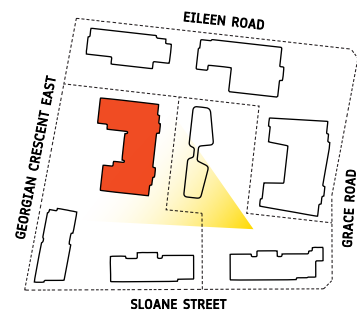
BLOCK B

Rentable Area = 3 280m²
 Parking = 159 Bays

BLOCK C

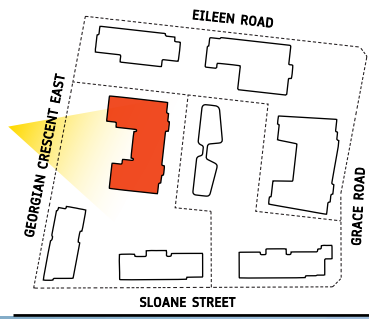
Rentable Area = 6 316m²
 Parking = 365 Bays





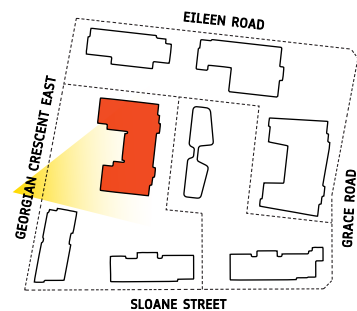
BLOCK C OFFICE BUILDING





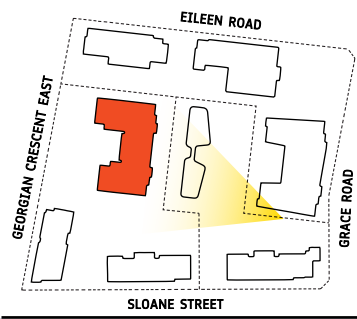
BLOCK C OFFICE BUILDING





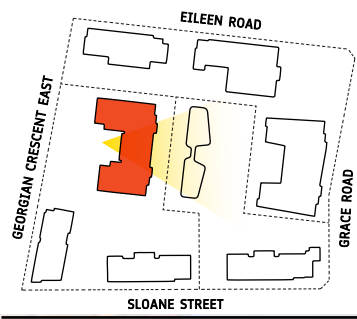
BLOCK C OFFICE BUILDING





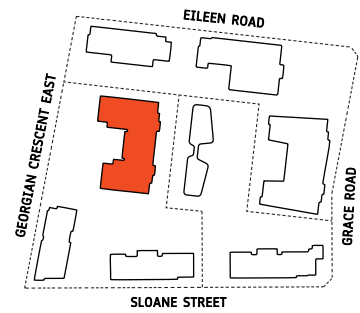
BLOCK C OFFICE BUILDING





BLOCK C OFFICE BUILDING





BLOCK C OFFICE BUILDING

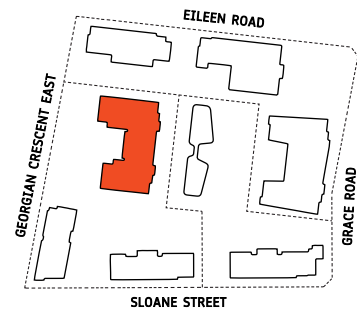
TOTAL RENTABLE AREA	AREA	PARKING REQ.		PARKING PROV.
• ROOF	144m ²			
• SECOND FLOOR	2043m ²	6/100m ²	123	
• FIRST FLOOR	2049m ²	6/100m ²	123	
• GROUND FLOOR	1983m ²	6/100m ²	119	43 OPEN
• BASEMENT -1	71m ²			120 BASEMENT
• BASEMENT -2	26m ²			153 BASEMENT
	6316m ²		365	

GROUND FLOOR



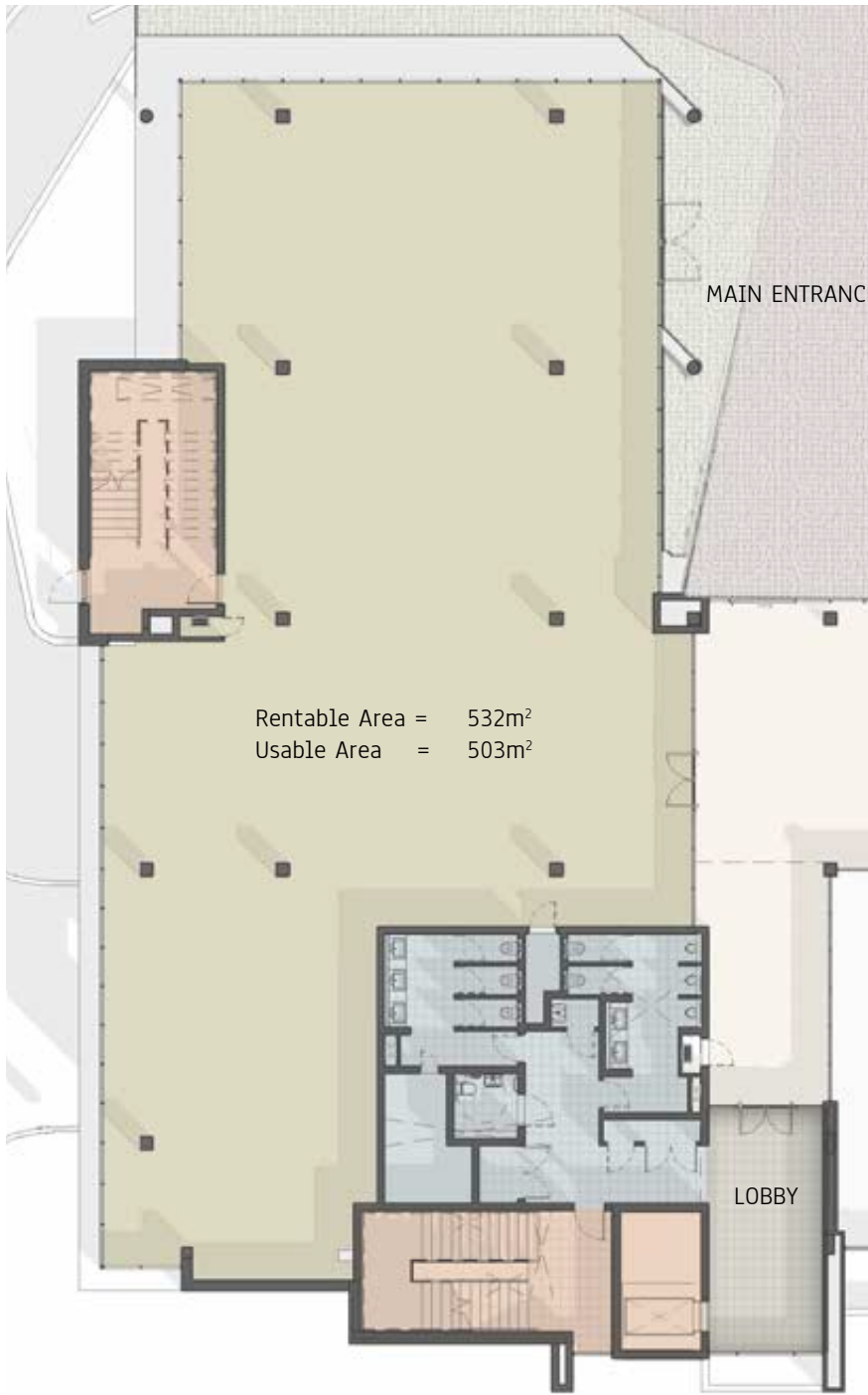
THIRD FLOOR AND ROOF GARDEN





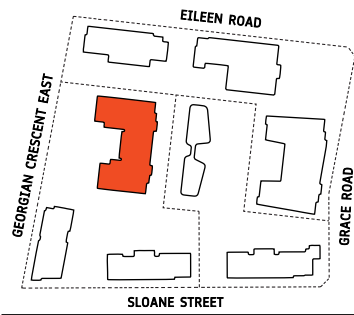
BLOCK C OFFICE BUILDING

AVAILABLE OFFICE SPACE



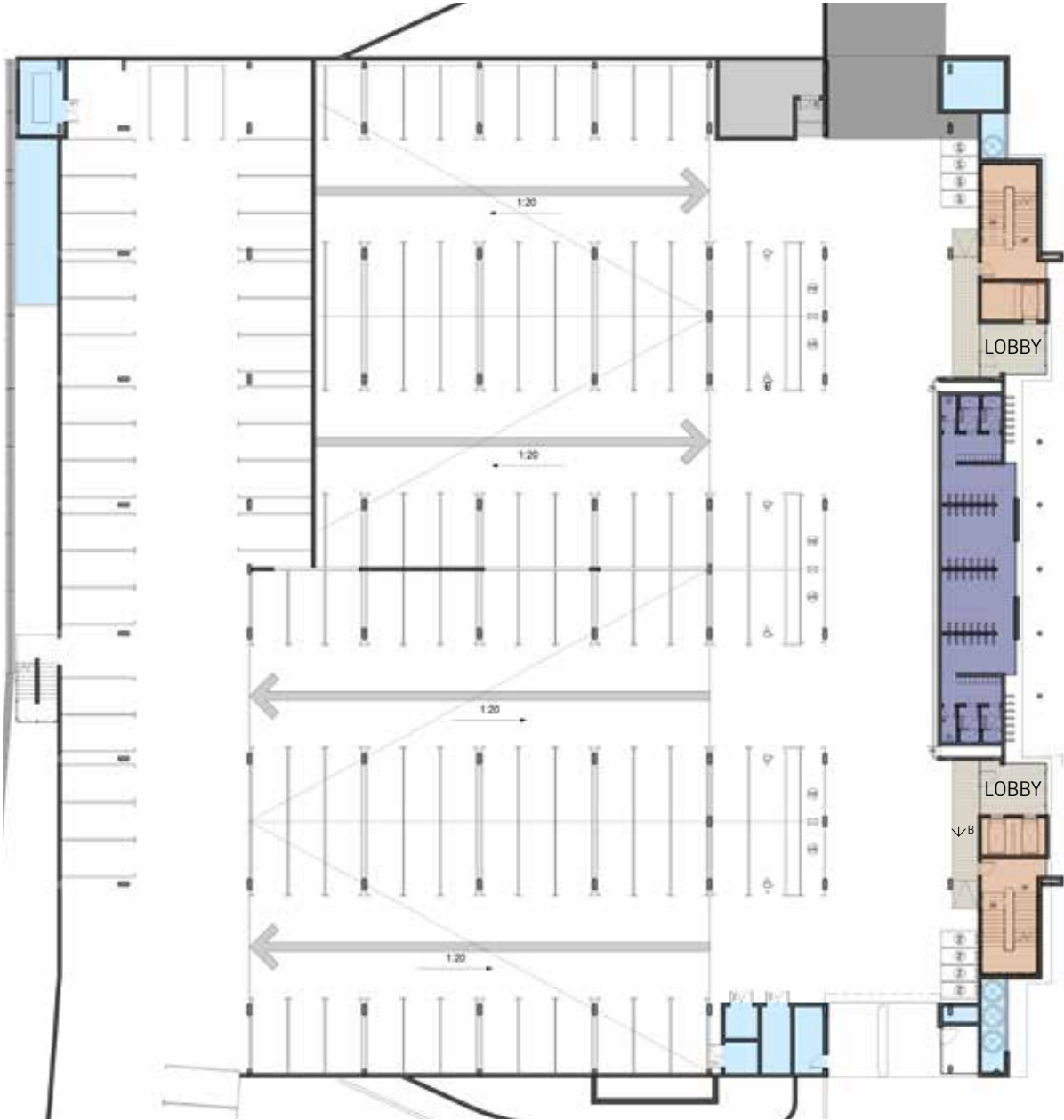
POSSIBLE INTERNAL OFFICE LAYOUT



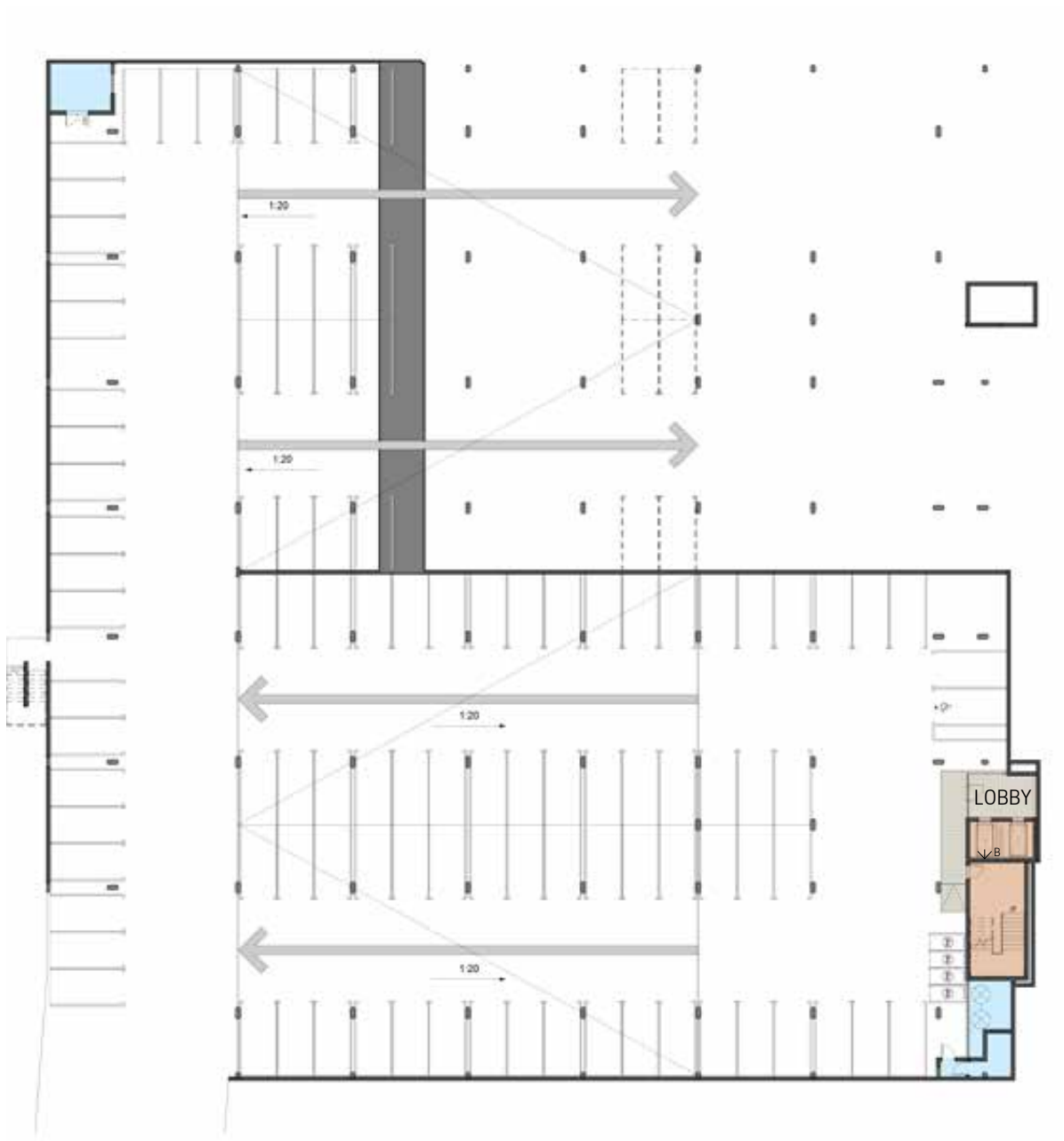


BLOCK C OFFICE BUILDING

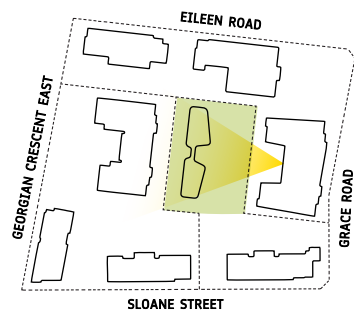
BASEMENT LEVEL -1



BASEMENT LEVEL -3



■ Circulation/Core
 ■ Ablutions
 ■ Lobby/ Common Area/ Reception
 ■ Mechanical/Store
 ■ Cyclist & Runners Facilities

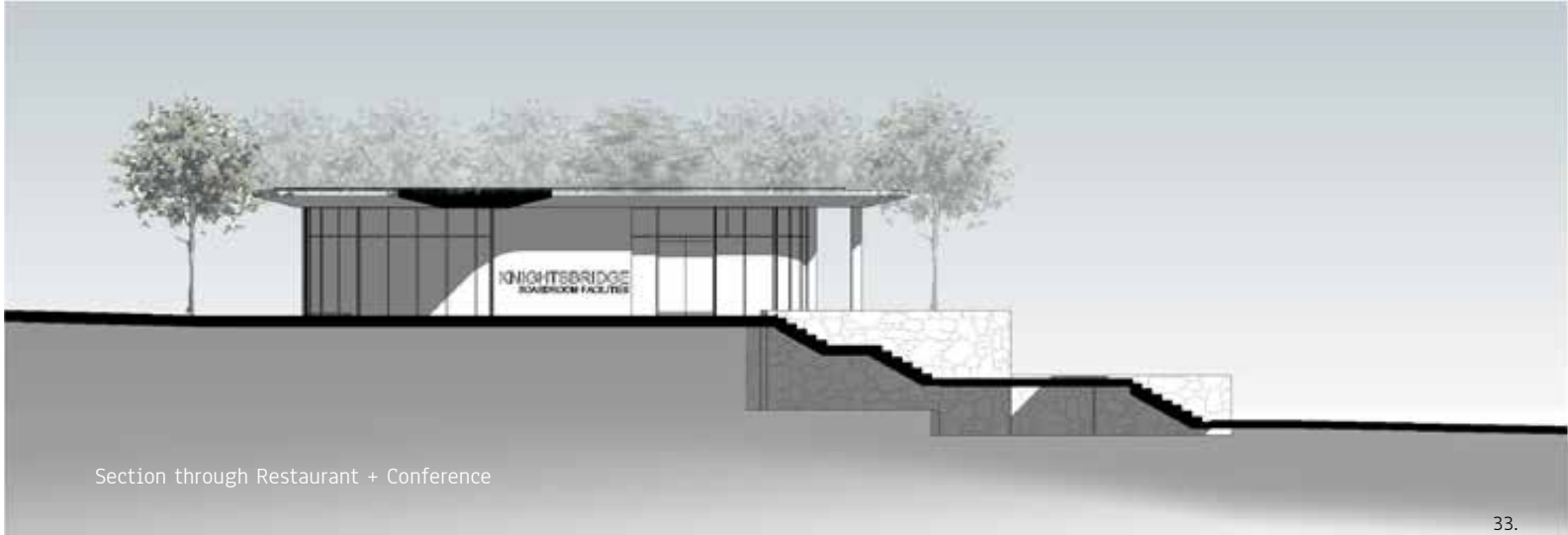
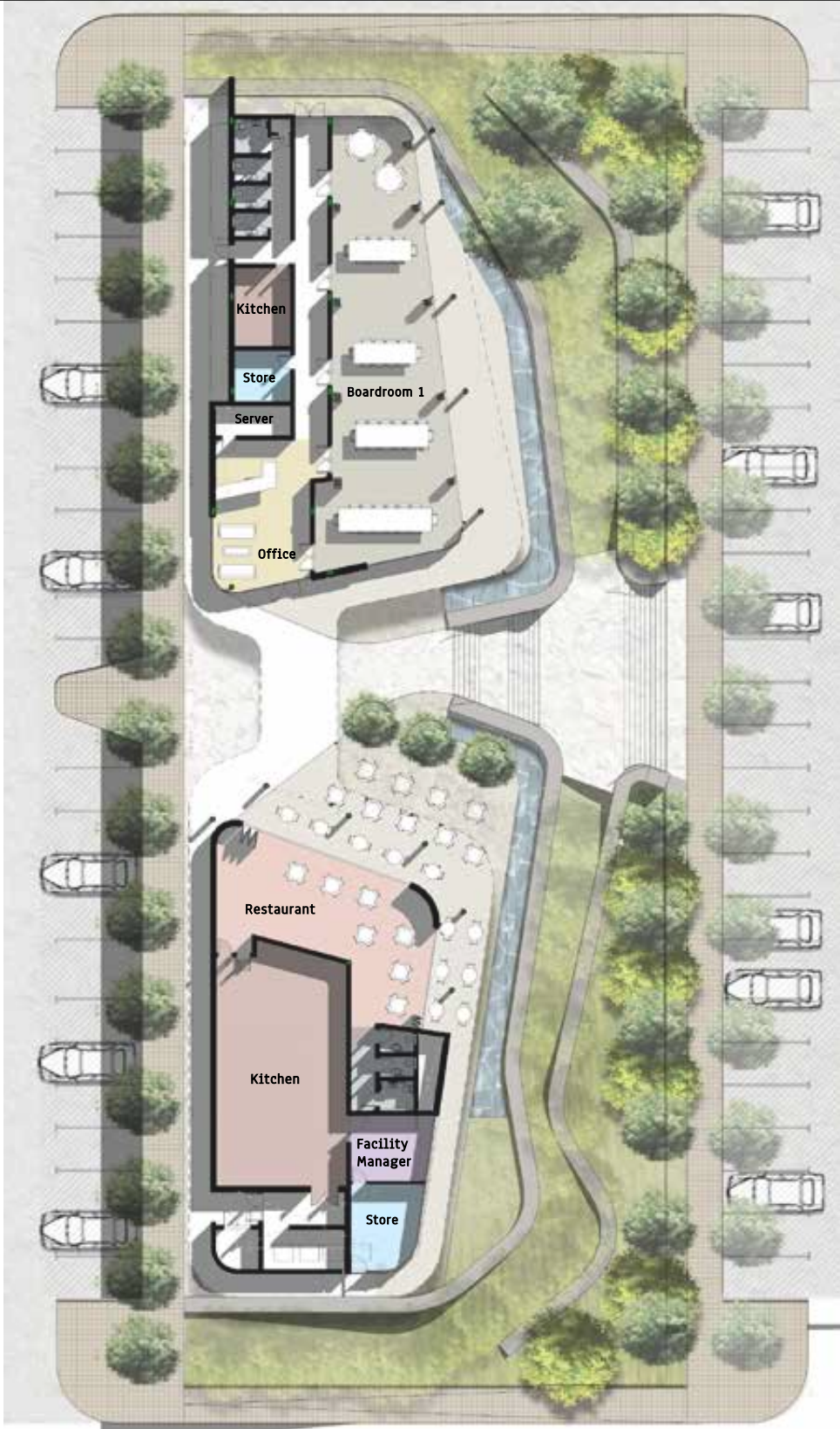


PRECINCT OFFERING URBAN PARK

The central park area with its restaurant, conference facilities and public gathering spaces will enhance the identity and unique character of the development. This area will provide the user with a public gathering space; where they can drink coffee, have large meetings, have corporate events or simply an outdoor seating space in which to relax.

- Ablutions
- Reception/ Ante Space
- Boardrooms
- Office
- Store
- Restaurant/ Kitchen
- Facility Manager

Ground Floor Plan
of Restaurant + Conference

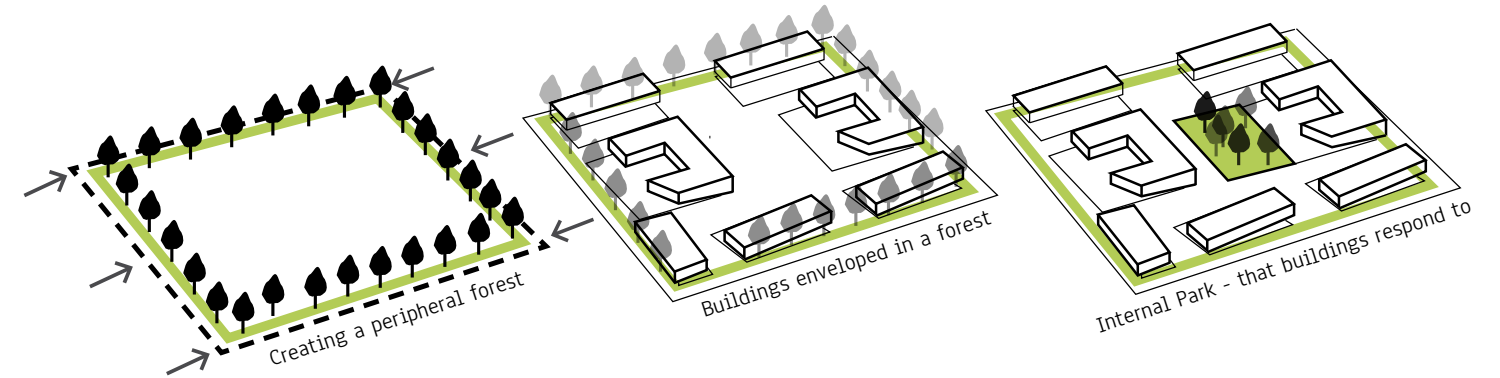
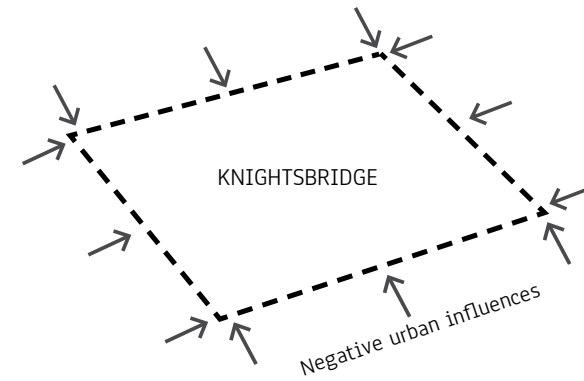




PRECINCT OFFERING URBAN PARK



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.

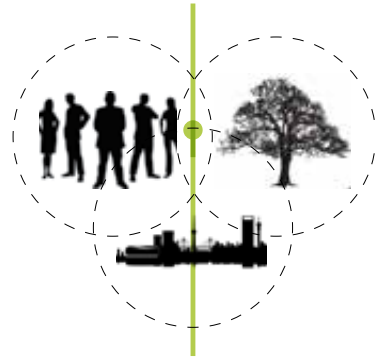


Outdoor office spaces, Landscaped pause areas

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



Biophilic Design



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

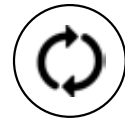
Reference to contoured or numerical arrangements that persist in nature



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

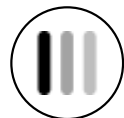
Subtle changes in air and temperature, airflow across the skin that mimic natural environments



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

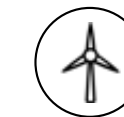
CONNECTION WITH NATURAL SYSTEMS

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 qualify
- energy
- transport
- water
- materials
- land use and ecology
- emissions
- innovation



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