

# HOME DESIGN EXPO 2014



Ferreiras  
*Tile + Bathroom*

*Out of the Ordinary™*



*Waterfall*

• COUNTRY LIFESTYLE ESTATE •

## HOME DESIGN

# 04



## ► ARCHITECT

*Chalkline Design*

## ► BUILDER

*Chalkline Construction*

## ► SPECS

- 873m<sup>2</sup>
- 6x en-suite bedrooms
- 4x garages
- 2x staff bedrooms
- Home theatre, home office
- Jacuzzi and pool bar
- Pool and water feature
- Double glazed aluminium throughout
- Oppulent living areas
- AAA grade finishes

HOME DESIGN

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## HOME DESCRIPTION

**The house is designed** to be appropriate to the site and local climatic conditions. It is characterised by a series of spaces connecting the elements of the house with the exterior.

All of these spaces are naturally lit, and maximise the flow of space between inside and outside.

The main entertaining areas of the house spill out to a central landscaped courtyard. This space is further enclosed by a pool lapa and guest suite to create a sense of enclosure.

Throughout the house double-volume spaces encourage interconnection and play. Spaces between floor and ceiling open up and are light and airy. Large glazed areas, shaded from direct sunlight, allow a connection between house-and landscape.

A variety of building forms and roof shapes allow the building to sit comfortably on the stand. Strong visual elements include a striking battered stone façade and reflective pool.

Steeply pitched slate roofs on battered stone columns help anchor the house to the site. The house is designed to be harmonious, comfortable and create a sense of delight.



*Waterfall*  
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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**

## INNOVATION & GREEN DESIGN

**Chalkline Design's approach** to energy efficient building is holistic and based on fundamental design principals. The massing and orientation of the structure in reaction to the northern aspect is of prime importance. The resultant design is filled with natural light, airy and thermally self-regulating. Attention to window and door placement on the relevant elevations ensures good cross ventilation. This together with the considered inclusion of shading whether structural or bolt on, negates spikes in thermal gain. Double glazing, solar geysers, heat pumps, surface bed and roof insulation are all part of our standard finish. The combination of passive design and green technology and the resultant energy efficient dwelling is in reaction to the environment. Always evolving, Chalkline Design strives to include proven and innovative green materials in the design process.



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## CHALKLINE DESIGN

**Chalkline Design focuses** on designing elegant, efficient homes, both contemporary and traditional, tailored to the budgets, tastes and the needs of our clients. Chalkline Design positions itself in the middle to upper segment of the security estate market. Whilst pushing the boundaries of size, materials and aesthetics a - core focus is always to ensure that design matches budget. Our design approach ensures that our architectural process does not compromise the practicality, affordability and budgetary aspects of the construction project, ensuring that there is no disconnect between final design and budget.

A home being the heart of the family must be sustainable and affordable.

## CHALKLINE CONSTRUCTION

**Chalkline Construction's** goal is to change the perception of the residential building industry, we ensure that we deliver according to what we promise. Chalkline Construction offers a Specialist Building team for the construction of your home and Chalkline Design offers you the platform from which to design your home – our panel of Architects work hand in hand with you in designing your home and more importantly, hand in hand with Construction in building your home thereby ensuring there is no disconnect between design and budget. A massive differentiating factor is that our team of Specialist's guide you through the Construction process. 90% of clients are unfamiliar with the process and our Procurement, Finishing, Administration and Supplier Management team support our clients through every step of the process. Chalkline focuses on the Middle to Upper end of the residential property market with our projects ranging from R3m to R20m. We fully understand that your home is not only a massive financial investment, but it also a huge emotional investment. Chalkline guides our clients through the process.

## CONTACT

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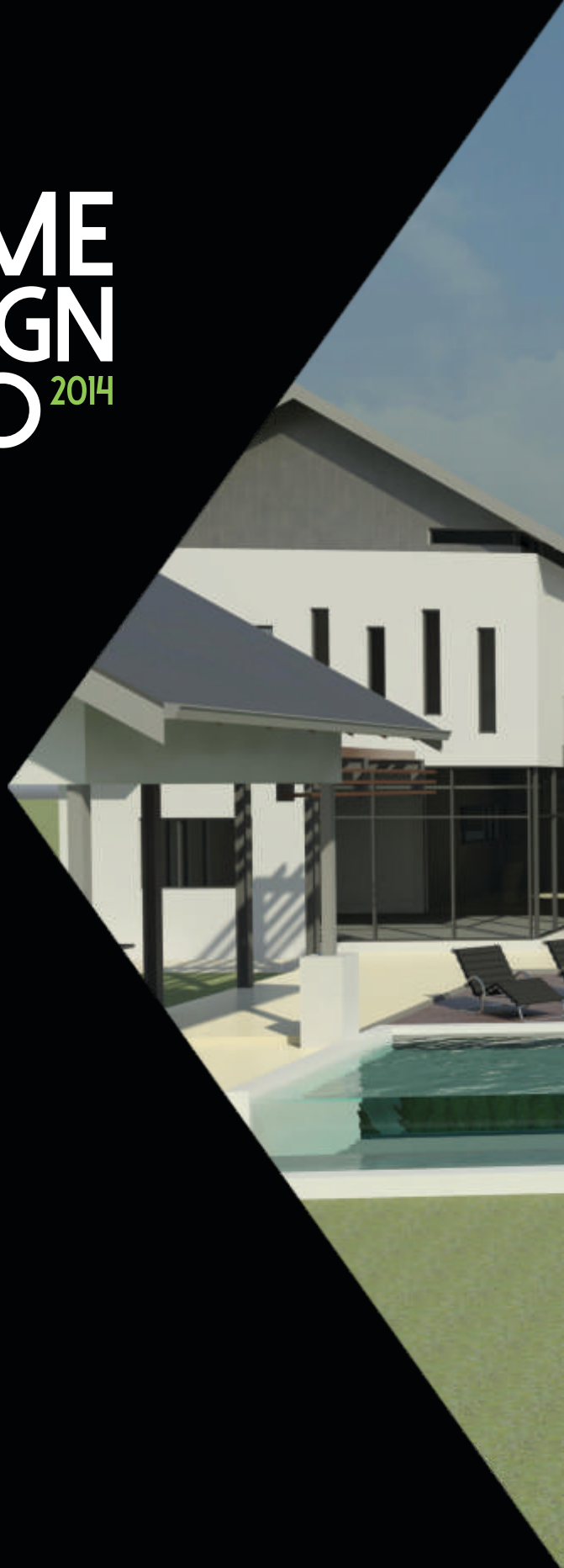


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