

Waterloo House

Grand plans for a superb waterfront site



The 167,000 sq ft Waterloo House building incorporates four commercial floors and two residential levels, all with extensive balconies and terraces

The Battle of Waterloo was still a fresh memory when a small dwelling was constructed on the shore of Hamilton Harbour.

A year earlier in 1814, Bermuda's seat of government had been transferred from the town of St. George's to the fledgling town of Hamilton, named for Sir Henry Hamilton, Governor from 1786-93.

While 145 acres had been set aside for the development of the new government seat, prospective investors had already foreseen future progress.

In 1815, Pitts Bay Road may have been a mere muddy path but it was the site chosen by the renowned sea Captain Hezekiah Smith for his new home with a view of the soon-to-be prosperous harbour.

Another mariner, Captain John Wainwright, later bought and extended the property to include warehouses.

Nearly 100 years passed before the house was purchased by Alfred B Smith, who took it upon himself to sin-

'Balconies and stepped facades enliven the building with a play of shade and shadow and blend the contemporary interior requirements with a recognisable Island character'

glehandedly create the core of the residence to be known thereafter as Waterloo House.

Gardens, patios, lawns and verandahs enhanced the property that eventually became a revered guesthouse beloved by local families and devoted guests.

Time moves on, further battles are fought, cities evolve and flourish and the property market expands and prospers. Waterloo House is no exception.

Currently an industrious building site surmounted by a giant crane, the

seven-floor, mixed-use waterside structure is well underway towards its ultimate role.

The Green family, of Marshall's Island, purchased the site complete with commercial planning permission, from the Brickman Group, and developed grand plans for the superb waterside site just minutes from the bustling city and soaring skyline.

They then hired Botelho Wood Architects to produce a new design to include residential units.

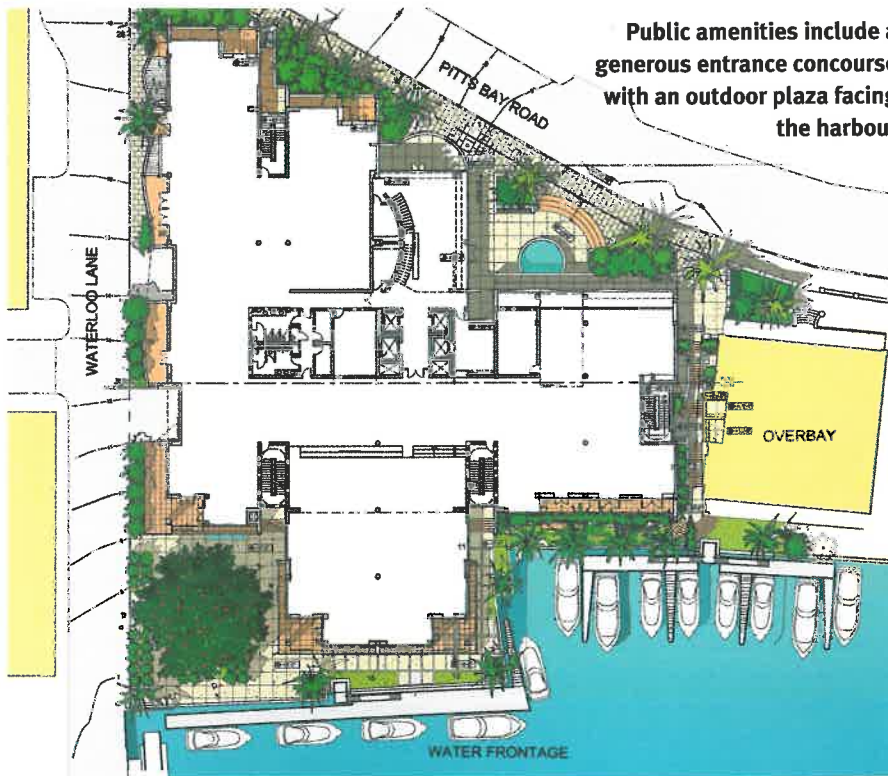
Architect Ted Wood, of Botelho Wood, says: "It's been an extremely successful project all round. I can't speak highly enough of the client and their decision making. They've been very decisive. Once they bought the property, the phone went and they instructed us to do something with it, and we designed the new Waterloo House. Then it was just a year from concept to start of construction, which has been amazing."

"D&J Construction have done an

The development includes seven residences from one to three bedrooms with private balconies and a communal club lounge and terrace



Public amenities include a generous entrance concourse with an outdoor plaza facing the harbour



amazing job so far. Of course, we went the extra mile to get everything together that was necessary for approval. However, Planning and all relevant government departments were very supportive, efficient and helpful.

“We reconfigured the office building design and gained approval for the addition of residential units, that being in the spirit of the City of Hamilton.

“Overall, we are delighted with progress so far, and construction is right on schedule.”

Completion, he says, is estimated at 30 months — summer 2013 — with tenant fit-out of the residential units taking a little longer.

Wayne Burgess, Manager of Marshall’s Island, adds: “It’s been a great project so far. Everyone’s been very supportive and the owners were delighted, and indeed honoured, to have the Premier attend the foundation initiation ceremony earlier this year. They are very pleased with progress since acquiring the site.

“The neighbours have also been on board with the project, and tenant interest has also been extremely encouraging. We are delighted it is going very smoothly to date, mainly due to the excellent team we have to work with.”

Dennis Fagundo, of D&J Construction, says: “It is a pleasure to participate where every team member is accomplished in their field, and even more important is being universally focused on finding the best solutions and having a successful project.”

He says they were proud to have been chosen to be part of the Waterloo House team and notes that they had leveraged their excellent relationship with both the National Training Board and the Department of Labour to find additional employees when required.

“This process has served us well,” he says, “and we commend the departments for their assistance.”

The new Waterloo House, with its Bermuda-style features such as railings, shutters, roof forms and detailing, will blend harmoniously into the neighbourhood — Overbay House next door; BF&M to the west, with a glimpse of AON House across the street.

Balconies and stepped facades enliven the building with a play of shade and shadow and blend the con-



IN PROGRESS A spectacular bird's eye view of building work at the waterfront site



IN PROGRESS Waterloo House is on the site of the former Waterloo House Hotel

'A modern building to meet all the office needs of today while retaining many qualities of traditional Bermudian architecture such as gabled roofs, balconies and shutters'

temporary interior requirements with a recognisable Island character. The walls will be finished with traditional plaster, while Bermuda stone facing will be introduced on the lower walls and planters. The roof has a combination of hips and gables and will be finished with the characteristic stepped profile.

The blue shades of the balcony railings accent the water's edge location and the allocation of boat dockage and moorings retains a nautical atmosphere.

The commercial aspects of the

building are right up to par with such features as energy-efficient underfloor air conditioning, sensor lighting and daylight harvesting, water-saving aspects and solar water heating in the residential units.

The overall plan was to create "a modern building to meet all the office needs of today while retaining many qualities of traditional Bermudian architecture such as gabled roofs, balconies and shutters."

The building incorporates four commercial floors, totalling 90,000 sq ft, and two residential levels, all with extensive balconies and terraces. There will be seven residences from one to three bedrooms with private balconies and a communal club lounge/terrace.

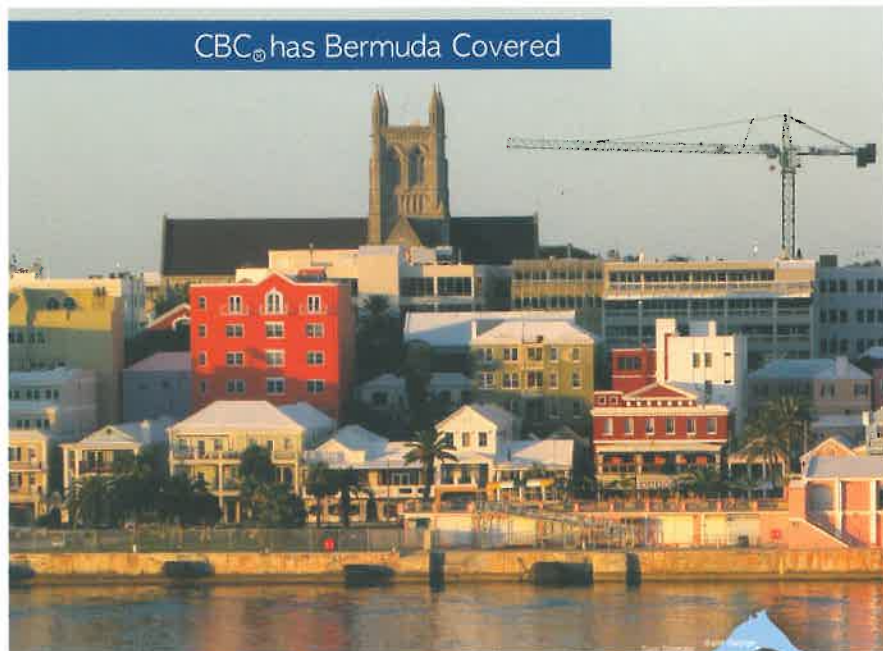
Public amenities include a large outdoor plaza facing the harbour, a generous entrance concourse including sculpture and water features, wider pavements and mature landscaping surrounding the entire building and walls of vines running the full height of sections of the building.

Traffic, both foot and vehicular, has been given great thought. The Pitts Bay sidewalk will be widened, recognising that it is a well-used pedestrian route. The sidewalk will also be repaved with decorative paving slabs and new lighting in keeping with the existing lights. A matching sidewalk will be created down the east side of Waterloo Lane.

Wide steps and a gentle slope will lead down to the main entrance with planters and water features with sculptural elements. The slope from Pitts Bay Road to the sea wall allows for underground parking concealed from the road frontage. Two-level parking is beneath the building, sufficient for 59 cars and 57 bikes.

The same company owns Overbay, immediately to the east, and a pedestrian path between the two will provide shared access to the lower floors and the waterfront.

Bermudian devotees of the original Waterloo House will be happy to know that the celebrated poinciana still stands. And the old sea captains of centuries past would appreciate the keynote sculpture to highlight the waterfront façade — stylised tall ship rigging created by Will Collieson.



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