

HOME DESIGN EXPO 2014



Ferreiras
Tile + Bathroom

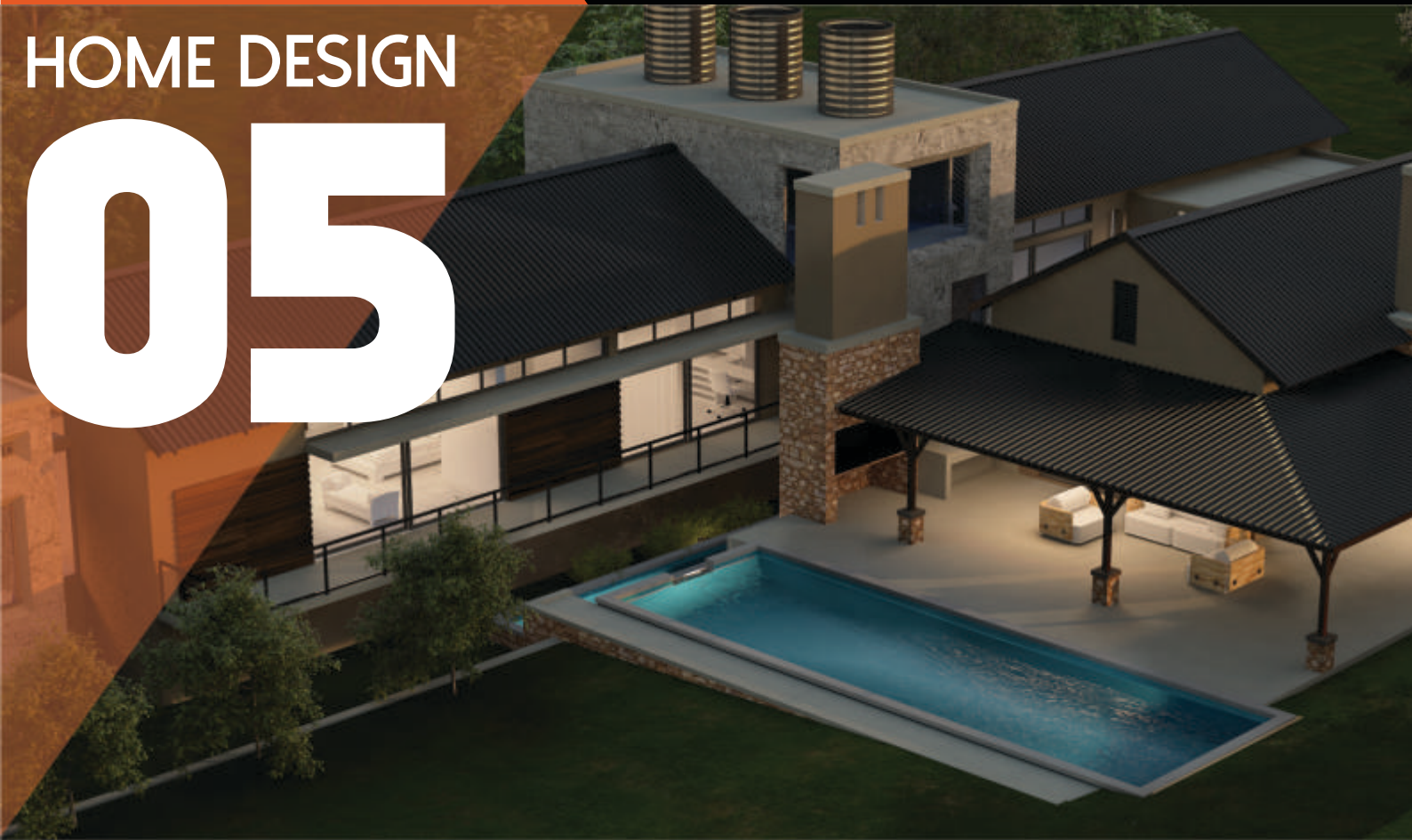
Out of the Ordinary™



BLUE HILLS
COUNTRY & EQUESTRIAN ESTATE

HOME DESIGN

05



URBAN CONCEPT
ARCHITECTS



ARCHITECT

Urban Concept Architects

BUILDER

Victor Turnkey Projects

SPECS

- Total House area: 1 154.7m²
- Lounge with Fire Place
- T.V Room & Dining room
- Breakfast room
- Kitchen & Scullery / Laundry
- Study
- Wine Cellar
- 4x Bedrooms all en suite
- x2 Double Garage's
- Entertainment Area with Boma

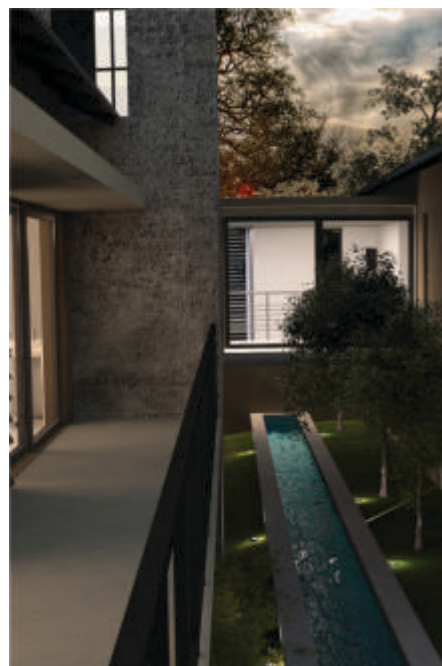
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HOME DESCRIPTION

This house can be described as a Contemporary Farmhouse. The house design was executed as a composite block design that would allow for maximum light and ventilation of approximately 1150m².

The inspiration for the house was traditional Highveld farmhouses, which are dated back to the early 1900s, within a composite block design which would normally include various simple barn and or tower structures linked by modern glass and concrete structures; whilst the verandas are treated as a link between the roofs and the main structure. The location of the stand (north entry, west and south facing an open green belt) played a major role in the positioning of the living areas vs. the public areas. The main features of the house are its wide north east facing veranda, The off shutter concrete towers as well as the roof garden which provides uninterrupted views across the adjacent open green space that slopes away for beautiful vistas.



▶ **FEATURING A ROOF GARDEN WHICH PROVIDES UNINTERRUPTED VIEWS**

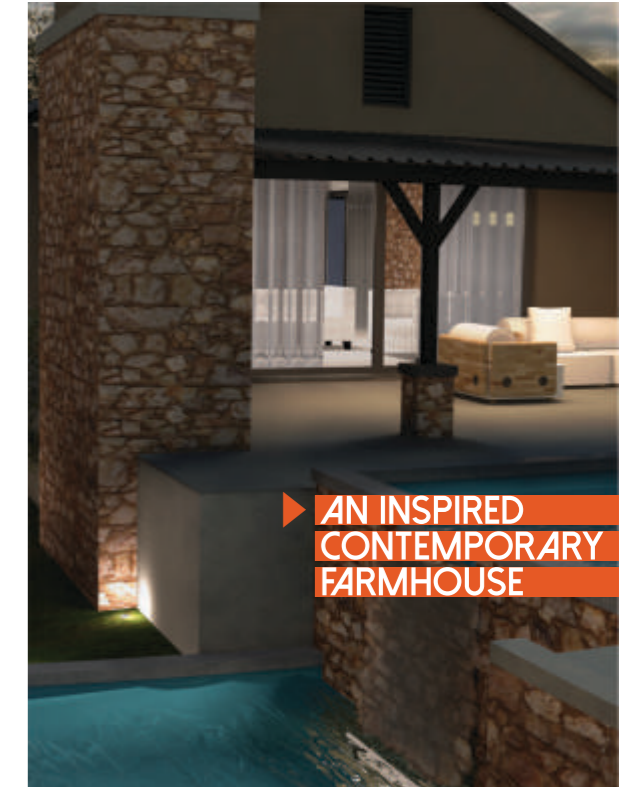
INNOVATION & GREEN DESIGN

This project is will comply with SANS 10400, its requirements were implemented, and green design also has a functional, legal, moral and long-term focus. Any GOOD design will incorporate the following:

A. Orientation - North or as close as possible to north orientation of the building and major fenestration elements will alleviate heat loss in winter and gain in summer. In this case the building's orientation is north.

B. Insulation - The major areas of heat gain/loss in the structure of a building are: Floors: To a lesser extend because of constant year-round temperatures unless under floor heating (in this case a water-based LPG heated system) and to mitigate this the ground floor slabs were insulated by means of a high density polystyrene foam layer below the slab. Walls: Heat gain happens on the north (in winter), east and especially west facing walls. To mitigate this the bulk of fenestration is limited to the north elevation and limited on east and west, however on the west facing windows and patio doors deep overhangs and shutters were implemented. Roofs and ceilings: Chroma deck finished 6mm S-rib roof sheeting with 75 mm high density polystyrene continuous underlay on SA pine roof trusses with 9 mm plastered and skimmed gypsum ceilings. Fenestration: Powder coated wooden window and door frames with low E glazing to north, east and west facades ensure better performance although not the ultimate solution in terms of budget constraints, it provides a good compromise combined with heavy internal drapes.

C. Energy and Resource consumption: The three main sources of energy used are: Eskom electrical supply, LPG supply in the estate and solar energy. Water supply: Limited rainwater harvesting would be possible for future owner and a full grey water harvesting system was quantified but not financially viable.



▶ **AN INSPIRED CONTEMPORARY FARMHOUSE**



URBAN CONCEPT ARCHITECTS

Urban Concept Architects was established by Paul Boshoff in 2005. Paul has been practicing as architect since 1987 and with his own practice since 1989 (Paul Boshoff Architects) Over the last nine years the team was expanded to include a number of highly qualified and motivated architects, technicians and support staff. We are committed to providing a professional and appropriate service to our clients, always accepting that a thorough understanding of a client's needs is paramount for the successful development and completion of any project.

Through a wide range of skills we are able to provide integrated solutions to create the perfect balance between aesthetics, function and cost. We pride ourselves in accepting the challenge to create buildings which are not only functional and cost effective, but striking, exciting and beautiful as well. Honesty in design is our motto and our clients inevitably ends up being part of our circle of friends.

VICTOR TURNKEY PROJECTS

Victor Turnkey Projects is a leader in providing value-added construction services to our customers by creating a successful partnership with them throughout the construction process. Our pledge is to establish lasting relationships with our customers by exceeding their expectations and gaining their trust through exceptional performance from every member of our construction team. We strive to perform for our customers the highest level of quality construction services at fair and market competitive prices. To ensure the longevity of our company through repeat and referral business achieved by customer satisfaction in all areas: timelines, attention to detail and service-minded attitudes as well to maintain the highest levels of professionalism, integrity, honesty and fairness in our relationships with our suppliers, subcontractors, professional associates and customers. We also aim to contribute positively to an environmentally sustainable future by ensuring that our clients are well informed and advised about green building issues and technologies. As well as to actively promote, encourage and facilitate green building in order that our clients can work and live in a healthy, efficient and productive environments.

CONTACT

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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 —



BLUE HILLS

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