

OSMOND LANGE ARCHITECTS + PLANNERS
OFFICES PROFILE





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EAST LONDON

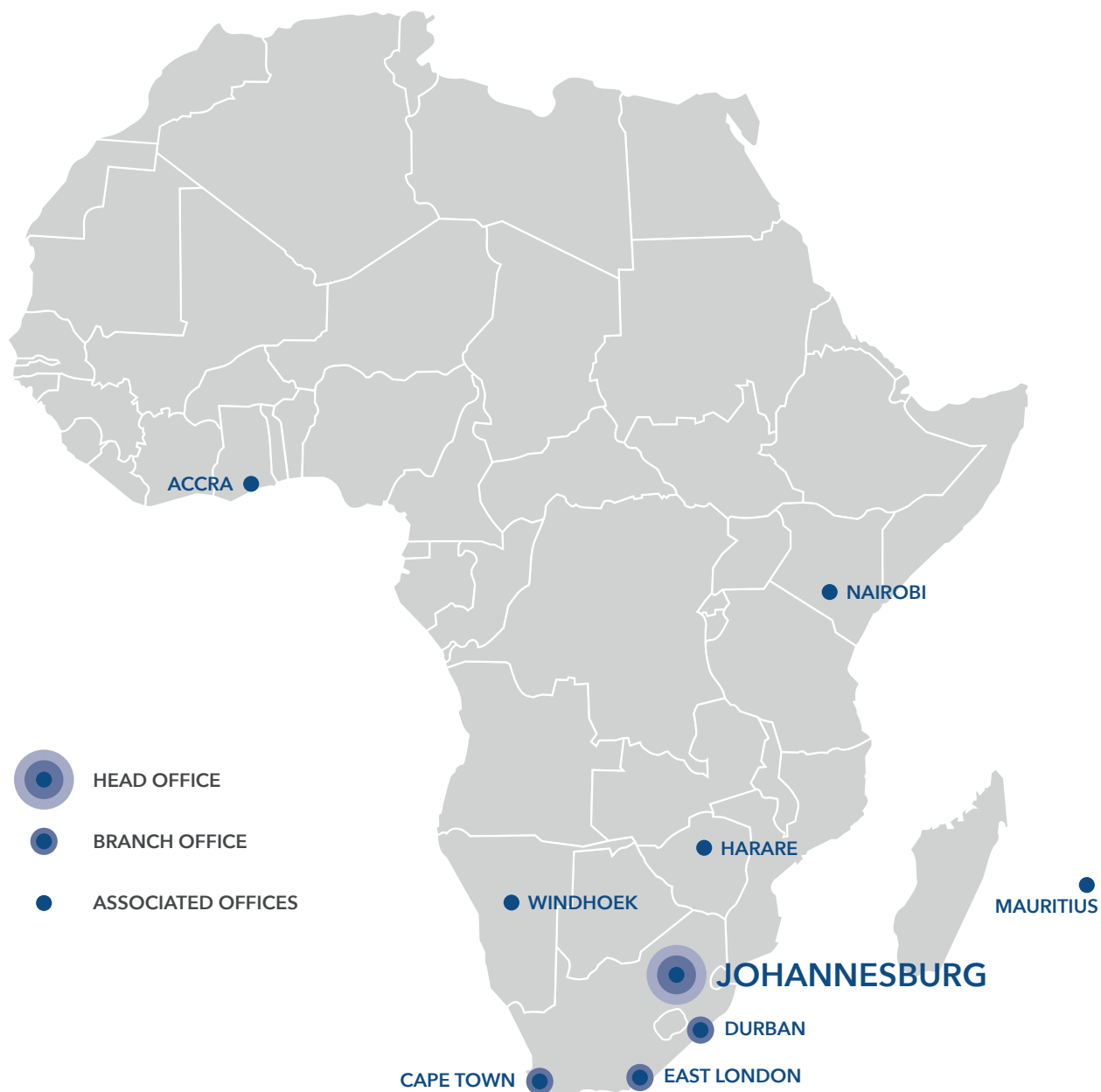
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OFFICE LOCATIONS



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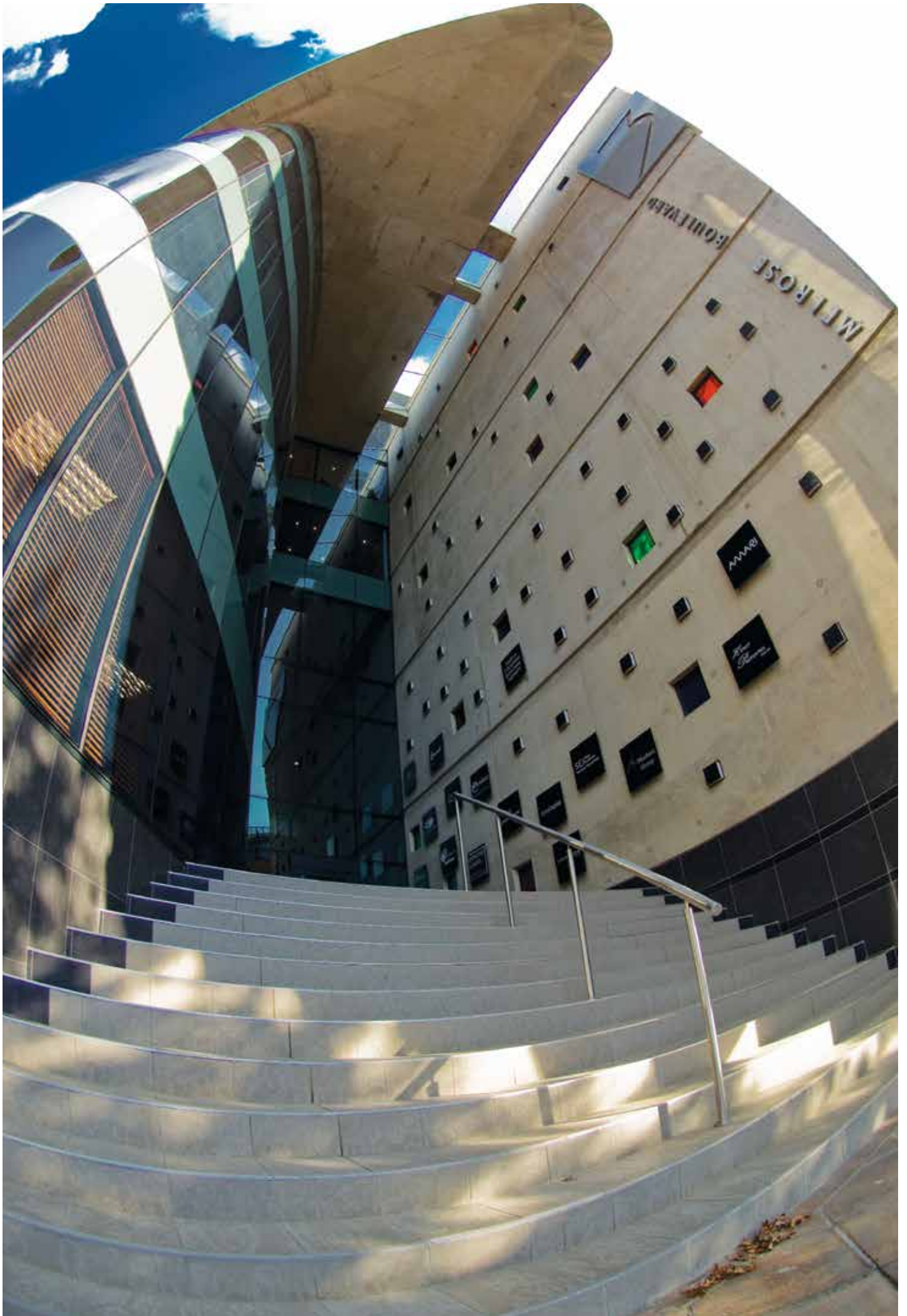


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OVERVIEW

ABOUT

Osmond Lange Architects & Planners was established in 1929 and is one of the larger architectural practices in South Africa, with offices in Johannesburg, Durban, East London and Cape Town. The company has built up extensive design and technological expertise specialising in large projects and has actively participated in some of the largest joint ventures in South Africa as lead consultants. The practice blends architecture, urban design and development management skills to deliver an integrated package of professional services to its clients.

Osmond Lange has undertaken work across various sectors, including residential, retail, industrial, education, healthcare and commercial offices with a particular specialisation in relation to the planning of integrated mixed use commercial precincts. Latterly, the practice has developed specialised expertise in relation to the design and implementation of major airport and airport city projects, including the Central Terminal Building and proposed Midfield Terminal precinct at Johannesburg's O. R. Tambo International Airport, as well as Durban's King Shaka International Airport.

KEY FACTS

Year Established: 1929 | 8 Directors | Number of Staff: 80+ | Four offices in South Africa

SELECTED MAJOR CLIENTS

Airports Company South Africa | ABSA | Eris Property Group | Amdec

BROAD- BASED BLACK ECONOMIC EMPOWERMENT

Osmond Lange is a Level 4 Contributor to Broad-Based Black Economic Empowerment, measured in terms of the Broad-Based Black Economic Empowerment Act (53/2003) of the Republic of South Africa.

SUSTAINABLE BUILDINGS DESIGN

As a member of the Green Building Council of South Africa, Osmond Lange is amongst the leading proponents of sustainable design. One of our recent projects, 40 on Oak at Melrose Arch, was the first Multi-Unit Residential building to achieve a 4-Star Green Star Rating. Several of our team members are Green Star Accredited Professionals.

DIRECTORS



DAVID CURRIE

David graduated from the University of Witwatersrand in 1992 and joined Osmond Lange in 1999, where he played senior role in the management and design of Melrose Arch. David's expertise range from **large industrial complexes, shopping centres and office buildings**, to **hospitals and airports**. David relocated to East London in 2007 to provide leadership at Osmond Lange's founding office.



DEON VAN ONSELEN

Deon, a Professional Architect with 27 years' experience, has specialised in all aspects of the profession with focus on design and related team leadership. His expertise in **Health Care** and **Public Works** has been demonstrated in various works throughout his 20 years as an Osmond Lange Director, including O. R. Tambo Central Terminal Building, Natalspruit Hospital and the Heineken Sedibeng Brewery.



FRANÇOIS NORTJÉ

François became a practicing architect in 1989, working for a highly regarded architectural design firm, with multiple SAIA awards. François' talent extended to Public Building projects including Khayelitsha Magistrate's Court and Newlands Rugby Stadium Redevelopment. Joining Osmond Lange in 2010, François has been redesigning and upgrading ABSA offices and banking halls.



GRAHAM WILSON

Graham has 35 years' architectural experience and numerous years with Osmond Lange. His interest in the built environment has progressed to focus extensively on **Urban Design** and **Master Planning** of civic centres, universities, office buildings, shopping centres and hospitals. Graham's passion is the response new buildings have on public space and the creation of delight in dense, walkable, livable cities.



JONATHAN MANNING

Jonathan has over 20 years' experience as an architect with specific skills and expertise in **Urban Design** and **Public Works** including Constitution Hill, Rea Vaya Bus Rapid Transit and O. R. Tambo International Airport. With a global and multi-cultural upbringing, Jonathan is passionate about the power of architecture to improve quality of life, celebrate cultural identity and ultimately transform society.



RIDWAAN BHANA

Ridwaan is a Senior Architectural Technologist, specialising in **commercial** and **residential** work. With a National Diploma in Architecture from the Technikon Witwatersrand, Ridwaan's career has spanned over 15 years, incorporating a variety of projects including mosques, schools and the new domestic terminal at O. R. Tambo International Airport.



SIBUSISO MAUZE

Sibusiso is a Professional Architect with over 15 years' experience. Studying at the University of Natal and growing up in Umlazi has made Sibusiso passionate about how architecture can improve the lives of the less fortunate. Throughout his time at Osmond Lange, he has channelled this interest into multiple **Public Works**, including Rea Vaya Bus Rapid Transit.



VICTOR UTRIA

Victor was born in Colombia and obtained his degree in Architecture from the Federal University of Rio de Janeiro, Brazil. He has more than 35 years' experience in a wide variety of **commercial, residential, industrial and institutional** projects. Extensive international travel and fluency in English, Spanish and Portuguese, allow him to bring extra depth to his work.

SERVICES OFFERED

ARCHITECTURAL SERVICES

Standard Architectural Services, including:

Inception | Concept & Viability | Design Development | Documentation & Procurement | Construction Monitoring | Close-Out

Development Management

Principal Agency

Additional services, including:

Needs Assessment and Brief Development | 3D Modelling and Rendering | Preparation of Marketing Material

URBAN DESIGN SERVICES

Urban Design Frameworks and Masterplans | Urban Development Frameworks (UDFs)/ Spatial Development Frameworks (SDFs) | Urban Design & Land Use Guidelines | Development Strategies
Architectural Guidelines | Transit-Oriented Development | Public Environment Upgrades
Design of Parks and Green Spaces | Design of Street Furniture (benches, litter bins, bollards etc.)

FIELDS OF EXPERTISE

Transport - Airports, Bus Rapid Transit, Railway Stations, Taxi Facilities

Master planning - Mixed Use Precincts, Housing Developments, Industrial Estates

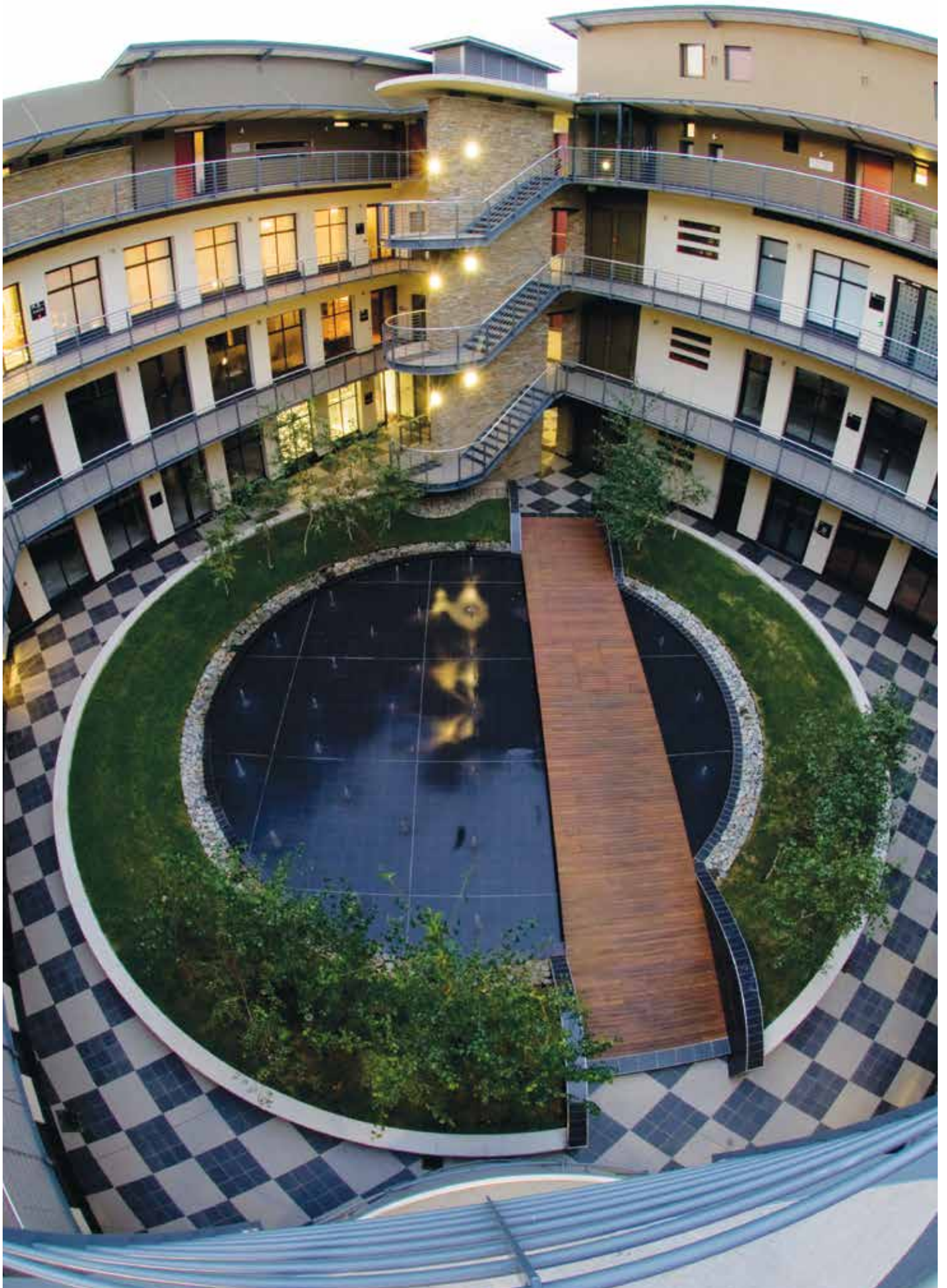
Urban Renewal - Public Environment Upgrades, Parks, Markets

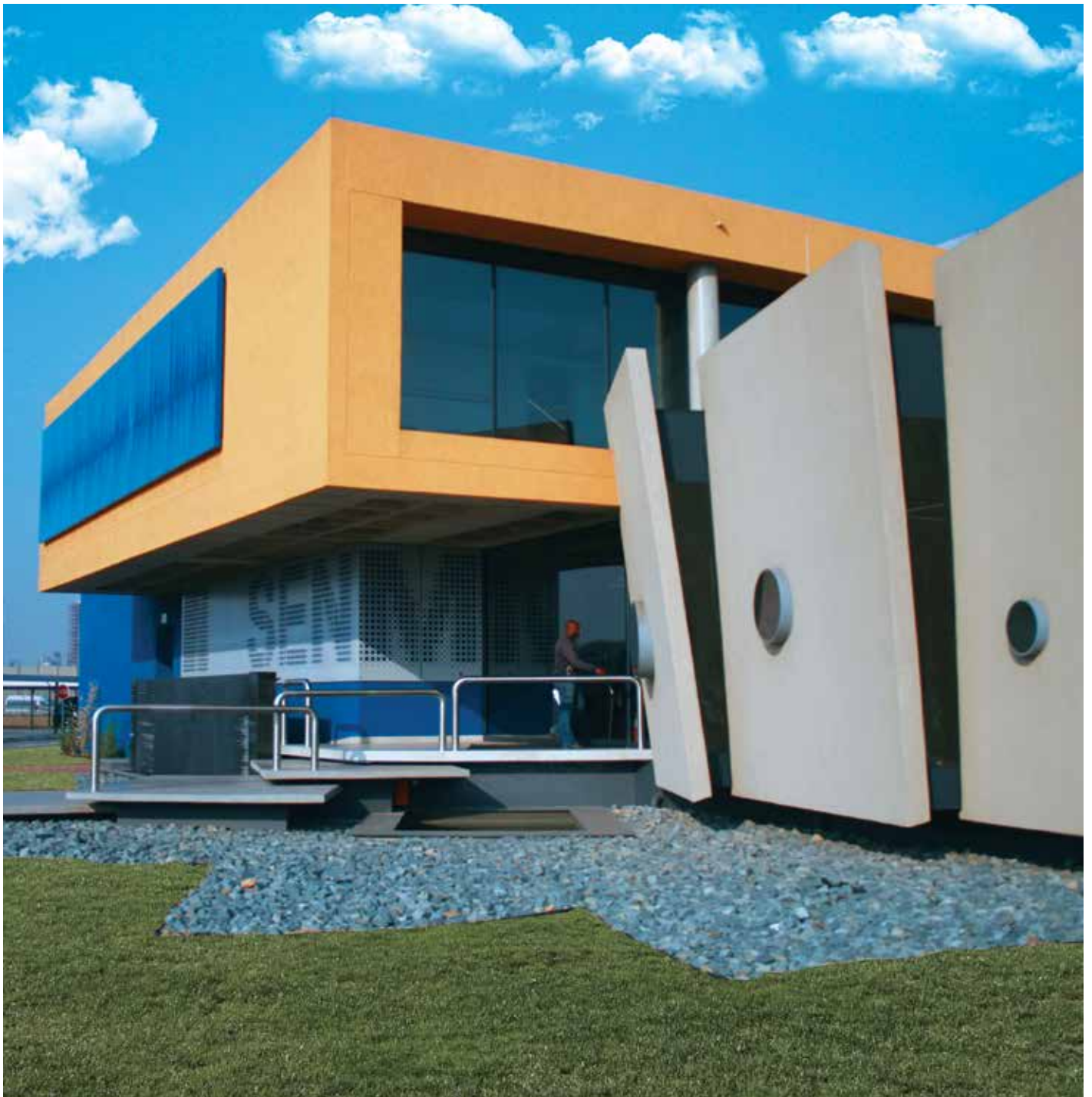
Commercial - Shopping Centres, Office Buildings

Residential - Upmarket, Sectional Title, Affordable

Public Sector- Hospitals, Clinics, Police Stations

Industrial - Manufacturing Plants, Warehouses, Logistics Buildings





SENMIN INTERNATIONAL OFFICES AND TECHNICAL CENTRE

Sasolburg | Free State, South Africa

Senmin International offers World-class chemical technology for the mining industry.

This 2400M2 building attempts to realize Senmin's aspirations to develop an Office & Technical Centre than offers their staff an engaging workplace that supports the collaborative nature of the Office functions and the introspective activities of the Technical Centre. The building must also perform a third critical function as a client hosting venue and marketing tool. It meets these three objectives in a hostile environment surrounded by industrial facilities.

This project could have been approached with a Two-buildings solution or integrated into one structure.

The Technical Centre is a controlled environment with restricted access. By the nature of its functions, fit-out, equipment and services it is a rectangular building.

The two-storey Office component called for flexible workplace capable of fostering collaboration and communication by offering constant opportunities for staff interaction, both planned and spontaneous through the provision of open plans and a mix of formal and informal meeting spaces.

The introduction of a public/marketing role not only added requirements for access, facilities and quality but brought the two primary functions together and resulted in a single building solution that combines two building forms, each appropriate for its function into one structure that clearly expresses the different parts and it clusters the visitors' functions around the entrance area, where the two volumes meet.

The building is developed around a courtyard enclosed by office space crating an open, continuous and flexible environment. A green Oasis protected from the harsh Sasolburg environment.

The external envelope is a sculptural element designed to achieve a number of objectives: Enclosure. Natural Light penetration. Limited outside exposure. Delight. Further visual strength was achieved by raising the panel from the external floor. This façade is not only expressed externally but is a defining element of the interior design.

Date:
Ongoing

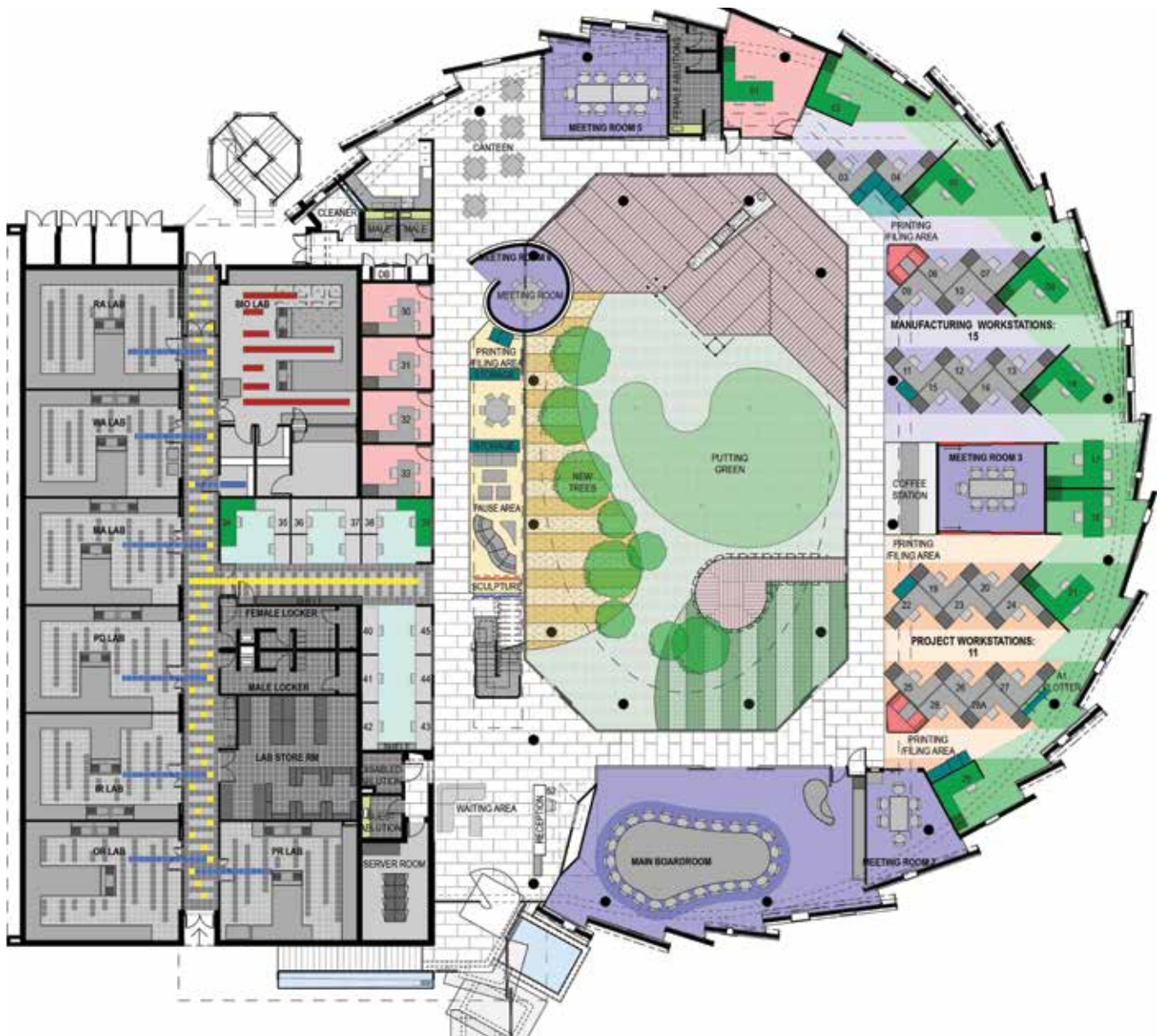
Client:
Senmin International

Project Value:
ZAR 76.5 Million

Size:
2 400m²

Collaborators:
N/A









O. R. TAMBO AIRPORT CITY (FEASIBILITY STUDY),

Johannesburg | Gauteng, South Africa

As an extension of our work on the O. R. Tambo Master Coordination Plan, Osmond Lange prepared an Urban Development Framework for a proposed commercial development adjoining the existing Western Terminal Precinct at O. R. Tambo International Airport. The framework focused on 7 hectares of developable land located in a series of islands enclosed within the terminal's accessible road system. The proposed development comprises the decking of these land parcels to form an artificial ground plane for a proposed mixed use precinct, laid out on the principles of New Urbanism, connecting directly to the retail mezzanine of the terminal buildings, and to the airport's Gautrain Station. The proposed development comprises 220 000 m² total bulk, including retail, offices, hotels and a convention centre, as well as 5400 new parking bays.

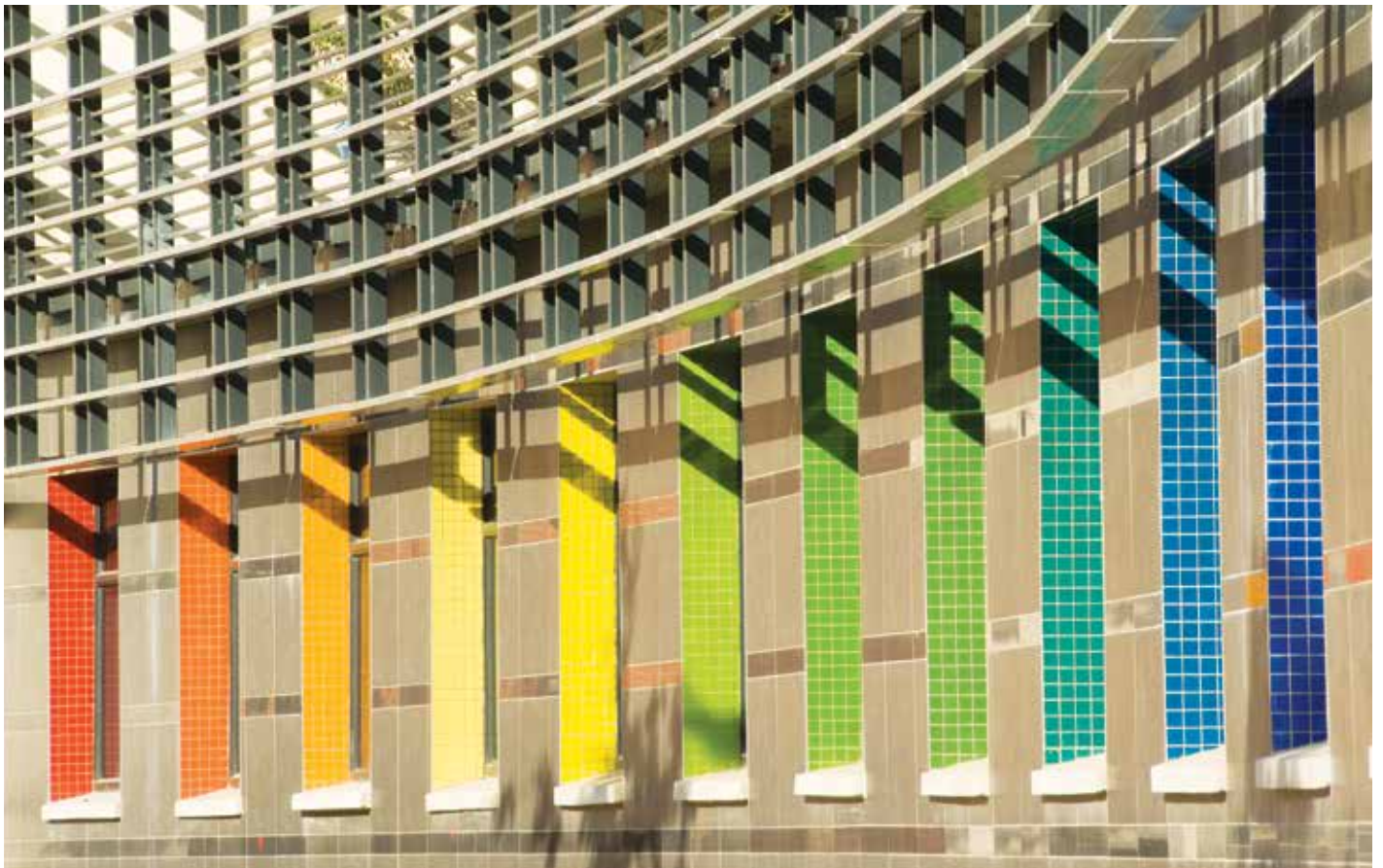
Client:
Airports Company
South Africa

Project Value:
ZAR 30 Billion

Size:
183 258m²

Collaborators:
Arup, Aecom





MELROSE ARCH

Johannesburg | Gauteng, South Africa

Osmond Lange was approached by the Sentinel Mining Industry Retirement Fund in 1996 to create the brief, design and co-deliver (in association with Arup) the first phase of the Melrose Arch development. The client requirement was to create nodal property investment of lasting quality that would stand the test of time. Although primarily envisaged as an office park, it is the incorporation of a wide range of mixed uses that gives Melrose Arch its life.

Since the occupation of the first offices at Melrose Arch in late 2001, the new 'town within a town' has established itself not only as Johannesburg's premier office address, but just a captivating place to be, meet for lunch or dinner, live, stay over, workout, and do business..

From the outset, Osmond Lange's vision was to successfully fulfill our client's wish - to create a development that would entice public interest, adding to its sustainable financial success.

In a civic society, the public spaces define the ethos of that community. Commerce is what brings a city to life; the ground plane of a city is where it all happens. The thing that most differentiates Melrose Arch is the Third or Public Space. If the first place is your home, the second is where you work, then the third place is the neutral ground; the empty stage where real connection occurs. The space between the buildings becomes the positive space, with the building facades forming the boundaries. Osmond Lange were responsible for the design and execution of the urban fabric at Melrose Arch. The concept that the pedestrian is more important than the motor vehicle is the philosophy that governs the design.

Bulk Modelling

3D Bulk Modelling techniques used at Melrose Arch allow ongoing optimisation of product, delivery and performance. They are also structured to facilitate annual valuations of the precinct.

Control of the Product

Osmond Lange was responsible for the production of 'Functional Specifications' with a comprehensive set of urban design guidelines. These have ensured a strong consistency of character, while allowing rich diversity.

These were used to brief the many different teams appointed to design the 15 buildings encompassing Phase 1. Heading up a 'Design Coordination' team, Osmond Lange ensured that the vision remained intact.

Interior Design

Osmond Lange Architects were responsible for all of the interior tenant fit outs in Melrose Arch.

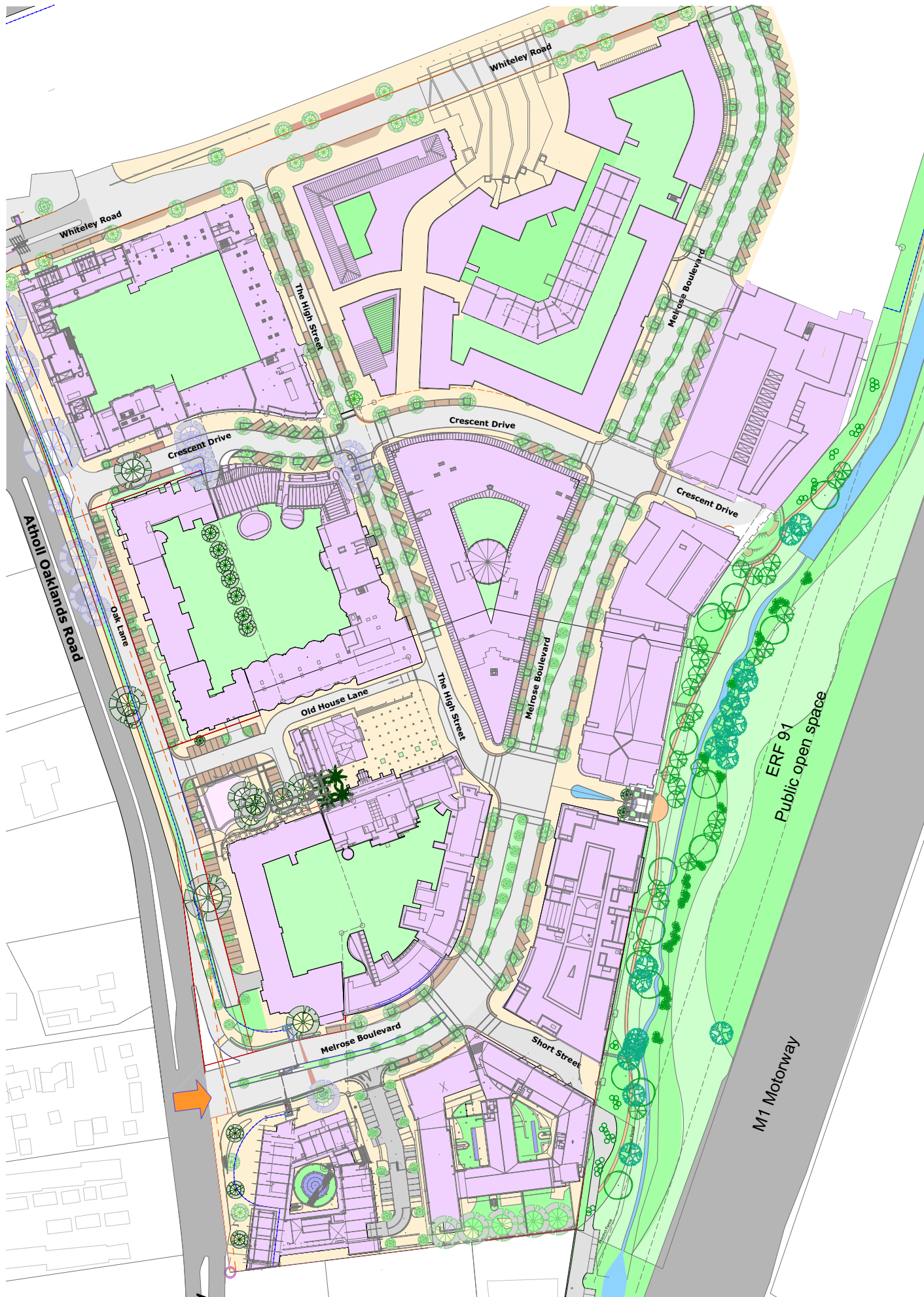
Date:
1997 - Present

Client:
Sentinel Mining Industry
Retirement Fund and later
AMDEC

Project Value:
ZAR 4 Billion

Collaborators:
N/A





In order to immediately differentiate Melrose Arch from other nodal developments, a conscious decision was taken to develop the first phase as a microcosm of the whole. Therefore Phase 1 consists of the following:

Offices	54 773m ²
Shops & Restaurants	6 851m ²
Hotel	5 875m ²
Garage & Showroom	4 956m ²
Entertainment	920m ²
Gym	3 576m ²
Residential Apartments	10 258m ²
TOTAL	87 209m ²

These users are placed over a 100 000m² 'superbasement' for parking. In addition, the first of two public squares and half of the 'High Street' was completed. The final 'precinct' is envisaged to contain the following:

Offices	228 600m ²
Shops	40 000m ²
Hotel	16 459m ²
Public Garages	5 000m ²
Entertainment	3 455m ²
Gym & Instruction	6 576m ²
Dwelling Units	25 000m ²
TOTAL	325 100m ²

Melrose Arch Super Basement

Due to the current high reliance on private vehicle transport, Melrose Arch has an extremely high parking requirement. Innovative solutions were required to accommodate the cars, without allowing car parks to overwhelm and dominate the urban fabric. The concept of 're-skinning the planet', whereby a new ground or street level, in places 12m above the existing ground, allows for large structured parking decks that flow freely under all the roads. This accommodates diversity in usage by the many varied tenants.

Osmond Lange Architects were appointed to design, coordinate and execute their concept, which involved coordinating the design of structure and services for 11 buildings.





BUILDING 13 MELROSE ARCH

Johannesburg | Gauteng, South Africa

This multi-use building is a core component of the Melrose Arch development. Retail shops & restaurants are situated on the ground floor, with offices above.

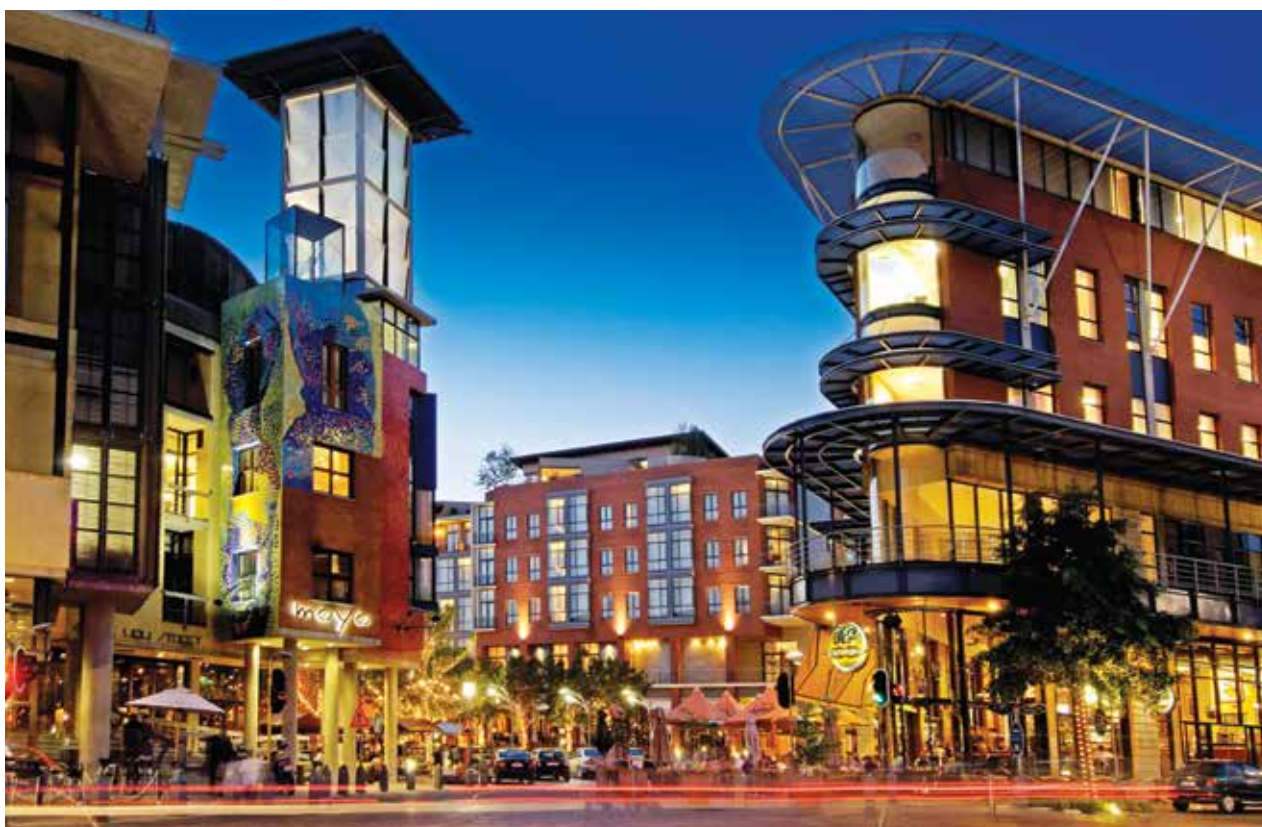
Date:
Completed 2003

Client:
Sentinel Pension Fund

Project Value:
ZAR 120 Million

Office & Retail Size:
22 000m²
(excluding basement)

Collaborators:
N/A









GILLOOLY'S OFFICE PARK

Johannesburg | Gauteng, South Africa

A commission brief was to re-assess the masterplan and design of three new buildings in an unfinished office park. The buildings are designed to be flexible and accommodate single or multi tenants.

Date:
Completed 1998

Client:
Mines Pension Fund
Properties

Project Value:
ZAR 60 Million

Office Size:
10 755m²

Collaborators:
N/A





NUMBER ONE MELROSE BOULEVARD

Johannesburg | Gauteng, South Africa

This 4 storey sectional title building anchors the South West Corner of the Melrose Arch mixed use development in Johannesburg.

As with all buildings in Melrose Arch, it conforms to a strong set of New Urban Guidelines. The form of the building is a 'perimeter' block, with an intimate landscaped open courtyard in the centre surrounded by circulation access balconies at all levels. It consists of 3 floors of self contained offices of varying size (between 150 and 1000m²) and a penthouse level of serviced apartments.

The building is 'underpinned' by a 3 storey parking basement structure that links seamlessly to the rest of the Melrose Arch Superbasement.

Date:
Completed 2007

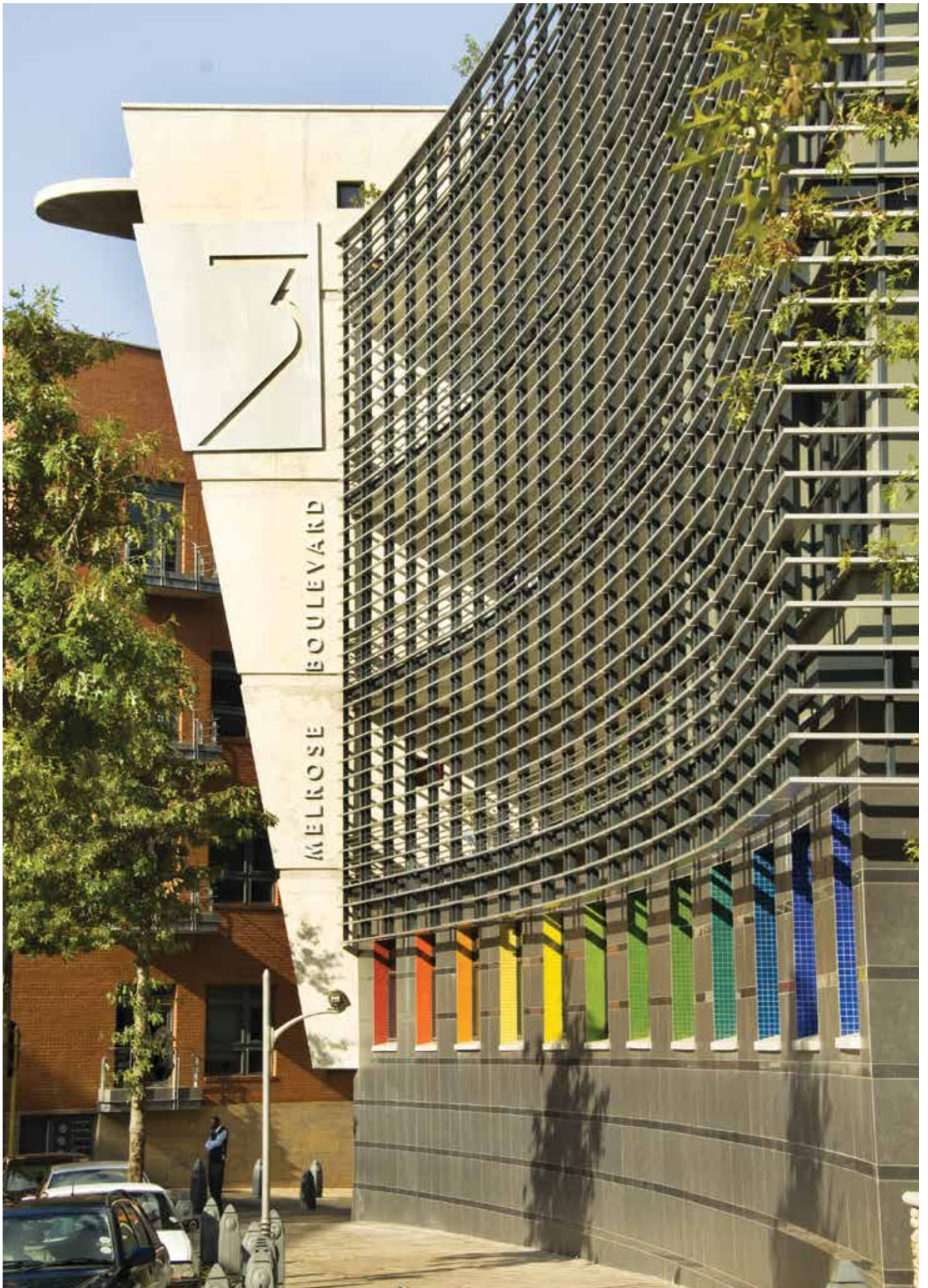
Client:
Southern Palace

Project Value:
ZAR 80 Million

Office & Retail Size:
7 500m²
(excluding basement)

Collaborators:
N/A





NUMBER THREE MELROSE BOULEVARD

Johannesburg | Gauteng, South Africa

This 5 storey sectional title building anchors the South East corner of the Melrose Arch mixed use development in Johannesburg.

As with all buildings in Melrose Arch, it conforms to a strong set of New Urban Guidelines. The form of the building is a 'perimeter' block containing two open landscaped courtyards and a large landscaped roofdeck area on the southern boundary. Circulation balconies provide access to a varied array of self contained sectional title offices (300 -2800m²) on all floors. Two smaller bachelor apartments are situated on the top floor. The building is 'underpinned' by a 3 storey parking basement structure that links seamlessly to the rest of the Melrose Arch Superbasement.

Date:
Completed 2007

Client:
Southern Palace

Project Value:
ZAR 165 Million

Office & Retail Size:
14 260m²
(excluding basement)

Collaborators:
N/A



CONSTANTIA OFFICE PARK

Johannesburg | Gauteng, South Africa

Osmond Lange Architects & Planners have designed eleven buildings (consisting of 37 420m²) for the Mine Pension Funds Properties at Constantia Park. These were executed in three and five building unit parcels ensuring that each parcel was let before commencing on the next. The development has been continuous as it has proven to be very lettable and popular with space being filled usually before completion.

The visibility of this project has thus been very successful.

Our brief was to design flexible buildings allowing for single large corporate tenants or multi tenants. Although a difficult brief, our solution of floor layouts and configurations has proven to be successful. Each building consists of approximately 3400m².

An integral part of this success was the urban layout and positioning of buildings in relation to several existing buildings, as well as a very strong site features such as the river, running through the park. The positioning of buildings and roads, along with the creation of pleasant feature dams on the river and landscaping has resulted in a very pleasant working environment.

The success of the project is proven by its lettable.

Client:
Mines Pension Fund
Properties

Project Value:
ZAR 60 Million

Collaborators:
N/A

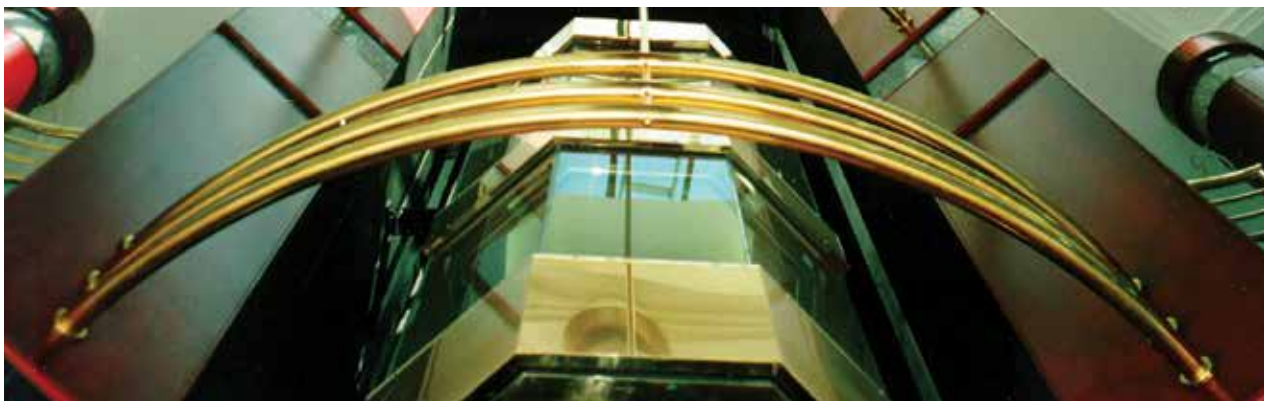


GROSVENOR CORNER

Johannesburg | Gauteng, South Africa

Designed to be single or multi tenanted.

Grosvenor Corner is a high tech design statement on a very prominent corner in Rosbank, Johannesburg. The building is flexible in design allowing for large or multi-tenants and has a series of interesting inner courtyards. It has an award winning design for its innovative, high tech use of glass.



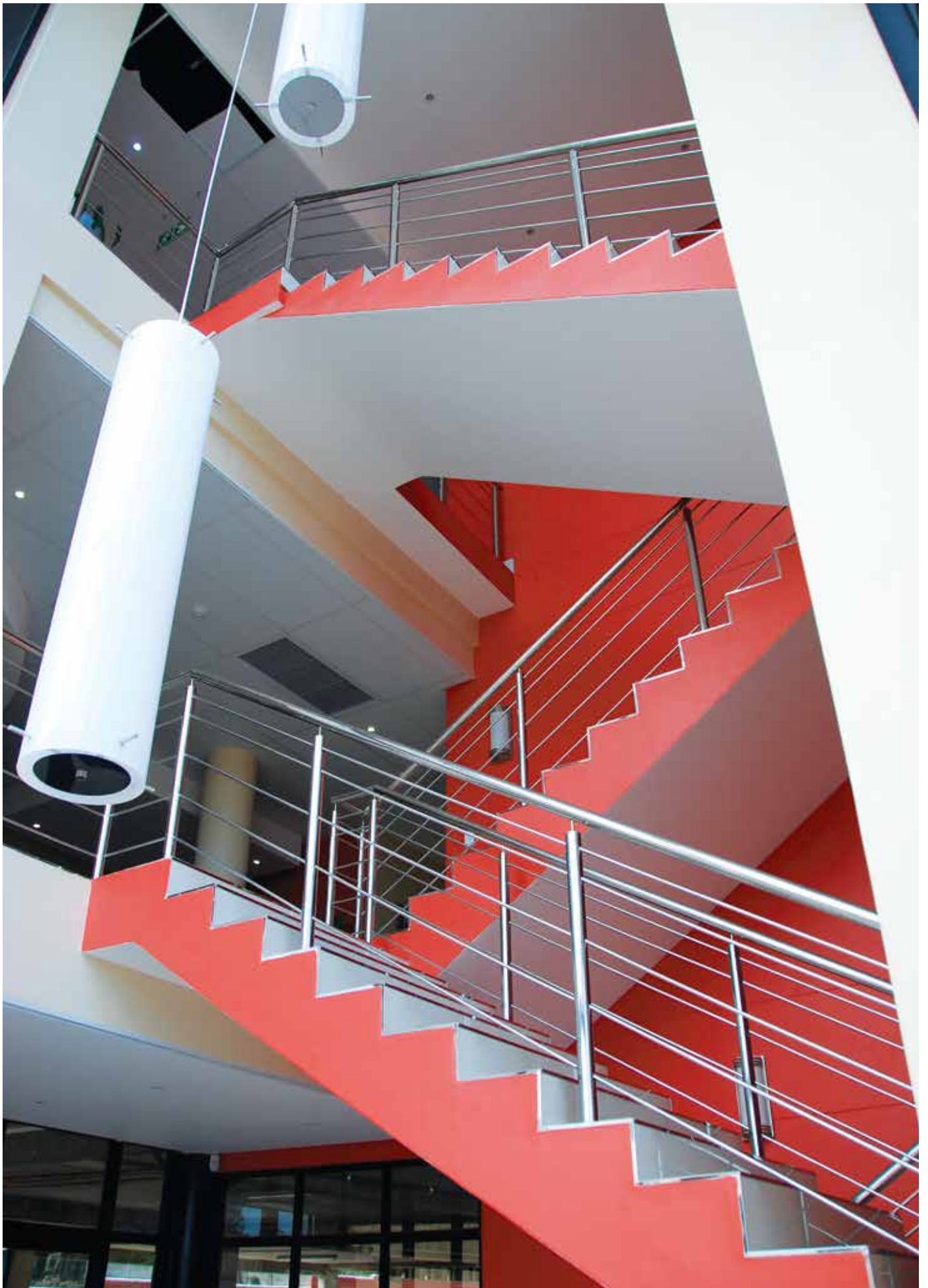
Date:
Completed 2000

Client:
Mines Pension Fund
Properties

Project Value:
ZAR 60 Million

Office Size:
8 800m²

Collaborators:
N/A



ELCB HEAD OFFICE

East London | Eastern Cape, South Africa

A purpose designed office building on a prominent corner site. The building accommodates the Head Office of a specialist IT company, which provides a wide variety of services including IT Consulting, IT Project Management, Data Capturing, Data Analysis, Software Development and Application hosting.

Features of the building design include: the provision of large Server Rooms, a variety of meeting spaces, a Conference facility, cellular offices, open plan office space and support services. These activities are anchored around the circulation core, which is expressed as a prominent glazed corner bay.

Finishes on the external facades are restricted to a simple palette of face-brick, painted plaster and galvanised steel. The building has a total Rentable Area of 1 300m² and a Construction Area of 1 500m².

Date:
Completed 2013

Client:
ELCB

Project Value:
ZAR 15 Million

Office Size:
1500m²

Collaborators:
N/A



99 JASON MOYO AVENUE

Jason Moyo Avenue | Harare, Zimbabwe



Date:
Completed 1997

Client:
Miekles Group

Project Value:
ZAR 95,9 Million

Office & Retail Size:
7 000m²

Corporate Head Office building and letting space.

THE COURSEWAY BUILDING

Central Avenue/Third St | Harare, Zimbabwe



Date:
Completed 1994

Client:
PTC Pension Fund

Project Value:
ZAR 2 219 400 00

Office & Retail Size:
18 000m²

Corporate Head Office building, Post office, banking branch and letting space.

This building has a total area of 18 000m² and occupies a 5 354m² corner site in the Harare CBD. The area is characterised by buildings erected in the 60s the POSB HQ represents a new generation of post-independence architecture. The structure has a total of 21 levels divided in four zones: The basement, the podium, the office tower and the services core. The basement provides accommodation for 71 passenger vehicles.

FIDELITY LIFE TOWER

Harare, Zimbabwe



Date:
Completed 1997

Client:
Fidelity Life

Project Value:
ZAR 131 520 000

Office & Retail Size:
12 000m²

Speculative office building and retail space

JAGGERS HEAD OFFICE & WAREHOUSE

Mutare Road | Harare, Zimbabwe



Date:
Completed 1995

Client:
Old Mutual Properties

Value:
ZAR 131 520 000

Office & Retail Size:
24 000m²

Corporate Head Office
building and retail
warehouses

MEDITERRANEAN SHIPPING COMPANY HEAD OFFICE

Avondale | Harare, Zimbabwe



Client:
Mediterranean
Shipping Company

Date:
Completion 2005

Project Cost:
ZAR 16 440 000

Office & Retail Size:
12 000m²

Corporate Head Office
Building

POST & TELECOMMUNICATIONS CORPORATION HEADQUARTERS BUILDING

Union Avenue | Harare, Zimbabwe



Date:
Completed 1986

Client:
PTC Pension Fund

Project Cost:
ZAR 2 219 400 00

Office & Retail Size:
18 000m²

Corporate Head Office
Building

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CAPE TOWN | DURBAN | EAST LONDON | JOHANNESBURG

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