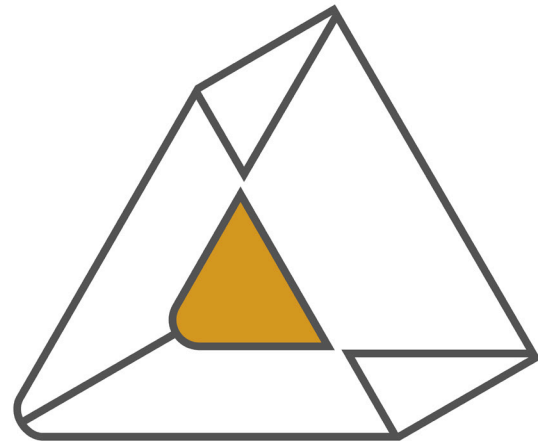




Fleur de Vie
LIFESTYLE ESTATE

*Architecture
Design Guide*





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MISSION STATEMENT

We are a dynamic and collaborative practice located in the northern suburbs of Cape Town consisting of experienced and registered architects. Our vision is not to be known for specific building typologies. We rather see ourselves as critical thinkers applying sound design principles to every opportunity achieving outcomes of the highest standard.

We believe that critical design thinking is a filter against arbitrariness that may give results that are not rooted in its micro and macro context. Design is a process driven activity constantly evaluating and re-evaluating the task at hand ensuring that each project is a unique response to the project brief and context. Thus we move away from 'stylistic' or pastiche architectural languages that lack substantial meaning purely for the sake of having a forced and replicated identity.

Climate change is problematic and a real threat to society and resources are becoming scarcer by the day. Our approach incorporates established sustainable design principles to achieve solutions with attributes speaking of consideration towards our environment, sensitivity and, most of all, beauty.

Our portfolio includes work along the coastal shores of the Western Cape as well as the Overberg district and covers the full spectrum of residential projects, industrial facilities and cultural buildings.

Fleur die vie Lifestyle Estate aspires to create an estate that most importantly relates to its contextual and historical built idiom and create an environment that enhances quality of life and peace of mind.

The vision is to incorporate established ecological sustainable design principles and apply it to the Cape Vernacular and fishermen's cottages idiom in a responsible and contemporary fashion.


Buildings should be the result of well-considered proportioned forms with attention to detail and aesthetic quality. The overall goal is to create an architecture with an appropriately layered and scaled contemporary language using relevant materials such as locally sourced stone, bricks, timbers and steel in conformity with modern building methodologies.

The design of houses throughout the estate should be in harmony with the local climate with a focus on appropriate building orientation and outdoor lifestyle as a celebration of the Southern African climate. Homeowners will have the freedom to create unequalled and diverse homes which will be in keeping with the proposed theme of the estate. Architects should focus on fundamental design principles rather than achieving a forced aesthetic response which doesn't relate to the orientation, climatic considerations and other contextual factors.

Creating a sense of community within the development is vital and achieved through an interactive and diverse streetscape as well as appropriately designed green public spaces. It should be borne in mind that architects should strive to create an environment in the estate where the whole is greater than the sum of the parts and in so doing homeowners may need to make compromises for the benefit of the holistic vision of the estate.



*Development and
Topographic Factors*



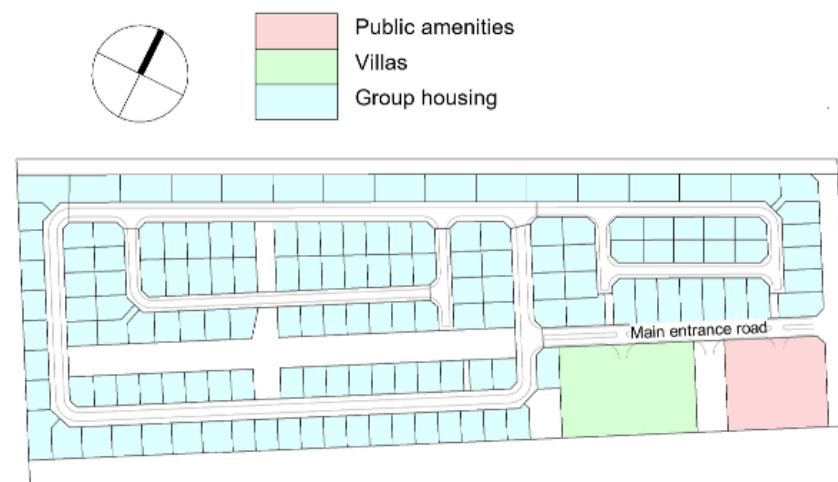
SCALE AND PROPORTION

The architectural massing of the buildings is intended to be well-proportioned and of human scale to encourage openness and a sense of community. Additionally by enforcing small building massing (maximum 2 storeys) will have a minimum visual impact on the site to maximize micro and macro vistas for individual stands.

DEVELOPMENT LAYERS

The site is accessed from one primary entry point off a public road (Minor arterial) which runs along the north eastern boundary of the site.

The entrance road is flanked by the amenities and villas leading towards the group housing development. The main entrance gate is set back to allow access to the Villas and public amenities. Security thresholds at the main gatehouse will be operated with biometric technology.



MOVEMENT

The site comprises of a primary 13.0m wide ring road which accommodates all main vehicular and main pedestrian movement. Secondary streets (10.0m wide) are connected to the main ring road also to accommodate pedestrian and vehicular traffic.

