

**HOUSE ORBAN - 2007****BUILDING CONTRACTOR**

PINE HOMES

**DESIGNER**

JACQUES CRONJE

**SOLAR:**

Omnisolar

**TIMBER STRUCTURAL  
CONSULTANT:**

Ian Keevey

# MODERN DESIGN

**D**esigned for comfortable beach living, this house on the coast near Vlees Bay in the Southern Cape, maximises sea views to the South and South-West, and allows for utmost penetration of winter sunlight from the North. Horizontal forms and gently sloping mono-pitch roofs resonate with the undulating form of the landscape. To minimise the home's visual impact, the major portion of the South façade is shaded and the colour palette blends in with the vegetation and sand.

The house has split levels, allowing it to follow the downward contours of the site. The tricky issues of North light from behind the house, the prevailing winds (and the desire to make the most of the views) were





resolved by covered outdoor deck areas to both the North and the South of the house, and elongating the plan form on an East North axis. The roof shape was designed to accommodate an array of solar panels.

The site, only accessible by 4x4, was ideally suited to the construction of a timber frame house, due to the relative ease of transport of lightweight materials. Another factor considered was that transporting these materials, as opposed to conventional building materials, lessened the impact on the environment. And, of course, timber frame construction causes minimal disruption to surrounding vegetation when compared to other methods of construction.

The timber frame walls are 38x114mm studs at 400mm centres, clad externally with ply sheathing, with Everite Vermont Building Planks fixed over a waterproof membrane, and horizontal Pine T&G panelling internally.

The house is completely 'off-grid' and self-sustainable in terms of electricity, water and sewerage. Photovoltaic panels produces electricity, with a battery pack and inverter, while

a silent-running generator is there to provide backup power should there not be sufficient sunlight for several days. Water is heated by means of a Vacuum Tube solar panel, and is circulated by a small pump also powered by a photovoltaic panel. The sewerage has been split into grey and black water, with grey water re-used for irrigation. Rainwater gets harvested from the roof, with all the down pipes leading to horizontal storage tanks fitted below the house.

The overall result is a home that blends into its environment – an environment left mostly unscathed by both its construction and its ongoing presence. ♦

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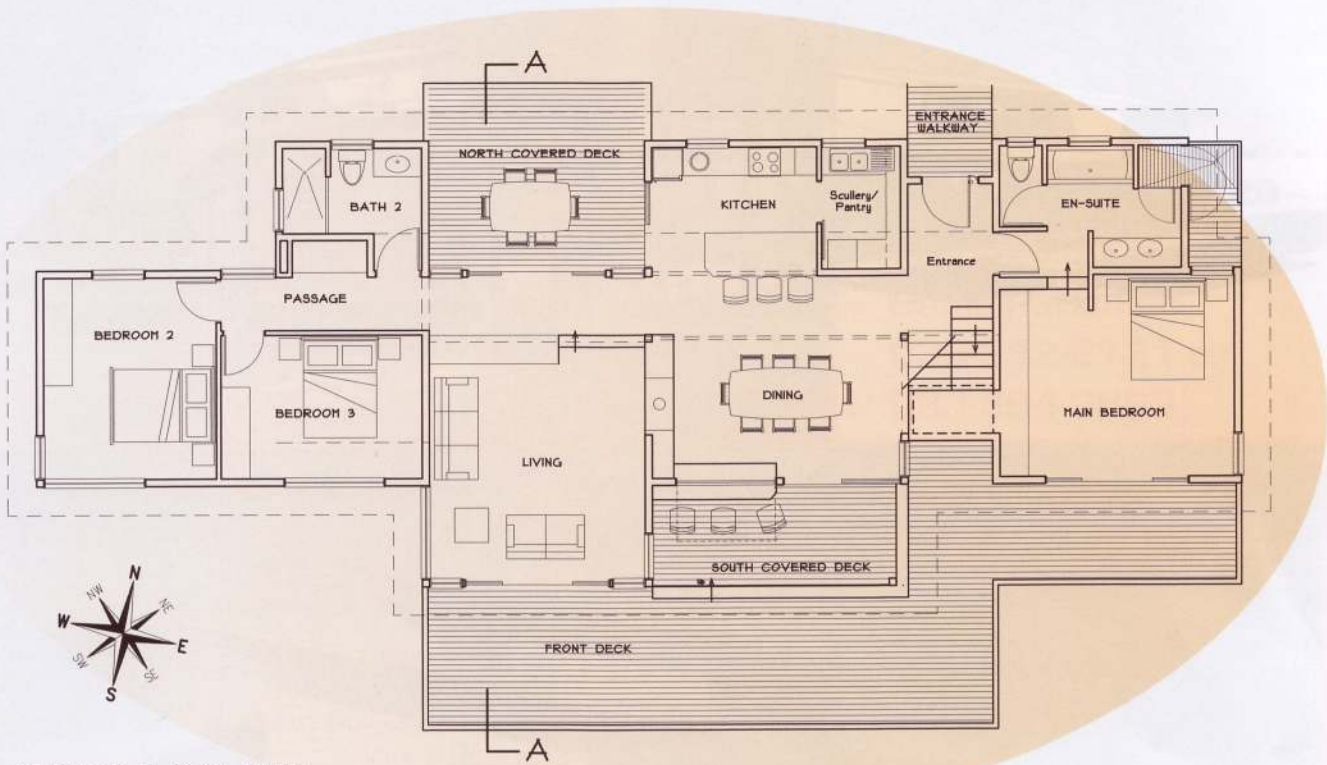
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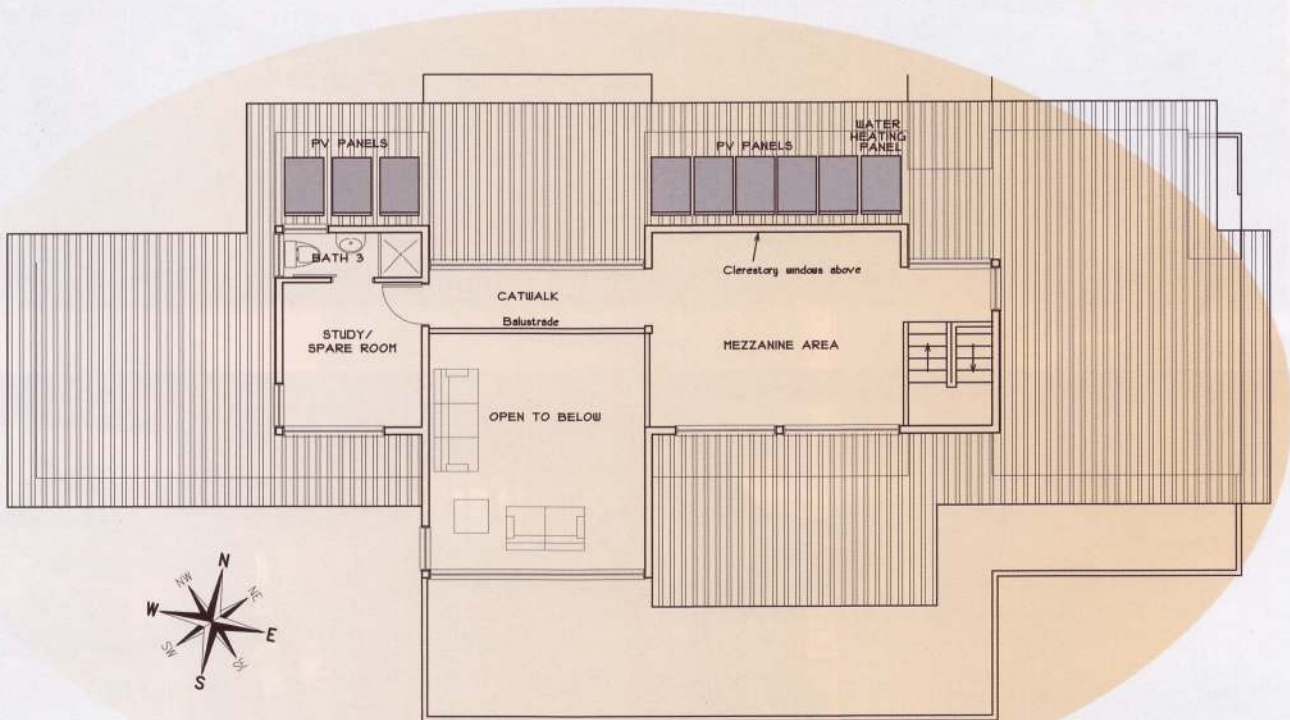
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GROUND FLOOR PLAN



LOFT FLOOR PLAN





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