

# HOME DESIGN EXPO 2014



Ferreiras  
*Tile + Bathroom*

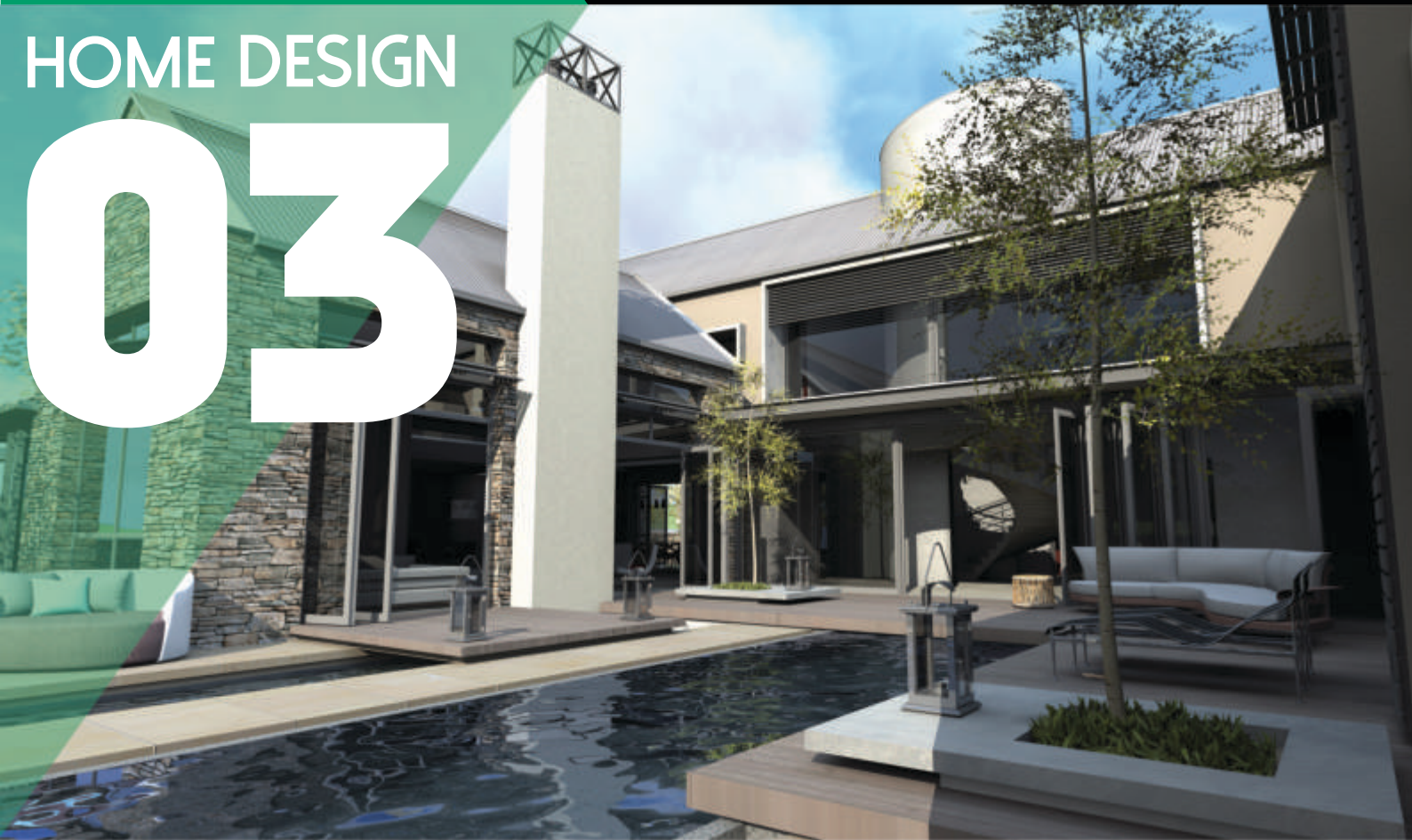
*Out of the Ordinary™*



**BLUE HILLS**  
COUNTRY & EQUESTRIAN ESTATE

HOME DESIGN

03



*PanAcht*  
CONSTRUCTION

## ▶ ARCHITECT

*Karel Keuler Architects*

## ▶ BUILDER

*PanAcht Consultants*

## ▶ HOUSE SPECS

- House Size 1 148,342m<sup>2</sup>
- x4 Bedroom Suites
- x2 Guest Suites & Lounge
- Sound/Theatre Room
- Entertainment Terrace
- Laundry, Pantry & Cold Room
- Staff Quarters
- Strong Room
- x2 Double Garages
- Store Room/Additional Garage

HOME DESIGN

# 03



## HOME DESCRIPTION

Taking the **Architectural** Guidelines into consideration, the Architectural Style of the House is described as a Contemporary Farmhouse with modern elements.

The Footprint layout is reminiscent of a farm complex with 'barn like' structures in differential juxtapositions connected to create the inside-outside movement between the house and the outside living areas, being the design concept. The main outside Living Area being the reflection Swimming Pool, Kgotla and Timber Deck surrounded by a rim flow Pebble Pond with all the main internal Living Areas as well as the Guest wing block leading onto this area. Water is incorporated as a major element throughout the design, as focal points, from the approach to the house, then moving through the Entrance Court Bridge floating over pebble ponds on either side, through the Double Volume Reception Area with a vista onto the main Outside Living Area containing the pool and rim flow pebble pond and finally ending at the feature circular farm type pond outside the Dining Room and Open Patio.

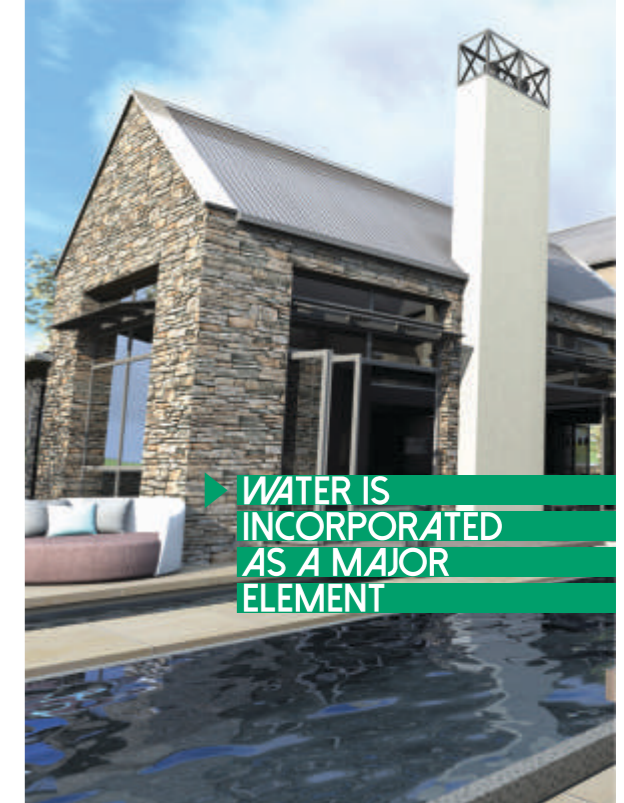
The other major design element is the use of two tubular concrete light shafts with sloped glass roofs containing the Entrance Hall and circular Main Staircase as well as the Steam Shower Tower replicating storage silos typically found at a farm complex.



▶ THE FOOTPRINT IS REMINISCENT OF A FARM COMPLEX

## INNOVATION & GREEN DESIGN

The juxtapositions of the structures also assist in the North Orientation of all Living and Sleeping areas being the foundation of designing with energy efficiency in mind. The use of projecting slatted steel pergola structures, projections and screens as well as concrete slab projections and concrete framed surrounds are an integral aspect of the design to create shading to windows and door openings. All glazed window and door units will be double glazed with all east of west facing units utilizing Low-E glass within the double glazing system. Space heating by means of heated water bourn underfloor heating system as well as the domestic hot water generation will be provided by a Heat Pump unit, which functions during the winter months and during the summer months will be reversed to feed the Air Handlers providing cooling to all the Bedrooms Suites, thereby utilizing the Heat Pump during both seasons.



▶ WATER IS INCORPORATED AS A MAJOR ELEMENT



## KAREL KEULER ARCHITECTS

**Founded in 1997**, Karel Keuler Architects is a Johannesburg based architecture firm specializing in clients and projects that require a high level of design sensitivity, technical expertise and hands-on principal involvement. A limited number of commissions are accepted at any given time frame to insure individual involvement and attention to each project.

Karel Keuler Architects' progressive approach towards architecture and the understanding of the complex interrelationship between design and building technology including a convincing command of materials and architectural detailing encompass tailored design solutions for the individual client.

Each project is analyzed for its special requirements and opportunities with the design solution being a unique response to its site, environment, immediate context and the client's aspirations. At the completion of each project the aim is to have achieved a functional and aesthetically-pleasing building that has an enduring quality over time that exceeds client's expectations.

## PANACHT CONSULTANTS

**Established in 1995** by Phillip Van Achterbergh with over 30 years' experience in private property construction and development.

PanAcht's success derives from high standards, governed by creativity and professionalism, as well as our passion for customer satisfaction and my personal attention to all projects. PanAcht's staff live by the motto "Excellence is never an accident!" At PanAcht we strive to provide a level of service and satisfaction, unsurpassed, to all our clients.

PanAcht Construction is committed in creating special and unique homes. We work with architects, interior designers and landscapers to truly capture the vision of every home. We are efficient, the completion date never negotiable, and always willing to go the extra mile when working on a contract.

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This home was specifically designed to fit into this prestigious lifestyle estate. It conforms to the Blue Hills' 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 our representative:

**Rob Emett:**  
— 082 882 5087 —



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