

# HOME DESIGN EXPO 2014



Ferreiras  
*Tile + Bathroom*

*Out of the Ordinary™*



*Waterfall*

• COUNTRY LIFESTYLE ESTATE •

## HOME DESIGN

# 09



R i a a n S t e y n A r c h i t e c t s



**KWANDISA  
CONSTRUCTION**  
IPHILIP  
Growing Development

## ► ARCHITECT

Riaan Steyn Architects

## ► BUILDER

Kwandisa Construction

## ► SPECS

- House size: 710m<sup>2</sup>
- 4x bedrooms, en-suite
- Kitchen, dining, 2x lounge
- Upstairs lounge & study
- Staff quarters & scullery
- 1x double & 1x single garage
- Pool, patio ,braai & patio bar
- Garden & water features
- Heat pump/central & Hot water service
- Design interior & fixtures

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## INNOVATION & GREEN DESIGN

**North Facing orientation** allows for ample natural light and heat control. Passive temperature regulation, warm in winter & cool during summer. Cross-ventilation: all windows and doors open onto garden. Roof gardens create a natural buffer against natural elements and sound. Shading devices and overhangs protect windows and doors against sun. Energy calculations ensure the best use of double glazed and low-E glass. Hot water generation provided by energy efficient heat pump technology. Passive design strategy implemented through green buffer courtyards. Photo-voltaic technology ensure energy efficient auxiliary power supply. Interior-exterior link between house and garden ensures 'outside living'.



► A HOUSE INSPIRED BY THE HIGHVELD ITSELF

## HOME DESCRIPTION

**Waterfall Country Estate** is located in the heart of the spectacular South African Highveld. The estate was conceptualized around the utilization and celebration of the surrounding natural context.

The proposed show house is inspired by the Highveld itself. The natural surrounding context is characterized by endless rolling plains, intersected by rocky ridges. The North facing orientation around which the home was designed allows the entire structure to be flooded with natural light. The building's placement on site, opens up the garden and in turn, the entire home opens up through sliding glass elements in order to live out onto the garden. The use of glass reflects an attempt to make the structure invisible.

The proposed home is planned around a linear spine or walkway. The walkway links- and leads onto a number of sub-spaces which house the main functions of the home. The sub-spaces are connected to the landscape through decks. The transition from public to private spaces becomes important. The ground storey spaces are linked to the garden through the glazed spine. The first storey houses the more private spaces. The house reflects it's beautiful and dramatic setting. Roof gardens were incorporated to bring the natural surrounds into the home.



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## RIAAAN STEYN ARCHITECTS

**RSARC is an** environmentally conscious firm with a deeply rooted understanding of the natural surrounds they work in. The firm uses architecture to enhance each terrain through site specific buildings.

They strive to employ sustainable architectural principles in order to promote the incorporation of 'green' initiatives, within a dynamic industry. The firm's young and dynamic approach reflects a range of architectural concepts - which seek to exploit passive design strategies; in order to satisfy client expectations; within restraints of environmental awareness.

The firm is grounded by the value of developing flexible strategies which facilitates improvement and growth in the greater profession- while remaining consistent in the highest possible standard of service delivery. With many clients that are new to the construction industry, RSARC take a personal interest in all of their clients and designs produced by the firm.

## KWANDISA CONSTRUCTION

**Kwandisa Constructions is** based in Johannesburg, South Africa. We specialize in high end residential projects, oil company retail and commercial projects.

Kwandisa Constructions is committed to providing quality workmanship and the timely completion of projects. Our projects are overseen by our hands-on Contract Managers and Construction Supervisors. We believe that work quality is directly proportional to the level and quality of supervision. This is achieved by the direct involvement of the company's management team in every project that we undertake. We have an extensive data base of well-qualified and reliable sub-contractors that share in Kwandisa's vision to deliver quality workmanship on time. Our services range from small maintenance projects to full"turnkey" solutions which include the design, budgeting, programming and implementation.

*Waterfall*  
• COUNTRY LIFESTYLE ESTATE •

This home was specifically designed to fit into this prestigious lifestyle estate. It conforms to Waterfall's uniquely South African style of architecture which embraces "green living" and open space.

For more information on this estate or to arrange an exclusive meeting please feel free to contact one of our representatives.

Norman: 082 903 7502

Musi: 082 806 1735

Francis: 082 806 1769



► THE ENTIRE HOME OPENS UP THROUGH SLIDING GLASS ELEMENTS

## CONTACT

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T A B B E R T  
INTERIOR CONSULTANTS



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