

CONDÉ NAST

House & Garden

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SPLIT IN TWO



BEFORE

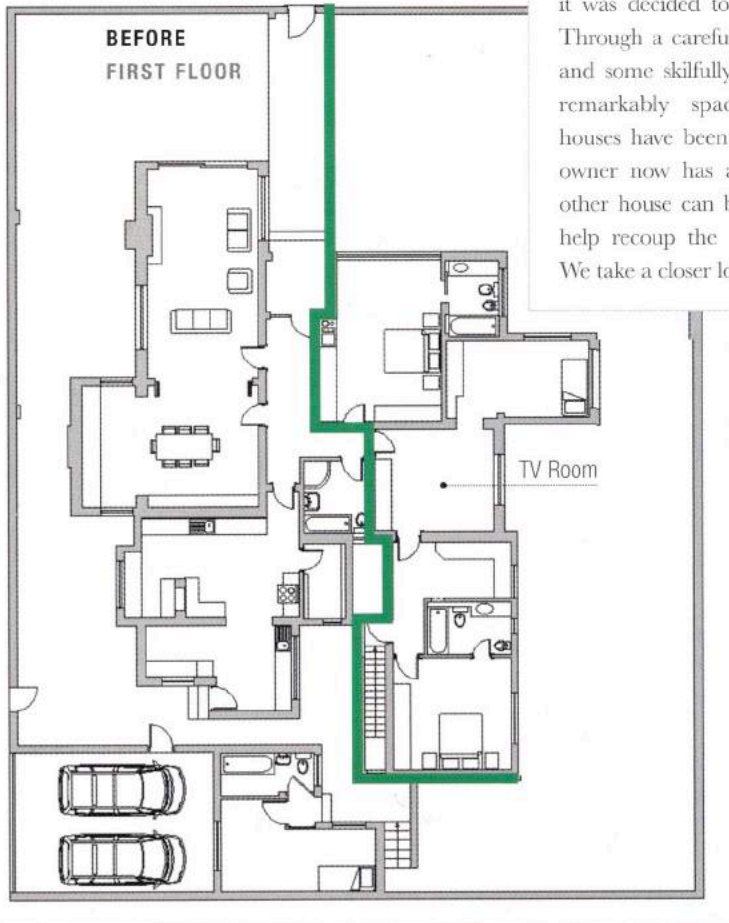
With clever planning, a large four-bedroomed house is split to create two spacious homes by architect, Amanda Katz

CLIENT'S BRIEF

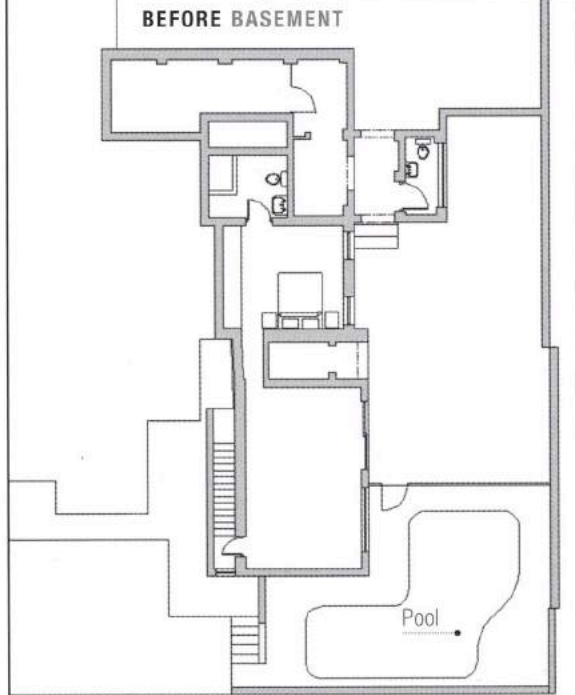
'I own the house, but wanted to split it. For my half, I needed to be able to accommodate my children and their families when they come to stay, and a separate staff quarters. I was adamant that I didn't want an upstairs and downstairs situation. I wanted to feel more connected to the entire house.'

Before you decide to find a new home to suit a change in lifestyle, take a look at your own property. In the 36 years that the owner had lived in this Bantry Bay house it had grown, bit by bit, from a small five-roomed house to something large and rambling to accommodate the growing needs of a family. Now that her children are grown up, she says, 'It was a question of undertaking major renovations or moving out, but I couldn't find anything I could afford that suited my needs.' Cape Town architect Amanda Katz was brought in, and it was decided to split the house in two. Through a careful manipulation of space, and some skilfully planned additions, two remarkably spacious three-bedroomed houses have been created. And whilst the owner now has a brand-new house, the other house can be sold or rented out, to help recoup the cost of the renovations. We take a closer look at the owner's side.

THE EXTERIOR The existing house was colonial in style, but it had been tampered with so much over the years, that it would not have been possible to restore it back to its original character. A more contemporary look was opted for, with rendered walls and big glass windows – and the colonial gable is hidden behind the addition. The first-floor terrace has a pull-back awning from Solara Awnings to provide much-needed shade and a slick glass balustrade



LEFT The existing first-floor plan. The green line shows where the house was divided in two. The owner's side is to the right of the green line
BELOW The existing basement, beneath the owner's side





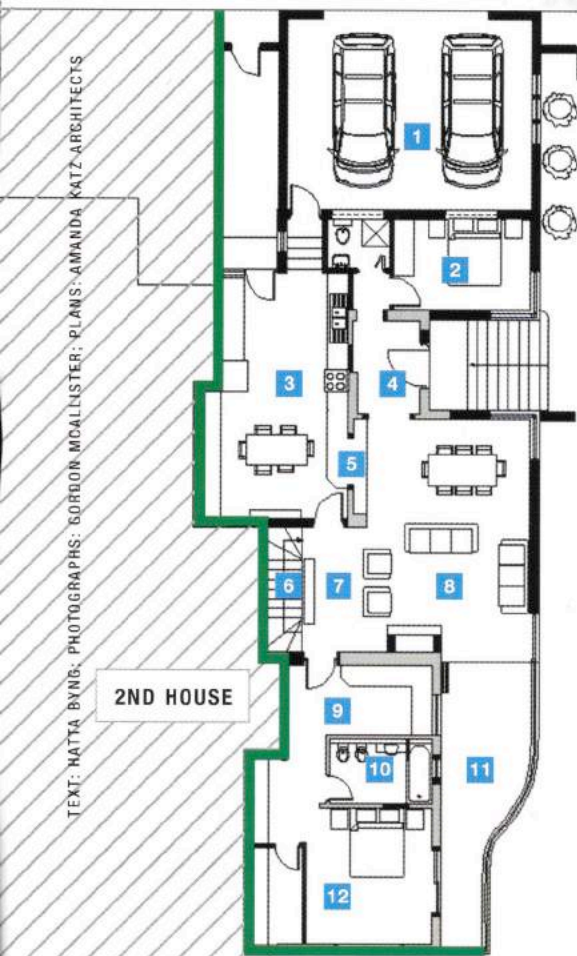
AFTER

EXPLAINING THE NEW PLAN

THE FIRST FLOOR On the owner's side, radical alterations transformed the living areas into an open-plan area that flows out towards the sea view. The outside wall of what was a small TV room was extended to create a large sitting room and eating area in the centre of the house, linking entrance, kitchen and master bedroom – the owner's main living area. In this living room – as there was a house blocking the view in the centre of the main wall – Katz cleverly inserted two full-length windows at the corners that lead the eye towards the view. One of these leads out through folding glass doors to a large balcony, onto which the master bedroom also opens out, creating a further entertaining area. A guest bedroom and bathroom is separated from the living area, placed to the right of the entrance, thus making it easy for guests to come and go as they please. A garage leads via steps into the kitchen, creating greater security.

IN THE BASEMENT A second living room and bedroom provide a separate area for the owner's daughters and their families. The bathroom is separate from the bedroom so that people using the pool can also have access to it.

AFTER FIRST FLOOR



KEY TO PLAN:

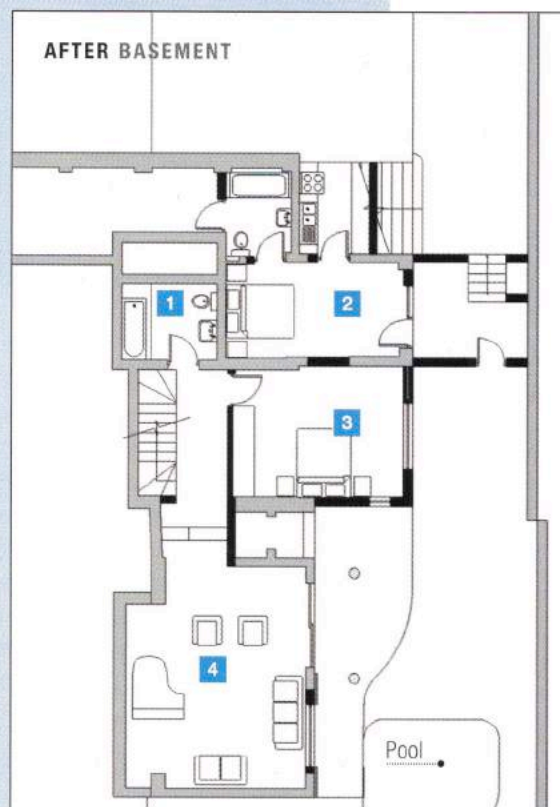
FIRST FLOOR:

1. Garage
2. Guest bedroom
3. Kitchen
4. Entrance hall
5. Hatch between kitchen and living room
6. Stairs to basement
7. TV
8. Living room
9. Study
10. Master bathroom
11. Terrace
12. Master bedroom

BASEMENT:

1. Bathroom
2. Staff quarters
3. Bedroom
4. Living room

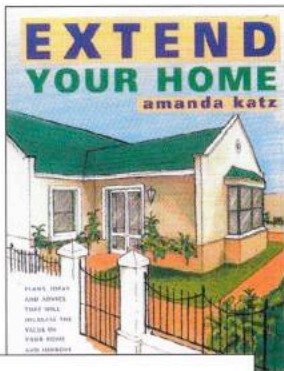
AFTER BASEMENT



homemakeover



KITCHEN The kitchen has a large hatch which looks through into the living room and out to the view, thus connecting the owner to the rest of the house as she cooks, and creating a feeling of security, as there are no closed-off spaces. Katz worked closely with the owner's decorator, Colin Elias. Finishes were kept to a minimum to enhance the flow of spaces. Travertine from The World of Marble & Granite was used throughout, honed and filled in the interiors, and unfilled in the exteriors



EXTEND YOUR HOME

Katz's book is a guide to home extensions. Order it directly from Amanda Katz Architects for R100.

LIVING ROOM What was the TV room was extended to become the main living room in the centre of the house. A feature wall was built to house the flat-screen TV and conceals the staircase which leads to the basement. The floor is timber laminate from Deco Flooring



LEGAL CONSIDERATIONS

First check your property title deeds to see if there are any restricting clauses. If there are no restrictions, the next step is to contact the zoning department of the local authority (in this case, Cape Town City Council) to scrutinize the building plans. They can confirm what the building regulations are related to the particular property. If there are restrictions on the title deeds, these may need to be removed first before the plans can be submitted for approval. Check this too with the zoning department and find out what procedure to follow. Be warned that this process may need the input of a conveyancer and land surveyor and can take around nine months to complete. The next step is to submit a design proposal to the CCC and to obtain consent from relevant neighbours. If neighbours object, the CCC has to inspect the site and check if the reasons given are valid, and then decide whether the objection stands or can be overridden. If you want to be able to sell off the other property it is best to seek advice from a land surveyor as you need to obtain 'double-dwelling' approval from the council and submit a subdivision proposal for the property to the local authority.

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