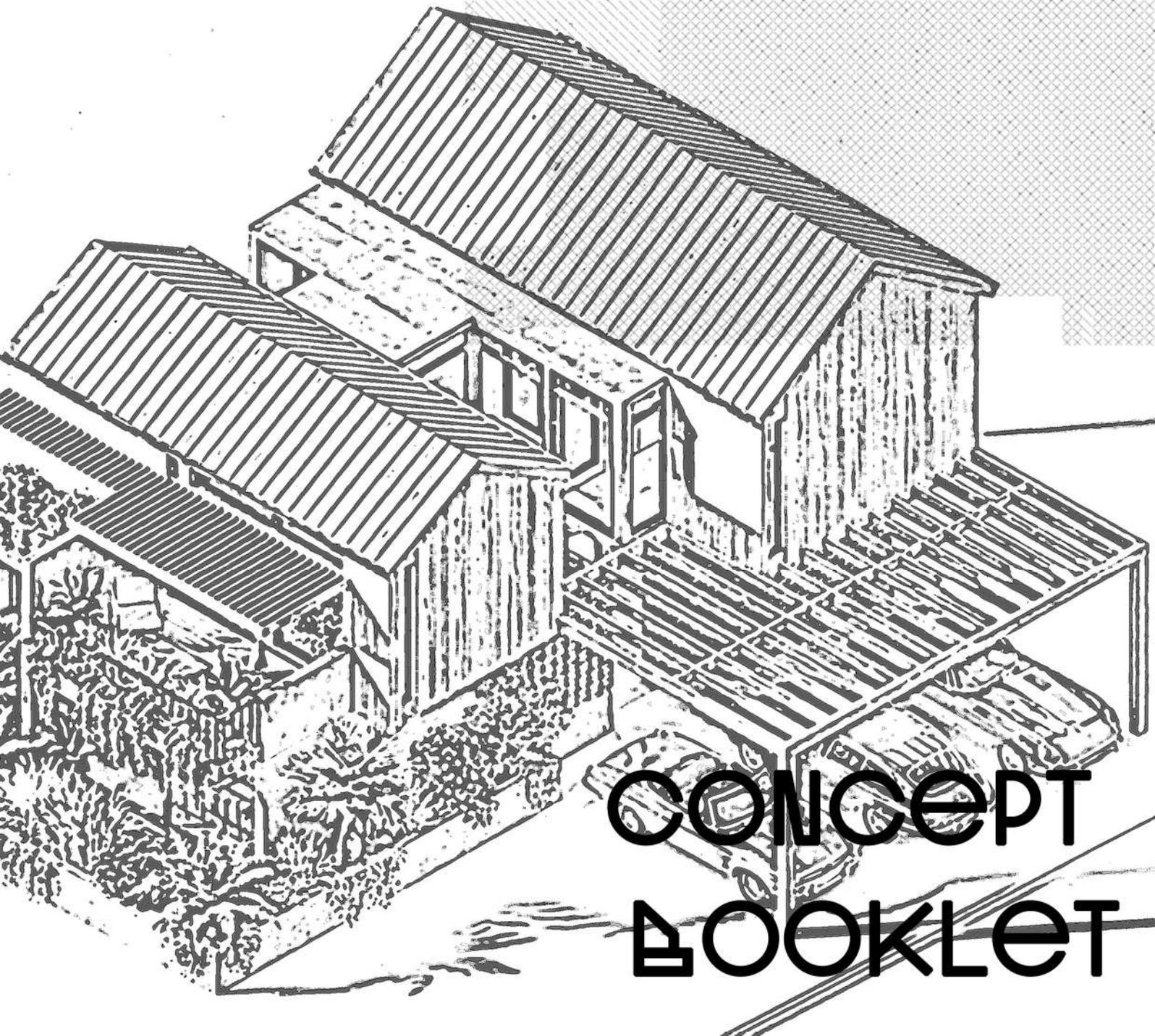


**POLARIS**  
HEART.



**CONCEPT  
BOOKLET**

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POLARIS

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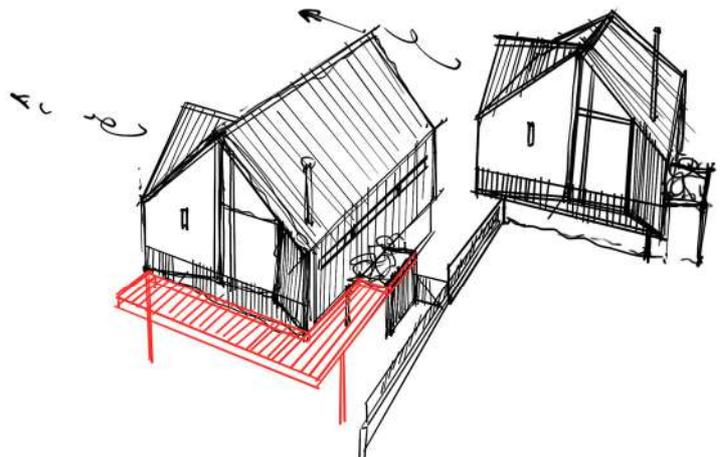
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## Overall Concept Feel

The project reads as a calm, contemporary village set on a sloped landscape. The architecture sits lightly on the terrain, with each unit stepping down the site to keep views open and avoid visual bulk. The gable forms give it a familiar residential scale, while the clean detailing, vertical timber screening, and muted material palette push it into a refined, modern direction.

There's a strong rhythm of simple rooflines, soft timber tones, and crisp masonry bases. Shaded decks and pergolas create warm edges to the buildings and soften the transition into the landscape. Circulation feels informal and walkable, moving through planted pockets and gentle curves rather than rigid grids. The carports tuck in neatly under the built forms, keeping the focus on the pedestrian experience and the layered greenery.

Overall, the atmosphere is quiet, natural, and well-composed: a contemporary estate that blends Scandinavian-influenced simplicity with warm local texture, emphasising privacy, softness, and a cohesive neighbourhood identity without feeling repetitive.





Polaris is another name for the North Star, the bright star that sits almost exactly above the Earth's north-celestial pole. Because of that fixed position, it has historically been used for navigation, orientation, and wayfinding.

If you think about it in the context of Waterkloof street names, the theme often leans toward astronomy, constellations, and classic navigational terms. Naming a street Polaris fits neatly into that pattern. It carries a sense of:

guidance and orientation

stability

a fixed point in the landscape

clarity and direction

for a street in Waterkloof, "Polaris" speaks to that of a celestial theme and gives the neighbourhood a sense of elevated, almost timeless refinement tied to the night sky and navigation.



contemporary gabled houses using vertical timber cladding, large glazed openings, and clean, simple forms. The landscape is light and structured, with gravel driveways, tight hedges, and soft perimeter planting. The overall feel is calm, minimal, and natural, with the architecture sitting comfortably in a suburban



flat-roofed brick volume with a gabled metal-clad volume, creating a clean, modern contrast in form and texture. The brickwork is detailed with subtle relief patterns, while the metal cladding gives the gable a refined, contemporary edge. Soft planting, a light timber fence, and simple openings tie the two forms together and create a warm, street-friendly frontage.



simple gabled form wrapped in vertical timber screening, creating privacy while still letting filtered light into the upper level. The lower level is solid and minimal in light masonry, giving the building a grounded base. The contrast between the open timber veil and the closed ground floor creates a calm, refined façade with a strong sculptural presence.



**Upton Street Apartments**  
Condon Scott Architects

compact gabled forms clad in light vertical timber, paired with darker lower-level materials for contrast. Windows are carefully carved into the façades, giving depth and a sculpted feel. Soft landscaping and warm exterior lighting create a welcoming edge, while the clean massing keeps the architecture refined and contemporary.



bold, monolithic geometry in a warm terracotta-toned concrete. Deep cut-outs, linear circulation bands, and gravel insets create strong shadow lines and a sculptural, almost carved quality. The architecture feels heavy, grounded, and minimal, driven by simple forms and material honesty rather than ornament.



a long, elevated timber-clad volume resting on a solid masonry base. The upper form cantilevers to create dramatic views and sheltered space below, while the vertical cladding keeps the mass elegant and unified. The contrast between the lightweight top and heavy stone base gives the building a strong, contemporary mountain-house character.



metal gabled roof and vertical timber cladding with a solid stone base. The upper level lightly overhangs the ground floor, giving the house a balanced, contemporary barn-like character. Large glazed openings sit cleanly within the façade, while the stonework anchors the building to the landscape with a strong, grounded presence.



a clean, minimal palette: a standing-seam metal roof, pale brickwork, and warm timber lining at the entrance. The composition is simple and calm, with tight detailing and no unnecessary elements. The recessed entry creates a quiet threshold, softened by natural planting and muted tones that give the house a refined, understated character.



a lightweight timber-clad upper level resting on a simple concrete base. The overhang creates a sheltered carport and a strong horizontal line, while timber screens add privacy and warmth. The overall feel is clean, modest, and contemporary, blending natural materials with straightforward geometric forms.



a simple gabled house clad in uniform vertical boards, giving it a clean, understated look. Windows are arranged in a relaxed, asymmetric pattern, and a lightweight carport extends from the side, keeping the footprint compact. The overall feel is modest, contemporary, and well-scaled for a neighbourhood setting.



timber-clad gabled upper floor that floats above a simple white masonry base. The overhang creates a covered parking area and a strong sculptural silhouette. Tall, narrow windows emphasise the vertical rhythm of the cladding, while the landscaping and clean lines keep the overall look warm, contemporary, and quietly elegant.



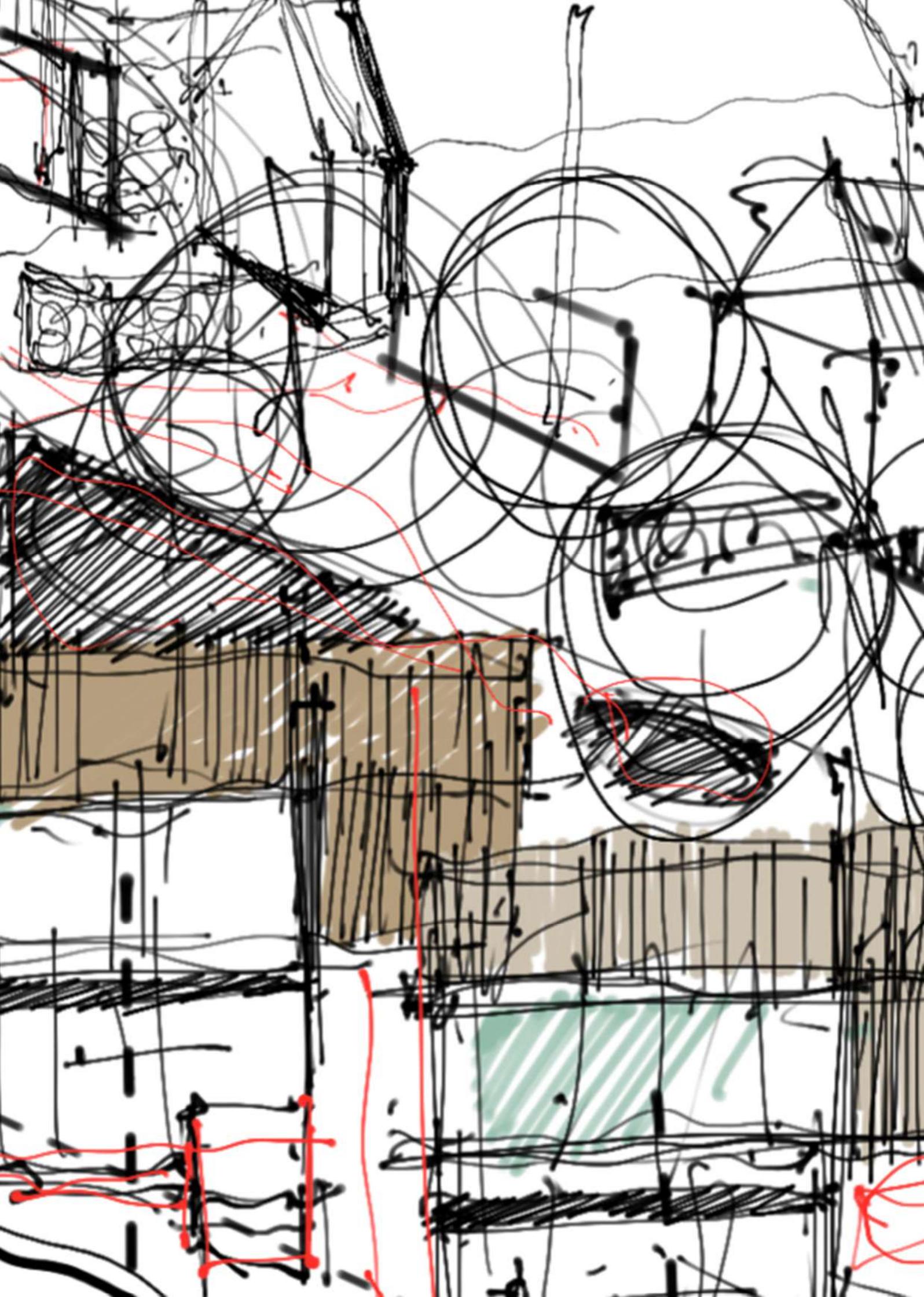
a row of gabled townhouse units clad in vertical timber, creating a strong, rhythmic streetscape. Sliding timber screens add privacy and flexibility, while balconies bring activity onto the façade. The lower level is kept simple and functional, with the warm timber volumes above giving the development a cohesive, contemporary character.

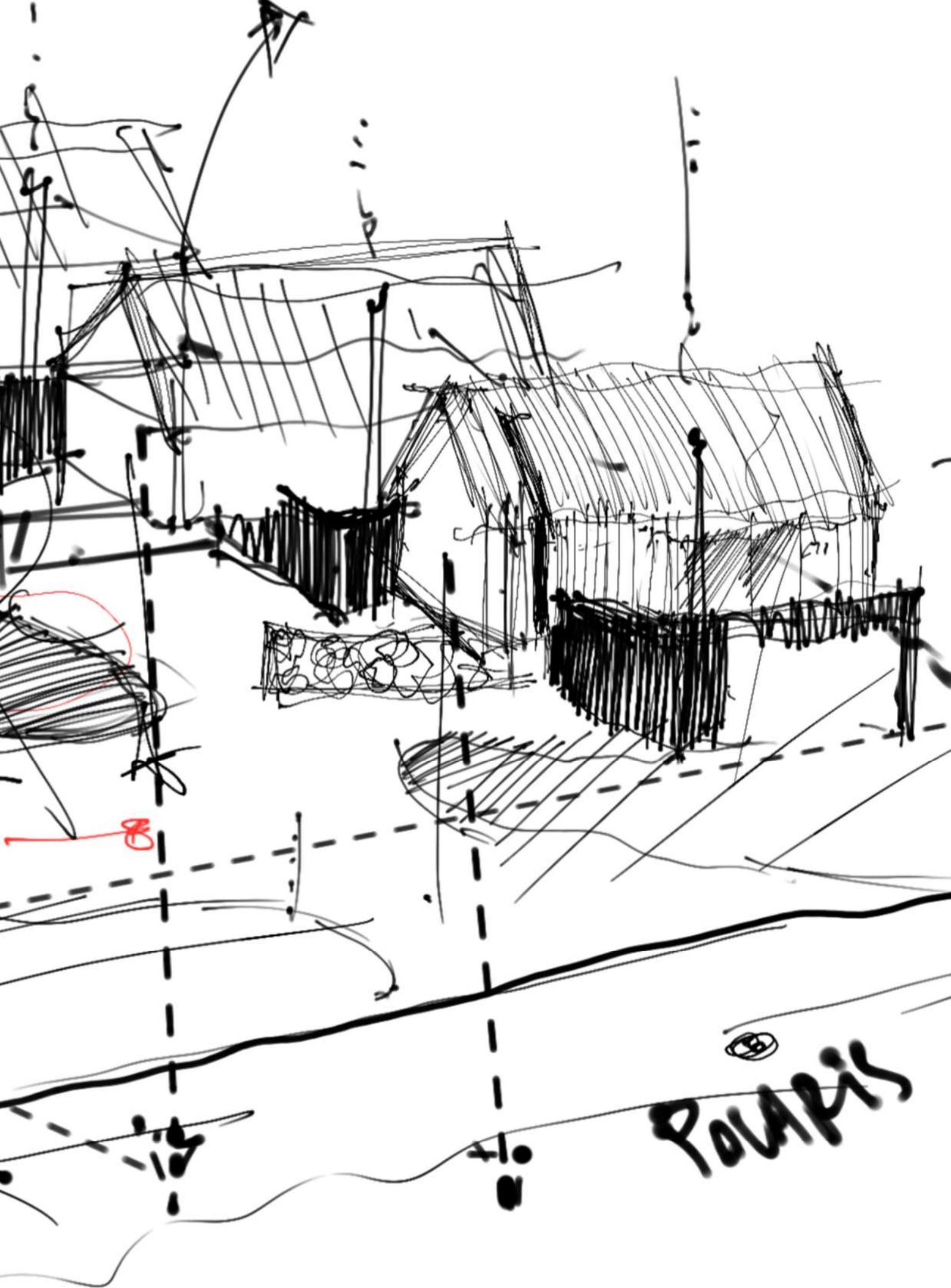




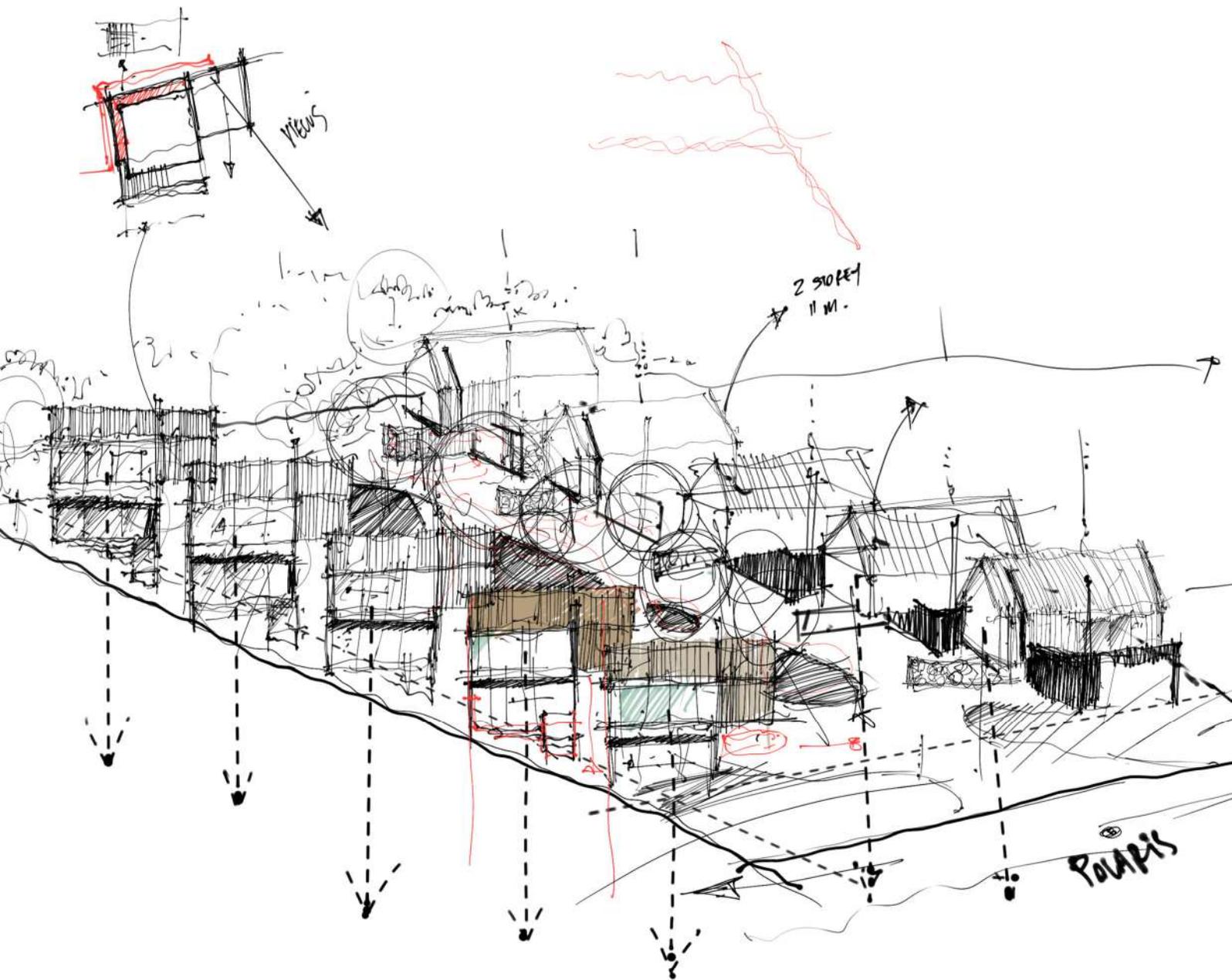
These landscape precedents share a calm, naturalistic character built around gently winding paths, stepped terrain, and lightweight structures that follow the land rather than overwrite it. Timber boardwalks, curved benches, and small pavilions introduce warm, tactile moments that invite people to pause and engage with the setting. Planting is loose and layered, dominated by grasses, shrubs, and small trees arranged in soft drifts that blend into open lawns or gravel paths without hard edges. Water plays an important role, whether as ponds, wetlands, or subtle stormwater systems that shape the movement of people through the site. In denser courtyard conditions, sculpted planting islands and simple paving create intimate green pockets while maintaining the same naturalistic rhythm. Across all examples, the material palette stays grounded in timber, stone, gravel, and occasional steel, allowing the vegetation and topography to lead the experience. The result is a landscape approach that feels immersive, ecological, and human-scaled, offering moments of openness, shade, and texture as part of a cohesive and inviting outdoor environment.







POLARIS



## PROJECT BRIEF — POLARIS HEART

Polaris Heart is a 10-unit residential development on consolidated Erven 1650 & 1651 in Waterkloof Ridge, designed within the Residential 3 framework of the Tshwane Land Use Scheme 2024. The project must stay within a 25% coverage limit ( $\pm 991 \text{ m}^2$ ) and a FAR of 0.4, allowing a total GFA of  $1\,586 \text{ m}^2$  across predominantly two-storey homes. Parking provision requires 30 bays, including visitors, with a single controlled access point along the street edge.

The architectural intent is a calm, contemporary cluster of gabled units that read as a cohesive neighbourhood. Buildings should maintain a low, human scale and use a refined palette of timber, masonry, and clean roof forms suited to the Waterkloof Ridge setting. Each unit must include a private garden, while a centrally located communal open space of at least  $220 \text{ m}^2$  provides shared recreation and a children's play zone. Landscape design must use predominantly indigenous planting and integrate stormwater management through swales, rain gardens, and tree planting tied to parking bays.

The development requires a full Site Development Plan and a Landscape Development Plan with geo-technical and stormwater reports prior to building plan submission. The outcome should be a well-resolved, elegant residential environment rooted in compliance, clarity, and a strong sense of place.

**POLARIS**  
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# POLARIS



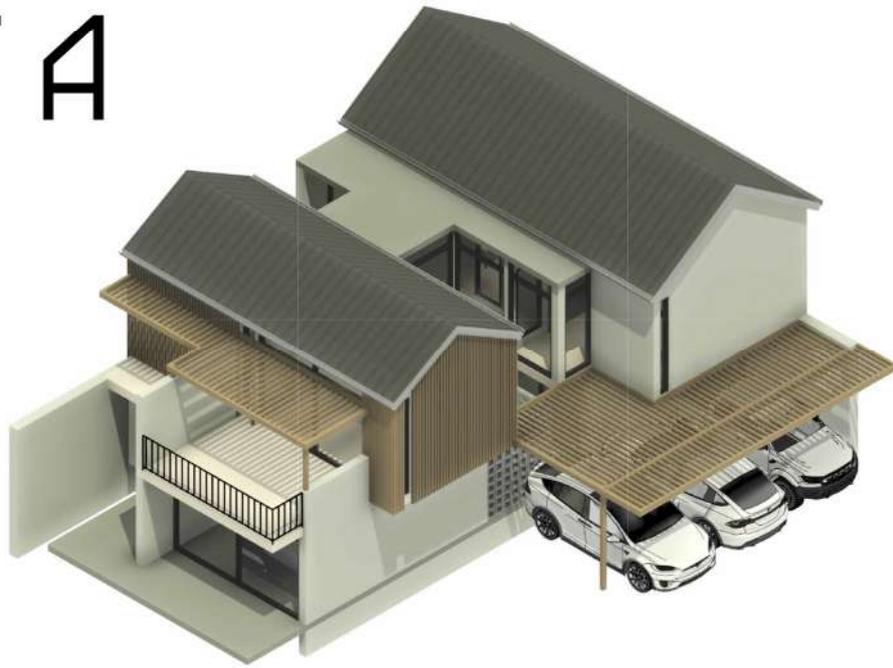
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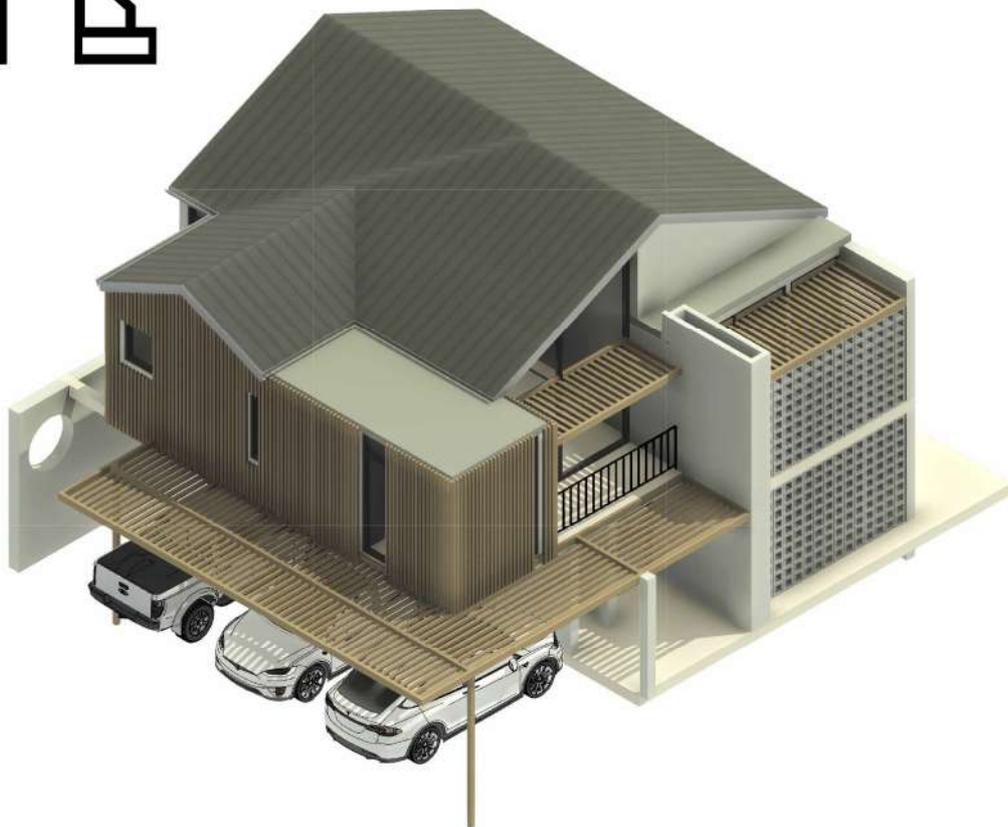


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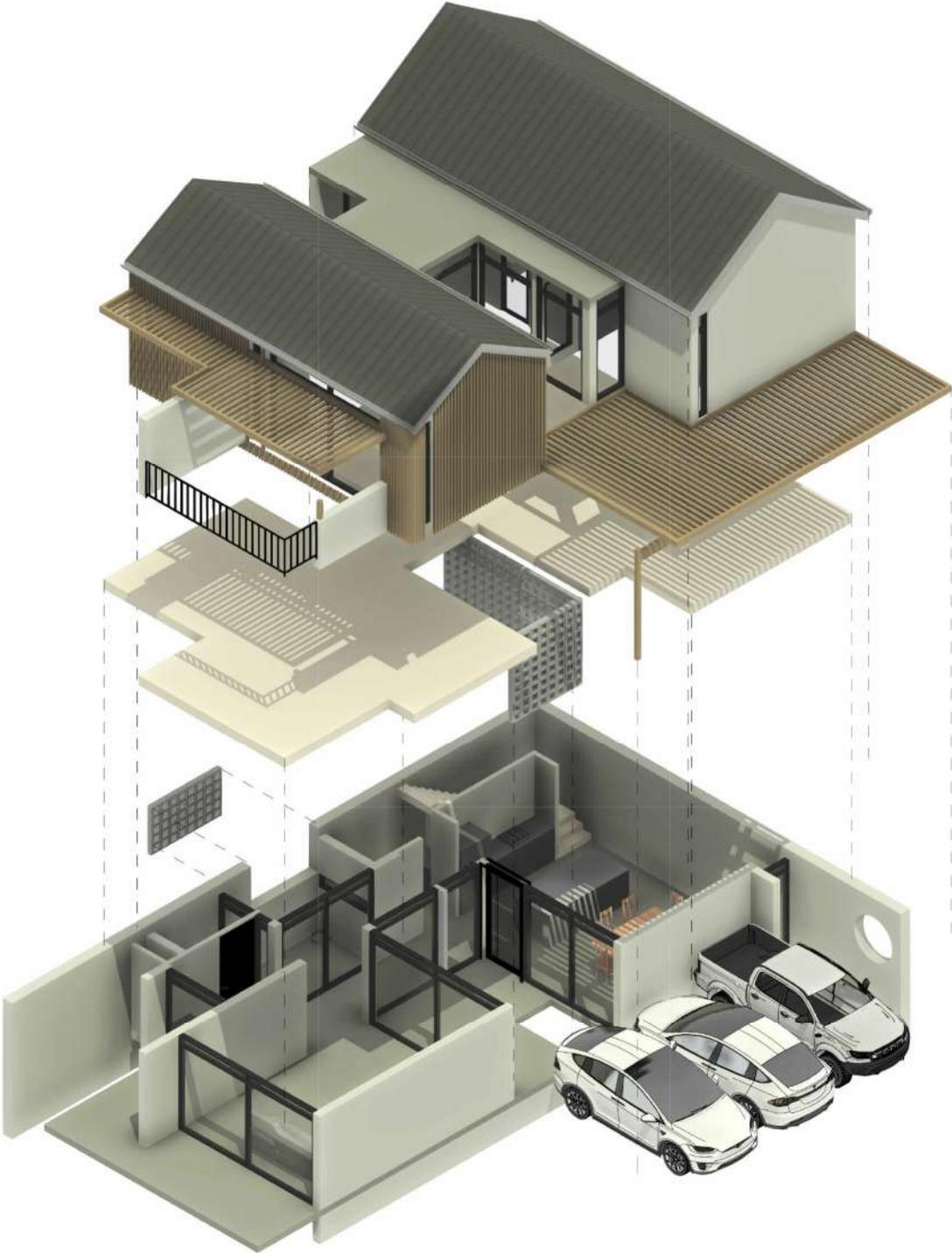
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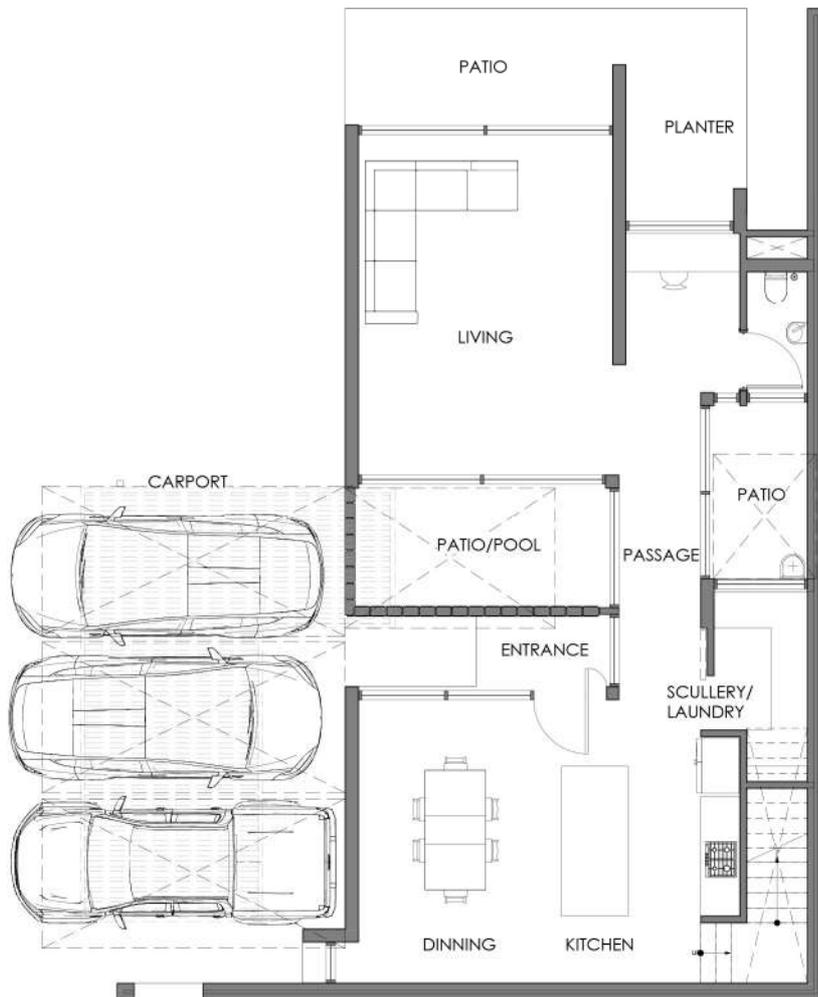
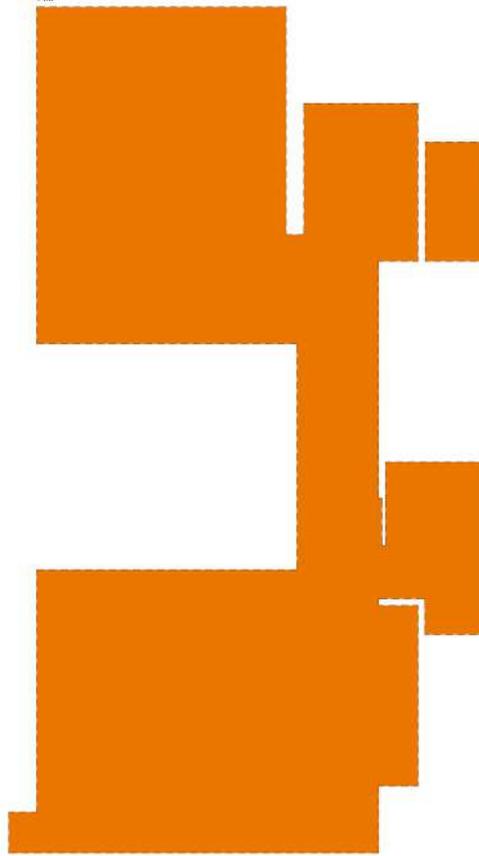
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# UNIT A

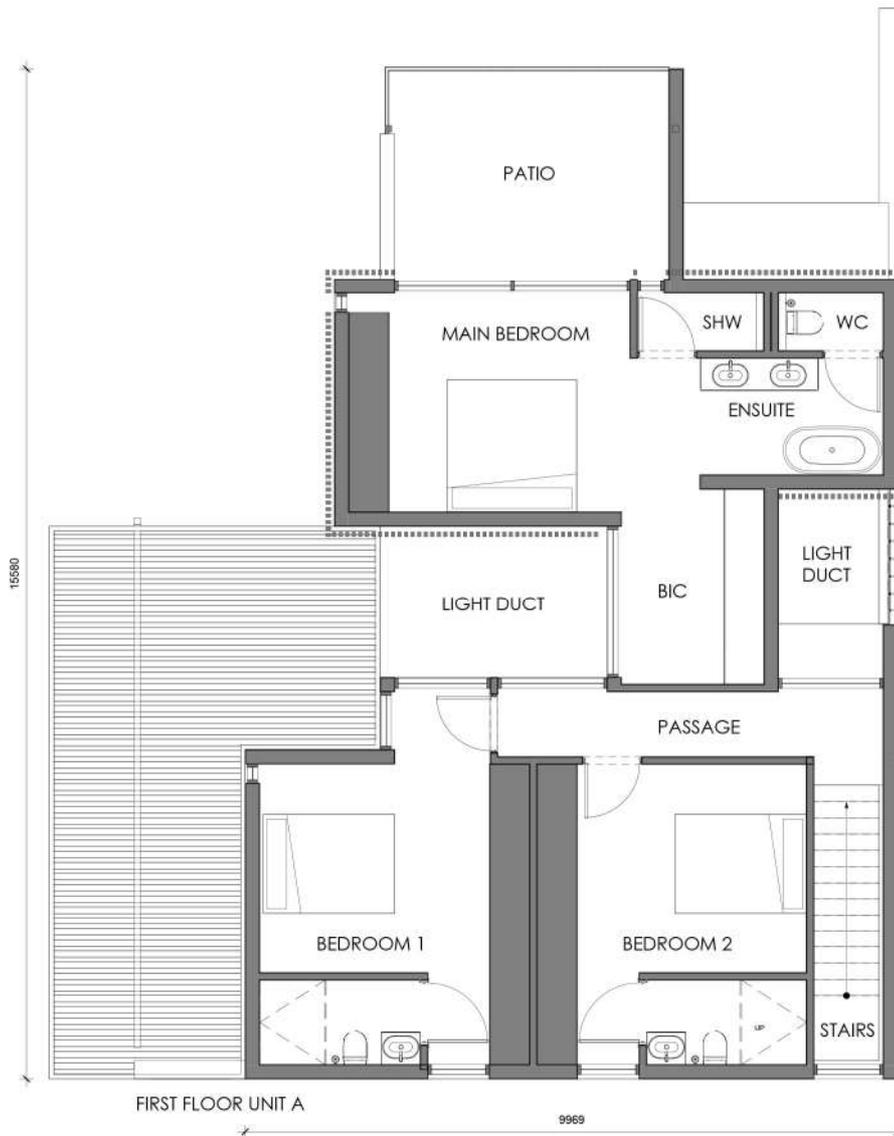
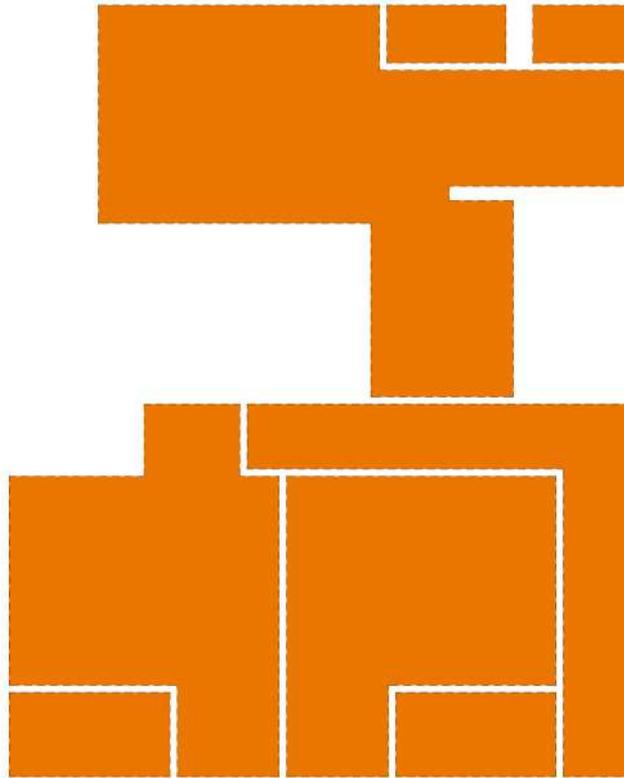


71M<sup>2</sup>



GROUND FLOOR UNIT A

82m<sup>2</sup>



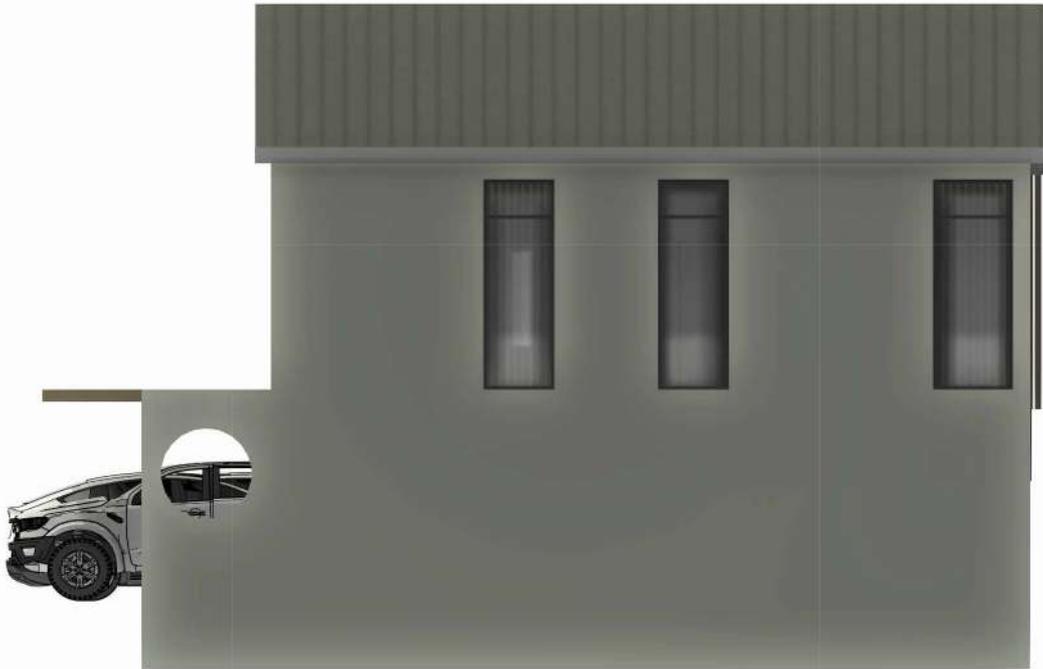
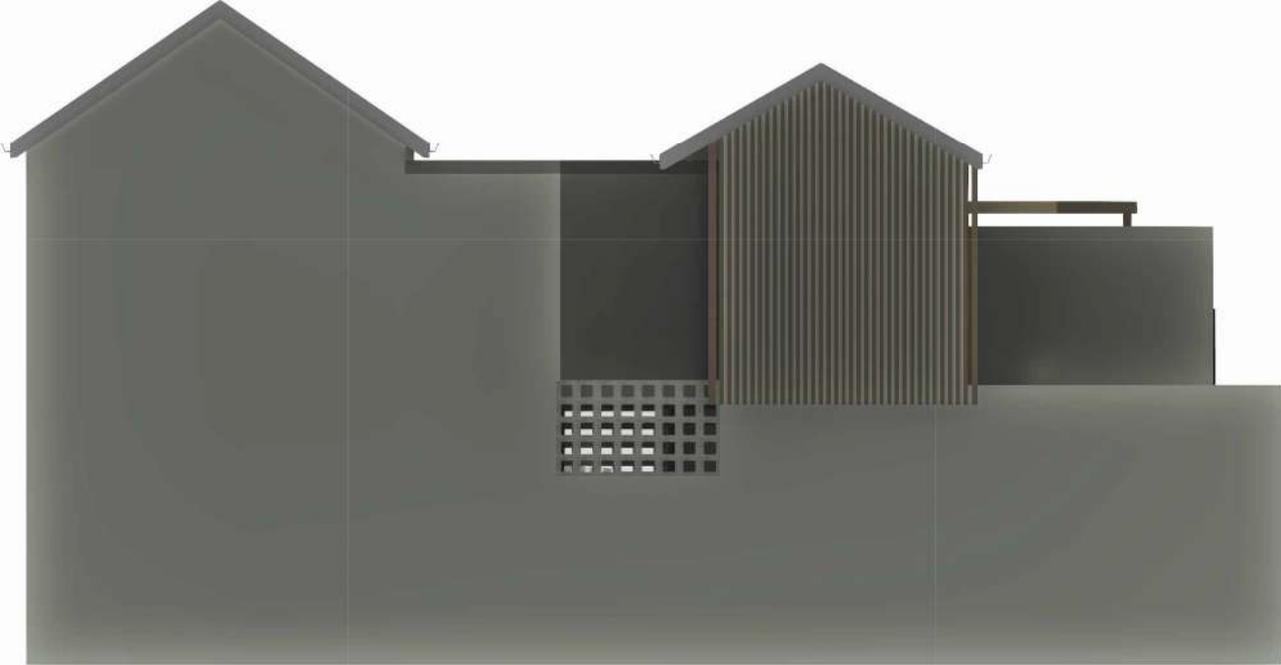
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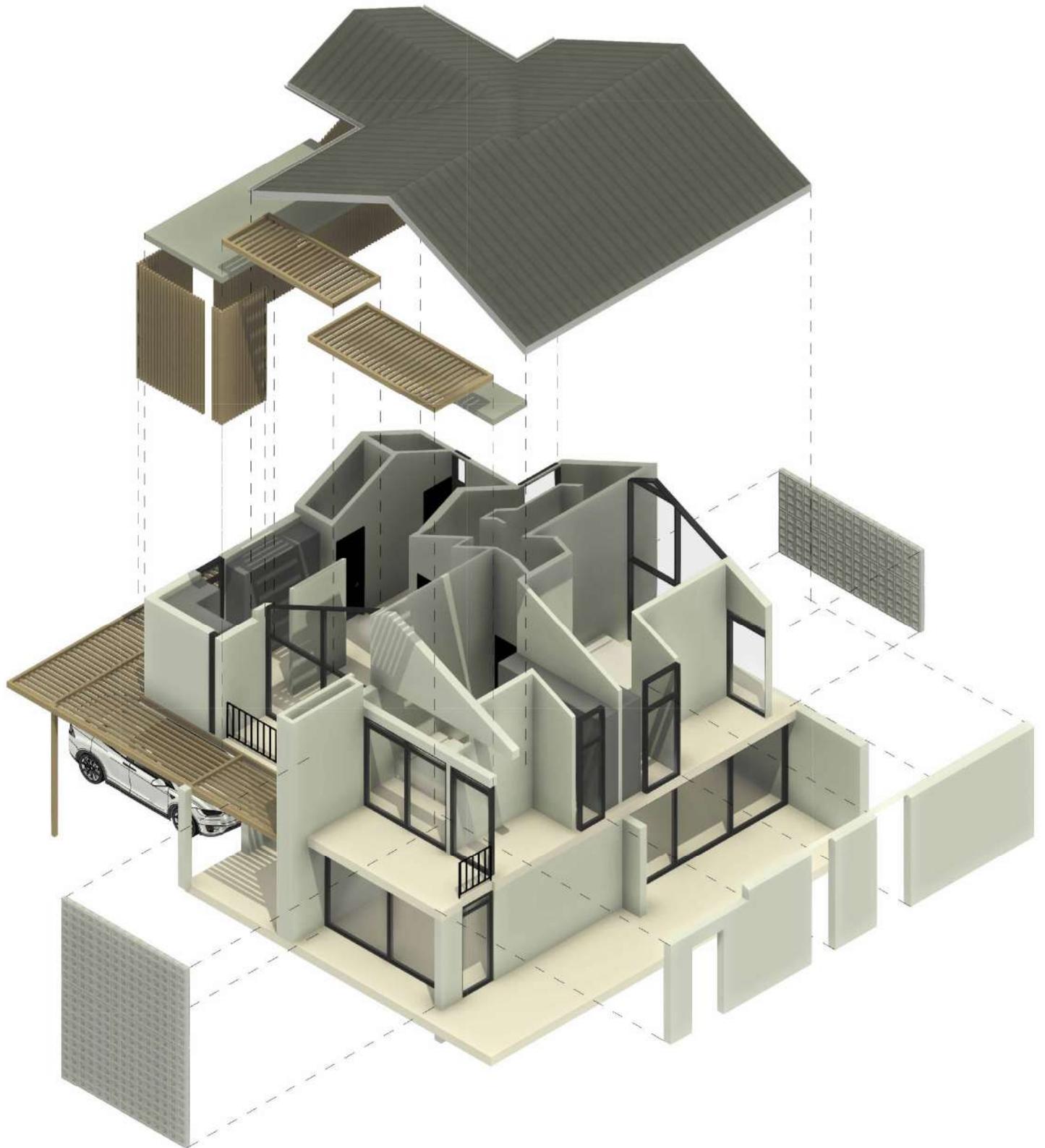
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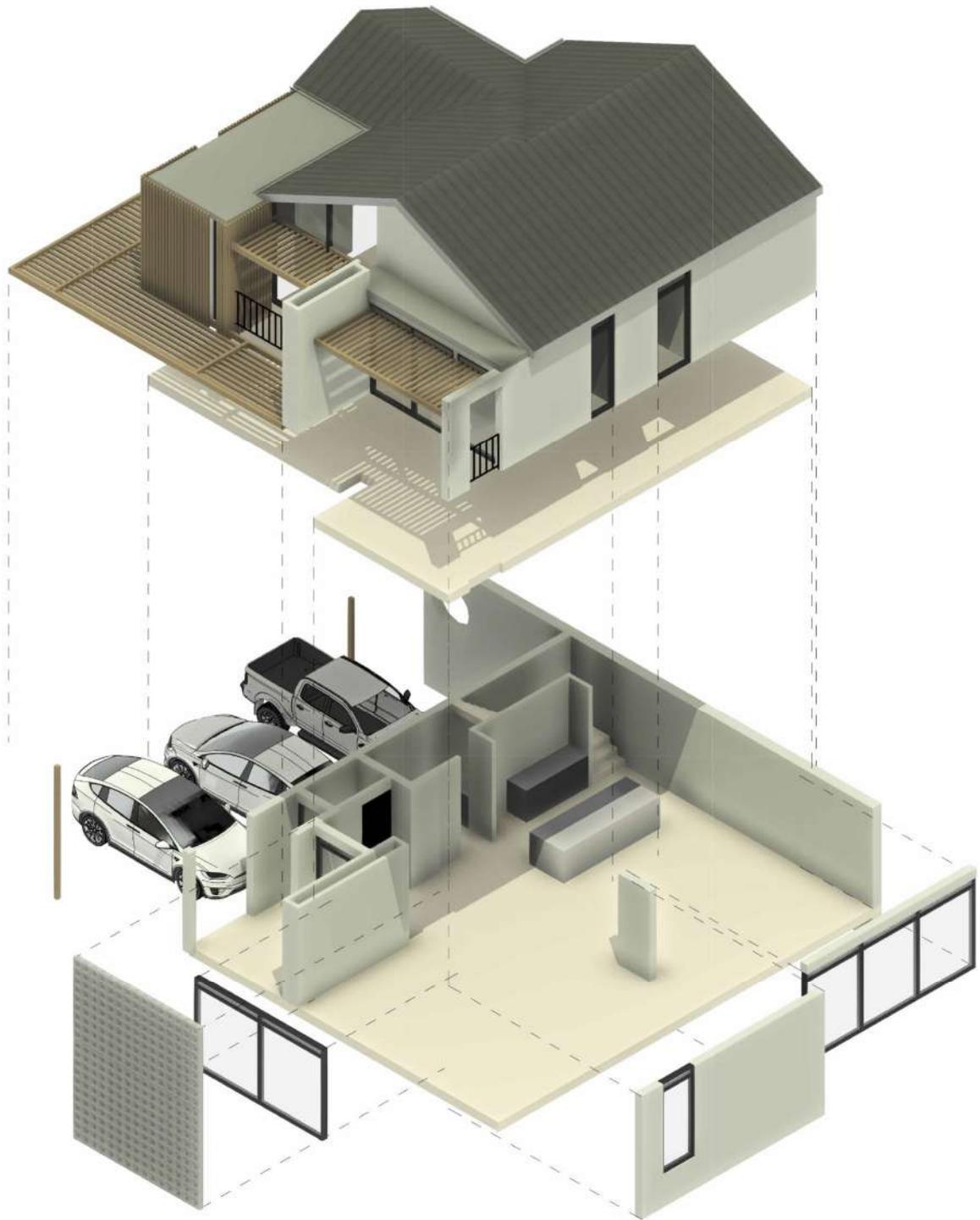
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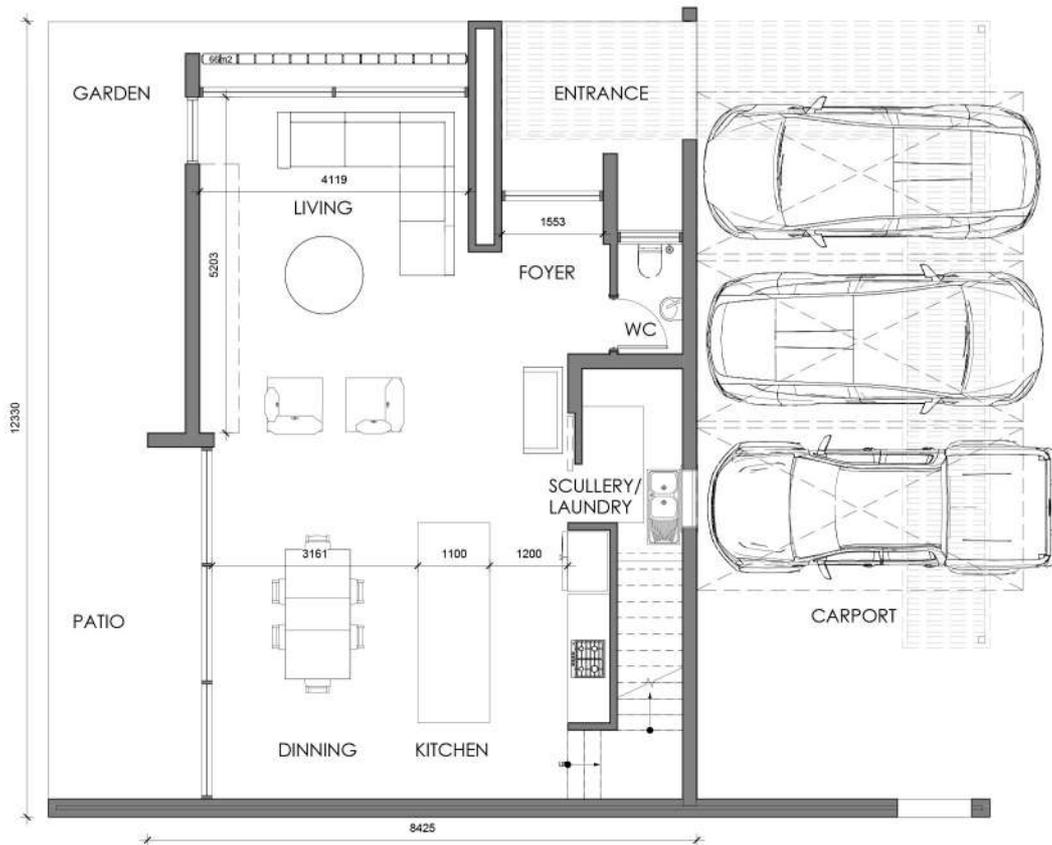
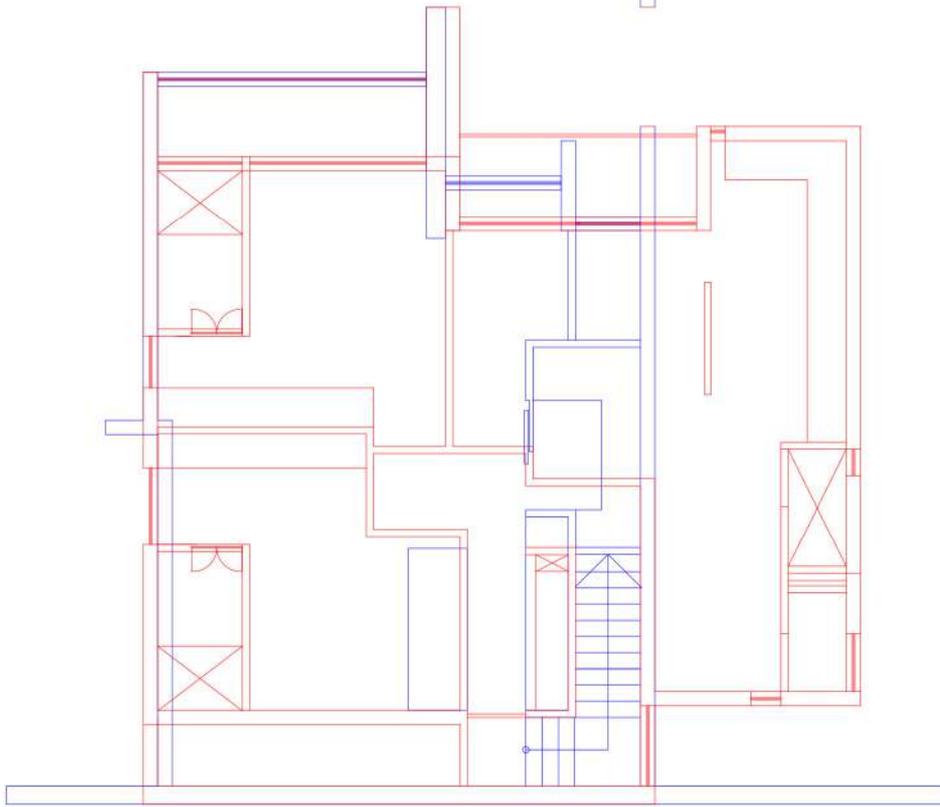


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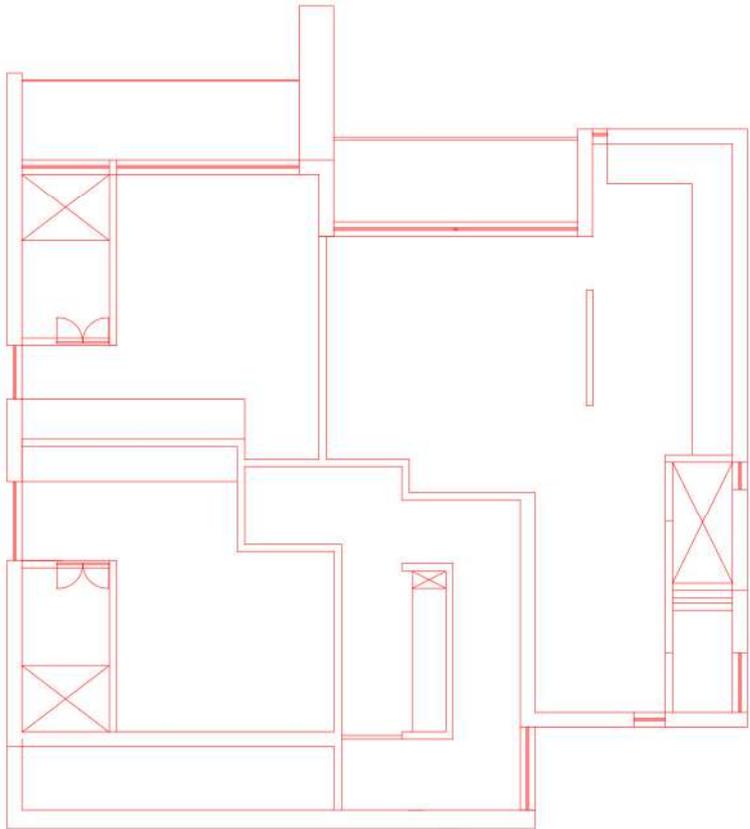


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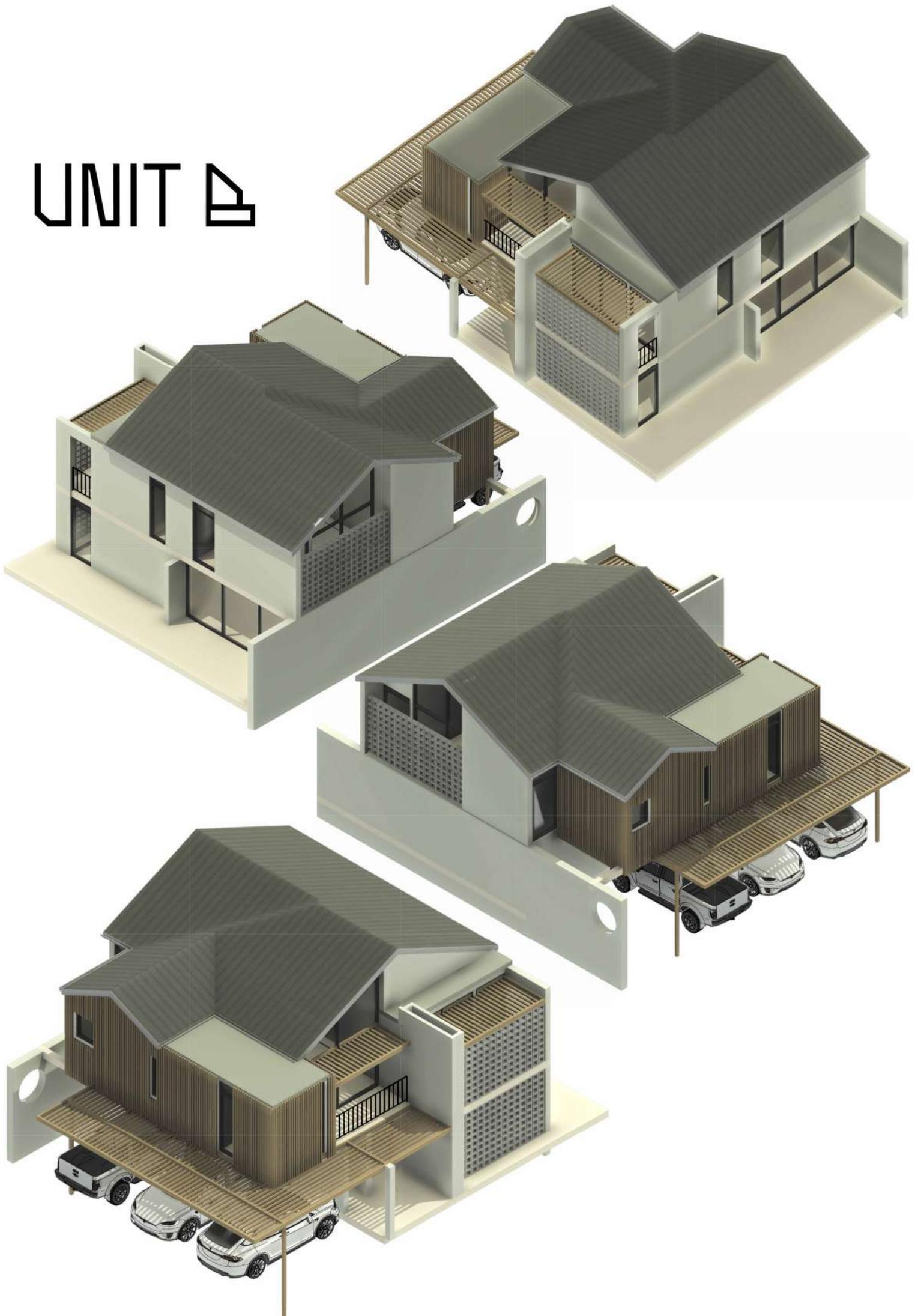




GROUND FLOOR UNIT B



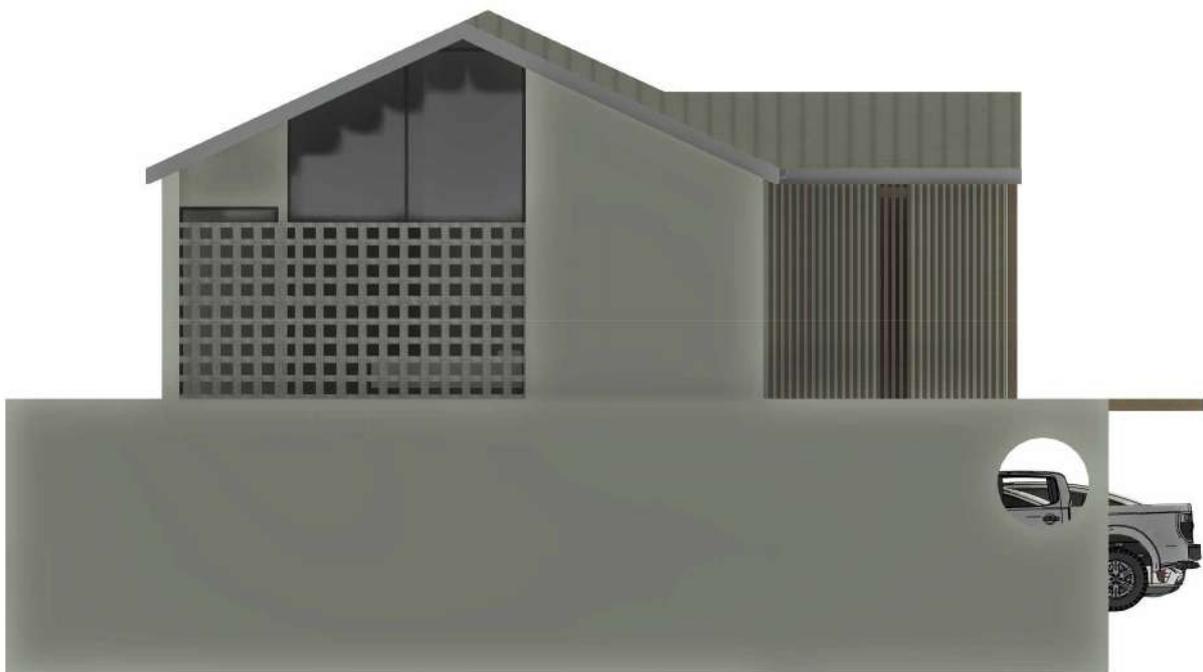
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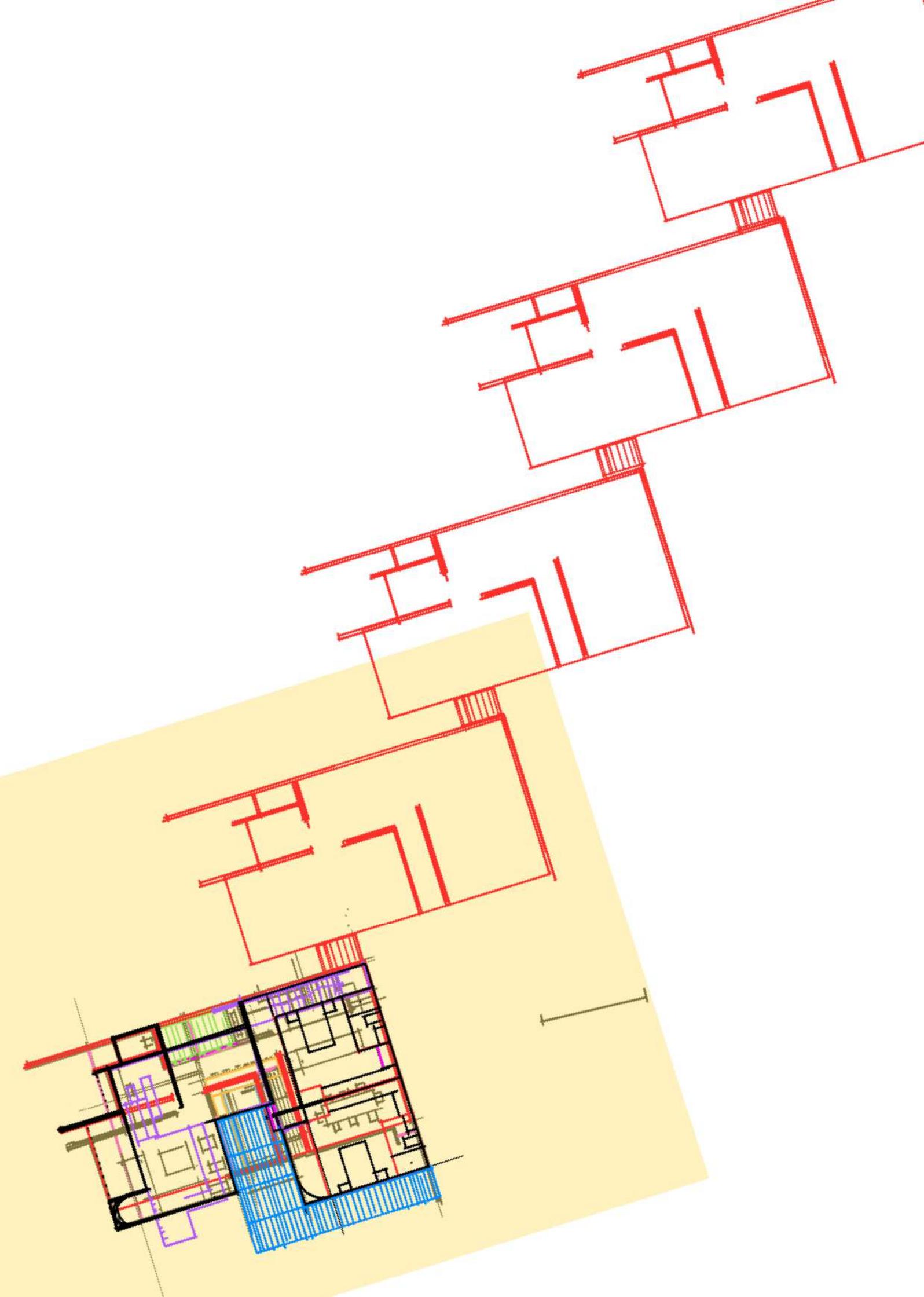


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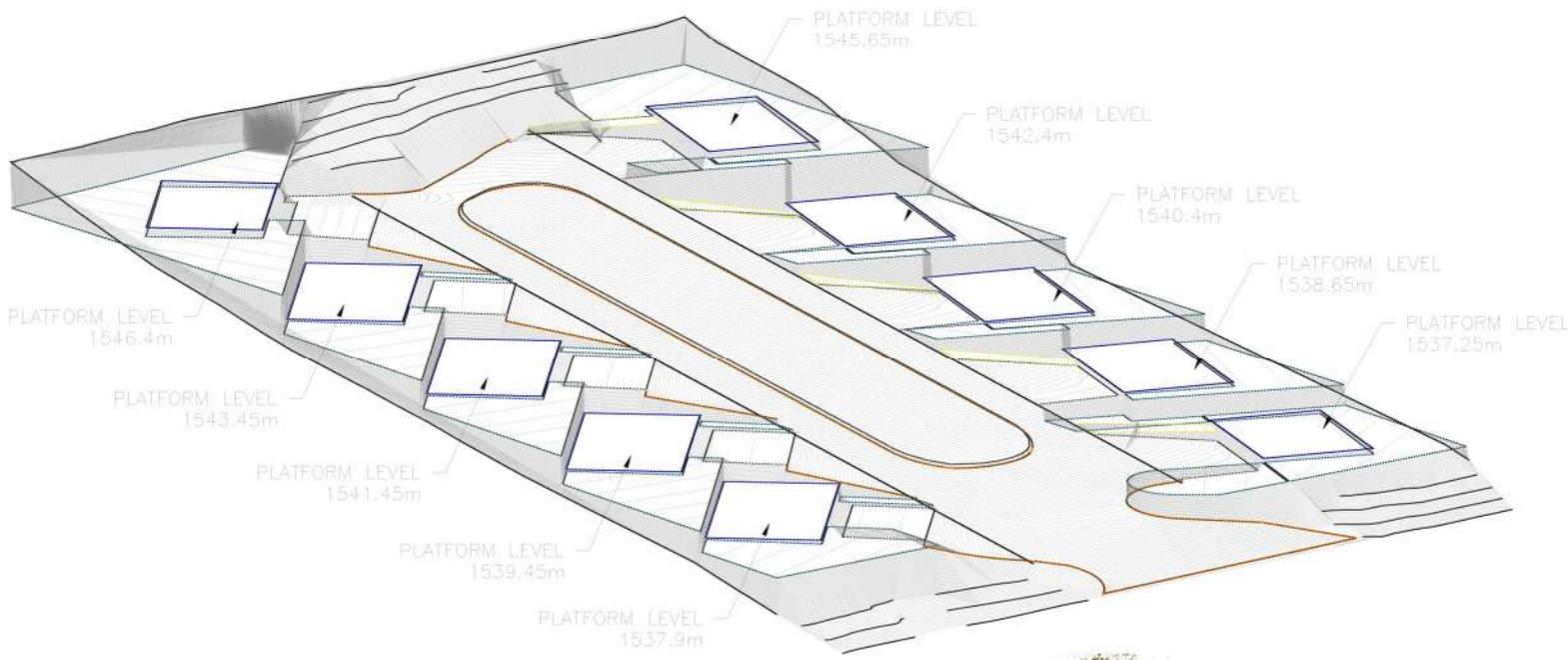


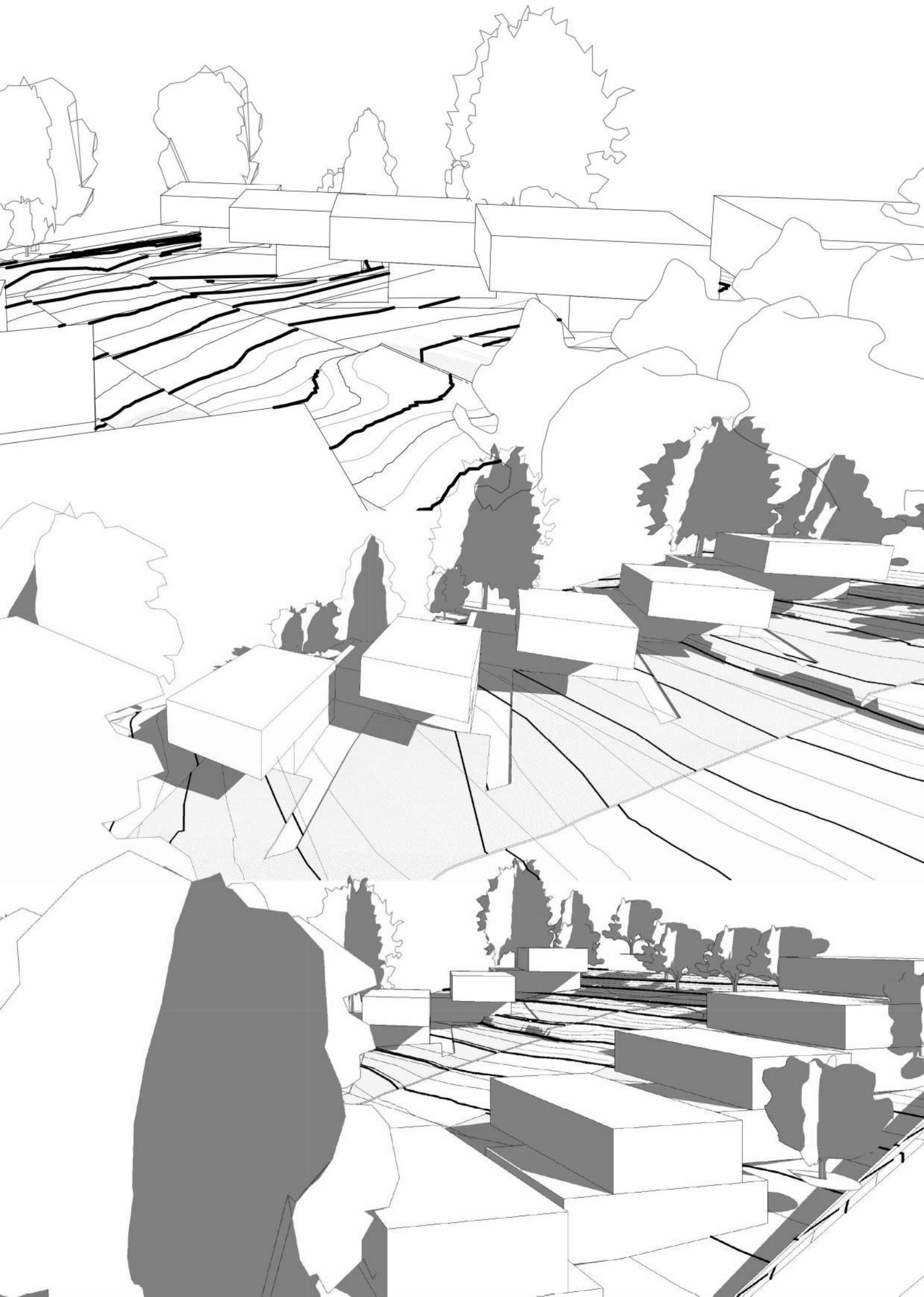
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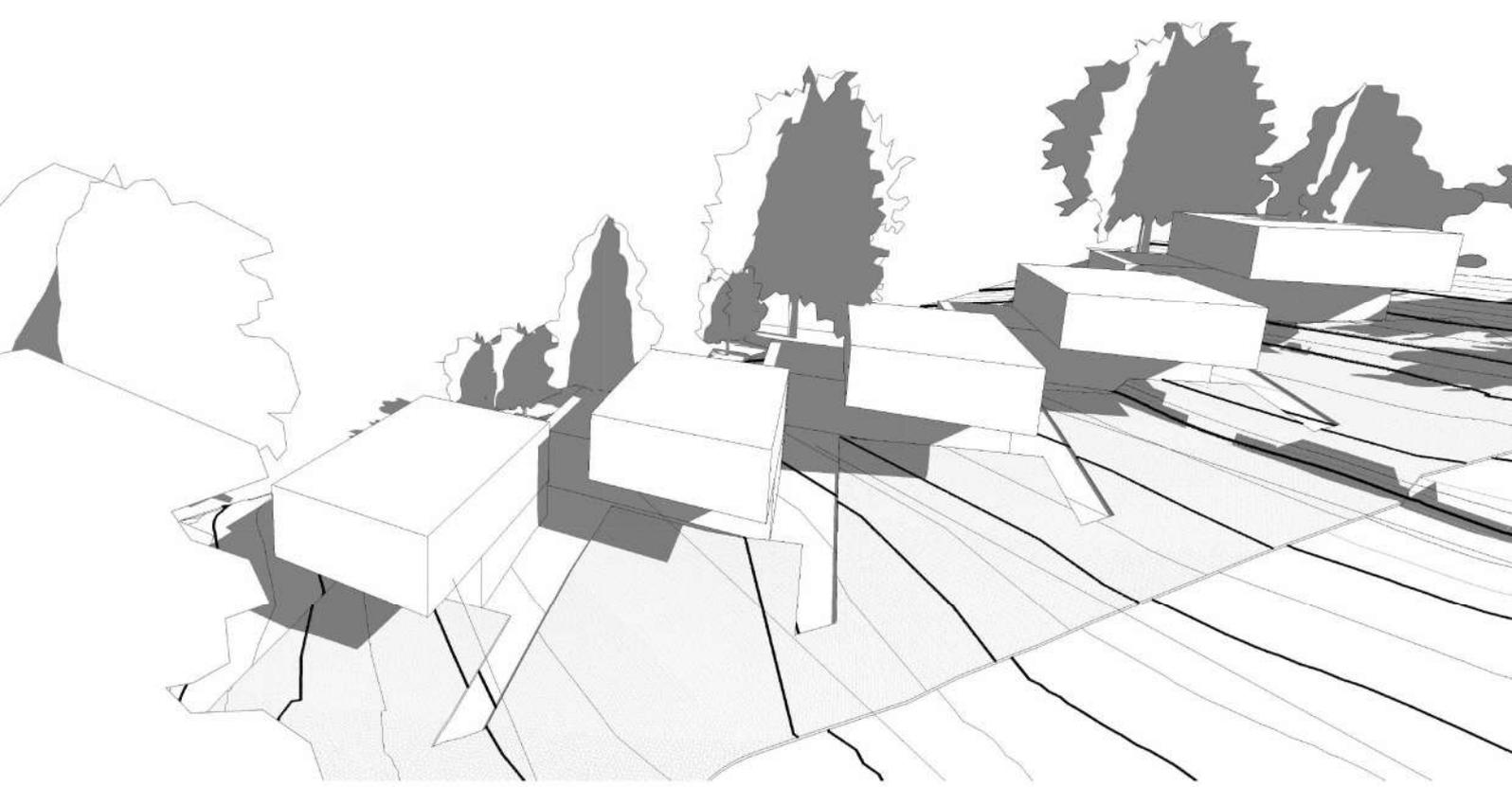














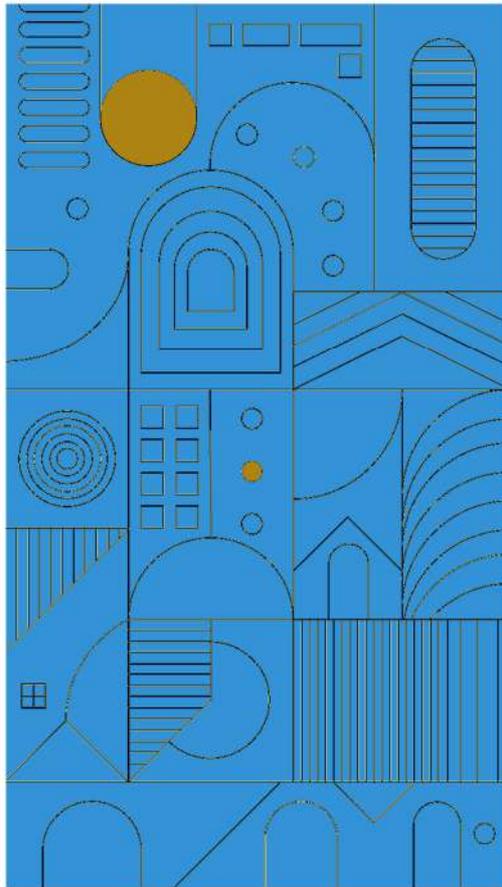








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