



NO. 2 SILO – V&A WATERFRONT

No. 2 Silo, Clocktower, V&A Waterfront, Cape Town, SA



**4 Star Green Star SA –
Multi Unit Residential v1 Design Rating**

Achieved in July 2013



No. 2 Silo is a high-end residential development, part of the re-development of the Silo area at the V&A Waterfront. There are two distinct buildings linked together. No. 1 Silo is office space, and No. 2 Silo is the residential building. These two buildings stand side by side and are separated by the lift and stair core of No. 2 Silo. No. 2 Silo has 1 level of retail, plus 7 levels of residential above the basement. The design of the building optimises views of both the Silo building and the harbour.

Sustainable building features include:

- All dwellings have been fitted with low-flow fittings, water efficient washing machines and dishwashers.
- Low-VOC carpets, paints, adhesives and sealants have been specified. Timber products have low formaldehyde content.
- High performance glazing enables good views, while minimising solar gain and optimising natural daylight. External, controllable shutters are provided.
- The hot water for No. 2 Silo is supplied from a communal system comprised of solar water heating panels, with a heat pump back up.

PROJECT TEAM:

OWNER
V&A Waterfront

ARCHITECTS
VDMMA/ Rick Brown Associates

ELECTRICAL ENGINEERS
Solution Station

FIRE ENGINEERS
Arup

LIFT SPECIALISTS
Solution Station

MECHANICAL ENGINEERS
Arup

QUANTITY SURVEYORS
MLC

STRUCTURAL ENGINEERS
Sutherland

SUSTAINABLE BUILDING CONSULTANTS
Arup

SUSTAINABLE DESIGN REVIEW CONSULTANTS
Arup

WET SERVICES
Arup

MAIN CONTRACTORS
WBHO

PROJECT MANAGERS
Mace

TOTAL POINTS:

48

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA): **5 084 m²**
TOTAL COMMERCIAL OFFICE AREA: **3 112 m²**
CAR PARKING AREA: **1 792 m²**