



## Case Study

Aldar HQ, Abu Dhabi

metal ceilings

## SAS International's ceiling solution specified for striking Aldar's Headquarters in Abu Dhabi

The largest developer in Abu Dhabi, Aldar, has a striking HQ building; the first spherical building of its kind in the Middle Eastern region. This futuristic centrepiece of Al Raha Beach, an exclusive new city on the outskirts of Abu Dhabi was designed by MZ & Partners. SAS International's System 150 metal suspended ceiling solution was specified for the interior fit-out.

There is 50,000m<sup>2</sup> of lettable space in the building, providing flexible and efficient Cat A space for lease within this iconic Grade A office development. The office floors for occupation range in size from 1,700m<sup>2</sup> to 2,700m<sup>2</sup>.

The distinctive building, immediately identifiable even from the main highway between Abu Dhabi and Dubai, was voted the "Best Futuristic Design" by The Building Exchange (BEX) Conference held in Spain. It is widely recognised as one of the region's most notable pieces of modern architecture.

The suspended ceiling system was required to make a significant contribution to acoustic comfort within the office areas taking into consideration both open plan acoustic absorption and room to room privacy. In addition acoustic flexibility for future tenants had to be considered to suit individual space-planning requirements.

SAS System 150 metal ceiling tiles, featuring a bespoke perforated pattern with 100mm wide plain borders were specified for all floors throughout the elegant 23-storey building. To compensate for the reduced area of perforation a special pattern with an enlarged hole diameter was designed and combined with high performance mineral wool acoustic inserts. The result is a modern ceiling system offering smooth clean lines and a sophisticated yet practical finish.

As a Category A International Office development, aesthetics, occupant comfort and durability are all key considerations for specification. Metal offers an inert and inherently hard-wearing surface, making metal ceiling systems both hygienic and a low-maintenance option over the course of their life-span. Only a simple cleaning routine is required. The life-span of SAS International's metal ceilings is in excess of 25 years with only very basic maintenance. The additional room comfort benefits that can also be provided with these systems make them a significant selling point for letting against / building owners.

This state of the art commercial development has impressive sustainability credentials, having been developed in line with the US Green Building Council LEED® rating system. The Aldar HQ has been built using a material palette that includes steel, glass and concrete, materials that can ultimately be recycled.

The striking shape of this building is achieved through the use of structural diagrid – a diagonal grid of steel. The first of its kind in the UAE, it largely eliminates the need for internal columns to support the building.

A collaborative approach with the architects and sub-contractors also allowed lead consultants and engineers, Arup, to design the building with the most efficient means of construction in mind. Concrete elements, such as stairs and columns, for example, were pre-cast.

Built to satisfy the most demanding international business elite, Aldar HQ Abu Dhabi's futuristic aluminium and glass exterior, underground parking, turnstile security, ceilings, marble floors and walls provides a commercial office facility for the 21st century.

**Project Name:** Aldar HQ

**Client:** Aldar Properties

**Architect:** MZ & Partners

**Main Contractor:** Aldar Laing O'Rourke Construction LLC

**Lead Consultants:** Arup

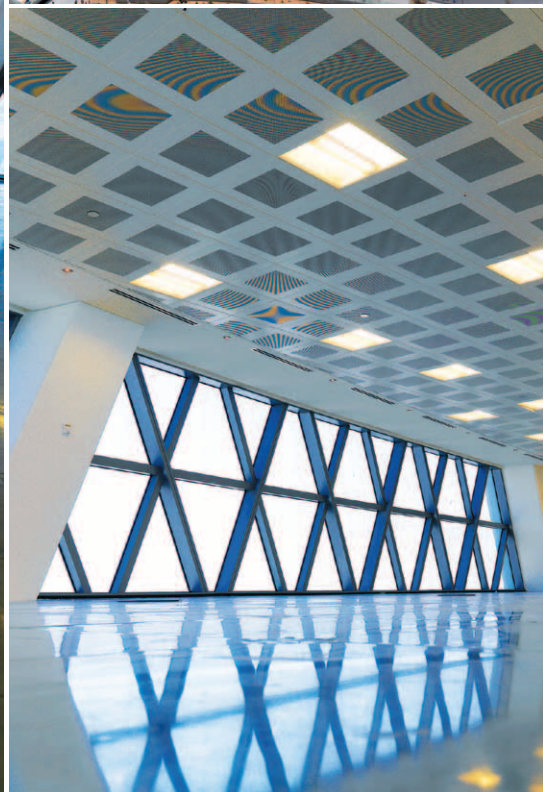
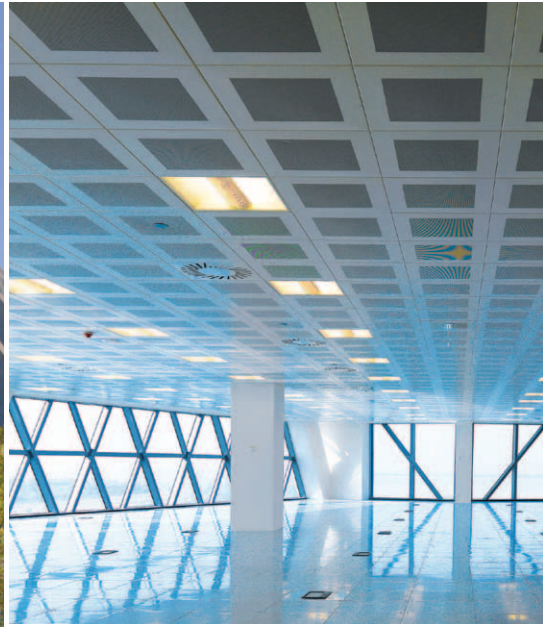
**System Type:** System 150

**Special Requirements:** Acoustic performance with bespoke perforation to allow aesthetic tile design

**Area m<sup>2</sup>:** 42,012

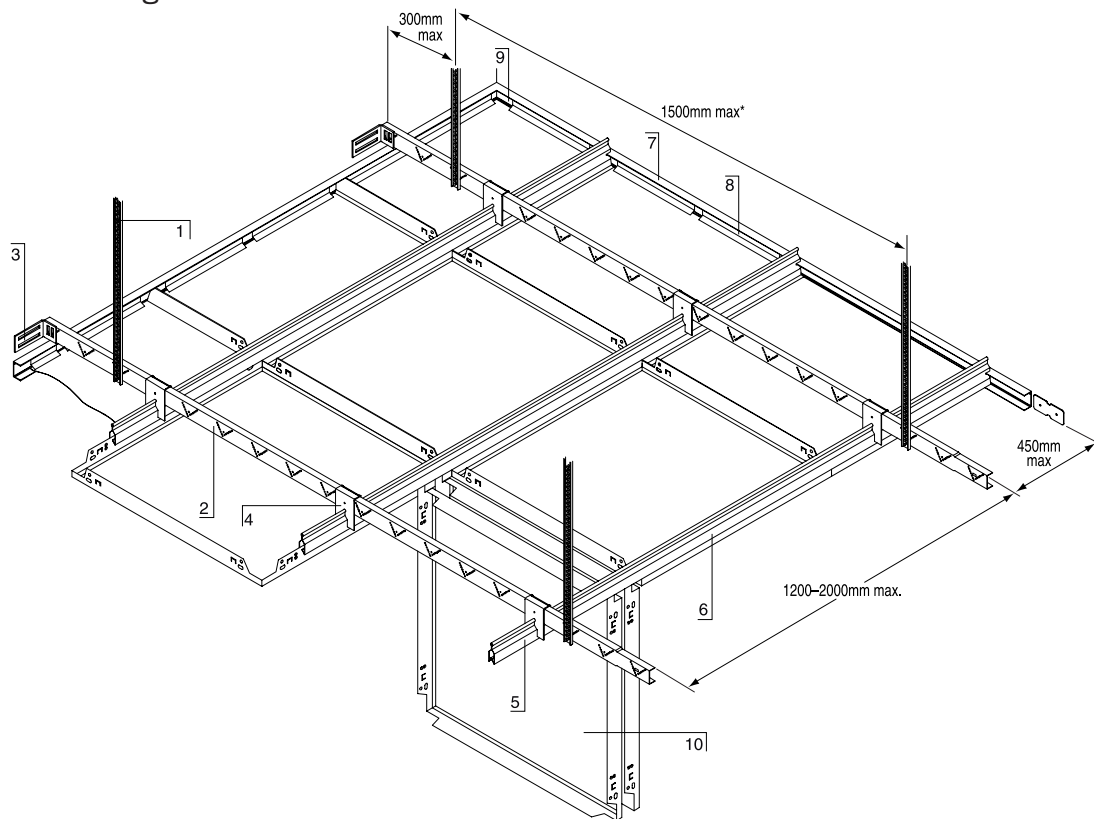
**Location:** Al Raha Beach, Abu Dhabi

**Completion Year:** 2010



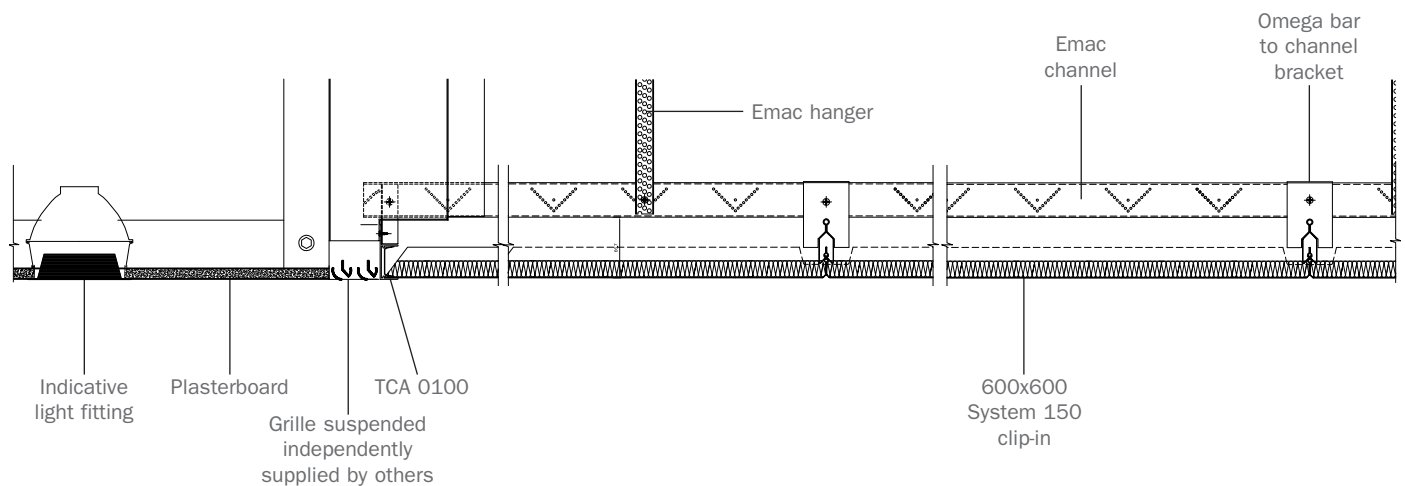
## Technical Information:

### System 150 drawing



- |                     |                   |                     |                                 |                     |
|---------------------|-------------------|---------------------|---------------------------------|---------------------|
| 1] Emac Hanger      | 2] Emac Channel   | 3] Emac Wall Anchor | 4] Omega Bar to Channel Bracket | 5] SAS Omega Bar    |
| 6] Omega Bar Splice | 7] Perimeter Trim | 8] Perimeter Wedge  | 9] Corner Splice                | 10] System 150 Tile |

### Section drawing



metal ceilings | partitioning | doors | room comfort | architectural metalwork

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