

## PROJECTS



### THE VIEWS BOUTIQUE HOTEL & SPA Wilderness, Western Cape

#### Developer

Theo du Toit

#### Architects

Harry Burger Architects

#### Quantity Surveyors

ProQS

#### Consulting Engineers:

##### Structural

DMS Engineers

##### Electrical & Mechanical

De Villiers & Moore

##### Interior Design

Lunique Interiors (Hotel interior)

Anthony Brent Steytler Interiors

(Restaurant Interior Design)

##### Environmental Consultants

Cape Environmental Assessment

Practitioners

##### Main Contractors

JC Joubert

##### Marketing & Management

Mantis Collection Group

##### Photography

Mantis Collection Group

# The Views Boutique Hotel and Spa

This five star hotel and spa offers individually designed and styled suites, with floor-to-ceiling windows taking full advantage of sea and mountain views.

**M**antis added another property to its group of five star boutique establishments and game reserves: The Views Boutique Hotel and Spa - a contemporary styled hotel set on the Wilderness dunes overlooking the Indian Ocean along the famed Garden Route.

#### MANTIS COLLECTION COMMENT

This five star hotel and spa offers individually designed and styled suites, with floor-to-ceiling windows taking full advantage of sea and mountain views. The penthouse apartment on the top floor comprises a bedroom, bathroom, separate lounge and dining area, surrounded by panoramic views.

Owner, Theo du Toit, said that building a hotel from scratch was no easy feat and took many years of planning and effort. The Views will be worth the time, patience and effort invested by all – this hotel is destined to become one of the leading hotels on the Garden Route and in the Western Cape, and will establish the Wilderness region as a hot destination for local and international travellers alike.

Theo worked closely with local architect, Harry Burger, to design The Views to maximise its magnificent setting; at every turn, the eye is met with a magnificent view of the Indian Ocean.

Interior designer, Lulu Ridgway, created a contemporary 'natural' upmarket style, capturing the exterior elements of nature and the ocean throughout The Views. You'll find many unusual and unexpected touches – the décor elements are fresh, modern and, more importantly, inspiring. Spacious rooms have been designed with comfort and luxury in mind.

Some of the special features exclusively designed for The Views include: a three-storey rotating 'aquarium' showcasing more than a 1,000 individually handcrafted glass fish sculptures, complemented by LED lighting, movement and sound, emulating the heartbeat of the Indian Ocean, just meters away from the hotel, life-size recycled crystal glass seagull sculptures and ceilings in public spaces that reflect the movement of water. Stylish exterior spaces allow for total relaxation, making the most of panoramic ocean views.

The Views has customised mood control lighting systems in every room, a pillow library, a private pool deck, a seaweed lounge, a conference facility, a games room and wireless internet connectivity throughout the hotel. Guest facilities and accommodation are of the highest quality, ensuring that guests are pampered morning till night.





### Accommodation

The hotel has a selection of rooms and suites consisting of the following:

- A penthouse with panoramic sea views.
- Five honeymoon suites - all are corner suites with direct sea views.
- Seven Premier Suites with full sea views
- Two Deluxe Suites with mountain views
- Two Luxury Suites with side sea and mountain views
- One two-bedroom suite with mountain views
- Two Classic rooms with sea views
- One Classic Room with mountain view

The rooms are furnished in light contemporary styles, with floor to ceiling windows, which maximise the views. All have spacious seating areas except for the Classic rooms, which are compact in size. The rooms are fitted with central air-conditioning, LCD Television screens with satellite channels and Ipod connections. All are furnished with safes, fully stocked mini bars, extra length beds and generous cupboards or walk-in dressing rooms. The en-suite bathrooms vary according to the accommodation, some with free-standing baths and double showers, plantation style shutters, under floor heating and heated towel rails. The Hansgrohe mixers and

showers supply the extra touches of luxury to the bathrooms, which also have hair-dryers, bathrobes and slippers supplied.

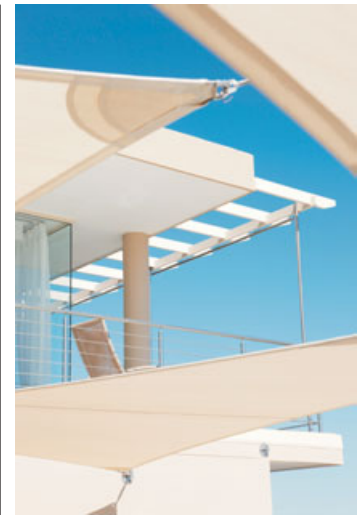
### Guest Facilities

Restaurants and dining facilities include The Foam Restaurant, which caters for breakfasts and dinners; the Sails Bistro, which caters for lunches and dinners; dining on the Sea View Cocktail Deck, which is perfect for al fresco meals. The Sea View lounge opens onto a sea facing deck where guests can enjoy complimentary drinks. There is also a library lounge with a "Bio Fire" fireplace. A private rooftop pool deck is equipped with a solar heated rim-flow pool.

### ARCHITECT'S REPORT

The Views Boutique Hotel is a unique site; a picturesque location on the dunes above Wilderness beach which has a convenient proximity to the N2 freeway. Not only will a hotel guest experience the beachfront, but the upper levels of the hotel look out at the foothills of Wilderness heights and the Outeniqua Mountains to the north.

As the name implies, there are views in all directions and the primary brief was to capture the natural splendour of Wilderness for all the hotel suites and restaurants. This



**This five star hotel and spa offers individually designed and styled suites**





**The atrium over the hotel entry foyer features a glass curtain wall that extends into a large skylight**

directive has not only shaped the building but also dictated the choice of materials, whereby glass facades, balustrades and screens open the building in all directions. Slender stainless steel railings and pergola posts maximise this effect.

Every suit has been designed with an unobstructed view through floor-to-ceiling frameless glass.

The "Sails" restaurant floor and deck steps down towards the beach so that all patrons look down onto the Indian Ocean through frameless glass walls and railings.

The atrium over the hotel entry foyer features a glass curtain wall that extends into a large skylight. These, combined with

glass balustraded staircases and a double volume link to the south, form a focus point for arriving guests as an impressive invitation to both the hotel's interior and a commanding view of the sea.

The developer called for a luxurious, yet personal, internal atmosphere; to avoid at all costs the traditional hotel configuration of rooms in rows, with long unimaginative corridors.

Most of the interior design extends the focus on light, using glass and mirrors to create space and a nautical atmosphere. Features such as hanging sea birds, a four storey fish mobile, all sculpted with glass, complete the theme.





Being part of a residential complex (The Waves), the hotel had to maintain a domestic scale and be soft on the ocean skyline. A brutal block would not have worked (or have been accepted by the Wilderness locals).

As such, the architectural vocabulary of pitched roofs, triangular gable windows and earth-toned plaster walls was extended from the adjacent residences, matching in style and detail. This detailing has been carried into the “covered bridge” and a walkway that will eventually link to a small commercial village shopping centre planned to the north.

#### Landscaping

Remnants of a mature Milkwood forest reach into the northern boundary of the site. These were accurately surveyed and incorporated in the design with considerable effort to leave them undisturbed. The hotel building now screens these indigenous trees from the “salt pruning” ocean wind and, after the construction work, new leaves are sprouting everywhere. The current severe water restrictions in the George/Wilderness area have prevented the final greening layer of indigenous plants being added to the landscape. These will eventually wrap around the deck areas, allowing the indigenous dune vegetation to

**The interior design extends the focus on light, using glass and mirrors to create space and a nautical atmosphere**



Interior designer, Lulu Ridgway, created a contemporary natural upmarket style



once again meet with the Milkwoods on the northwest of the building.

#### Challenges

The first challenge faced by the professional team was to excavate next to the existing residence (and the Milkwoods) and establish a suitable foundation in the sand dune. A steel reinforced concrete “raft” was designed (by DMS Structures) which would distribute the load of the building over the whole

footprint area, to counter the disadvantages of building on sand. Services in these conditions were also problematic and the extreme salt and moisture coming up from the breakers below make the selection of materials, to withstand corrosion, a real issue. As a foreman quipped “even wood will rust here”.

To expedite the construction time (by about 2 months) and to allow maximum glass openings (with no perimeter beams), a post-tensioned slab structure was used.





**The Views Boutique Hotel and Spa is a contemporary styled hotel set on the Wilderness dunes**

This is unusual for a relatively small and complex building like the Views Hotel; normally the system is only used for large structures like parking garages and office blocks. This technology also made the long and unsupported span of the bridge feasible.

**Environment**

Halfway through the plan approval process, the project became subject to the recently promulgated "NIMA" Coastal Development

Regulations, which required an EIA (Environment Impact Assessment) be done as part of the approval process. This included looking at everything from the dune stability (including possible shore erosion from the effects of global warming) to the hotel's visual impact on the shoreline.

Even before these regulations, a key aspect of the project's scope was to rehabilitate previous damage to the dune and sustainably link the development to the beach. To this end, the existing



The rooms are furnished in light contemporary styles, with floor to ceiling windows



stairs and boardwalk are being upgraded and the effects of past building operations and erosion are to be rehabilitated. To restore the dune's natural ecology, there will also be an indigenous vegetation re-planting initiative.

**Environmental Considerations**

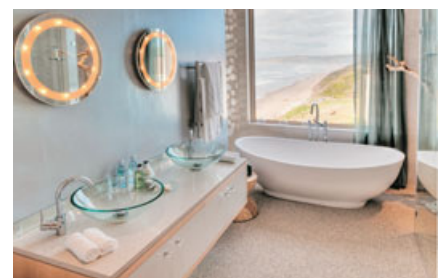
The entire building process was monitored by the appointed Environment control officers, in terms of a management plan (Cape Environment Assessment Practitioners)

- Sensitive coastal site with indigenous dune face and clumps of mature Milkwood trees.
- No stormwater run-off could be allowed on dune faces.
- Indigenous vegetation was not to be disturbed during construction. Material and water spillage from the building process was prohibited.

- Timber pole retaining walls and hoardings were used to protect Milkwoods and dune vegetation during construction.
- Solar panels used for heating pool to limit traditional power dependency.
- Heat pumps are used as backup heating for rooftop pool and basement spa pools.

**Accommodation**

- 18 Suites (average room size of 56m<sup>2</sup>), 4 double-room suites which cater for families.
- Board/conference room with attached kitchen and balcony.
- Rooftop Pool Deck
- Games room (with pool table)
- Cocktail deck and bar overlooking the ocean.
- Library lounge, with glass panels forming the floor of the pool above.





### Advertisers on this Project

#### De Villiers & Moore

Consulting Electrical and Mechanical Engineers

#### DMS Structures

Consulting Structural Engineers

#### Envirodeck

Suppliers of a wide range of environmentally-friendly engineered decking, railing and cladding products

#### Hansgrohe Personalised Bathrooms

Specialists in bathroom fittings and sanitaryware

#### Harry Burger Architects

Architects

#### JC Joubert Builders

Main Contractor

#### Pro-QS Quantity Surveyors

Quantity Surveyors

- Reception/information lounge and deck.
- Secure undercover parking (in building)

#### Restaurant - "Foam"

- Fine Dining Restaurant, seating fifty patrons.
- Serves hotel breakfast.
- Dancing area and bar

#### Restaurant - "Sails"

- Family Restaurant, seating one hundred and fifty patrons.
- Kids play area
- Large outdoor deck (208m<sup>2</sup>)

#### Health Spa and Gym

Full treatment spa with:

- Sauna/tylarium
- Rasul
- Floatation pool
- Treatment rooms

- Post treatment
- Gym
- Change rooms
- Showers

#### Spatial Details

- Hotel Area: 2,066m<sup>2</sup>
- Hotel Balcony Area: 556m<sup>2</sup>
- Average Room Size: 56m<sup>2</sup>
- Number of Suites: 18
- Number of Restaurants: 2
- Family Restaurant Area: 354m<sup>2</sup> - 150 seats
- Family Restaurant Deck: 200m<sup>2</sup>
- Fine Dining Restaurant Area: 188m<sup>2</sup> - 50 seats
- Fine Dining Restaurant Deck: 208m<sup>2</sup>
- Kitchen Area: 223m<sup>2</sup>
- Spa & Gym Area: 460m<sup>2</sup>
- Total Building Area: 4,850m<sup>2</sup>

