

FLAGSHIP DELOITTE AFRICA HQ



One of the latest additions to the fast-growing Waterfall City precinct is the new African head office of Deloitte.

With a prime position facing the N1 highway just off the Allandale interchange, the new Deloitte Africa HQ is very clearly a flagship building. Claire Cole from *Asset Magazine* attended a site visit to the building in early March 2020. The project reached practical completion at the end of January and is on track to be occupied as soon as possible.

CONSOLIDATION OF OPERATIONS

The building has been developed by Atterbury on behalf of a 50/50 joint venture between the co-owners, Atterbury and Attacq Limited (Attacq), a South African-based REIT (real estate investment trust). Deloitte has a 12-year lease for the entire building, which consists of 42 500m² of premium-grade workspace. Despite the

high cost of developing a new building of this standard (some R1,5 billion), the consolidation that Deloitte will achieve by moving its Johannesburg and Pretoria staff into a single location will ultimately save costs and avoid duplication of certain services.

The developers and owners are extremely pleased that Deloitte chose Waterfall as the location for this prestigious new head office, as it demonstrates how the vision for Waterfall City resonates with blue chip companies in South Africa. "Over the past few years, we have been deliberate in our efforts to create an urban live-work-play environment within Waterfall City. Key to this is offering a unique mix of office, hotel, light industrial and residential prime spaces that promote convenient lifestyle living. We are thrilled to

welcome Deloitte to Waterfall City – they are yet another example of the confidence major corporate firms have in expanding their operations within our precinct and speak to the quality of our office consolidation offerings," says Melt Hamman, CEO of Attacq.

POTENTIAL FOR GROWTH

Deloitte's new premises continues Atterbury's track record of creating flagship corporate head offices and top quality real estate assets for leading national and international blue chip businesses. "These new headquarters are reflective of the collective effort of the multi-disciplined team of experts housed within Atterbury, once again highlighting our ability to provide a deep understanding of our clients' businesses and property strategies," says Armond Boshoff, CEO of Atterbury Property.

Atterbury's development manager, Arno du Plessis, explained that although the new Deloitte building will initially only accommodate about 3 000 people, it has been

designed to accommodate 5 000 – which will cater for further growth. Deloitte has opted to take up the entire 42 500m² immediately so that additional staff or departments can be accommodated as and when required.

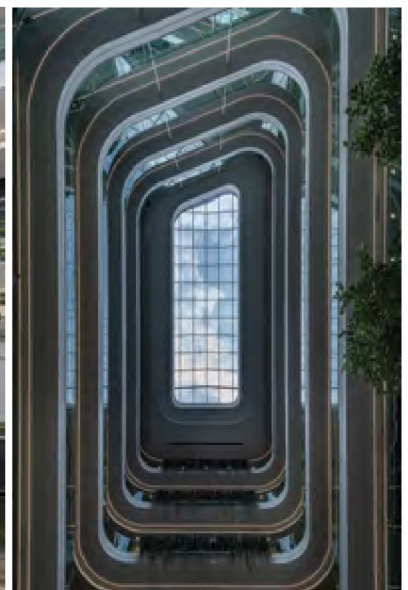
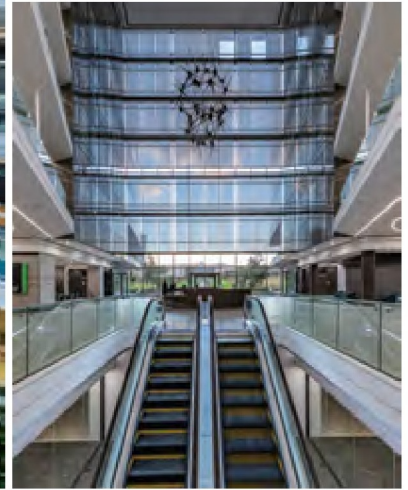
SMART BUILDING TECHNOLOGY

As far as smart buildings in South Africa go, this one is just about as smart as they come. Members of Deloitte's team visited sister offices in cities such as Amsterdam, London and Frankfurt to look at the different technologies that are being employed for smart buildings. At the time the research started, Deloitte's head office in Amsterdam, The Edge building, was one of the most technologically advanced in the world. Although some of the technologies used there won't be able to be implemented in SA for now, the technology that is being installed is cutting-edge and will take the building into the future.

"The building has been future-proofed in terms of the digital antenna systems, fibre conduits and other technology that we have installed. In a couple of years' time when it is feasible, the building can easily be upgraded as they go," says du Plessis.

It was important to all parties concerned that the building be environmentally friendly, and as such, the team opted to go for the American LEED (Leadership in Energy and Environmental Design) rating, and is aiming for a LEED Silver certification.

Environmentally friendly features include double-glazed windows throughout; a smart, automated blind system which links to the building management system; a 300kVA solar photovoltaic panel installation on the roof of the building; and a sophisticated water harvesting and filtration system which stores all rainwater and runoff water in a 300 000 litre tank, from which it is purified into high quality potable water which gets fed back into the building.



SPACE PLANNING

From a design point of view, Deloitte emphasised the importance of having integrated and connected staff, leading to a low-rise design rather than a tower. There are seven floors, each with a floor plate of 6 000m² which is highly efficient, allows for easy reconfiguration of space if required, and does not separate staff more than necessary. Although different departments are accommodated in their own designated areas, there is plenty of opportunity for interaction in the common areas.

Much attention has been paid to creating beautiful common areas which promote interaction. The canteen, for example, is something of a departure from the normal office canteens. Run by smart technology which allows one to order and pay for food in advance, it accommodates three sittings of 350 people and offers food at a variety of differently themed food stations – from Thai food to burgers, to vegetarian and Halaal food. The idea is to emulate the popular food halls that have sprung up in Europe, where people can browse a variety of different cuisines under one roof, select what appeals to them, and then still eat together.

Luke Chandler, director at Aevitas Group and the architect for the building, explains how the design of the building had to be informed by the need for openness in a new urban environment with an emphasis on connectedness. He said that rather than isolating the building behind walls, it is essentially open to the public, but has graduated levels of privacy and security as one moves through it. The ground floor is the most public area, from which one moves into semi-public, semi-private and private spaces – each with its own threshold space. The quietest and most private areas are in the corners of the wings of the building, furthest away from the public entrance and circulation areas.

VERSATILITY

“The racetrack design of the floors makes the building very flexible for future subdivision or changes,” says



Chandler. What the large floor plates have necessitated is the location of the ablution cores in the wings of the building, rather than next to the lift core in the centre. This has been done to reduce walking distances for people. Visually, the idea of connectedness is continued by the creation of a large internal atrium across which people can see each other between the different levels.

He explains that, rather than being a large empty space, the atrium has in fact been designed with parts being

usable areas where people can take their laptops and work in a more sociable environment, if they don't want to be tucked away in their offices.

Overall, the project has progressed very successfully, with no major glitches hampering its final delivery. Chandler puts some of this down to a very cohesive professional team, which he says has worked together extremely well to deliver this massive project.

By Claire Cole, First published in the April issue of Asset Magazine.