

# Architect and Builder

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# PROJECTWATCH

PROPOSED, CURRENT AND FUTURE PROJECTS FROM SOUTH AFRICA AND ABROAD

## PROJECTVIEW



### BLAAUKRANS OFFICE PARK, JEFFREYS BAY

The Blaaukrans Office Park is the latest addition to the Fountains Estate Business Park in Jeffreys Bay. Construction has already begun on the office park which sits in a greater development that includes a hospital, regional mall and a number of sports and leisure facilities amongst other. The development is planned around two courtyards allowing each suite direct access from the parking area. The estate guidelines dictate that each development allow a generous green belt that is sensitive to the natural vegetation allowing each building to sit in the landscape. The development aims to be fully off grid once fully tenanted through the use of photovoltaic panels and wind turbines. Rain water is harvested and stored on site and used in all bathrooms.

The ground floor is constructed from stacked red clinker brick with the first floor over sailing to provide shading to the glazed spaces below. Natural light floods all the spaces thereby reducing energy consumption and the first floor is expressed as a light box with perforated metal screens to control sunlight.

#### Architect & Principal Agent:

Muse Architects

#### Civil & Structural Engineer:

W3 Consulting Engineers

#### Main Contractor:

JRV Construction

## VILLAGE WALK, PRETORIA

Atterbury has embarked on a project to link two of its already successful retail precincts in Hazelwood Pretoria, with a vision to create a connected urban retail experience with a unique character. The Village Walk will connect The Village - an eclectic food, drink and leisure hub - on 16th Street with The Club precinct, which stretches between Hazelwood and Dely Roads.

The heart of the Village Walk development will be the pedestrian walkway linking The Village to the Club Precinct. This will enable easier and more fluid movement between the two hubs while providing a unique attraction in the form of restaurants and boutique retail stores along the way.

Charles-Louis Herbst, Atterbury's development manager for Village Walk, explains, "The new development will create both a conceptual and a physical link between the rustic and organic Village feel and the more structured Club Precinct."

The Village, The Club retail centre, Die Klubhuis and Club One office buildings, The Club Surgical Centre and the Advocate Chambers collectively form part of what is known as the Old East Precinct. The newest addition to this precinct, Village Walk, will also provide much-needed additional structured parking.

Village Walk is inspired by the character of the Old East Precinct, which combines the best of urban and suburban life with unique charm, giving communities a 'village' feel within an urban setting. "The guiding philosophy is one of creating a design and mix of tenants unique to the feel that The Old East precinct provides, setting it apart from conventional offerings," says Herbst.

The design strives to link the Village and Club precincts, but at the same time to be its own particular offering which blends inspirations from the two. The resulting aesthetic is a blend of modern, rustic, vintage and industrial designs, expressed through a combination of different materials such as exposed brickwork, metal sheeting, stone walls, wood panelling and open truss roof designs. "Once the precincts are connected, the Village, Village Walk and The Club will reinforce its position as one of the most attractive mixed-use precincts in Pretoria with its unique location, design and offerings. The added parking and ease of access will further boost its appeal as a destination," says Herbst.

In total, the R52 million development will introduce new gross lettable area (GLA) of 1,495m<sup>2</sup>, of which 595m<sup>2</sup> will be restaurants and 900m<sup>2</sup> retail, as well as 80 new parking bays.

