





Road and Lois Avenue. This striking feature takes full advantage of its prime location directly across from Menlyn Park Shopping Centre. The curtain wall acts as a mirror to the sky, evolving in colour and intensity as the sun moves across the African sky. In some instances, the mottled facade appears as a single uniform colour from the outside. Breaking the length of the southern facade and anchoring the building to the north, the off-shutter concrete feature walls repeat the triangular module of the facades. The main entrance to the building is a celebration of space with the bold concrete entrance towering the full height of the 5-storey building. This rather humbling entrance is a grand welcome to each visitor entering the Jewel of Pretoria.

The building's northern facade is divided into two main sections. The first section has affectionately become known as the "egg-crates", which are sun-shading pods created using concrete overhangs and division walls which protect the office space from the midday sun throughout the year. Equally deep concrete sunscreen walls also provide shading from the early morning and late afternoon sun. The combination of the walls and the overhangs create the "egg-crates", which has also become a multi-functional space being utilised as patios overlooking the main intersection of Lois Avenue and Ingersol Road in Menlyn. The northern facade is exposed to direct sunlight throughout the day. To avoid excessive heat buildup, a double curtainwall system was designed. The façade is, therefore, built up of 2 curtainwalls 1 metre apart, of which the external curtainwall ventilates naturally and disperses the heat build-up. The top and bottom of this curtain wall is open to assist the stack effect of heat dissipation within this void.

Interiors

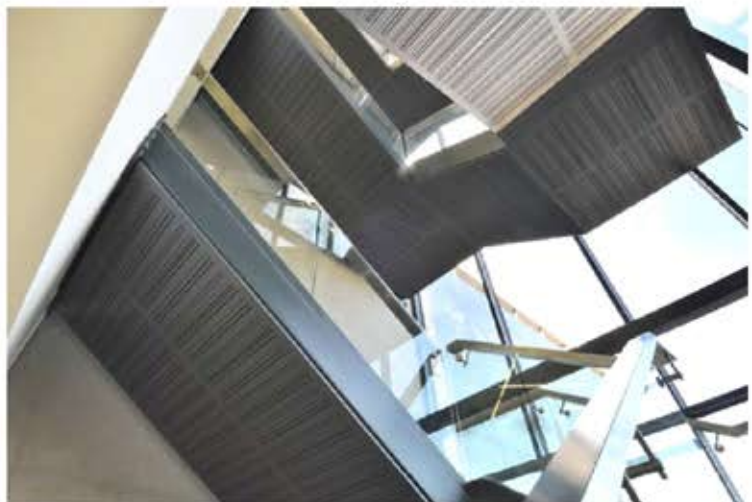
Upon entering the building one cannot help but feel as if you have stepped onto the set of a black and white, 70's science fiction movie. The interior design, done by Boogertman + Partners Interiors, is a dramatic transition from the darker more powerful external facades to a much lighter and friendlier interior. The geometric grid continues throughout



the interior of the building. Spontaneous triangular monochrome floor tiles contrast playfully on the floor of the lobby and full height white glass wall cladding subtly mimics the exterior facade. Natural light pours into the space, reflecting striking patterns off the white glass walls. Recessed channel lights pierce through the ceilings, following the geometric lines of the floor. The geometric facade and triangular windows are



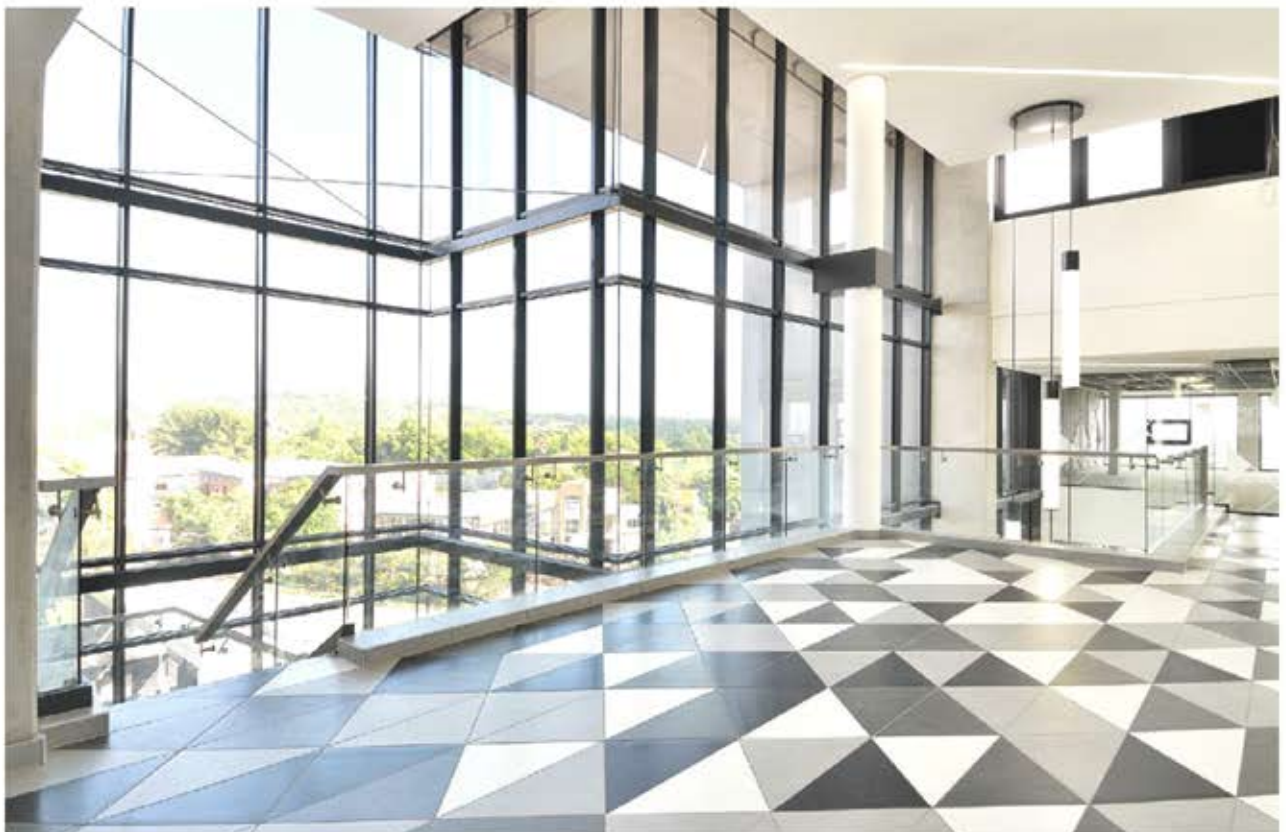
PODIUM AT MENLYN





visible from the office space during the day, adding texture and contrast to the interior. This neutral interior creates a canvas for tenants' own signage and branding. At night, the bright interior draws passing eyes like moths to a flame. Therefore, the focal point of the building shifts from the dark and powerful exterior in the day to the bright and playful interior at night - an inverse contrast. This is highlighted by the gigantic custom designed luminaires that hang like pendulums in the multi-volume atrium.

A challenge facing the interior designers was that of acoustics. In a space with high volumes and hard surfaces, noise travels and reflects, creating disturbances and discomfort for the end user. Custom designed acoustic cladding, constructed from perforated MDF board with an acoustic felt backing, was designed for the underside of the stairs and the lift lobby walls to overcome the noise reflection one would find in such an interior. Circular shaped rugs with soft seating also break the harsh lines and soften





the interior, making it feel more welcoming. This also assists with acoustics. The retro style teal chairs dot the space with colour and are set off with subtle tan leather arm chairs and white glass tables.

B+P Interiors have been responsible for many successful interiors such as the Basil Read Head Office, Nestle Head Office, Outsurance Head Office, City Lodge Hotels, Intercare Medical Facilities, SAGE VIP Head office to name but a few. Working as a team, Boogertman+Partners Architects and Interiors offer

a holistic design approach, as is clear in the case of Menlyn Podium, to a variety of different projects from retail, corporate, health and wellness, hospitality, spaceplanning and furniture procurement.

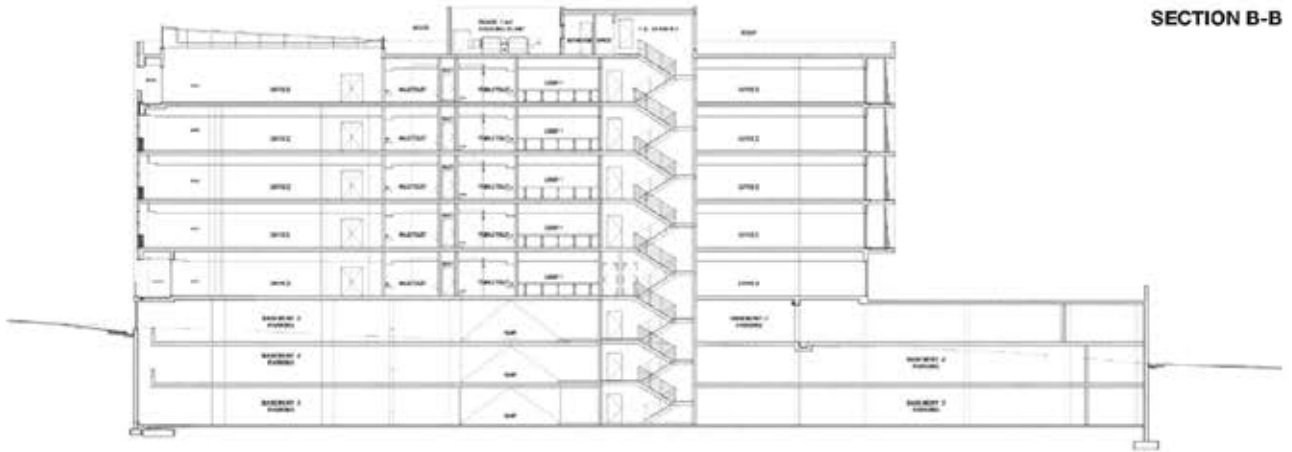
Green Technologies

Although the building is not Green Star rated, many green principles have been implemented. These include T5 light fittings, a VRV HVAC system, the double curtain wall facade, 765mm bulkheads and

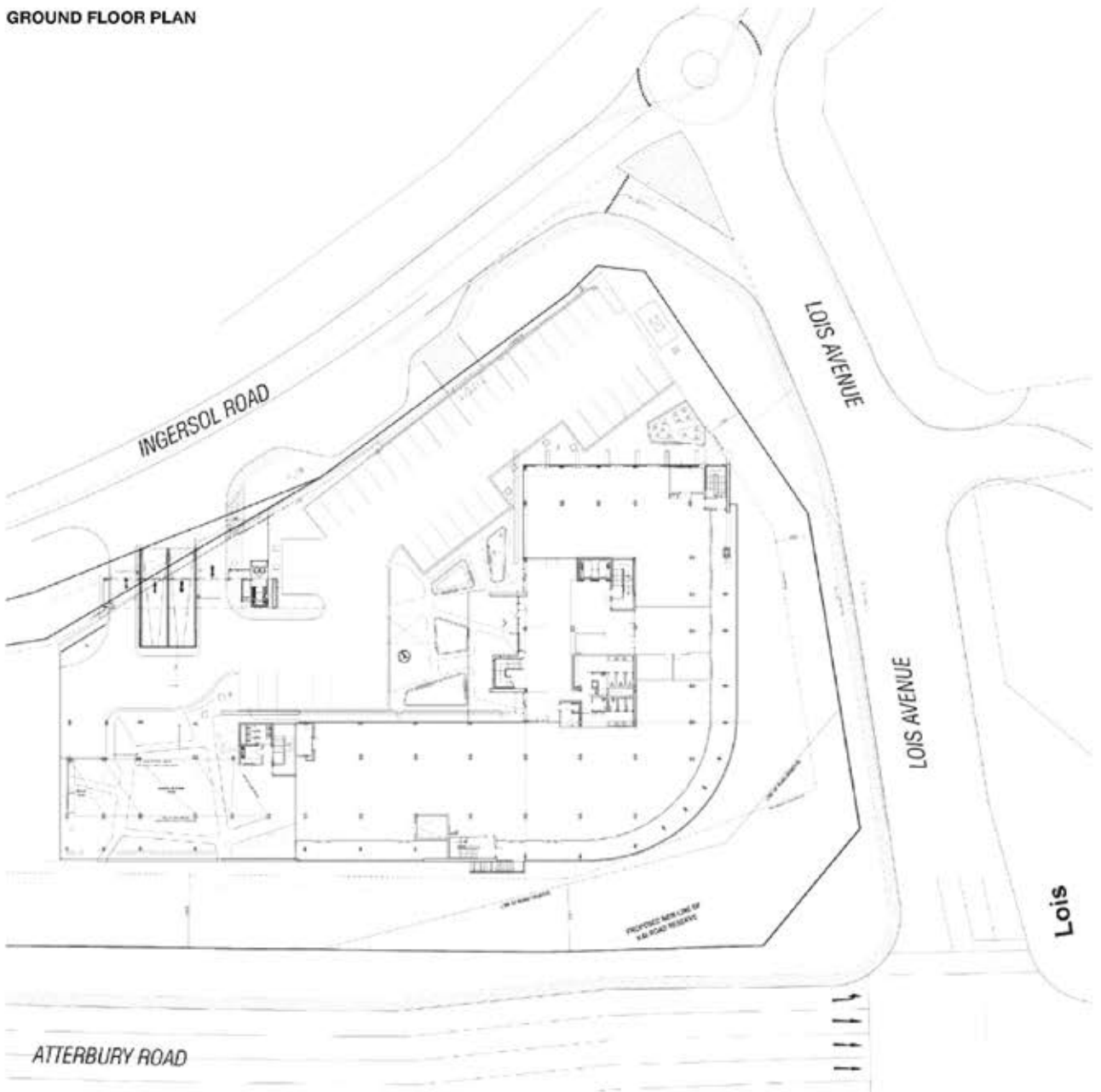


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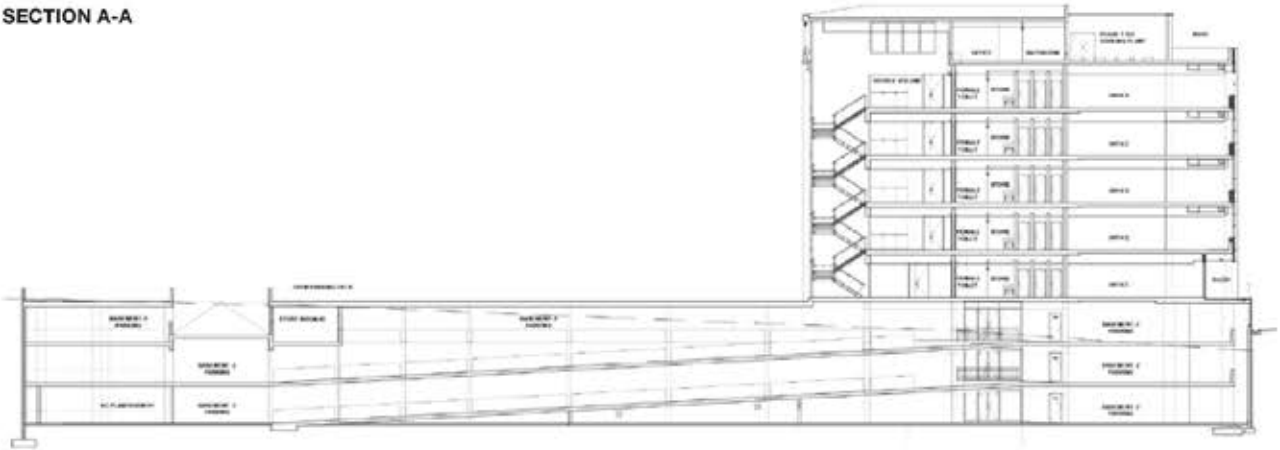
SECTION B-B



GROUND FLOOR PLAN



SECTION A-A



similar sized spandrel panels on every floor reduces the effective area of the facades, passive sunshading on the northern facade and performance glazing which reduce heat loads substantially.

Conclusion

The Podium at Menlyn has become the gateway to the Menlyn node, which is to become an A Grade business hub with in excess of 300,000m² of mixed use development including retail, offices, hotels and residential units being planned. The success of the project can be attributed to the unbeatable combination of creative design talent by Francois Bredenkamp, technical and project management expertise in the form of Frans De Klerk, and a client who had complete faith in both of them. Support from an equally talented technical and interior design team at Boogertman + Partners Interiors made the implementation of the original concept a reality.

There is a saying that goes: "Be so good they can't ignore you". We believe Podium at Menlyn cannot be ignored.

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