

KZNIA

KZNIA AWARDS for ARCHITECTURE and SPECIAL MENTIONS



KZNIA JOURNAL SPONSORED BY COROBRIK



SAIA Vice-President

KZNIA-President 2013-14, Kevin Bingham, has been elected by the membership of the South African Institute of Architects to serve as its Vice-President for the period September 2015-December 2016. Kevin is a partner in the Durban practice FGG Architects. *Wow!*

Commonwealth Games

The international sports competition held between former territories and colonies of the British Empire every four years will be held in Queensland in 2018 and in Durban in 2022. Much of the estimated cost of R1.2bn for Durban is to be spent on infrastructure development.

In Memoriam

KZNIA Journal has learned with regret of the death of Martin Friedrichs (1936-2015), principal of Friedrichs & Associates.

New Publications

Two publications were launched at a function held at the Campbell Collections of UKZN on 6th August.

A Measure of the Past is a collaborative effort by UKZN architectural librarian Michele Jacobs, custodian of uncountable measured drawings prepared by Natal/UKZN students of Architecture from 1960 on, and retired professors Rodney Harber and Brian Kearney under whose initiative and guidance many of the drawings were carried out. Publishers are Durban Heritage Trust and the authors.

The publication is structured in five chapters beginning with cottages in Pietermaritzburg and villas in Durban before following developments along the railway's Old Main Line and focussing on buildings of wood and iron, and concluding with other buildings of note within the Province and a glossary and index provide the bookend. This is a beautiful record of prized heritage condensed into 128 pages.

For many years, the preparation of a set of measured drawings and 'gouache'-rendered elevations of a given building was an integral part of the 2nd year curriculum at the University of Natal. It was not just a tradition but a means of getting to know an older building intimately, its design, construction, details and weathering. As the authors tell us, the students were reversing the normal design procedure by working

backwards from a building to a drawing. But, there was another didactic purpose which retired colleague, Dennis Claude, would add "only if you can draw it, do you understand it". Indeed measured drawings provided twofold learning, and huge pride on the part of the student for these drawings would be archived.

At last there is a publication on the collection, and if only for making that available to a wider audience the authors deserve our commendation. But built environment and social historians will be particularly grateful.

Stern Utility covers buildings of wood and iron, a construction method used extensively in Natal and elsewhere between 1870 and 1930. Its origins lie in prefabrication, and kits of components were imported, but not for long because a "local species" soon evolved and it is this upon which the author Brian Kearney focuses, the wood and iron architecture of Natal.

The self-published publication of 98 pages is structured in ten chapters of which the first contextualise the technology before covering manufactures and suppliers, building types, construction and details and perceptions.

As the author notes in the preface, the objective was a "simple and economical book about an equally simple and economical building system".

While indeed meeting with this objective, the publication is interesting, thorough and most comprehensive.

My only cavil is the limitation of the Rice type blockhouse to a single image. The networks of this mass-produced typology, consisting of two corrugated iron cylinders 150mm apart, which wooden spacers ensured, was filled with shingle, impenetrable by rifle bullet, slowed down guerrilla activities and brought the warring sides toward ending the Anglo-Boer War of 1899-1902. While manufacturing plants were established in various centres, the Royal Engineers at Ladysmith produced the 'Ladysmith pattern' with pitched octagonal roof, a 'species' particular possibly to Natal.

Stern and utilitarian the material and products certainly are, but neither entirely extinct as Kearney concluded on revisiting Clairwood, nor without rebirth possibilities as shown with the limpid example of his Glenn Murcutt work in the Museum at South Kempsey, 1983.

The print run of both publications is limited. Interested readers ought to contact co-author Michele Jacobs immediately for these are sure to become collectors' items. jacobsm1@ukzn.ac.za

A Measure of the Past can be obtained from media@kznia.org.za

Walter Peters

KZNIA NEWS



The 2015 Jury:
Hassan Asmal, Sikhumbuzo Mtembu, Carol Brown, Juan Solis, Lindsay Napier and Tony Wilson



2015 KZNIA Awards for Architecture

"If the jury is correctly chosen, there will be no problems" was the advice Barrie Biermann once proffered. For the first time in a number of KZNIA Awards programmes I have been privileged to participate in, the outcome was accepted without any unhappiness coming to the fore. Who was the jury?

As this is a national programme, the composition is prescribed, within which the KZNIA regional committee appoints the six jurors. Architect from another Province was Hassan Asmal of Cape Town, a former SAIA-President with roots in KwaZulu-Natal. Layperson was Carol Brown, former director of the Durban Art Gallery. Academic architect was Juan Solis, lecturer in Architecture at UKZN and the three KZNIA members were Lindsay Napier, Tony Wilson and Sikhumbuzo Mtembu, a KZNIA Vice-President. To this, KZNIA appointed seasoned convenors Sydney Baillon and Walter Peters.

Twenty nine entries were received, including three works of social importance, and for the first time an entry from across the border in Vilanculos, Mozambique. All submissions were visited but for the entry from Vilanculos which was subjected to a virtual tour, as prescribed.

As usual the tour of inspection took three days but it was contained to a geographical area from Zinkwazi in the north to Umgababa in the south and Nottingham Road in the west. For the first time, the team was deprived of a night in the county, the night at which debates and decisions have a habit of taking over. Sydney Baillon had meticulously prepared the tour, and though he could not himself participate, all worked to perfection, including sufficient time for decision-making.

It was natural that the 2015 jury would reflect on the future, and apply the 'enduring' test, the Vitruvian criteria and essential test of sustainability, albeit an overused word. They saw projects of great merit, some making judicious use of budgets, but also projects that caused the jury to think hard about the future. It was a great privilege to once more have been given access to the best of the crop.

What distinguished this jury was the clarity about the 'bottom line', of which some jurors might retort 'too rigid'. But, there were five clear recipients of KZNIA Awards and seven received Special Mentions, the specialty of KZNIA, designed to encourage good work. Huge congratulations to designworkshop : sa, which practice simultaneously won three KZNIA Awards, and thereby set a new record.

I am most grateful to the architects who submitted their works; the thorough planning by Sydney; the KZNIA regional committee which appointed both of us as convenors; and for the jurors who not only enriched the debate but in their deliberations made my task a dream. Good luck to the KZNIA awarded buildings which now face their counterparts at national level.

Walter Peters, Editor

KZNIA AWARD FOR ARCHITECTURE

House at 8 Homewood Drive, La Lucia

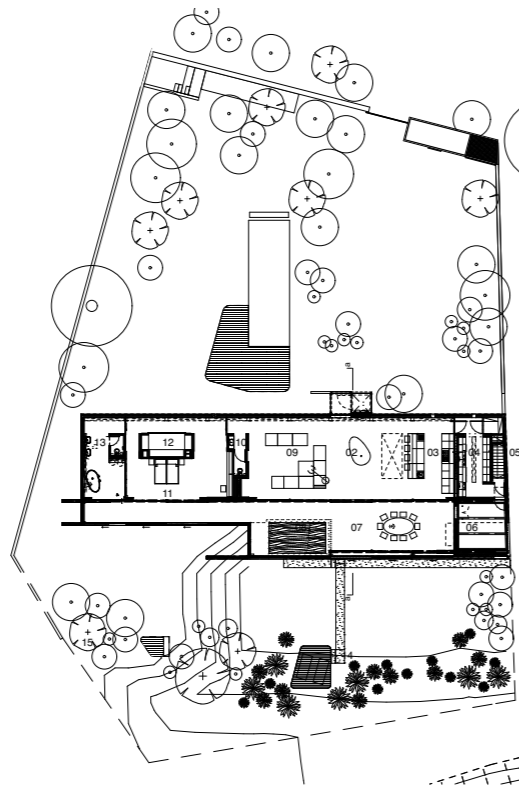
designworkshop : sa

Thanks to the position of the pre-existing building, the intimacy with the shoreline could be maintained, essentially by remodelling. The concept involves the stacking of two linear verandas; the lower opens to the garden with pool and the upper to the ocean. The former is “hollowed out” from a solid concrete form while the latter “shelters” the occupants under its mass.

The house exhibits an exceptional conceptual clarity at every level, from the overall site development through to the detailed design of purpose-made fittings and door furniture. Close attention to detail, both in design and construction, and high levels of skill are evident in the completed building, which is clearly the product of a close collaboration between client, architect, engineer and building contractor. In responding to its physical and climatic context, the house succeeds admirably in providing a remarkable level of amenity, utility and security for its occupants, despite its location within the harsh shore-line microclimate, directly facing the public beach. The restrained pallet of materials - wood, concrete steel and glass - has been crafted to achieve a work of architecture of elegance and outstanding quality.

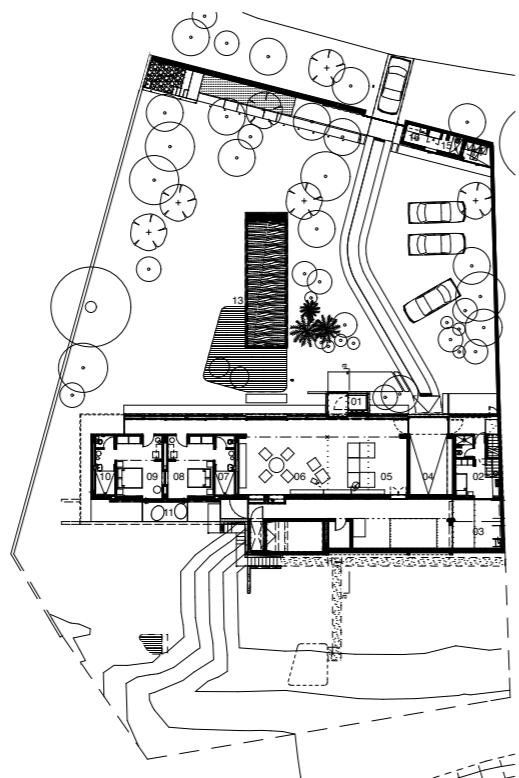
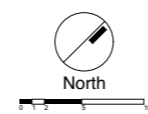
Client: African Sky Trust
Project architects: Mark Horner & Janine Beauchamp
Project team: Mark Horner, Janine Beauchamp, Andrew Makin, Pauline Hayward, Anneliza Jordaan, Mpho Selepe, Rudolf Naude, Janina Masojada, Dave Barrow
Structural & civil engineers: Young & Satharia
Mechanical engineers: Spoomaker & Partners
Lighting design: Paul Pamboukian Lighting Design
Landscapers: Environmental Studios
Quantity Surveyors: Davis Langdon [Aecom]
Main contractor: Capston Construction

Photography: Dennis Gilbert.



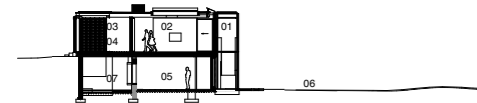
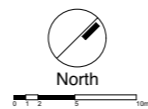
upper ground floor

- 01 lift
- 02 entrance
- 03 kitchen
- 04 boch kitchen
- 05 service stair
- 06 yard
- 07 terrace
- 08 pool
- 09 living
- 10 guest wc
- 11 master bedroom
- 12 dressing room
- 13 master en suite
- 14 deck
- 15 outdoor shower



lower ground floor

- 01 entrance + lift
- 02 staff courtyard
- 03 garage
- 04 media
- 05 library
- 06 ensuite bathroom
- 07 bedroom
- 08 ensuite bathroom
- 09 bedroom
- 10 verandah
- 11 services
- 12 pool
- 13 service yard
- 14 ablutions
- 15 guard room



- 01 lift
- 02 living
- 03 terrace
- 04 pool
- 05 living
- 06 garden pool
- 07 service

section aa



View from the path to beach into the living areas



Entrance on lower ground floor



View across the living areas towards the master bedroom



Wash basins in master en-suite



Detail in passage



COVER: View from the living spaces towards the Indian Ocean

KZNIA AWARD FOR ARCHITECTURE

Casa Comprida, Vilanculos, Mozambique

designworkshop : sa

Casa Comprida (long house in Portuguese) was designed as a second home on the water's edge of the inner/western side of the Vilanculos peninsula, reachable mainly by sea but also by land.

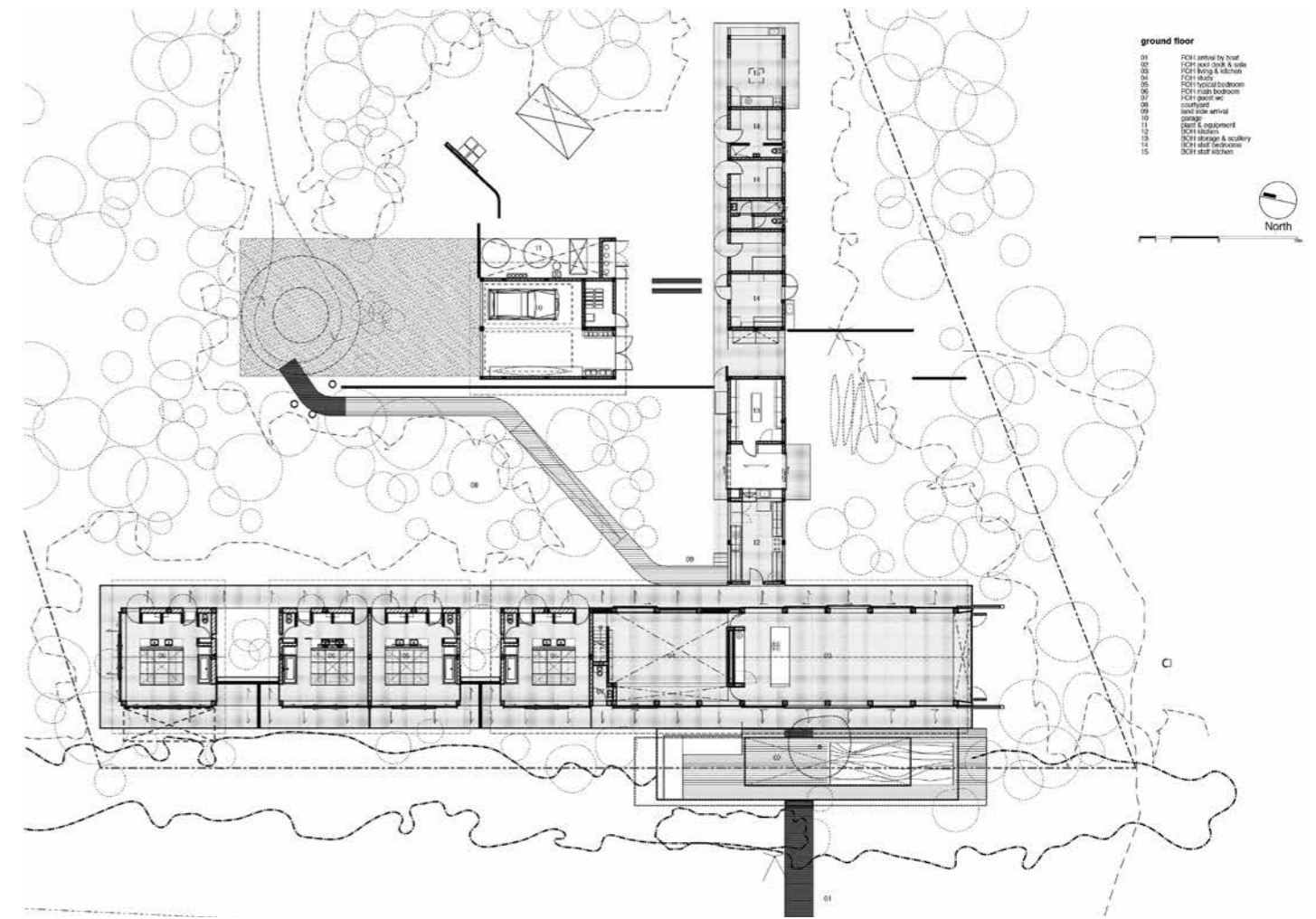
A direct evolution of the vernacular response to settling at the water's edge, the long house arranges all ocean-facing accommodation for family and guests linear to the water. Access to the living space and each of the four sleeping pavilions is by a roofed walkway tucked under the leeward eaves running along the back of the primary form. It defines one edge of an arrival courtyard that adds to the vernacular settlement pattern with services and garaging defining its other two sides.

The long house rests on a podium, actually a raised reinforced concrete platform, to allow for the "natural movement of sand" beneath. A simple grid of columns infilled with concrete blocks or glazing supports the ring beam to which is affixed a traditional timber roof structure of rafters and battens covered with Jecca reeds that droop over the eaves to filter the intense western sunset.

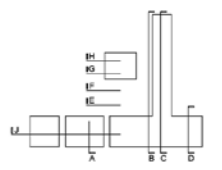
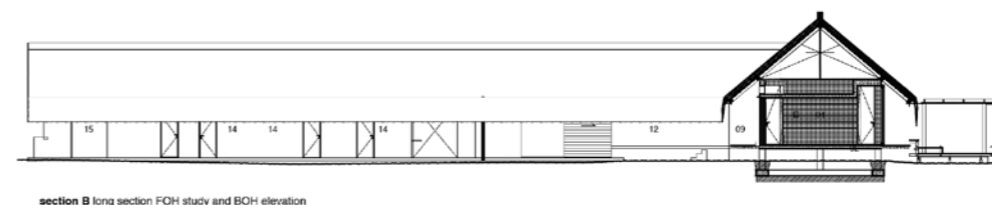
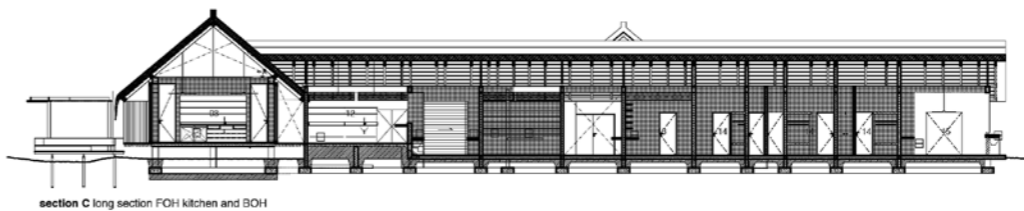


The jury admired the response to the setting; the house perched above its coastal site, the carefully considered composition, the clear division into discrete living and sleeping and service components, the spare palette of materials and the balance of utilitarian and vernacular technologies.

Client: Mr & Mrs L Mitchell
Project team: Andrew Makin, Janina Masojada, Carina Strauss, Mark Horner
Structural & civil engineer: Young & Satahria
Quantity Surveyors: Davis Langdon [Aecom]
Main contractor: Natucon Construction



The living space consists of a study with mezzanine which overlooks the dining and lounge areas



- long sections**
- 01 FCH arrival by boat
 - 02 FCH pool deck & well
 - 03 FCH living & kitchen
 - 04 FCH study
 - 05 FCH tropical bedroom
 - 06 FCH main bedroom
 - 07 FCH guest w.c.
 - 08 courtyard
 - 09 land side arrival
 - 10 garage
 - 11 plant & equipment
 - 12 FCH kitchen
 - 13 FCH storage & scullery
 - 14 FCH staff bedrooms
 - 15 FCH staff kitchen

KZNIA AWARD FOR ARCHITECTURE

LIV Village, Vincent Dickenson Road, Cottonlands, Verulam

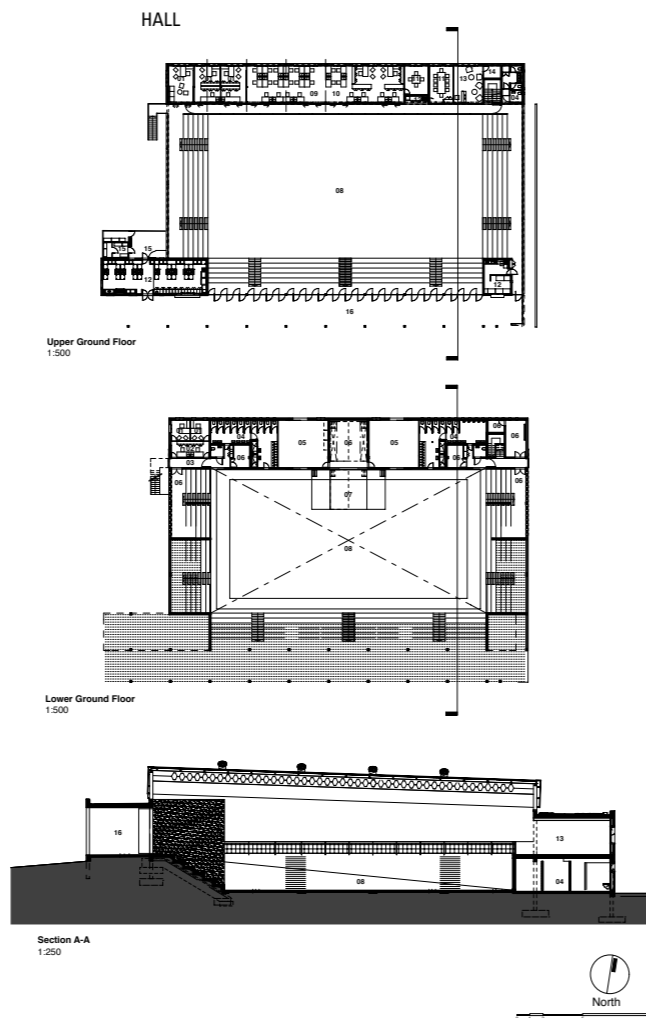
designworkshop : sa

The brief called for the design of a village for 1000 orphaned children resident with surrogate mothers; an early childhood development centre; a clinic with social welfare offices; a school sports field and tennis courts; a hall and indoor sports facility; and administration facilities. To sustain the community, rainwater would be harvested, solar power generated, local effluent disposed of, crop farming and small manufacturing encouraged, and a market system for provisions promoted.

Outstanding skill and sensitivity has been employed in the design of the various buildings which constitute the LIV Village complex and despite being constrained by very limited means, the level of amenity that has been provided is remarkable. Although repetitive standardised structures have, of necessity, been employed, the subtle use of colour to differentiate the individual buildings is symptomatic of the architects' concern for the identity of the individual within the larger community. The early childhood development centre in particular allows considerable flexibility of use, and the ingenious manipulation of the space between the buildings to make places with unique character is particularly successfully handled. The quality of the architecture makes a substantial contribution to a project of outstanding social worth.

Client: Lungisela Indlela Village (LIV)
Project team: Andrew Makin, Mark Horner, Charles de Jager, Anna Goldman, Jason Venter, Dave Barrow
Structural & civil engineers: ARUP
Electrical engineers: SIVEST
Quantity Surveyors: Mike Royal
Main contractor: G2 Construction

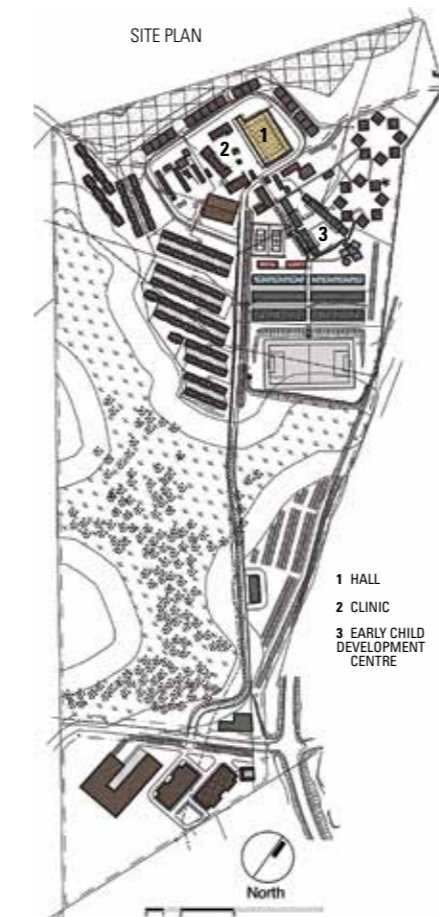
Photographs: Roger Jardine
 Carita McCririe (aerial)



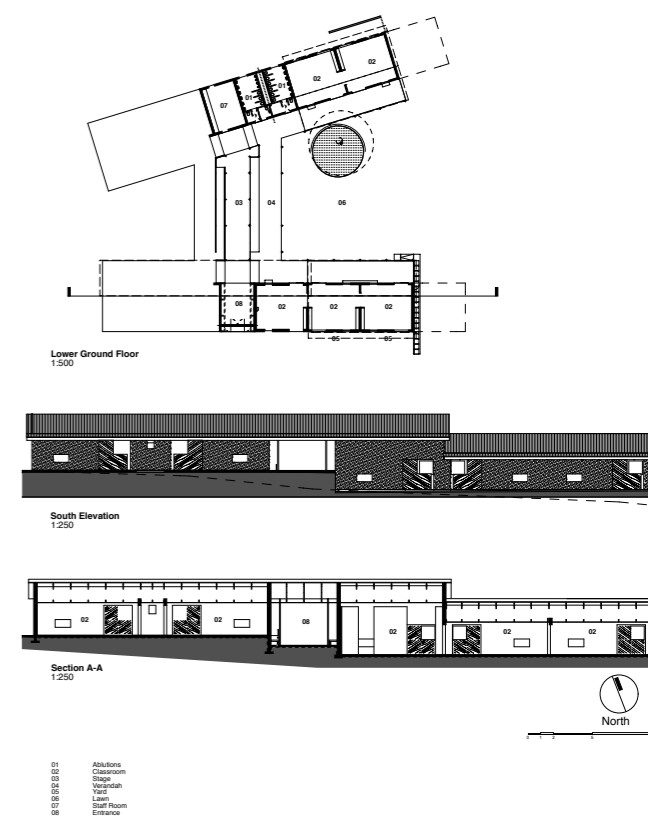
01	Office	09	Management Desk	Veranda
02	Assessments	10	Financial Office	
03	Lobby	11	Meeting Room	
04	Kitchen	12	Kitchen	
05	Classroom	13	Reception Lounge	
06	Store Room	14	Server Room	
07	Temporary Stage	15	Kitchen Store	
08	Indoor Sports Field			



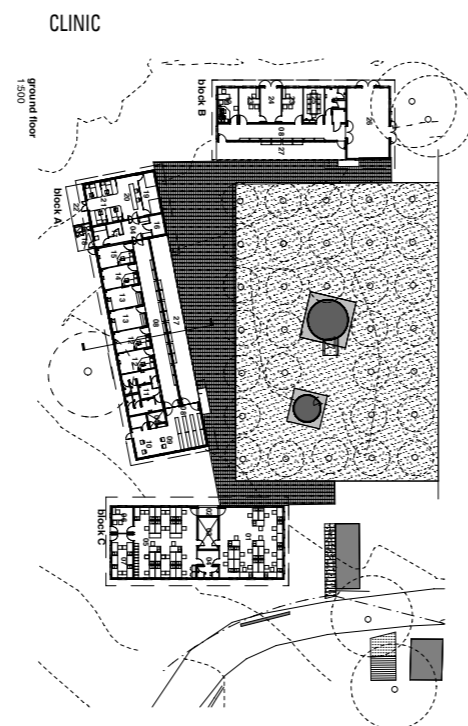
LIV Village on the crest of a hill



EARLY CHILDHOOD DEVELOPMENT CENTRE



Detail of perforated wall in the waiting area at the Clinic



Ramped change in level



Courtyard of early childhood development centre



KZNIA AWARD FOR ARCHITECTURE New Southern Depot for eThekweni Water & Sanitation (EWS), 24 Jeffles Road, Prospecton, Durban eThekweni City Architects in association with Robert Johnson Architect & Associates and Lees & Short Associated Architects

This is an interesting project, as it took care of both nature (by a wetland) and user (workers of eThekweni Municipality) in an industrial area, with four buildings in the precinct, each with different needs, and struck a balance not easy to achieve.

The project encompasses various positive aspects in its design and execution.

The use of a brownfield site in a heavily industrial area of Durban was in itself a major challenge, especially one, which due to its topography became a water catchment area that generated a natural wetland. The concept of a wetland thus became a driving design factor, and existing wetland plants on the site were used in the new landscaping thus eliminating the need to import plants.

The use of natural lighting without direct sunlight in the administration building was highly successful, as was the spatial connection between the ground floor and first floor. The use of resistant materials in conjunction with soft materials as well as use of colour, managed to generate a positive balance in addressing the building's industrial nature.

Change rooms, showers and ablutions were well designed and hardy, and it is important to note that rain water is harvested and used, which adds to the sustainability of the project, and is of utmost importance. The store and warehouse buildings were consistently well designed, promoting cross ventilation and large openings for users.

The entire composition of buildings was executed in a cohesive way, all of the buildings relate adequately to each other, and are of low maintenance, another of the drivers in the design, which was well resolved, but only time will tell if this will work.

The wet wetland is already inhabited by birds, which means that the water pond must have amphibians and insects. The dry wetland is a similarly important ecological element that serves the wet wetland in the rainy season.

A final aspect to mention is the fact that this is a building designed for workers who return dirty. Every design consideration was made to balance the precinct between the harshness of work and the opportunities offered with a pond and wetland in the middle of an industrial area. These aspects are meritorious and make this one of the most important projects submitted to KZNIA for award consideration.

Project architects: Rob Johnson, Gary Short, Dave Barrow.

Readers are referred to KZNIAJ 2-2014 in which the landscaping of this project was extensively featured. **Editor**



KZNIA AWARD FOR ARCHITECTURE Government House, 10 Langalibelele Str, Pietermaritzburg Robert Brusse Architect

By preserving as far as possible the original fabric of the historic building and inserting carefully designed and crafted replacements of damaged or missing components where necessary, a meticulous restoration has been carried out which carefully differentiates the original fabric from new work. The introduction of contemporary amenities such as air-conditioning, and the lift providing access to the upper floor for the disabled have been handled with great sensitivity, avoiding any aesthetic conflict with the character of the existing building.

The enlightened vision of the client coupled with the skill, ingenuity and dedication of the architect, and the structural and mechanical engineers, have achieved the exemplary conservation, and extended the useful life of one of the more eccentric examples of the colonial architectural heritage of KwaZulu-Natal.

Project architect: Robert Brusse

“Notwithstanding all the trials and tribulations that are experienced in restoration projects of this nature I am of the opinion that the team responsible for the rebirth of Government House can feel extremely proud and satisfied”. *Ed Walsh, Regional Centre Manager, UNISA (client representative).*

Readers are referred to KZNIAJ 1-2015 in which this project was extensively featured. **Editor**



East wing in which the lower veranda arcading was surreptitiously enclosed with security glazing



KZNIA SPECIAL MENTION
Qalakahle Early Childhood Development Centre, Mansel Market, Mansel Rd, Durban
 Ocean Architects

This project had a challenging location, in the middle of Mansell Market and against the main railway tracks of Durban, which can be quite busy, unsafe and noisy.

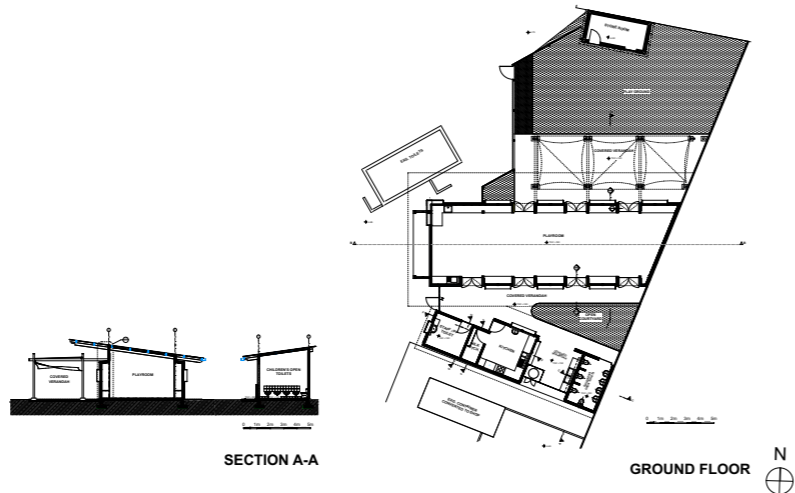
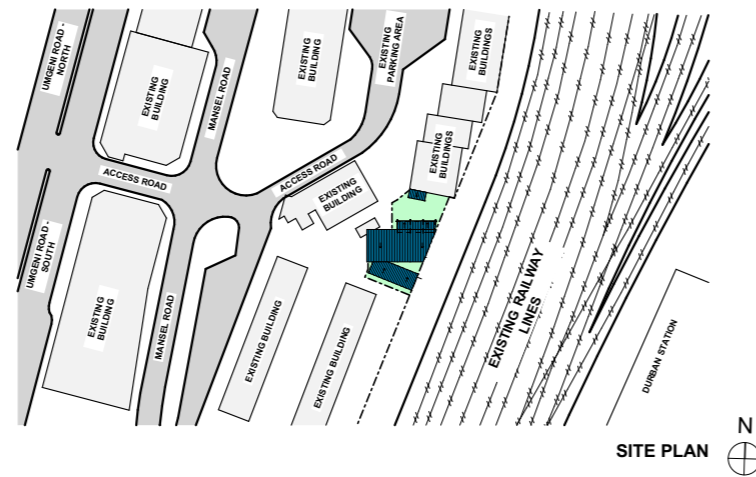
Its users are 80 young children whose mothers are working in the market.

This was a pro bono project and the architects enabled its realisation through the use of donated materials throughout. Contrasting strong colours made the building lively and enjoyable and the children looked happy in their class setting.

This building felt like one was in an oasis of peace in the middle of a busy market. Overall a good design and building that deserves Commendation.

Client: We are Durban
Project Architects: Michelle Quarmby & Tracey Barnes
Quantity surveyors: SBDS
Contractor: Project Build Trust
Project managers: Aecom

“This may look like a mere building to some, but to those who have had a hand in it and to see the kids and this community this is a symbol of hope”. Linda Morrison, Client, We Are Durban.



KZNIA SPECIAL MENTION
2014 UIA Spatial Legacy Projects and Urban Activation Initiatives; UIA Public Art and Installations; and the Accessible Introduction to the Architecture of Durban.
 eThekweni City Architects' Dept.

When a major international event is staged, the host city will often embark on a legacy project, a principle applied in Durban's hosting of the 25th UIA World Congress in August 2014. eThekweni City Architects' Department took on the challenge, which aimed to interpret the congress themes of Resilience, Ecology and Values, in a three-pronged programme to reclaim over-looked public space; to activate and enhance such spaces and utilitarian installations with works of public art; and to disseminate the role architecture has played in Durban by way of a set of well-researched and clearly presented brochures.

The jury applauded the initiatives by eThekweni City Architects' Department for creating opportunities for place-making and community engagement; for demonstrating the role art can play in the activation of public space; and for commissioning the preparation of guides to innovative architecture, which distinguishes Durban's built environment.

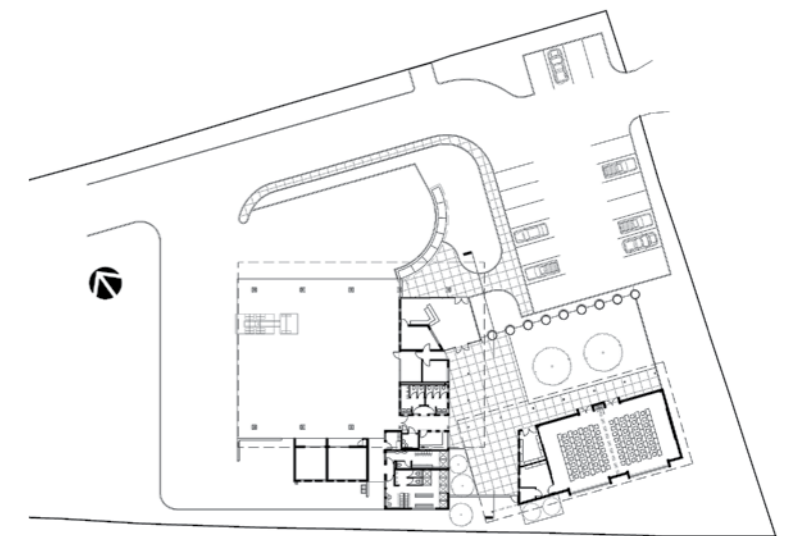
KZNIA SPECIAL MENTION
Engineering Training Centre, 8 Electron Rd, Springfield, Durban
 eThekweni City Architects in association with Michael Watts Architects

Two structures of different heights intersect over an outdoor recreation space, the larger being the practical training and service component and the lesser the lecture halls opening onto a north-facing courtyard. The administration and reception component is on the eastern corner of the training facility and opens onto the outdoor courtyard. The practical training yard and service rooms are roofed with a high mono-pitch allowing heavy vehicles to enter the space.

The jury commended the integration of human scale to an industrial training facility. Choice of finishes and forms created a pleasing environment which otherwise would have been a building yard.

Client: Road & Stormwater Maintenance, eThekweni Municipality
Project architects: Michael Watts & Tiffany Murray.
Structural & mechanical engineers: eThekweni Municipality
Electrical engineers: eThekweni Municipality with GIBB
Landscaping: eThekweni Municipality
Quantity surveyors: eThekweni Municipality
Contractor: C&R Contractors KZN cc

Photography: Angela Shaw



Environmental sustainability was promoted by harvesting and recycling of water, solar water heating and hardy landscaping including the repurposing of pipes abandoned on site, 3m long and 1.2m in diameter, as giant planters



Trainees walking past the lecture theatres towards the courtyard

Clients: For the UIA Spatial Legacy Projects as well as the UIA Public Art and Installations: eThekweni Municipality, Parks, Recreation & Culture Department.

Clients: For the accessible introduction to the architecture of Durban: eThekweni Municipality Architecture Department. Architects: City Architects in association with Architecture Fabrik.

Readers are referred to KZNIAJ 3-2014 in which these project were extensively featured. **Editor**

Mural art on pylons of N3 outbound flyover, Warwick Junction, by Faith 47. Photo: Kierran Allen



City architecture brochures



KZNIA SPECIAL MENTION

Koi House, 4 Euphoria Lane, Simbithi Eco Estate, Salt Rock

Strey Architects

This house on a steep site was built to serve first as a holiday home before providing its owners and 60 pet koi fish with their retirement abode 'off the grid' within the indigenous forest. The main suite with deck hovers above the koi pond allowing for interaction while enjoying the views into the forest.

All services including the batteries and inverters for a photo-voltaic system each for the household and the koi, a 1000 litre solar water heating system, 60 000 litre rainwater storage tank under the swimming pool (fully natural without any chemicals) and various water filter systems are accommodated under the living area. The mono-pitched roofs are covered with photo-voltaic and solar heating panels while the flat roofs are planted with indigenous succulents as the 'fifth façade'.

The careful orientation and fenestration of the various rooms and the use of shading and cross ventilation all contribute to the achievement of a comfortable living environment without the necessity for air-conditioning.

Photo-voltaic electrical generation and solar water heating together with a substantial storage reservoir for harvested rainwater all contribute to a highly energy efficient and sustainable dwelling. Both active and passive systems have been carefully and successfully integrated into the design of the house to achieve a high level of energy autonomy.

Clients: Alan & Stephne Ashworth
Project architects: Friedrich & Johann Strey
Structural engineer: Guy Northard
Quantity Surveyors: Turner & Townsend
Contractors: Brudick Construction



Ground Level



Guest Bedroom Level



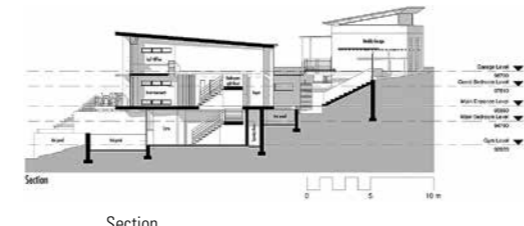
Main Bedroom Level



Entrance Level



Basement Level



Section

KZNIA SPECIAL MENTION

Metier Head Office, 23 Malone Rd, Pinetown

Gillespie Architects

This is an office building designed specifically to meet the client's requirements of showcasing its product, concrete. At the same time, it was to offer flexibility that other areas of the building could be leased to tenants.

The use of concrete was evident, yet not overwhelming as it was combined with other materials, such as brick on the outside and softer materials in the inside like timber, carpeting and colours on some walls. The use of high volumes in the staircase with landings as bridges to the floors, and the full height glazing to the abutting nature reserve and ravine made these spaces quite striking. In fact, the view was exploited for all office floors, which enjoyed good natural lighting levels through a combination of windows and louvres facing east and west. The top floor with high ceilings of plywood finish and all the mechanical services in full view generated an interesting, open and generous space. While in other buildings service areas such as kitchens and ablutions are given bland doors, here these surfaces were designed with particular interest to users.

The jury commended the attention to detail and the well-tempered office environments which enjoyed the close contact with nature.

Clients: Metier Aggregates (Pty) Ltd.
Project architect: Monique Gillespie
Civil & structural engineers: Vigar & Associates
Contractor: Guiricich Coastal Projects (Pty) Ltd
Landscapers: Earth Landscapes

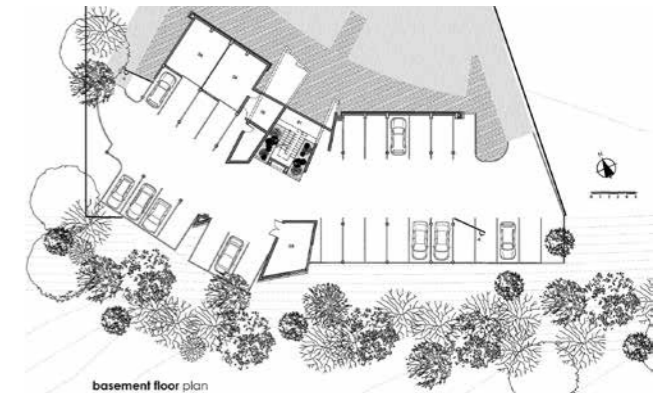
View from the north



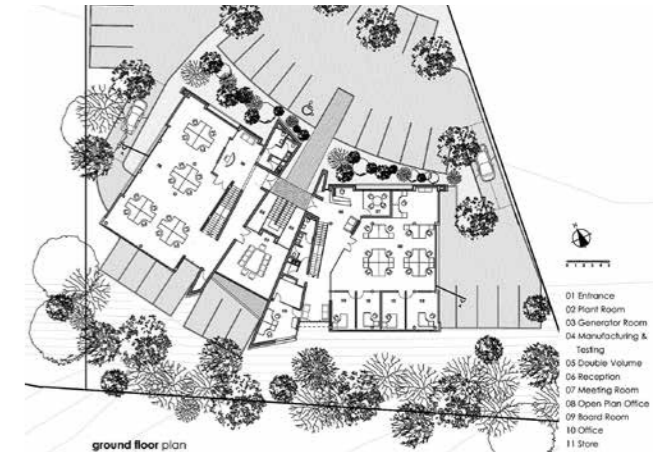
View up the staircase



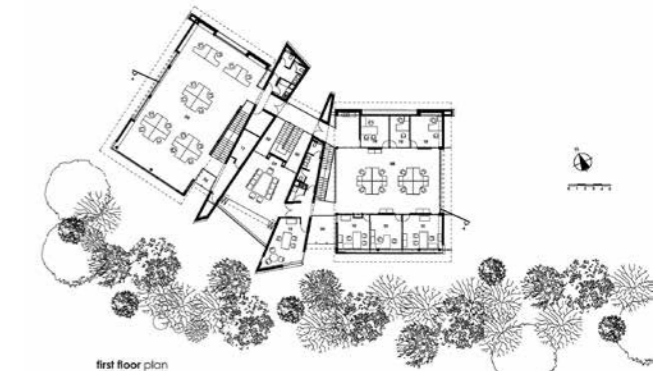
The building borders on a nature reserve



basement floor plan



ground floor plan



first floor plan



section A-A

KZNIA SPECIAL MENTION

Extensions to Manor Gardens Primary School, 95 Dale Rd, Durban

Lead Architects

Building on the existing 1960s Primary School courtyard design, the new interventions blend in with little interruption, providing new learning and play spaces to complement contemporary teaching methods. The primary spaces are brick with attached light-weight verandas of varying widths offering larger under-cover play spaces. The addition of the Media Centre is connected to the original library and hall, using mono-pitch roofs on shaped facebrick piers. Glazing to a low level provides lots of light and views out for children onto an existing garden. Classroom and Centre fittings and furniture were designed for the spaces, emphasizing the design for children as the primary user. The old hall and library have been divided up to provide computer rooms and audio-visual facilities.

The jury commended the design attention given to children, carried through to furniture and fittings. The provision of space within an existing, constrained school environment is commendable and serves the needs of the teachers and pupils alike making it an enhancing learning environment.

Client: Manor Gardens Primary School
Project architect: Amanda Lead
Quantity surveyor: Schoombie Hartmann
Structural engineers: Morrissey Engineers
Electrical engineers: Aurecon
Safety consultant: JNB Safety Management
Main contractor: 2C Projects

Sustainability features include water harvesting in storage tanks used for the flushing of toilets and watering of the gardens. Rubble was heaped in a mound to provide an elevated position from which to view the activities on the sports grounds.



1. Media Centre



1. Media Centre



7. Music Room



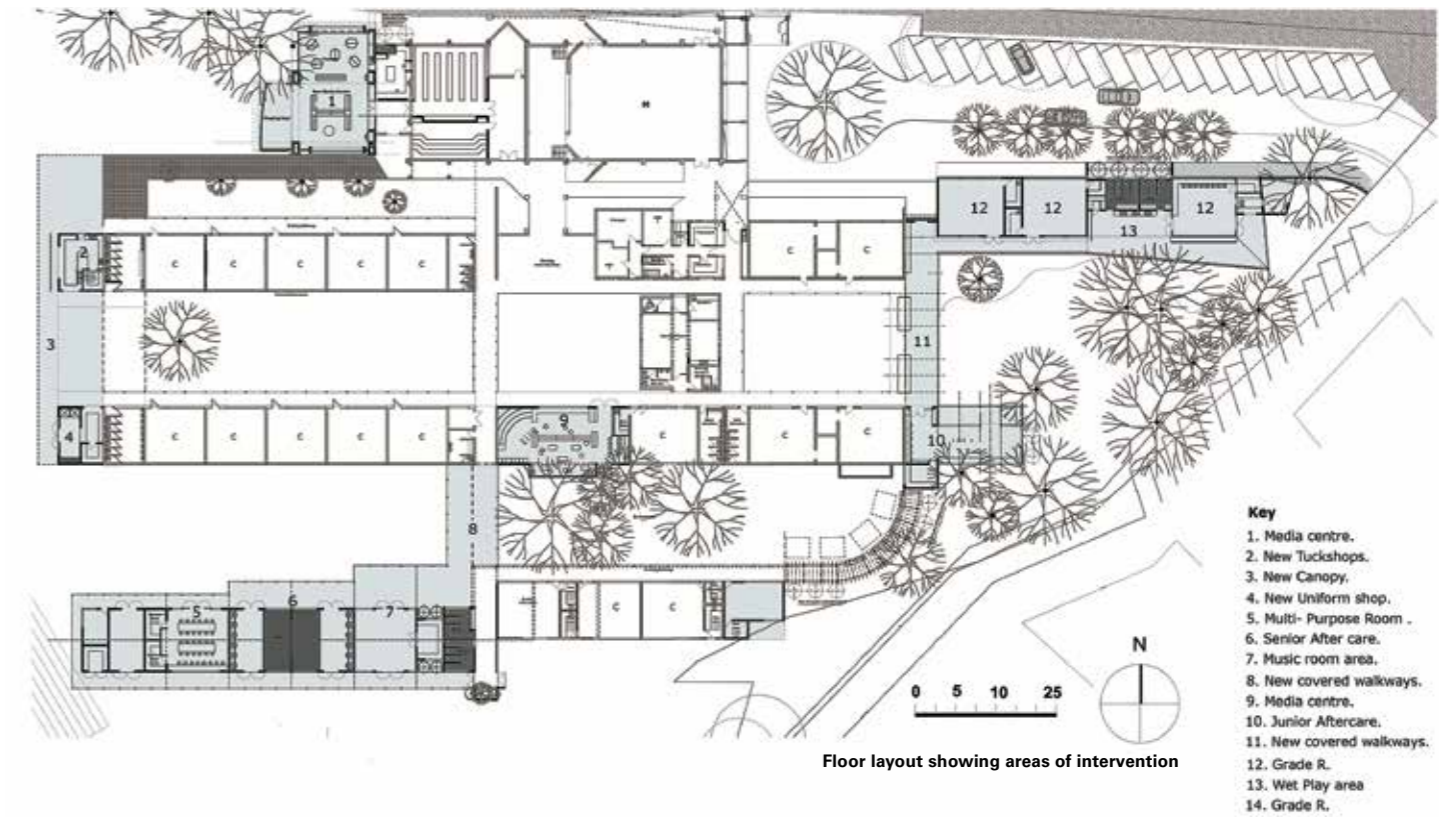
9. Media Centre



11. New Covered Walkway



10. Junior After Care



Basil Adkin was the architect of the original school buildings of 1963-4 and the hall, 1983. **Editor**

10. Junior After Care (left) and 11 New Covered Walkway (right)



12. Grade R



KZNIA SPECIAL MENTION

House at Zinkwazi

John Smillie Architect

The clients chose the steep site for its elevated position and spectacular views of the coastline, and wanted a house with “open, airy, free-flowing living spaces” that would take full advantage of the prospect. They also wanted the main bedroom on the entrance level; the living area to connect with a sheltered courtyard in inclement weather, a 20m long pool, a music studio, home theatre and gym. Being passionate about cooking, the kitchen was to be “very much” part of the living and entertainment spaces.

It was “a challenge” to accommodate the client’s requirements on such a steep slope, and also to deal with the orientation which is defined by the slope and views to the east. The house is on three levels with the garages, main bedroom and study on the topmost. This is connected to the middle level by double volume over the living spaces, which open to a view terrace on one side and the sheltered court on the other, while the lowest level contains the entertainment and recreational spaces. As the south side contained cellular accommodation, construction is of masonry while a steel framed structure was chosen for the open spaces. During construction the adjacent northern site was acquired for the purposes of an indigenous garden.

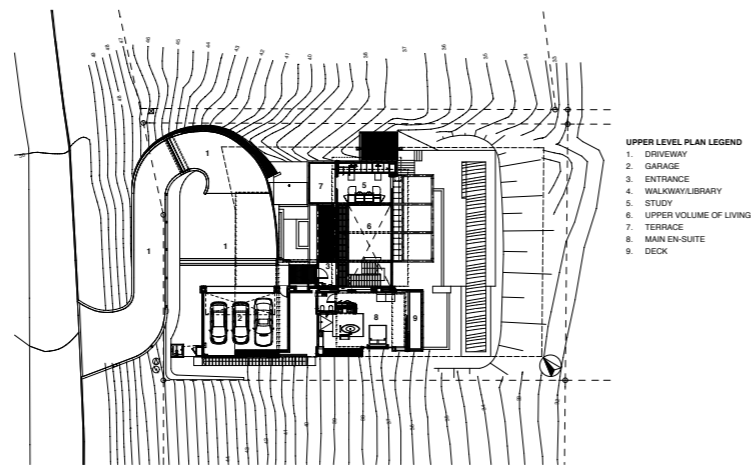
Though not designed as such, the house is almost ‘off the grid’ with 20 000 litre tanks buried under the driveway for rainwater harvesting; an array of 55 photovoltaic panels on the roof serve to charge a bank of batteries with inverters, and a combination of solar collectors and heat pumps provide hot water.

The jury acknowledges the spatial and structural resolution of the brief on a difficult site, and commends the quality of habitability achieved.

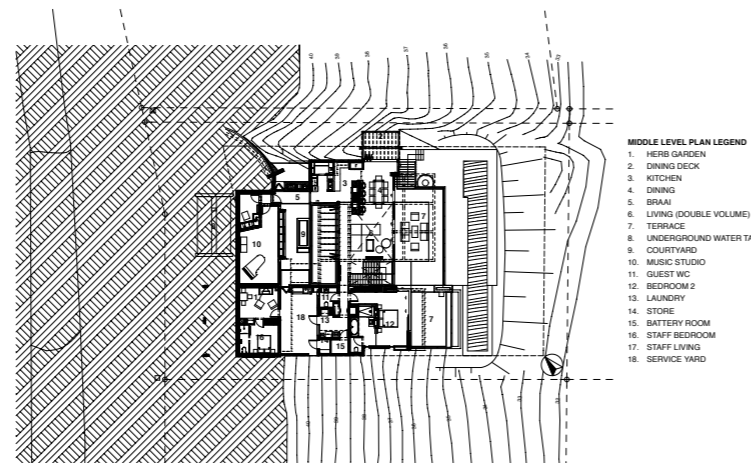
Client: Nick Ras
Structural Engineers: Young & Satharia
Quantity Surveyors: Cardwell & Wonfor
Main Contractor: Vista Construction

Photographs: Kierran Allen Photography

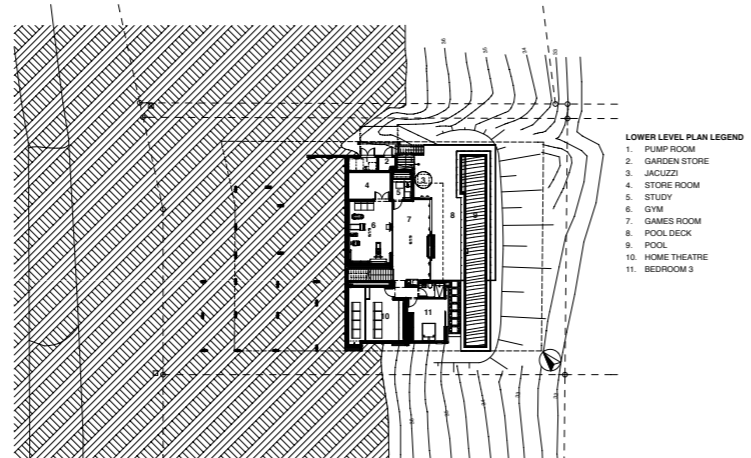
This house has since been announced winner of the Residential Category of the 2015 Steel Awards hosted by the Southern African Institute of Steel Construction. **Many congrats! Editor**



- UPPER LEVEL PLAN LEGEND**
1. DRIVEWAY
 2. GARAGE
 3. ENTRANCE
 4. WALKWAY/LIBRARY
 5. STUDY
 6. UPPER VOLUME OF LIVING
 7. TERRACE
 8. MAIN EN-SUITE
 9. DECK



- MIDDLE LEVEL PLAN LEGEND**
1. HERB GARDEN
 2. DINING DECK
 3. KITCHEN
 4. DINING
 5. BREAK
 6. LIVING (DOUBLE VOLUME)
 7. TERRACE
 8. UNDERGROUND WATER TANKS
 9. COURTYARD
 10. MUSIC STUDIO
 11. GUEST WC
 12. BEDROOM 1
 13. LAUNDRY
 14. STORE
 15. BATTERY ROOM
 16. STAFF BEDROOM
 17. STAFF LIVING
 18. SERVICE YARD



- LOWER LEVEL PLAN LEGEND**
1. PUMP ROOM
 2. GARDEN STORE
 3. JACUZZI
 4. STORE ROOM
 5. STUDY
 6. GYM
 7. GAMES ROOM
 8. POOL DECK
 9. POOL
 10. HOME THEATRE
 11. BEDROOM 2



- SECTION A-A LEGEND**
1. DRIVEWAY
 2. WALKWAY/LIBRARY
 3. UPPER VOLUME LIVING
 4. MUSIC STUDIO
 5. COURTYARD
 6. LIVING
 7. TERRACE
 8. GYM
 9. GAMES ROOM
 10. POOL DECK
 11. POOL



- SECTION C-C LEGEND**
1. DRIVEWAY
 2. STUDY
 3. TERRACE
 4. PANTRY
 5. KITCHEN
 6. DINING
 7. TERRACE
 8. PUMP ROOM
 9. GARDEN STORE
 10. POOL DECK
 11. POOL



The house commands its site and the coastline

Arrival on the Upper Level



Sheltered courtyard on the Middle Level

Access to study and into the double volume lounge-dining space on the Middle Level

Veranda on the Middle Level

The recreation spaces open directly to the 20m long pool on the Lower Level

