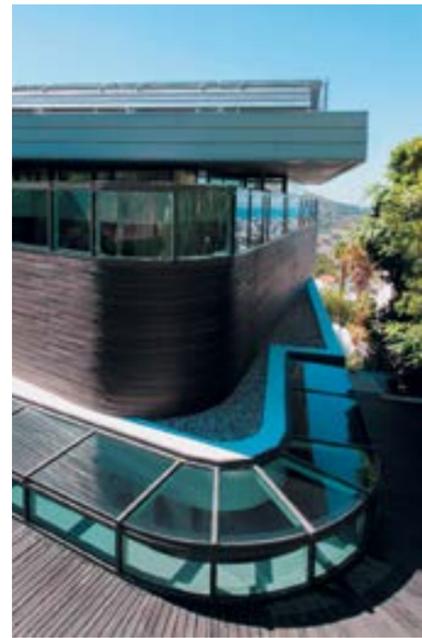




This modern, clean-lined home in Oranjezicht, Cape Town blends top technology with energy efficiency



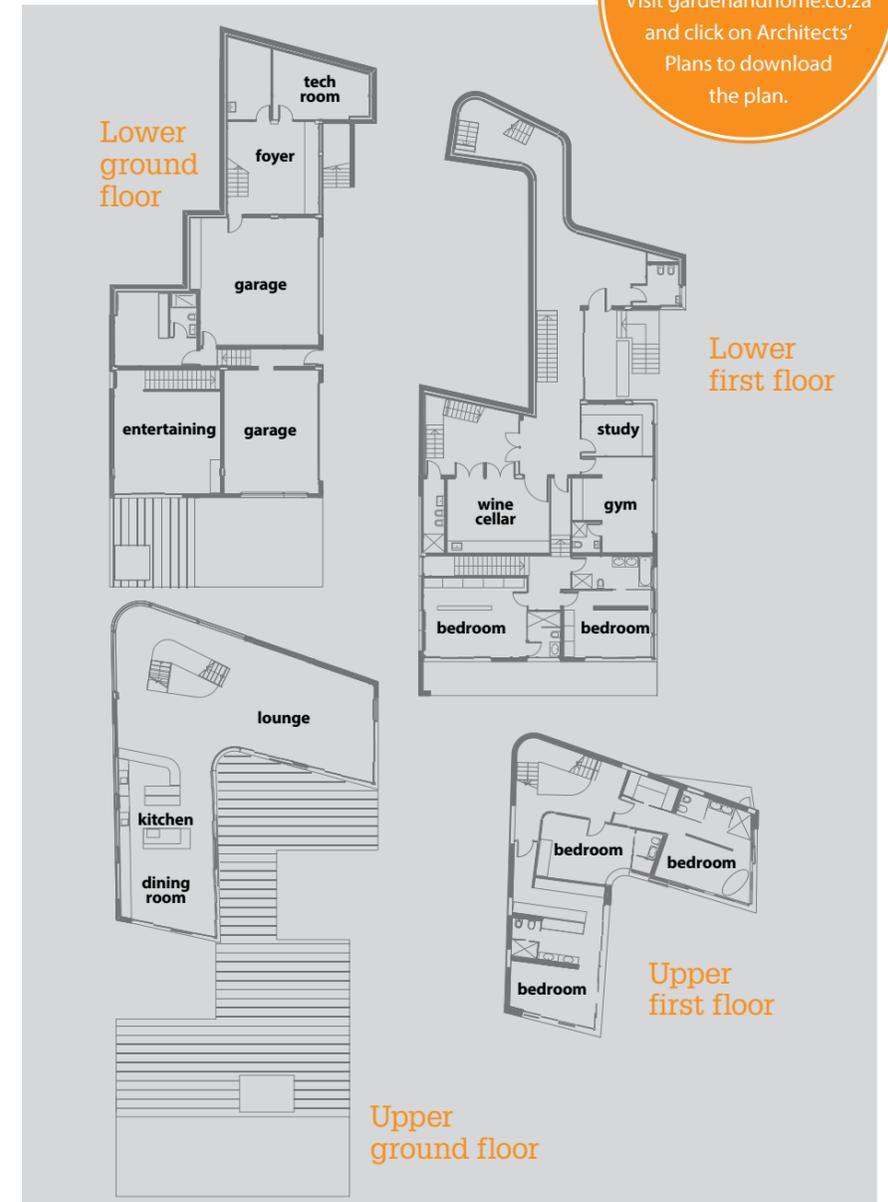
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to an area of 1 000m<sup>2</sup>," says Jeanette. A basement area was excavated to accommodate a garage, and a staggered floor plan features open-plan living spaces designed to maximise views while keeping the structure low. "We also created more space by designing a 'floating roof' in some parts. This provided a bit more ceiling space in some areas as the stringent height restrictions were applicable to the height of the wall-plates and not to a floating ceiling," explains Jeanette. This was the reason for the skylights visible on the exterior which bring in natural light.

A central staircase forms an eye-catching feature and an important structural and design element. "The walls of the staircase extend from foundation to roof. As the client didn't want these to be solid, which would interrupt the flow and the views, we came up with a tree design," explains Jeanette. "Clad with a gypsum composite, this cleverly hides the steel structure. It's lit by LED lights, which creates a magical atmosphere at night."

The treated oak floors, natural stone tiles, internal doors with custom-designed architraves and skirting, and curved glass windows were imported from Germany. The kitchen cabinetry and design were supplied by cutting-edge Italian brand Valcucine. "As the family liked the stone cladding at Delaire Graff in Stellenbosch, it was used both inside and out. We also introduced an indoor water feature, which forms the 'eye' of the staircase," says Franziska Lüke of Sisco Architects.

"The home features top German automation systems (the property won the KNX International Automation award) for alarm, intercom, lighting, window



blind and heating systems along with energy-efficient features like an insulated building shell, double-glazed doors and

windows, solar panels and heat pumps, capillary mats for cooling, and a rainwater harvesting system," says Franziska. **GH**

SOURCES JBA [jba-architects.com](http://jba-architects.com) Sisco Architects [siscoarchitects.com](http://siscoarchitects.com)

TEXT KIRSTEN HILL PHOTOGRAPHS JOHANN LOURENS PORTRAIT CORNÉ GREFF

AT A GLANCE

**THE ARCHITECTS** Jeanette Schachler (right) of JBA Architects and Franziska Lüke of Sisco Architects who collaborated on the project.

**THE CLIENTS** A German family who live in Cape Town for part of the year.

**THE BRIEF** A contemporary, fully-automated home with open-plan living rooms, three bedrooms, a wine cellar, gym, guest unit, swimming pool, staff quarters and garaging for eight cars.

**THE HOUSE** A multi-storey, open-plan home on a steep slope designed in a 'boomerang' shape to protect outdoor spaces from strong prevailing winds.



"The steep slope and beautiful views from the site offered challenges as well as the opportunity to include some unique design features," says Jeanette Schachler from JBA Architects of this contemporary home overlooking Cape Town's City Bowl. "Due to the building restrictions, we weren't allowed to build higher than seven metres or two storeys, but the brief called for high ceilings and a garage for a vintage car collection. "To overcome this, we came up with a plan that would restrict the footprint