

AMSTERDAM HOUSE, V&A WATERFRONT, CAPE TOWN

Amsterdam House is the first phase of the new mixed-use Canal District under development at Cape Town's bustling V&A Waterfront.

Situated on Dock Road, the key access route into the V&A from the City, the development sits on a narrow linear site between the road and canal forming a gateway to both the V&A and the new Canal District.

The development comprises two four-storey buildings over a shared basement, the space between them creating a view corridor from Table Bay to the Noon Gun complex on Signal Hill and aligning with the bridge that connects the site to the rest of the Canal District.

Each building is fragmented by a generous entrance, atrium and circulation core. These transparent atria also encourage the visual link between Dock Road and the canal.

The ground floor façade is recessed in order to create generous walkways with new retail spaces that will activate the busy thoroughfare along Dock Road and bring new life to a previously underused part of the expansive canal network that connects the CTICC and the V&A.

The integrated façade system to the three office levels above comprises vision, fritted and spandrel panels with aluminium fins, designed to allow maximum natural light penetration into the offices while carefully controlling solar heat gain and glare.

The length of each building culminates in a fully glazed cantilevered element with screened terraces on every floor providing entertainment and breakaway spaces for the offices, with spectacular city views to the south and harbour views to the north.

The floating roof line unifies both buildings, while habitable bridges link the buildings on the second and third floors allowing the two buildings to operate independently or as a single entity.

Amsterdam House has been designed according to best practice green design principles and is targeting a 5-Star Green Star SA rating.

In December 2015 it was announced that British American Tobacco South Africa would occupy the south wing of the new office building. The project is currently under construction, with completion expected in November 2016. www.dhk.co.za

Client and Developer: V&A Waterfront

Architects: dhk

Project Manager and Principal Agent: AECOM

Quantity Surveyor: BTKM CT

Civil & Structural Engineers:

Nadeson Consulting Services

Mechanical Engineers:

Triocon Consulting Engineers

Electrical, Fire, Lifts & Wet Services:

SolutionStation

Façade Engineers: LH Consulting Engineers

Traffic Engineers: GIBB

Sustainability Consultant: Agama Energy

Health & Safety: Eppen-Burger & Associates

Geotech Engineers:

Kantey & Templer Consulting Engineers

Port & Coastal Engineers: PRDW

Acoustic Engineers: Machoy

Landscape Architects: OVP Associates

Independent Commissioning Agent:

Matrix Consulting Services

Main Contractor: NMC Construction

