

## Waterway House

V&A Waterfront, Cape Town, Western Cape

Architects: **dhk**

Project Team: **Derick Henstra, Steve Peters, Renske Haller, Marina van der Westhuizen, Aram Lello, Wardah Razak, Brad Scott, Tian Oosthuizen, Lucienne Myburgh, Ricardo Duque, Carin Nel, Jarrod Jooste, Aimee Kruger**

Project Manager and Principal Agent: **AECOM**

Civil and Structural Engineers: **Nadeson Consulting Services**

Mechanical Engineers: **Triocon Consulting Engineers**

Electrical, Fire, Lifts and Wet Services Engineers: **Solution Station**

Landscape Architect: **OVP Associates**

Quantity Surveyor: **BTM Quantity Surveyors**

Sustainability: **Agama Energy**

Façade Engineers: **LH Consulting Engineers**

Traffic Engineer: **GIBB**

Health and Safety: **Eppen-Burger & Associates**

Geotechnical Engineers: **Kantey & Templer Consulting Engineers**

Port and Coastal Engineers: **PRDW**

Acoustic Engineers: **Machoy Consulting Acoustic Engineers**

Independent Commissioning Agent: **Matrix Consulting Services**

Contractor: **NMC Construction Group**

Photographer: **Wieland Gleich**

Text: **dhk**

33° 54'46.5"S

18° 25'22.0"E

Waterway House is the first phase of the new mixed-use Canal District at Cape Town's V&A Waterfront. The development sits on a narrow site between Dock Road and the canal, forming a gateway from the city to the Waterfront and the new Canal District.

The project comprises two four-storey buildings over a shared basement. The complex is broken up into two segments by a generous entrance, atrium and circulation core. The space between the buildings creates a view corridor from Table Bay to the Noon Gun on Signal Hill, aligning with the bridge that connects the site to the District.

The recessed ground-floor façade creates generous, sheltered walkways, with retail frontage activating the length of the building along the busy Dock Road pedestrian route. The ground floor is also slightly raised above the road and pavement level to give the retail space greater visibility from the road. A 1.5 times ceiling height at this level creates a solid yet transparent base to the building, with views through the retail units to the canal.

The glass façade adds a lightness and animates with reflected activity. The design is the product of an analysis of the east-west orientation of the building. The integrated façade system comprises a combination of vision, fritted and spandrel panels designed to allow maximum natural light penetration into the offices while aluminium fins control solar heat gain and glare.

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

The eyebrow not only unifies the two buildings but also has a practical function, concealing the anchor system for rope-access window cleaners. Bridges link the buildings at second and third levels, allowing the two buildings to operate independently or as a single entity.

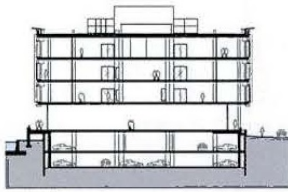
Waterway House was designed according to best practice green design principles and has achieved a 5-star Green Star SA Office Design rating.



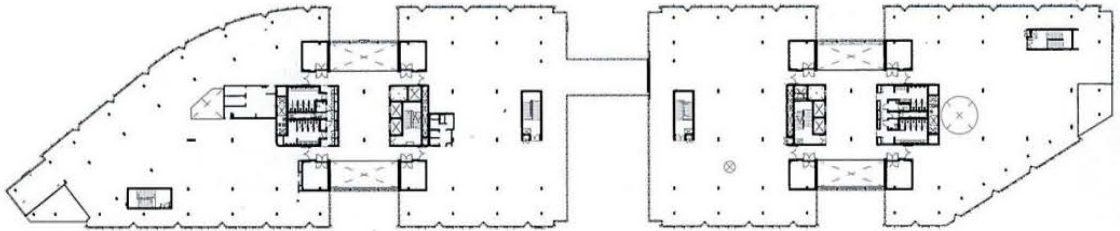
Site plan



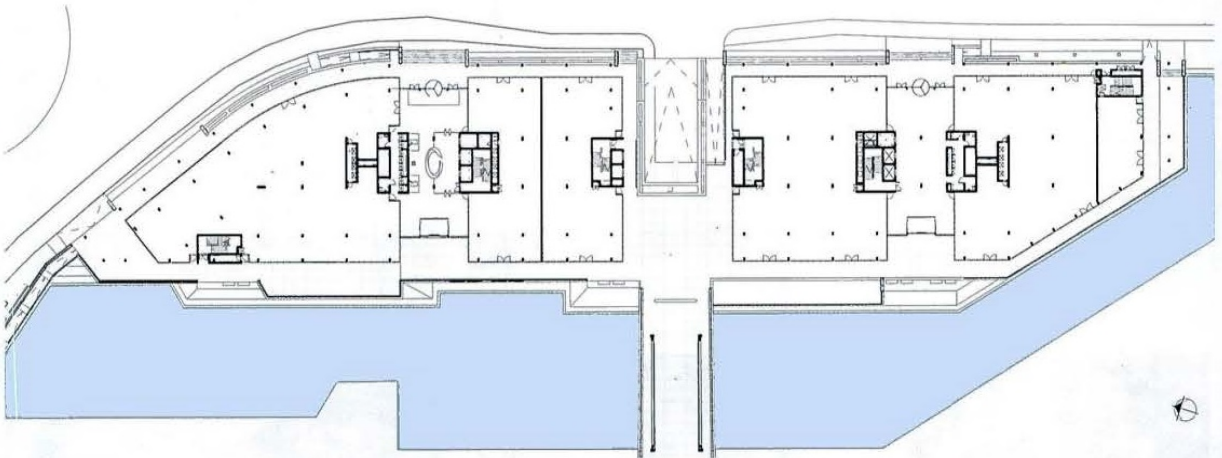




Section - Canal and Dock Rd



Third floor plan



Ground floor plan

