

DIGEST

of South African Architecture

A REVIEW OF WORK COMPLETED IN 2012

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Glen 2961

Oranjezicht, Cape Town, Western Cape

The clients, who own and have lived for nine years in the existing house on the property, needed to rebuild it to suit the demands of a family with three teenage kids.

The site on Glen Avenue in Higgovale is oriented in a northerly direction with long boundaries and sunset views of Lion's Head.

Clients often battle to agree on demolishing an existing home, but they followed the architect's recommendation to start over, as the existing house was poorly positioned and had been badly altered over time. The design process commenced by analysing preliminary massing to meet the principal objectives.

The new home was to respond to the site and garden closely, allow enough space for the family's diverse requirements while creating separate private spaces within the house, and to shelter the

heart of the home from the fierce seasonal winds which rip down from Table Mountain.

Despite the south-easter, it is a fantastic site with a moderate slope allowing the terraces of the large semi-enclosed gardens to integrate seamlessly with the three-level lounge. To amplify the connection of rooms with garden, the living areas have large sliding aluminium doors. These rooms enjoy high levels of natural light and an abundance of views. Glass handrails blur the boundaries between interior and exterior.

A casual feel to the interiors was met by the choice of robust uncluttered finishes: off-shutter concrete for soffits and certain walls, painted bagged brickwork, specialised polished concrete topping, and oak cabinetry and ceilings.

The client had successfully raised a lower portion of the grounds where the pool and a small

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Truen Architects (SAOTA) and Three
14 Architects

Project Team, SAOTA: Philip
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Project Team, Three 14: Kim Benatar,
Sian Fisher

Structural Engineers: Sutherland
Associates

Mechanical Engineers: Sutherland
Associates

Electrical Engineers: Sutherland
Associates

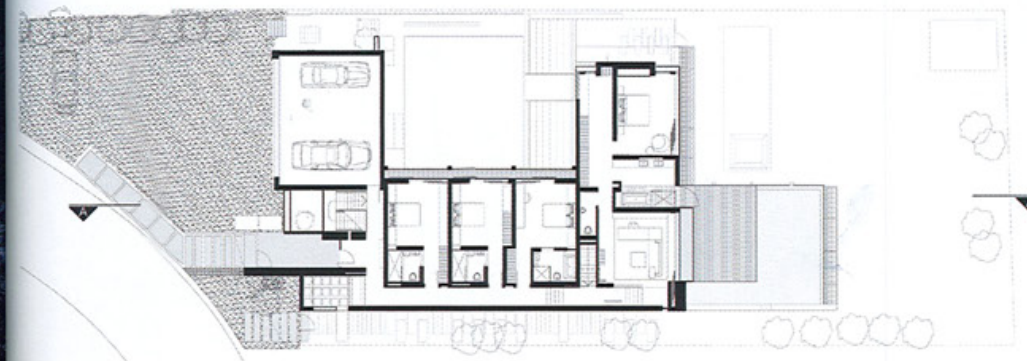
Landscaping: Bruce Cameron

Contractors: NovaBuild

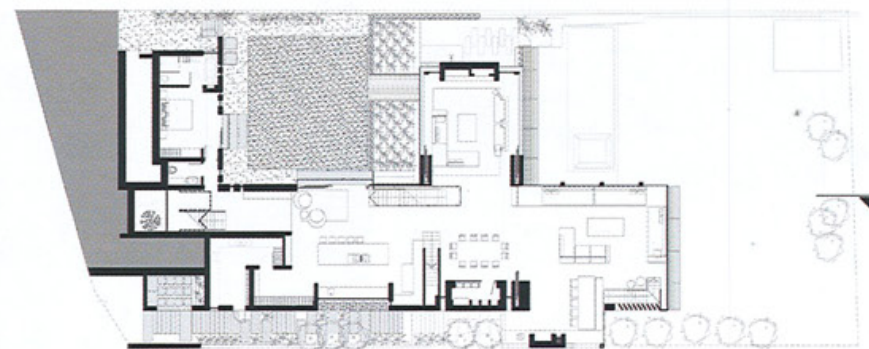
Interior Design: Client

Photographer: Adam Letch

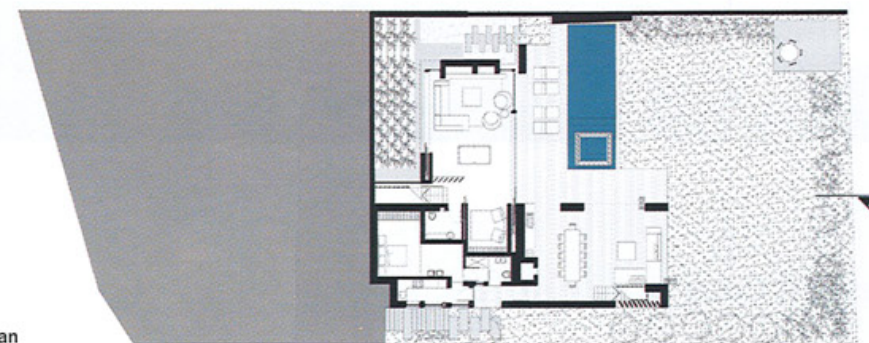
Text: Philip Olmesdahl



Second Floor Plan



First Floor Plan



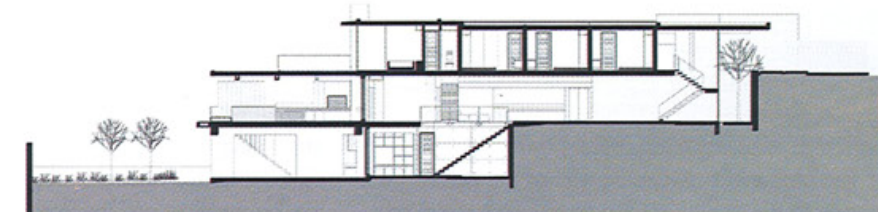
Ground Floor Plan

gazebo are located. This was instrumental in the success of the integrated approach to the garden, because it helped to establish the lower level and west-facing courtyard garden that the kitchen fronts onto.

The kitchen remains the focus of the first floor area, and the main outdoor braai terrace offers generous outdoor sitting and dining areas.

The house is approached at the upper level. Excellent views determined the appointment of four en-suite bedrooms, a large study and a library area on this level. The interiors respond to the changing light: morning light falls on the terraces and the last sun of the day streams into the kitchen courtyard.

The courtyards are concealed from the street by the garage and the adjacent development has been screened off by planting trees on the boundary.



Short Section

