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Waterloo House

Setting new standards on Hamilton Harbour

With a location steeped in history, this contemporary new building provides an unique mix of high-tech office interiors and luxurious penthouse apartments

Almost 200 years ago, Sea Captain Hezekiah Smith chose a site on Pitt's Bay Road for his new home, which he named in honour of the Duke of Wellington's then-recent victory at the Battle of Waterloo.

As time moved on, it became a warehouse, a stately 'manor house' and then an elegant guesthouse, popular among repeat visitors as well as locals — for everything from lunch on the terrace to society weddings.

Today, Waterloo House has completed yet another metamorphosis into the Island's newest, and one of our largest, office buildings.

The Green family, who already owned the neighbouring "Overbay" property, purchased the former Waterloo guesthouse in 2010. In 2012, the family also purchased the nearby Fairmont Hamilton Princess and is investing $70 million to enhance the property, including the construction of a new marina. More recently they bought another landmark property, Pegasus, across the street from the Fairmont, for a reported $3 million, thereby making this dynasty by far the largest landowner on the west side of Hamilton. Indeed, with their purchase of the 32-acre former Sonesta Beach Hotel site for $10.5 million in the early part of 2013, and their longtime ownership of Marshall's Island, they have become one of Bermuda's major landowners.

Architect Ted Wood, of Botelho Wood, designed Waterloo House and is currently working on the Fairmont Hamilton Princess renovations. Mr. Wood told *Building Bermuda* that "they (the Green family) were very decisive. Once they bought Waterloo House, the phone went. They instructed us, 'Do something with it,' and we designed the new building. It was just a year from concept to start of construction, which was amazing."

Now, two years later, the contractors D&J Construction have completed the building. It is fully occupied by some of the most prestigious businesses on the Island — including Endurance, Platinum Re, Arch, and Contrarius.

> "What makes Waterloo House so attractive to tenants is the location,"

The $100 million development has 90,000 square feet of office space, 15,000 square feet of luxury apartments, and 20,000 square feet of parking along with electrical and mechanical space. Local property management experts estimate that rents from the building could generate close to $10

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million per year.

"What makes Waterloo House so attractive to tenants is the location," said Graham Smith of Coldwell Banker, who was responsible for renting most of the commercial office space. "It's a big advantage for overseas clients and other business visitors to be near the Fairmont Hamilton Princess, plus having The Waterfront office complex next door — which is home to many other insurance firms. Also, the big international firms look for a large floor plate, and at Waterloo House the main floors offer 22,000 sq.ft. Plus the building has new technologies such as 18" raised floors specially designed for computer cabling and other electrical connections."

Smith also compared the location with being in the heart of Hamilton. "Being right on the water, which is only possible west of Barr's Bay Park, also makes Waterloo House a much sought after building. The issue with Hamilton is that many of the lots are relatively small at 200 ft. deep and 50 ft. wide, and often this means that there is only natural light on the 50 ft. end of the building that faces the

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Unmatched views from the luxurious suites on penthouse of Waterloo House

Urban Living on a Different Level

The new Waterloo House residences are among the most luxurious, contemporary, tech-savvy accommodations ever offered for rent in Bermuda with sweeping panoramic views of the City and Hamilton Harbour.

Designed by Botelho Wood Architects, the seven duplex penthouse apartments are situated above the commercial office space.

Some of the outstanding features of these 4,000+ sq. ft apartments include: floor to ceiling windows; deep Brazilian walnut hardwood flooring; stainless steel appliances, granite countertops, dishwasher and wine fridge in the kitchen; master suite with a dressing area and large closets with built in shelving; heated floors in the bathroom as well as double vanities and separate shower with bath; one-touch Crestron controls to fully personalise your favourite tunes, modify your lighting, lower your shades and run your favourite television show; large private residents-only lounge, gym and roof deck terrace with outdoor BBQ area perfect for entertaining. There is also a private onsite concierge service for the residences.

The Waterloo House penthouse apartments are all rented on long-lease terms. Prices started from $14,000 per month, including maintenance, taxes and one secured covered car park space; but excluding electricity costs and available boat berth. Interest for future rental opportunities should be made to Rego Sotheby's International Realty and Penny MacIntyre at pmacintyre@regosir.com or (441) 292-3921.

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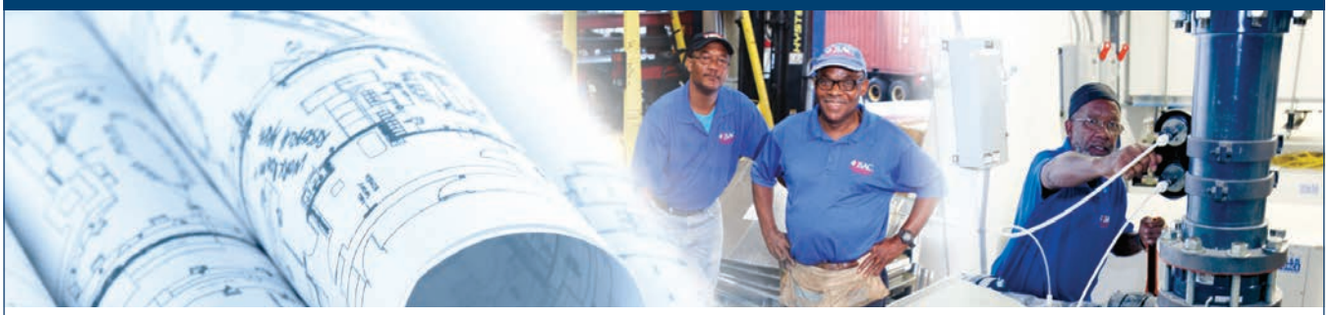

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The generous entrance concourse at Waterloo House

street. The way Hamilton was designed, with all of these long, narrow lots, might have been good for retail or warehouse in days past, or when a home was built in the centre of the lot with land all around it, but these lots aren't conducive to the needs of today's international businesses, where new buildings need to cover the whole site to make them financially viable. The site for Waterloo House is one acre, with natural light on all four sides, which allowed the architects to create something very special there."

Michael Stroheker, architect at Botelho Wood, is proud of the team that designed and built Waterloo House. "The building was finished on time and on budget," he said. "We had a great group of people working on this, from the consultants to the contractors and the sub contractors."

Some of the key companies that helped make this construction project so successful were P&M Electrical, Bermuda Elevator Company, Atlantic Construction, D&J Construction, the BAC Group of Companies, and Bermuda Scaffolding.

We wanted to keep the stairs attractive to encourage occupants of the building to use the stairs, as opposed to the elevator.

Design features such as railings, shutters, roof forms, and detailing all ensure that the building blends harmoniously into the "neighborhood". One unusual aspect is what Stroheker refers to as the 'green walls'. "There's glass behind the plants you see growing on the walls. The plants create natural shade and screening to the stair towers. We wanted to make the stair towers more than just a utilitarian exit stair. We wanted to keep the stairs attractive to encourage occupants of the building to use the stairs, as opposed to the elevator. The plants not only make the stair towers more attractive from the inside and out, they also keep the inside of the building cool."

What is not visible from Pitts Bay Road is the large outdoor plaza facing the harbour, which retains the much-loved Poinciana tree that was a feature of the former guesthouse. Since the land slopes from Pitts Bay Road to the harbour, the underground parking entrance is concealed from the road frontage. Parking is on two lower levels, sufficient for 59 cars and 57 bikes.

It's difficult to remember the narrow sidewalk outside of the former Waterloo House guesthouse. Nonetheless, the developers and architects recognised that Pitts Bay Road is a well-used pedestrian route, and therefore widened the pavements and designed a generous entrance concourse. The sidewalk has all been repaved with decorative slabs, new lighting, a water sculpture, and plantings that all enhance the appeal of this part of Pitts Bay Road.

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The much-loved Poinciana tree has been retained

The tallest palm trees in Bermuda

High up on the seventh floor of Waterloo House are what Kevin Horsfield describes as the 'tallest palm trees' in Bermuda. Mr. Horsfield is the owner of Horsfield Landscape and Design Ltd. Originally founded in 1979 as a tree service provider, the firm has grown to offer everything from residential and commercial landscaping, to playgrounds, large shade structures, woodland and turf management and landscape design.

The palms were planted in January of 2013 to enhance the penthouse residences. "We had to install them before the tower crane was dismantled," said Mr. Horsfield. "The middle of winter wasn't the best time to relocate palms, but due to our professional care they are thriving. We also planted endemic Palmettos on Pitts Bay Road, along the north side of the building, and I'm very pleased with them. We managed to plant them all with a uniform canopy height. They are all well balanced, and uniquely Bermudian of course."

Bermudians familiar with the former Waterloo House guesthouse will be pleased to know that the much-loved Poinciana tree that graced the patio by the harbour has been retained. "The Poinciana tree is the only link to the old property that still exists," explained Mr Horsfield. "We managed to keep it alive and well during the construction taking place all around it. It's stunning when it's in full bloom in the spring. It seems to be loving life and I think it will be around for many years".

A unique aspect of the landscaping at Waterloo House is the 'green wall' installed on the outside of the stair-

wells. Mr. Horsfield says "One of the issues about the site is that with an acre of building footprint only a small fringe of land was available for landscaping around the perimeter. The answer was to go up, and create a wall where plants can thrive vertically. Landscape designer Malcolm Griffith chose a selection of vines, Allamanda being the most significant. It has a lovely yellow flower that will look very attractive when in bloom. Other plants installed are the red-flowering Coral vine and Honeysuckle. These vines tumble down or grow up and will eventually create a dense green wall. In addition to increased green coverage of the site, the wall creates a microclimate which will provide shade for the stairwell and keep the glass cool, resulting in lower energy costs".

In addition to Waterloo House, Horsfield Landscape and Design is also working on the landscaping at KEMH Redevelopment and has been awarded the contract for landscaping at the Fairmont Hamilton Princess renovations.

Vines grow on the vertical landscaping

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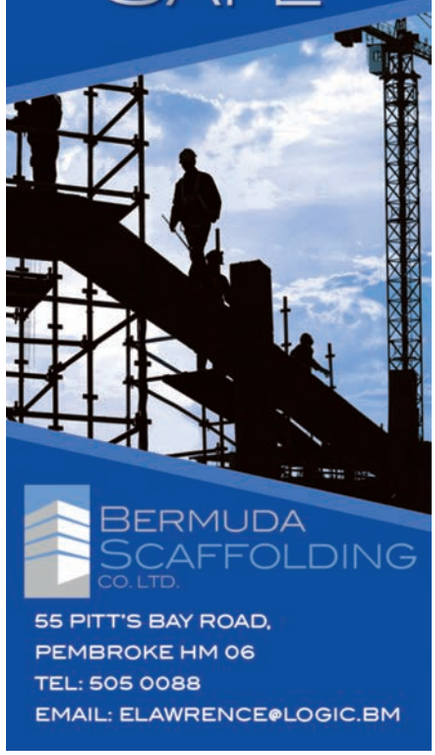

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