

these pages: *Landscaper Mike Carver began with a bare piece of land. Rocks, landscaping materials and trees had to be sourced, placed and carved into the formations required. The garden looks as if it has been there for years. Outdoor decks are solid teak.*



IVORY TOWER

location: Hyde Park, Sandton
architects: Aurelio Cimato and Adriano Moroldo of CM Architects
interior architects: Mark Rielly and Jon Case: Antoni Associates / Arlene Rottanburg: Summersun Property Designs
interior design: Arlene Rottanburg
photography: Elsa Young

THIS HOME REVEALS BOTH COMPLEXITY AND SIMPLICITY. A BOUTIQUE BUILD, IT SHOWCASES A UNIQUE BUNDLING OF ARCHITECTURE, CREATIVITY, TRADITION, ART AND GLAMOUR. IT ALSO SUCCEEDS IN FOSTERING AN ENERGISING SYNERGY THAT CONTINUALLY REINVENTS ITS SUBURBAN LANDSCAPE. ▷

these pages: The entertainer's show kitchen is separate from the kitchen and scullery and adjoins the dining room. It has a teppanyaki grill, flat-top stove and is fully refrigerated, with restaurant-type air extraction. Guests sit around the counter, observe and participate in the culinary performance. There are built-in digital hot trays on the patio and a separate braai and cooking area with an entertainer's buffet and a Chad O-Chef 8-burner grill.



Located on 4 000 square metres in Hyde Park, Sandton the structure spans almost 1 300 square metres under cover. It's situated in a security-boomed road and is, in a sense, its own secluded private estate. For 15 years Arlene Rottanburg had theorised over the concept of this home and its architecture. She appointed Gauteng-based architects Aurelio Cimato and Adriano Moroldo to realise the visions she formulated.

Says Aurelio Cimato: 'The original intention was to create a mini-boutique complex divided into 2 000 square metres units. There was an old house on the stand and this was demolished to provide a blank canvas with which to work. It rapidly became obvious that the envisaged structure could not be accommodated on half an acre and we decided to utilise the entire 4 000 square metres for a single grand contemporary residence.

'We approached the brief as a team, yet with strict guidelines to include certain creative elements that are universal to the Summersun design maxim. There is a prerequisite for elegance, comfort and a level of sanctuary that results in the establishment of a privileged lifestyle. It's encapsulated in what they call the Millennium Modern style. It evolved here as a concept that would capture high-end modern amenities in a double volume glass structure, within which all the interior spaces are in synch. We approached the brief with the inventive use of space in mind.'

'There are magnificent views to the north west that extend on a clear day as far as the Magaliesberg range. We wanted to incorporate these vistas when considering the design. At the same time we took care not to compromise a north-facing residence, it was tricky balancing the two but it worked', says Adriano Moroldo. ▶





above: The wet bar with bespoke wine racks, is adjacent to dining room and terrace.

opposite: The formal lounge has a double volume entrance. Furniture includes Hunt chairs and bespoke cabinets and coffee tables from Okha.

'From the outset, the intention was to create a unique piece of architecture, distinguishing it from anything else that has been built in the past by ourselves, or our clients', elaborates Arlene Rottanburg on this innovative project.

The land slopes steeply from east to west and the architects decided that the structure would stand on the upper portion on the eastern side, facing north but also west towards the Magaliesberg and – more importantly – the imaginatively landscaped grounds. These include a man-made lake, rock waterfalls and a small stream, all of which are well lit after dark.

Arlene Rottanburg chose a natural colour palette of putties, taupes, greys and whites, which extends throughout the interior. Floors consist of more than 1 000 square metres of large solid granite slabs above which is an intricate yet uncomplicated ceiling design of angles and coves with concealed cool-white LED lighting.

Wide expanses of glass and double volume spaces are key design elements, with large sliding doors opening on

both floors, to patios that serve all entertainment areas, plus those of the five bedrooms. Other integral materials within the shell are Volakas marble slabs in the bathrooms and on focal walls, tiny white mosaics imported for this project and flamed granite on the fireplace surrounds. This shell combination achieves the architects' aim for a symbiosis of functionality, user friendliness and comfort.

Built with eco-awareness as a given, solar energy feeds a photo-voltaic battery system, which lasts for four hours in the event of a power failure. This solar power also runs the low-voltage lighting in the home and the battery system is only charged using Eskom power as and when needed. A German system of heating / cooling utilises hot and chilled water tanks, feeding the house with underfloor heating and providing air conditioning / cooling via pipes in the floors and walls. This is regulated in the same way as conventional air-con, the difference however, is that it's linked to heat inversion pumps and uses very little electricity. >





this page: The main bedroom suite has his / her dressing rooms; there is a private outdoor shower and deck adjacent.



While the architectural structure is complex but looks simple the interior architecture is simple but complex in the sense that it embodied a great deal of detail and custom finishing. An example: high gloss paint with washed, grained oak for cabinetry and kitchen units. Stonework includes granite slabs combined with marble, natural stone and technistone; all of which contribute to the minimalist signature required.

Arlene Rottanburg conceptualised the interior design without a specific brief. Primarily, the result is a contemporary European signature, minimalist and devoid of clutter; with all key materials selected reinforcing the neutral shell.

She adds: 'I wanted the interior design to be a natural extension of the architecture, and that the interior architecture and custom cabinetry would be accentuated by the pieces I selected. Fabrics and finishes are in neutral shades with an occasional splash of colour and the majority of pieces comprise bespoke furniture designed by Antoni and Associates. I enjoyed working with Mark Rielly and Jon Case who are involved in projects both locally and internationally. I use them as my sounding board for the latest trends'. □