

# WAA complete construction on the The Double in Amsterdam

**(For Release)** The Double is a new-built housing complex in the center of Amsterdam, composed of two volumes separated by an inner-courtyard and connected by an underground parking garage, with six penthouses, and a gym-spa

## Typology

Housing, Spa,  
Wellness

## Location

Valkenburgerstraat  
130-136  
Amsterdam 1011 NC  
the Netherlands

## Size

9.700 m<sup>2</sup>

## Courtyard garden

400 m<sup>2</sup>

## Date of design

2008-2010

## Start of construction

2015

## Date of completion

Summer 2019

## Project team

Wiel Arets, Harold  
Hermans, Dennis  
Villanueva, Rob  
Willemse, Joris van  
den Hoogen

## Collaborators

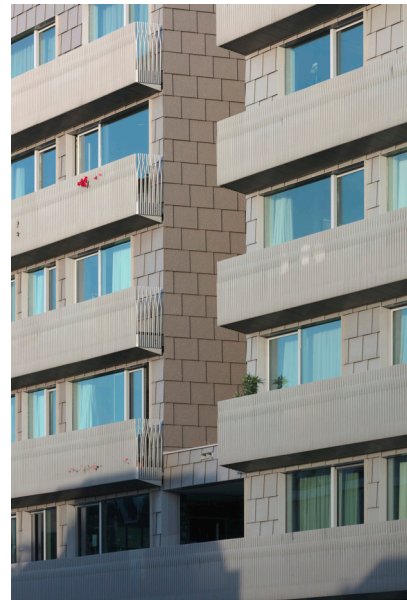
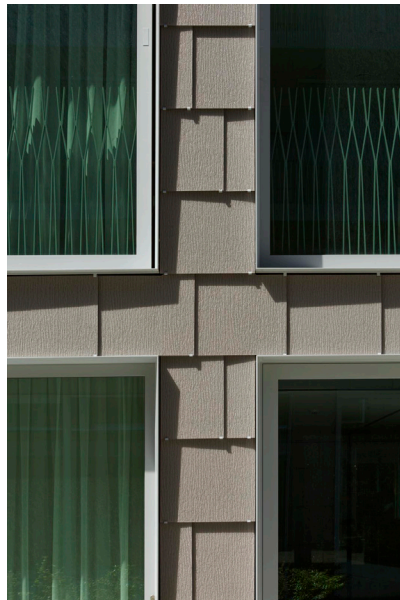
Maron Vondeling,  
Joost Körver

## Client

US CV-1 BV

## Consultants

Van Rossum  
Raaggevende  
Ingenieurs BV,  
Hillen & Roosen,  
Crux Engineering  
BV, Wetering  
Raadgevende  
Ingenieurs BV



This recently completed luxury-housing complex, consisting of 45 residential units in two volumes—one street side, and the other canal-facing—are connected by an underground, communal parking garage, and are separated above by an internal, and lushly landscaped, intimate courtyard for its residents. Four penthouses are situated on the top two floors of the rear, canal-facing volume; two on the front. The building itself is sited on the eastern edge of Amsterdam's city center, which was built in the sixteenth century, about a half a kilometer from the 'Zuiderkerk' (Southern Church), which dates from 1608. Due to the delicate nature of the site within the center of historic Amsterdam, groundwork during preparation of the building's foundation, uncovered evidence of archaeological remains from the sixteenth and seventeenth centuries, which the city excavated and studied. After months of the site's excavation by the city, construction proceed on-The Double.

Rare for Amsterdam; this full service residential complex, has a 24/7 concierge, cleaning, and laundry services integrated into the way of life of its residents. Upon entry on the ground floor, a spacious lobby tunnels through the street-facing volume, leading to the communal courtyard. From the lobby, a wide marble staircase descends to the parking garage and individual storage units of each resident. Additionally off the lobby is a gym and wellness spa with sauna, which is both public, and included for use by all residents. The entire building is clad in glass 'shingles', which are painted in shades of gray on their backsides, so that the building never has to be painted due to weathering. The scale of the shingles references the copious brick façades of the buildings sited on the same street. While the shingles' large scale lends monumentality to the building; it's further emphasized, by the enormous square windows that punch through the façade. A relief on the front side of the glass shingles, provides the building with a subtle rippling texture, onto which charlatan like dances of glittering light and shadow can play.

The complex's front volume is six stories high, while the rear is five stories high, and overlooks a little-trafficked canal, with the occasional boat passing by. While many units' plans are identical, all have been outfit with white polyurethane floors, black light switches and power outlets, and centrally monitored security. The units situated on the ground floor carve their terraces from the courtyard to encourage the residents' community to fluidly interact, while the ground floor units in the back volumes, also have French terraces that open onto the canal. One very special unit in the back volume is bi-level, with its own private boat dock abutting the canal; its loggia's fence can be lowered in order to step into the boat. The 'fences' that are in essence railings aligning every terrace and outdoor space throughout the complex, are custom designed to provide angular visual privacy into each unit, while simultaneously allowing for a maximum transparency from within, due to the 'folding' at their upper edges.

The two top floor penthouses in the rear volume, which are about 200 m<sup>2</sup> in size, each have their own private roof terrace totaling about 60 m<sup>2</sup>. The penthouses in the lower floor of the rear volume do not have roof terraces. Yet, two additional penthouses on the top floor of the front volume, each about 170 m<sup>2</sup>, also have private roof terraces of, about 60 m<sup>2</sup> each; bringing the total number of penthouses in the complex to six. Unique to the two penthouses in the street-facing volume, are again the enormous windows, yet slanted, so residents, when looking out, see only the sky, rather than automobiles and street traffic below. All residential units are able to be accessed with an electronic key card, as is every door and elevator throughout the housing complex. A specially built app additionally allows for remote access, using any smartphone. This is luxury living at its finest, in the center of Amsterdam.

## About WAA

Wiel Arets Architects (WAA) is a globally active architecture and design firm, whose work extends to education and publishing, with studios located in the Netherlands, Germany, and Switzerland. Comprised of an international team of architects, designers, thinkers, and administrators, the firm is currently involved in large number of projects throughout Europe, North America, Asia, and Africa. Its architecture and design emerges from research and a balance of hybrid-programming solutions, which adapt to and anticipate future contextual change.

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