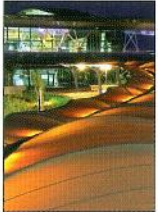


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28

**King Shaka
International Airport**
State-of-the-art
facility for Durban



48

Waterstone
SAPOA Award for
Best Residential
Development



60

**Honey Crest
Shopping Centre**
Aesthetic Upgrade
on a Tight Budget



64

**The Fairway
Hotel and Spa**
An Example of
Energy Efficiency



Pg.48: Waterstone



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Fairway Hotel & Spa

Randpark, Gauteng



PROJECTS



THE FAIRWAY HOTEL & SPA

Randpark, Gauteng

Developers in JV

Plumari Group
Guvon Hotels

Architects

dbm Architects (JHB)

Quantity Surveyors / Project Managers

QS Bureau

Consulting Engineers:

Structural

PD Naidoo & Associates

Civil

TEKCIV Consulting Engineers

Electrical

VBI Projects

Landscaping

The Landscape Studio cc

Interior Design

DIAD

Nowadays Interiors cc

Main Contractor

Mike Buyskes Construction

Text

Courtesy of dbm Architects (JHB)

Photography

dbm Architects (JHB)

Specific homage was paid to the copper roofed clubhouse by introducing copper cladding as a primary visual element on the main building of the hotel



The Fairway Hotel and Spa

The building complies with the latest 'green' standards and sets an example for energy efficiency in this type of development

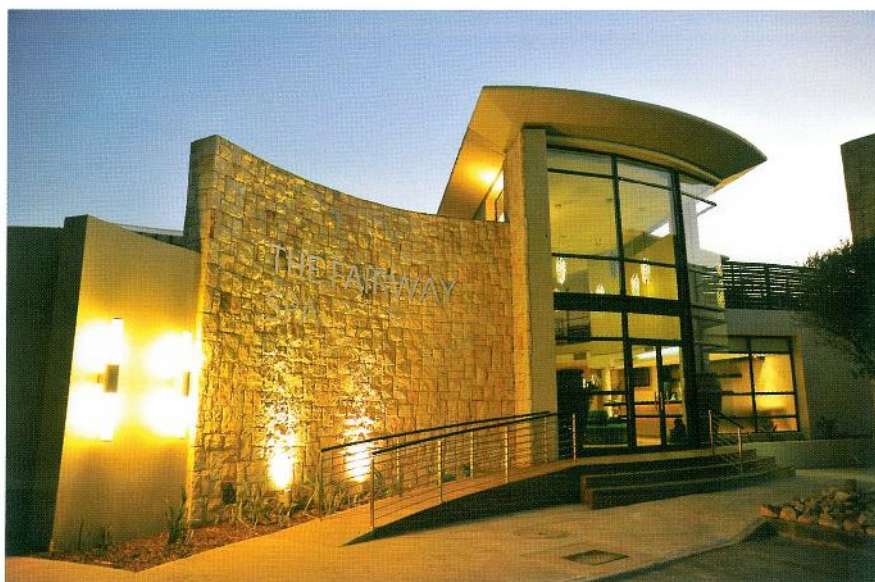
The new Fairway Hotel and Spa is a unique 5-star development overlooking the famous Randpark Golf Course. Randpark Club is a 50-year old landmark in Johannesburg and has ±2,500 full members who enjoy the extensive facilities and two magnificent golf courses that the biggest golf club in Johannesburg has to offer.

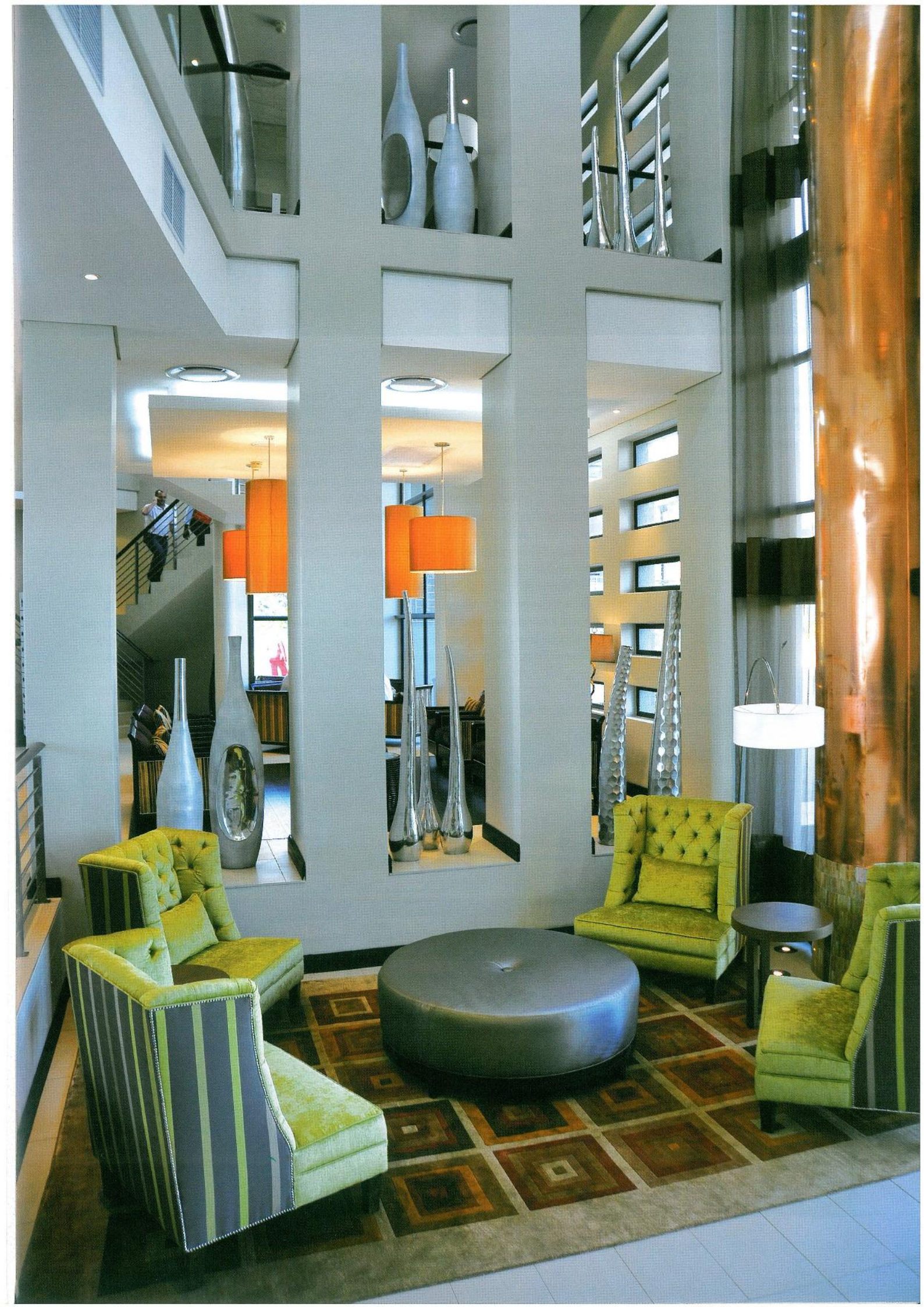
Introduction

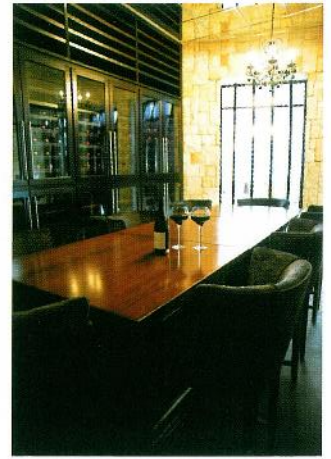
The new hotel is situated just north-east of the clubhouse, on the first hole and offers unequalled views over the Randpark

course. While the architecture of the hotel is groundbreaking in many respects, it does pay homage to the clubhouse, which itself has recently undergone extensive refurbishment. In fact, the idea is that there will be strong synergy between the club and the hotel on all levels, for instance, the new entrance and security complex as well as the chapel constructed as part of this development will be shared by the club and the hotel.

The hotel played host to the Brazilian Soccer Team and its entourage during the recent FIFA World Cup.







While the architecture of the hotel is groundbreaking in many respects, there is synergy between the hotel and clubhouse

Developer

The hotel was developed, jointly, by The Plumari Group and Guvon Hotels. Combining their strengths and years of experience, these two industry giants are excited about the prospects of an upmarket hotel in such a prime location: "This is the ideal location for a luxury hotel of this nature," says Mr Pansegrouw, CEO of the Guvon Group. "Guvon Hotels has established an admirable reputation for its country hotels in Muldersdrift and Hazyview. We are therefore excited to announce our first city hotel. I envisage a chic city hotel which will become the hub of the trendy crowd for after work drinks, the address to host glam-

orous weddings and functions and a sharp boardroom environment with cutting edge technology for management teams in need of conference facilities. We also look forward to attracting prominent golf tournaments now that accommodation is available at the course," Mr Pansegrouw added.

Accommodation

The Fairway Hotel is made up of the following components:

- A multi-volume arrival and reception space linking to the main public hub.
- Main building with public reception areas including the Balata Gourmet Restaurant, the trendy Verve bar and wine cellar, the





Golf course deck with Roundabout bar as well as business lounge with intimate seating areas and the back of house kitchens and service spaces.

- Conference and function centre on upper level with the exquisite Windsor Ballroom, Conference rooms and the Vista deck
- Full gym facility
- The Fairway Spa
- 62 Hotel rooms including 2 presidential suites, 8 four bed family rooms and a paraplegic room.
- 14 Golf villas with 4 en-suite rooms each
- A central courtyard with heated pool
- A wedding chapel with winter & summer chapels shared by the hotel and club.

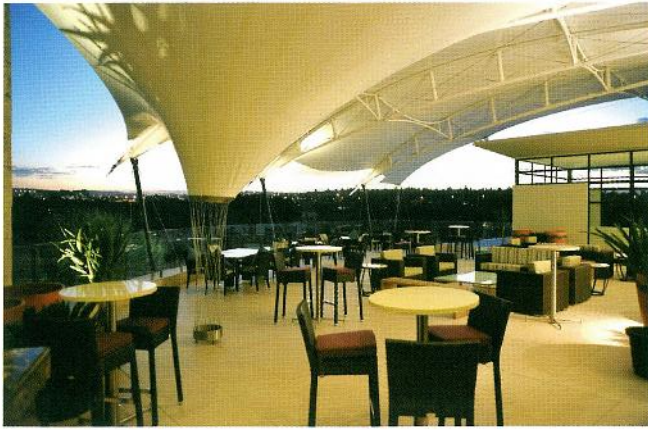
Design

The architectural challenge was to create a building that would not impose on the existing clubhouse and natural environment but sit comfortably in partnership with it, respectful of the membership, the traditions and the game that has thrived here for decades. dbm Architects created a building that is in scale and feel akin to the originally modernist clubhouse, set as far back as possible and fragmented into visually digestible sections that closely adjust to the natural contours of the site.

Wynand du Plessis, director of dbm Architects (JHB) explains the architectural style as African Contemporary: "Strong

The hotel played host to the Brazilian Soccer Team and its entourage during the recent FIFA World Cup





Strong natural elements, including timber sun screens and pergolas, are natural and almost rustic

natural elements, such as the stone clad curved spine wall, which intersects the public space and flows from the entrance through to the deck on the golf course side, as well as timber sun screens and pergolas, are natural and almost rustic. On the other hand, glass and plastered surfaces are expressed in a clean and modern manner to create a timeless building which sits comfortably next to the existing clubhouse.”

Specific homage was paid to the copper roofed clubhouse by introducing copper cladding as a primary visual element.

Green Architecture

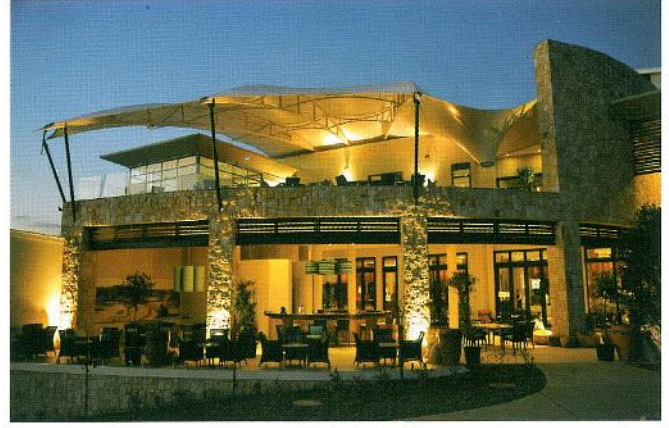
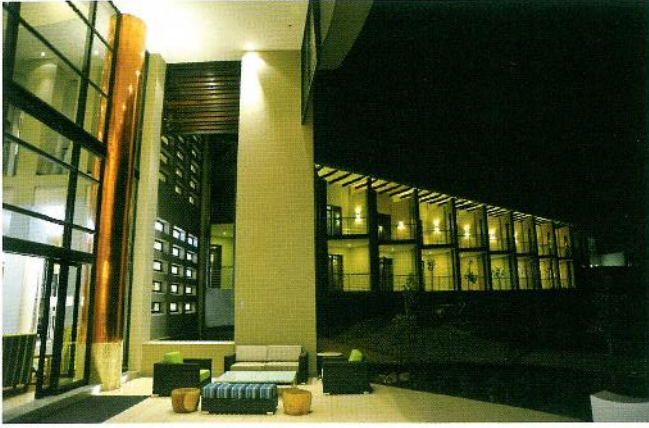
It was decided at the outset of this project that the building would carry the 'dbm

GREEN projects' stamp which means that it complies as far as possible in all aspects of design, detailing and construction with the recommendations and directives of the South African 'Green Building Council' and other leading 'Green' organisations. A number of initiatives ensure the green status of The Fairway:

Water Heating

Water heating is, traditionally, the biggest user of electricity in a hotel. To ensure energy saving, this is done by a central boiler system, which operates on gas, not electricity. Connected to a properly insulated ring main, which circulates hot water through the hotel and spa, it ensures





that hot water is always on tap, minimising the wastage associated with 'warm-up' time. The hot water will also circulate through the concrete floor slabs during winter, thereby automatically heating the floor slabs, like under floor heating, reducing the load on the air-conditioning which would otherwise have to heat-up cold rooms.

Air-conditioning

Air-conditioning is the second biggest consumer of electricity in hotel buildings. At The Fairway, the air-conditioning will employ a central chiller plant to provide chilled water to remote fan-coil units in the ceiling space. The 'ducted hide-away'

system can be zoned to allow a high degree of adjustability - a central processor, for instance, can switch off areas that are still 'cool' early in the day and only switch them on later when it is required. By linking this to energy saving light switches, it knows when that area (for instance a function room), is not in use, because all the lights are off and therefore it won't switch on the air-conditioning in the room. With this concentrated zoning approach, savings in running time of up to 25% are possible.

Lighting

Lighting will be intelligently controlled in a number of ways. Public areas, such as

Glass and plastered surfaces are expressed in a clean and modern manner





Special sun-screening devices form an integral part of the architecture of the building

toilets, are switched on only when the door opens and will automatically switch off after a sufficient time lapse. All lamps are of an energy saving type and particular attention has been paid to positioning and density of fittings to ensure an even spread with no over lit zones. External and security lighting are connected to photo-cells.

Aside from the major saving initiatives mentioned above, a prominent focus has been placed on storm water management, construction waste management and the grey water recycling process. Sun screening, performance glazing, insulation, vegetation and architectural elements all play a vital role in the green design of The Fairway.

Orientation

Being a leisure hotel development on a golf course, exploitation of the views is paramount in achieving an attractive environment for guests. In some instances, this works against the optimal climatic orientation, as the main patio area and some rooms ideally have to face substantially west. However, special screening techniques ensure that direct sunlight is never a problem, even in these west-facing areas. In general though, orientation of all elements is as ideal as possible. The high entrance foyer faces south and all public reception areas are tucked away behind the patio areas, shaded by large overhangs. A large number of the rooms are





arranged around a central courtyard with ponds and pool where all windows are screened and the natural evaporation process cools the area. Pergola structures and strategic planting further protect trouble spots from critical sun angles. The four bedroom lodges are mainly north facing.

Sun Screening

Special sun-screening devices form an integral part of the architecture of the building. All west-facing balconies have an integral structural screen wall with openings that can be 'tuned' to suit sun (and privacy) conditions by a sliding timber shutter. This screen wall and shutter can shelter up to 80% of direct afternoon sun.

Insulation

Insulation and thermal mass is a critical component of any green strategy. In sensitive areas, walls have been thickened and clad with natural stone (up to 550mm) to provide optimal resistance to baking sun during the day, while slowly releasing stored heat energy at night. In other areas, cavities have been introduced which have been filled with polyurethane to drastically improve thermal characteristics. Roof insulation under 'soft' roofs is 115mm (high density) mineral wool with foil facing. This product is several times better than conventional on-ceiling insulation and is a major contributor to reduction of heat migration in or out of the building.

Being a leisure hotel development on a golf course, exploitation of the views is paramount in achieving an attractive environment for guests





include a Razul chamber, heated relaxation pool, a chill pool and a sauna, while the steam room is situated in the gym. A relaxation lounge and dining facilities, sun deck and heated relaxation pool amidst calming water features complete the ultimate backdrop for five star relaxation and pampering.

Construction

The tender was awarded to Mike Buyskes Construction and the contract period was a mere 11 months before handover to the operator in May 2010, in time for the FIFA World Cup.

Basic construction is a reinforced concrete frame with brick panels. Extensive use of natural stone cladding and marble chip spray - on render contrast with plastered walls. Complicated shapes are roofed in concrete with soft roofs over the bulk of the building. A specific feature of the roof structure is the rounded cantilevered eaves which appear to be concrete but, in fact, are a reinforced polystyrene elements covered in a sandpaper like finish supplied by Decolite

Rooms and Villas

Of the 62 main hotel rooms, 35 are premier rooms, 8 are four bed family rooms, one is a paraplegic room and two are presidential suites. Premier rooms are 42,5m² each with full bathrooms. Showers are shaped and

Of the 62 main hotel rooms, 35 are premier rooms, 8 are four bed family rooms, one is a paraplegic room and two are presidential suites

The Fairway Spa

Unrivalled by traditional day spas, the double volume spa features a group therapy treatment room, a physiotherapy treatment room aimed at sportsmen and women, single treatment rooms with private garden courts or views for pampering, and a pedicure and manicure station overlooking the main garden court for ladies at leisure. Extensive hydrotherapy facilities





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Interior Architectural Design

Mike Buyskes Construction
Main Contractor

sized not to require any doors while the bath offers a view over the balcony through sliding shutters.

The presidential suites offer every conceivable luxury, including fireplace, butler's kitchen, dining area, TV lounge and large deck with superlative views over the golf course.

The fourteen golf villas are situated on the river and overlook the 1st hole of the

Randpark Course with some units arranged around a second swimming pool. These villas each have 4 double en-suite bedrooms with balconies around a central entertainment area and offer a self catering option as each is equipped with a fully fitted kitchen and gas braai on the timber deck outside. The central space is heated by a gas fireplace and is overlooked by a reading room on a loft level.

