

PROJECT FEATURE

BENMORE CENTRE

BENMORE CENTRE
Sandton

DEVELOPER
Redefine Properties Ltd

PROJECT MANAGERS & PRINCIPAL AGENTS
TC Design Group

ARCHITECT
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QUANTITY SURVEYOR
MLC Quantity Surveyors

CIVIL & STRUCTURAL ENGINEERS
Sutherland Engineers

MECHANICAL ENGINEERS
Graeme Page Consulting Engineers

ELECTRICAL & WET SERVICES ENGINEERS
CKR Consulting Engineers

FIRE ENGINEERS
Specialised Fire Technology

LIFT & ESCALATOR CONSULTANTS
Solutions for Elevating

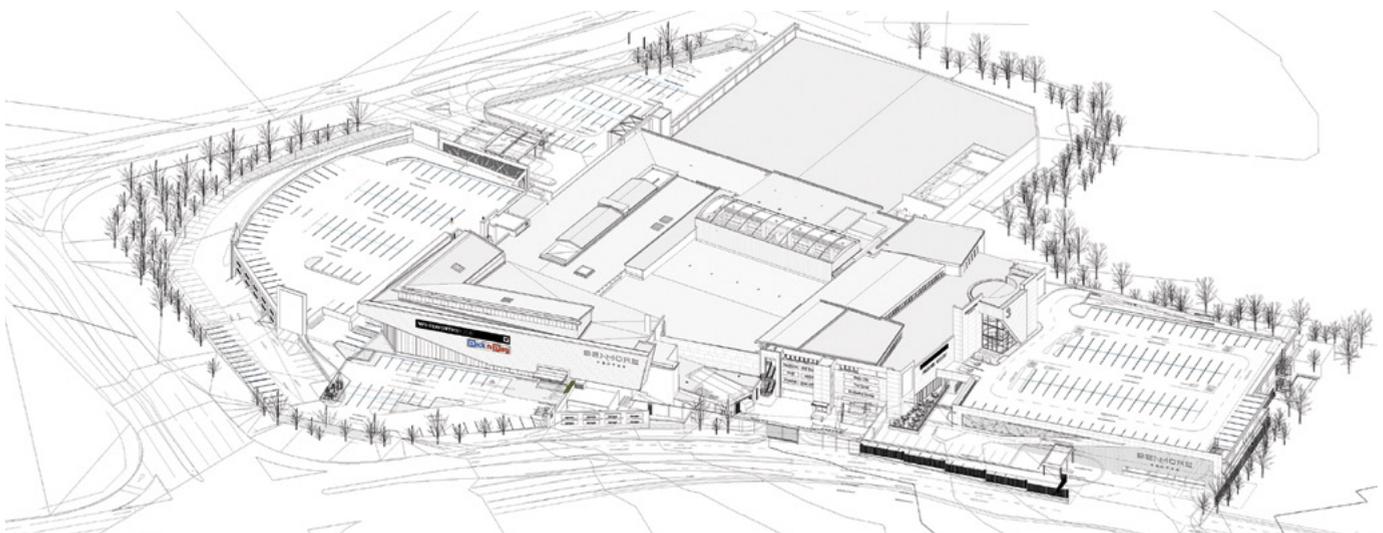
MAIN CONTRACTOR
Tiber Construction

PHOTOGRAPHY
Graham De Lacy
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Benmore Centre, with its roots deeply embedded in the Sandton CBD since its original construction in 1964, is situated in the heart of Sandton on a prominent corner of Grayston Drive. It has always exemplified a first rate and easy shopping experience. As a result of its symbolism and significance to the surrounding environment it has always been a landmark in the area. Owners, Redefine Properties recently undertook a major redevelopment of the centre.

With over 21,000m² of GLA, the new contemporary design created a cosmopolitan atmosphere aimed at attracting an array of shoppers. This was achieved by developing an iconic language that boasted an assortment of cladding materials intricately juxtaposed in order to create a sense of diversity and expand curiosity. The combination of Rheinzink, glazing and vibrant orange and yellow panels at the entrances signaled the beginning of the quintessential story that unfolded at Benmore Centre.

The addition of the new Woolworths store facing outwards onto the corner of Grayston Drive and West Street showcases an intricate feat of engineering and design. This gives the impression that the building is floating seamlessly above a sequence of curtain wall panels. These panels are elegantly illuminated at night with the intention of highlighting the building's significance. The enormous purpose made steel members and girders were designed to enable the structure to span these large areas without support. The engineering structures were mostly determined by both the architectural and existing structural constraints of the old building. These constraints, compounded with the challenges of working in a live environment made the project exceptionally challenging.





BENMORE
SENSE

B. LIVE BOOKS

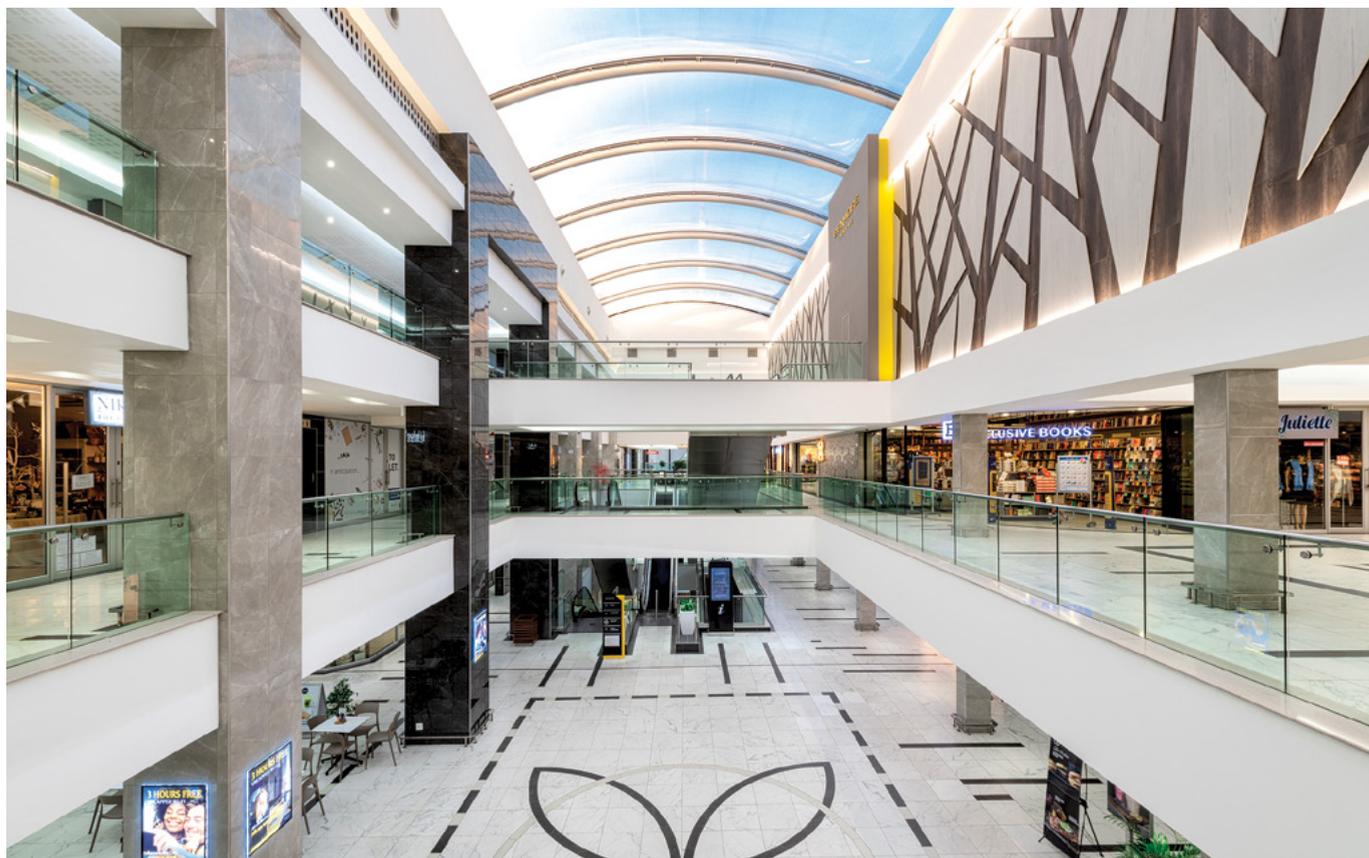
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The Architects, SVA International, chose Rheinzink as the primary cladding material on this façade as it adds a customised, bespoke appeal to the final product and believed that it aided in the strength, class and sophistication of the building.

It was felt that the biggest disadvantage of the existing building and the overall shopping experience was the absence of natural light.

The combination of dark finishes, low ceilings and narrow walkways collectively produced a claustrophobic environment. This led to the installation of the ETFE skylight with a 90% frit across the length of the atrium. The installation itself was extremely complex as it required the skylight and substructure to be constructed and pieced together above the





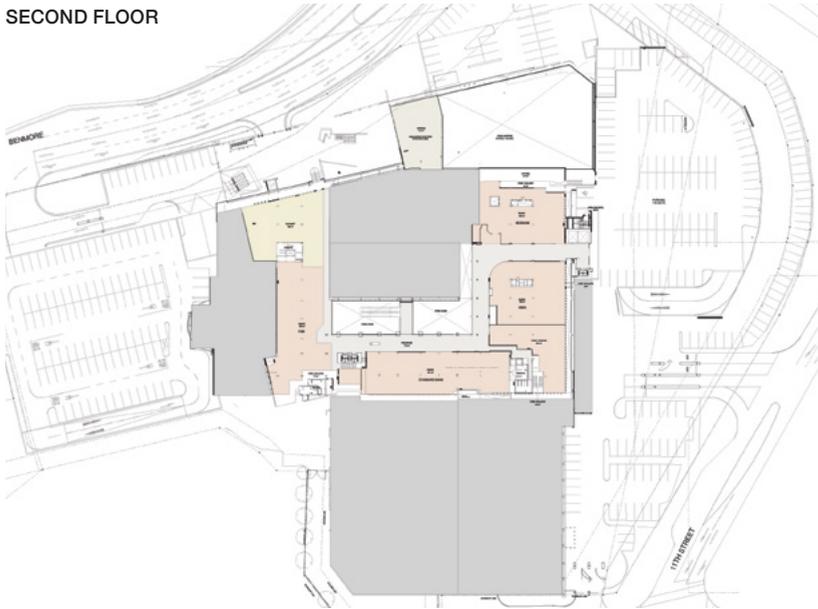
existing roof to secure water tightness during the construction period. The skylight structure had to rely heavily on external tensile struts that needed to tie into the existing structure beneath the roof sheeting to keep the system from twisting and deflecting under the loads. Once the installation was complete, the redundant roof was demolished, unveiling natural light

and providing beautiful sky views from deep within the belly of the atrium.

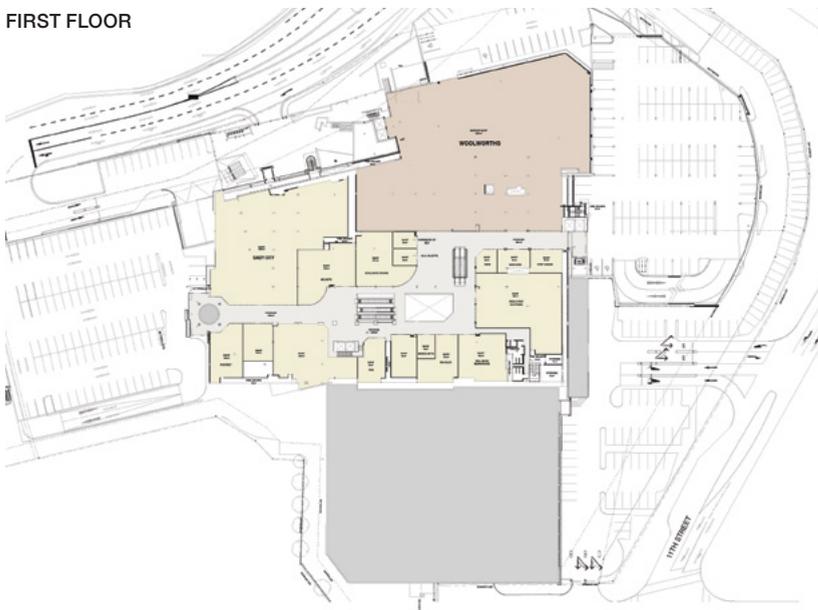
The combination of natural light in conjunction with a choice of a lighter toned palette for interior finishes enhanced the shopping experience. Porcelain tiles which resembled marble were selected to accentuate the sense of elegance and further reflect light within the centre.



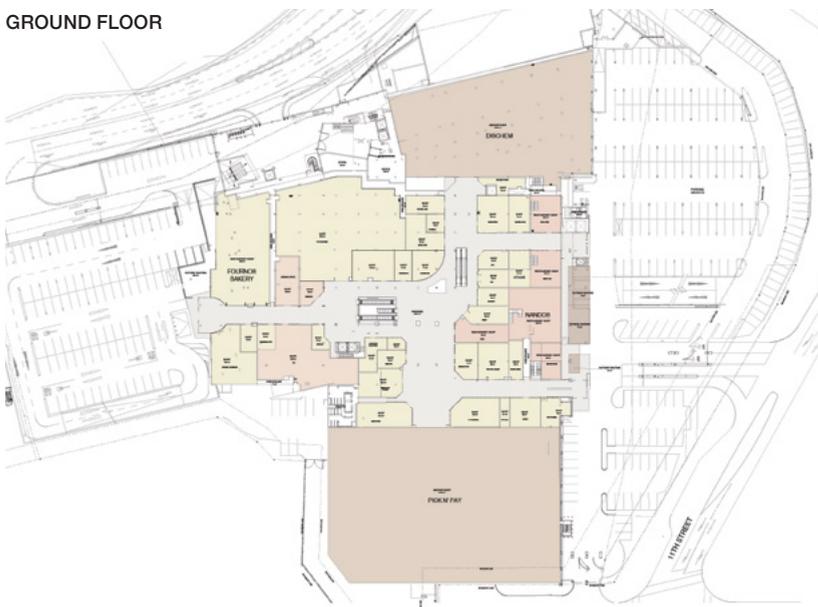
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



A realignment of the tenant mix was undertaken whilst additional GLA was gained through the relocation of the banking mall to the upper level, an area previously occupied by offices. New escalators were installed and upgraded circulation cores were introduced to make the transition between levels easy and functional. Shopfronts were pushed back to improve the lines of sight whilst ceilings were raised and walkways widened creating a greater sense of space. In an attempt to advance consumer variety and create a comfortable and enticing shopping environment new tenants were included in the redevelopment whilst existing tenants were relocated into upgraded stores.

Feature Wall

To generate the required volume for the ETFE roof, the existing parapet wall needed to be increased in height. This requirement was used as an opportunity to create a grand feature wall that wraps around the atrium, linking the new parkade entrances to the centre of the mall. The feature wall boasts the harmonious assembly of abstract tree forms both in shape and texture and is used to soften and counteract the rigidity within the tiles and Caesarstone cappings. Timber boards laminated with Kydex plastic was used to give it a real life timber grain as well as ease of maintenance.

Externally, a mix of solid and perforated aluminum panels hide the original raw surface of the precast concrete parkades. Redundant arch façades faced with terracotta tiles were replaced with dark grey shades of Equitone fiber cement panels, taking on a fresh expression. These cladding panels were used to square off the uneven façade and create a new sense of order and identity to a dated design.

The parkade along the Western façade was previously isolated from the centre. This has been incorporated into the design and opens up on all levels providing direct access to the mall. It also assists customers with protection from the elements and encourages customers to utilise parking on all levels, freeing up unnecessary traffic within the parking lots.

Sustainability

During the design process it was agreed that the design would be based on Green and Sustainable principles as part of the redevelopment of the centre. Recycled concrete rubble and steel was harvested from the demolition to form part of the new structure of the centre. In order to reduce the need for artificial lighting and energy consumption, energy efficient LED lighting was used in conjunction with the flow of natural light through the central skylight. Separate water and electricity meters were introduced for each



tenant to closely monitor the general consumption. In the public bathrooms, sensor taps and urinals were utilised to reduce water wastage and hand driers were introduced in lieu of paper towel dispensers. Low VOC emitting products were selected for the finishes and optimised ventilation and HVAC usage provide comfort levels in strategic locations of the centre.

Conclusion

The team is exceptionally proud of the final product and believes it achieves everything that was laid out in the brief. Benmore Centre provides an enjoyable shopping experience with the variety and comfort that the consumer deserves. In addition it continues to fulfill its role as a feature landmark within the Sandton CBD.





Inspiring architectural design innovation



Equitone is a range of world-class architectural fibre cement facade materials. The material is untreated and through-coloured, which means the surface displays the inner texture and colour of the core matrix.

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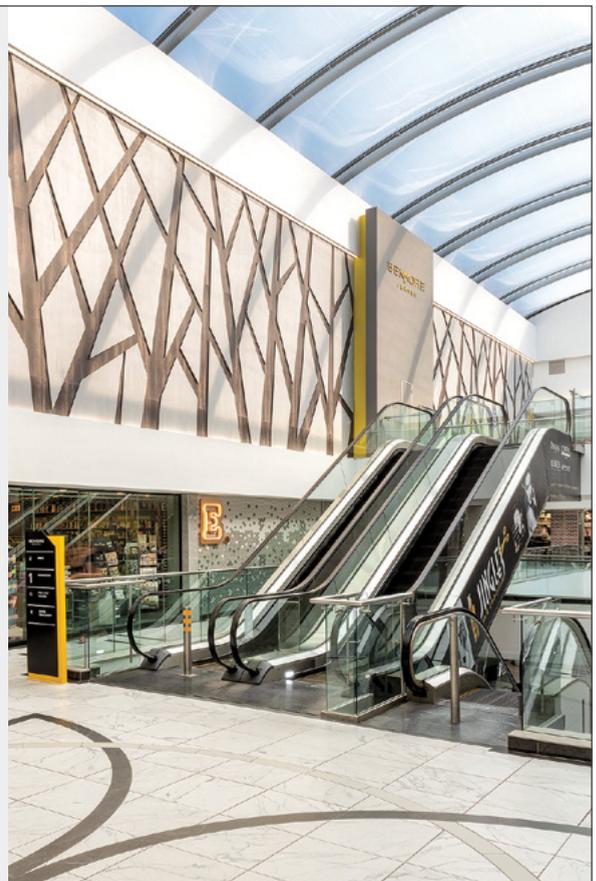
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