



ARCA  
UNLIMITED

RESIDENTIAL EXPERTISE

NOV, 2023





We are a multidisciplinary South African design firm. Our expertise includes architecture, interior design, brandspace, object design, project management and procurement services. We have the expertise to deliver projects on a turn-key basis as well.

We have been delivering inspiring solutions throughout Africa since 1995.

ARCA Unlimited is structured to be adaptable and flexible to meet the needs of diverse clients and projects of any scale. Our team of professional architects, interior architects, interior designers, represent the best talent available.

To ensure consistency of performance and attention to detail, each project is led by an individual responsible for managing all aspects involved and overseen by a director.

**ARCA is a level 3 B-BBEE contributor and is 52% black owned.**

## WHO ARE WE?

## ARCHITECTURE

We provide professional architectural services for a wide variety of building types. Our services include building design, masterplanning, energy modelling, building surveys, mediation, and specialist consulting.

## PROPERTIES

With over 20 years of experience in the built environment, ARCA Unlimited provides site procurement advice, project feasibility studies, turnkey solutions, building compliance surveys, facility maintenance plans, estate development guidelines and signage control standards.

## INTERIORS

We design, fit-out and refurbish corporate, leisure, retail and residential interiors. Our excellent reputation is based on our ability to clarify and translate client vision into inspirational three-dimensional experiences.

## PROJECT MANAGEMENT

ARCA Unlimited provides a professional service to plan, lead, organise and manage projects and rollouts.

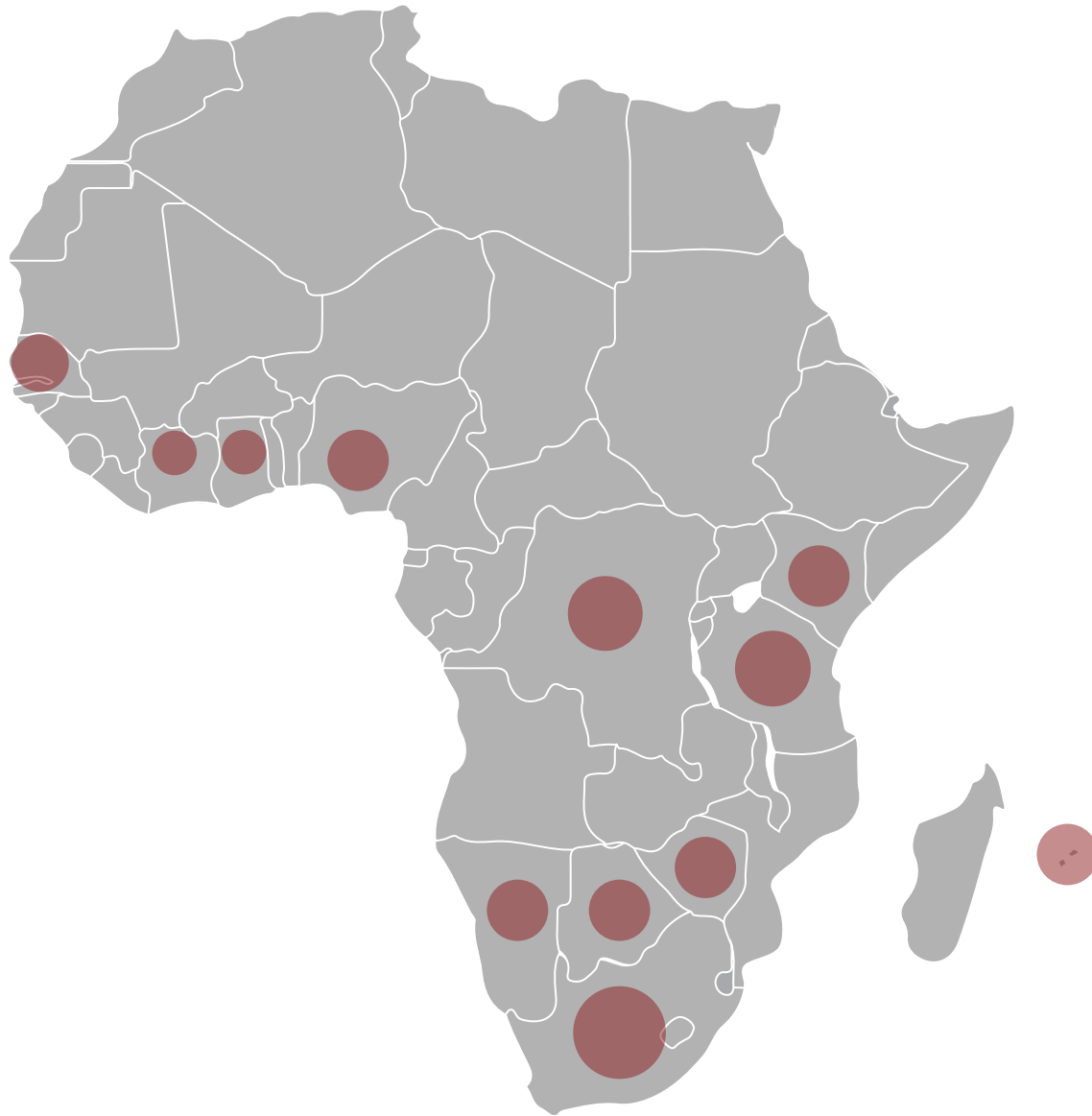
## BRANDSPACE

We expertly create new designs or implement established standards to express brands in three dimensions. We deliver innovative brand solutions for corporate offices, shops, showrooms and signage.

## OBJECTS

ARCA Unlimited provides design and procurement solutions for objects that fit comfortably in unique environments.

# SERVICES



BOTSWANA | CONGO | GHANA  
IVORY COAST | KENYA | MAURITIUS  
MOZAMBIQUE | NIGERIA | SENEGAL  
SOUTH AFRICA | TANZANIA | ZIMBABWE

## PROJECT FOOTPRINT



HOUSE OLIVIER

HOUSE GOUWS

HOUSE BEST

HOUSE DU PLESSIS

HOUSE VAN DER POST

HOUSE NXUMALO

HOUSE PHAROAH

HOUSE STEYNBERG

HOUSE VON WIELLIGH

HOUSE ENSLIN

HOUSE GORDHAN

HOUSE KLENNERT

HOUSE ELS

HOUSE O-A

SWISS AMBASSADORS RESIDENCE

HOUSE DECORVET

HOUSE GARDENER ROSS

UKUCHUMA LODGE - DITHOLO

HOUSE ABRAHAM

HOUSE LOUW

HOUSE GEY VAN PITTIUS

SELECTED RESIDENTIAL PROJECTS

PROJECTS



LOCATION  
Boardwalk Meander Estate

YEAR  
2020

SCOPE  
875 m<sup>2</sup>

CLIENT  
Olivier Family

# HOUSE OLIVIER

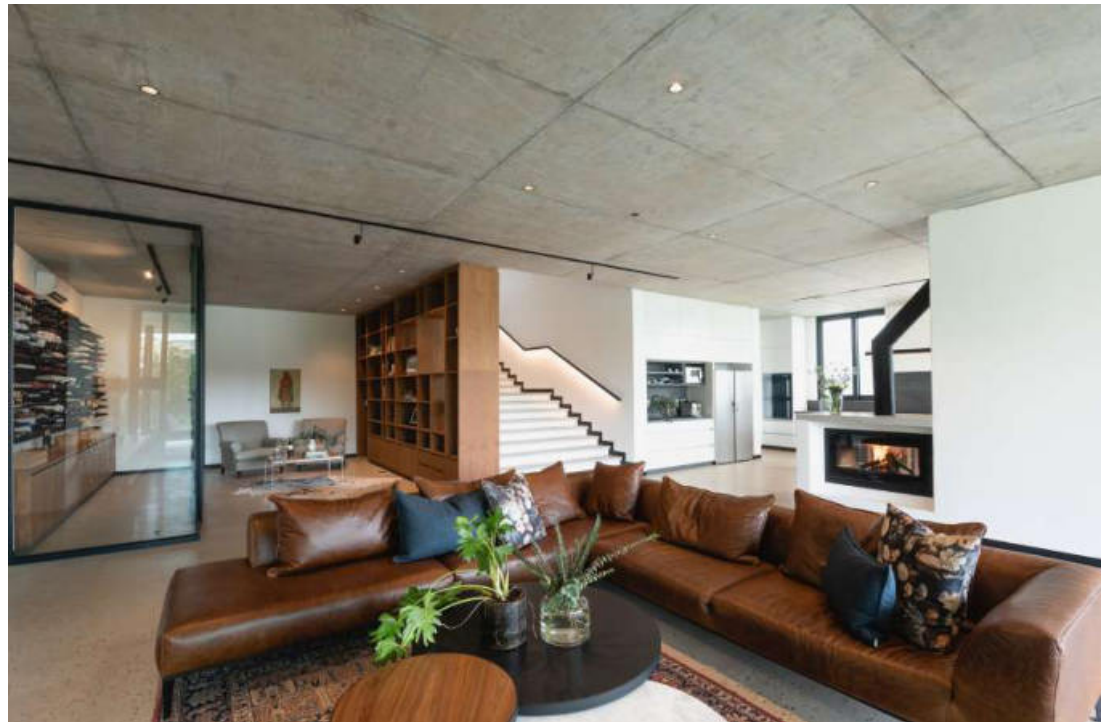




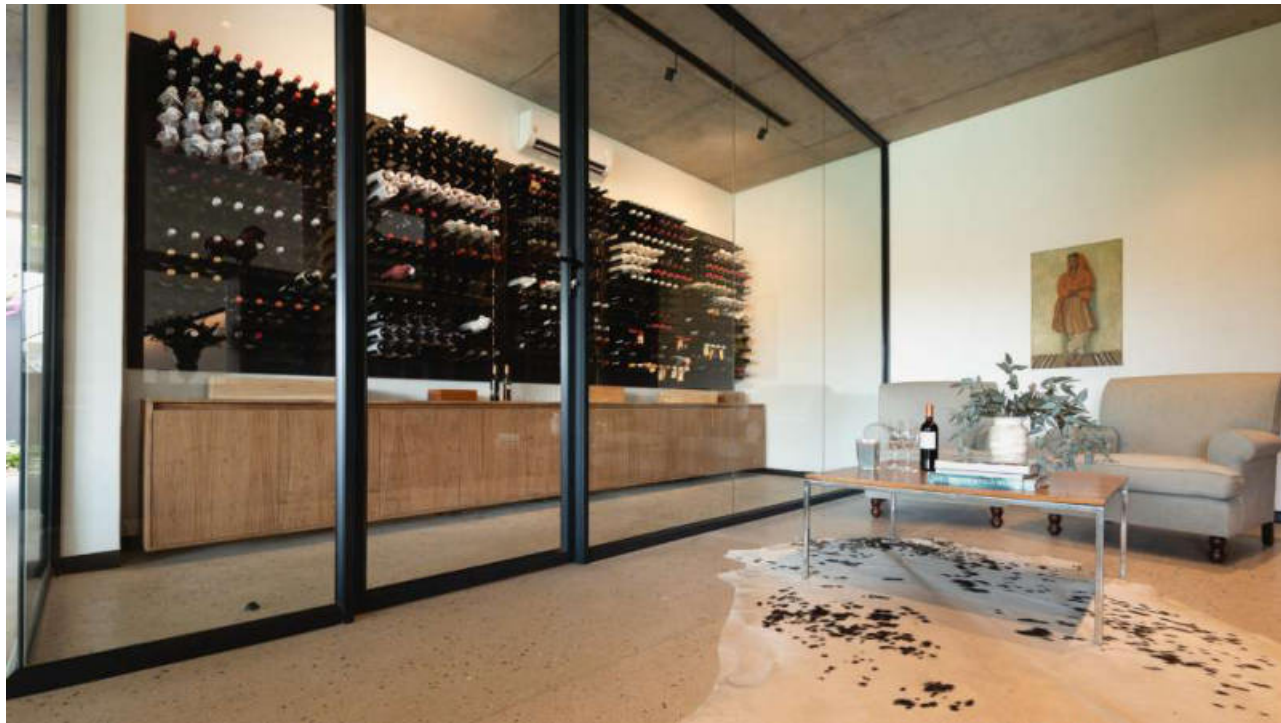
ARCA Unlimited was commissioned to design this family home in Boardwalk Meander Estate. The design had to take advantage of the beautiful surrounds and view onto a dam as well as the slope of the site, whilst providing privacy from public spaces and walkways. Entering the house, a large visual staircase takes you downstairs to the open plan living area that spills out onto a large patio with a physical and visual link to the surroundings. The site and view opens up to you as you walk down into this space. Raised above the public walkways, this living area and garden connects you to the environment, without impacting on your privacy.



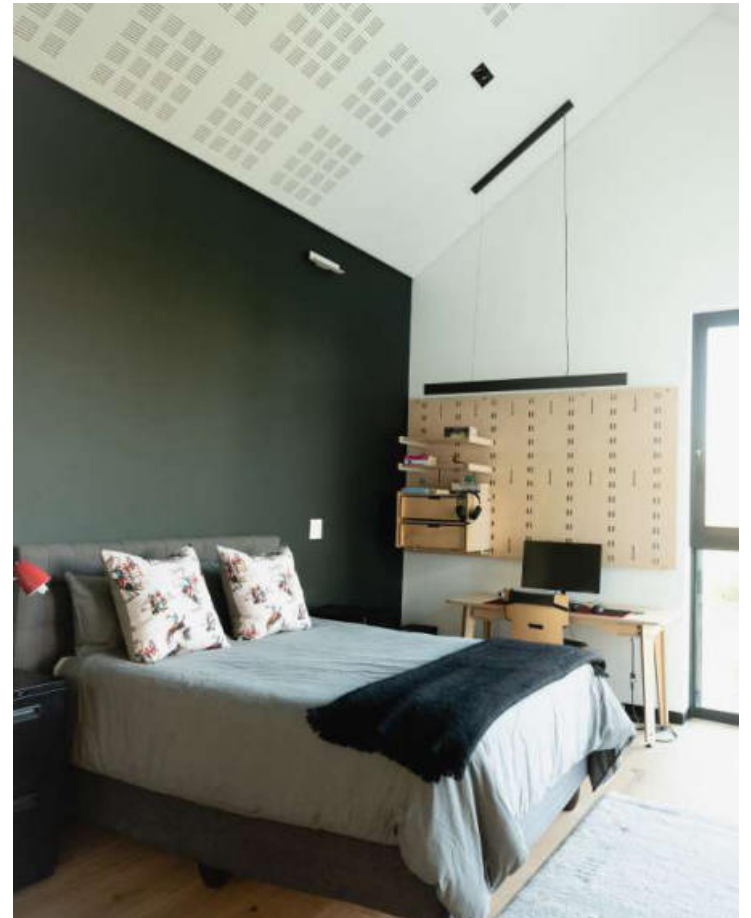




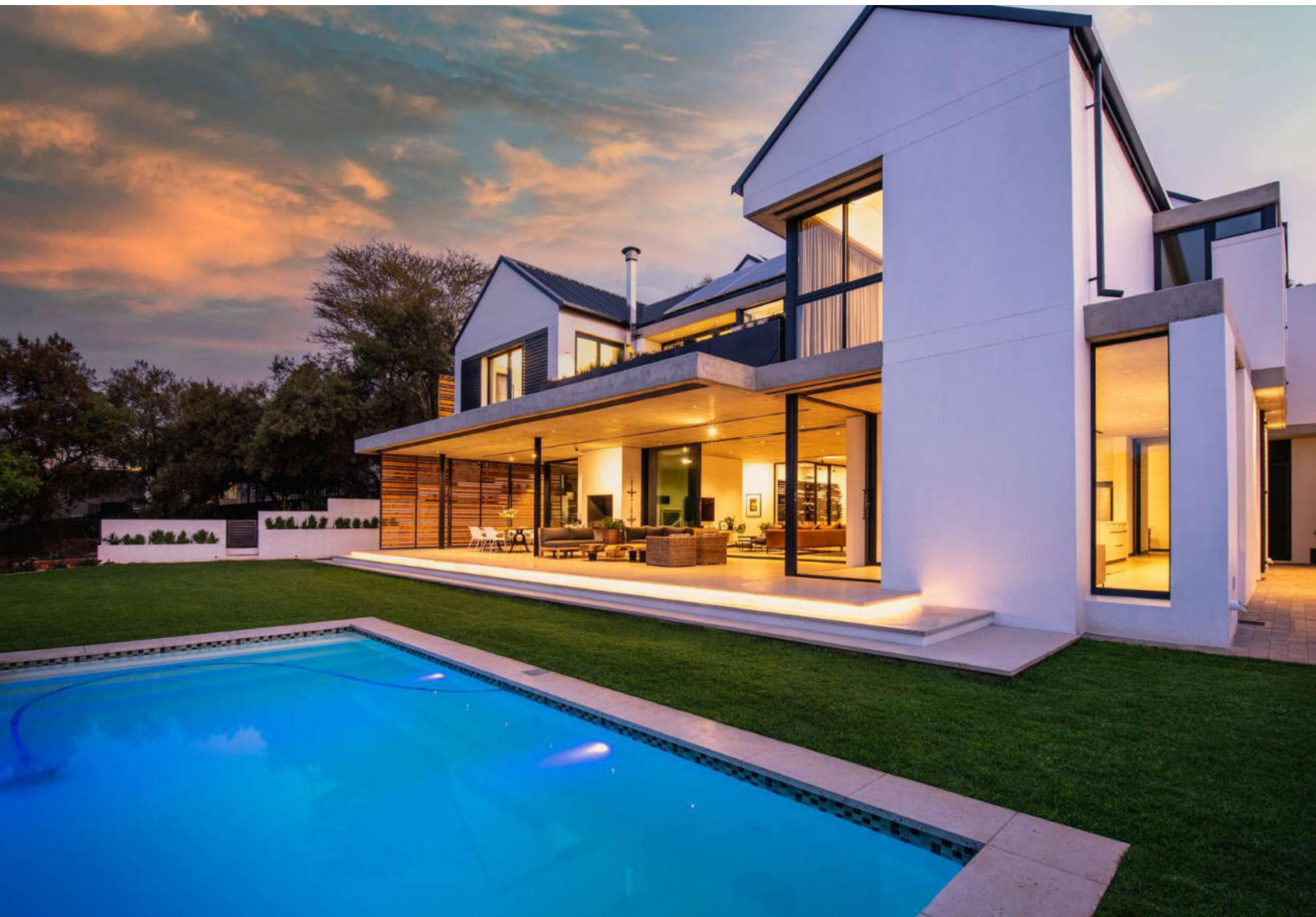
















LOCATION  
Southdowns

YEAR  
2015

SCOPE  
870m<sup>2</sup>

CLIENT  
Gouws Family

HOUSE GOUWS





The client commissioned ARCA Unlimited to design their family home in Southdowns Estate. The design had to take advantage of the beautiful surrounds, whilst providing privacy from public spaces. Solid southern- and western street boundaries with perforated aluminium screens provide privacy while allowing filtered natural light into the house. A visual axis extends through the front door and entrance gallery and penetrates this privacy barrier. It links to a formal landscaped courtyard and the views beyond. A deck and seamless floor-to-ceiling sliding glass doors create the threshold between inside and out. The concept of seamless transition is carried through to detailing; the simplest possible transition between different building materials is utilised. Living and bedroom spaces are orientated inward around the internal courtyard. Rhythmic progressing of proportions with honest expression of structure and materials help to orientate the user and make the architecture more intelligible.









LOCATION  
Southdowns

YEAR  
2020

SCOPE  
987m<sup>2</sup>

CLIENT  
Best Family

HOUSE BEST

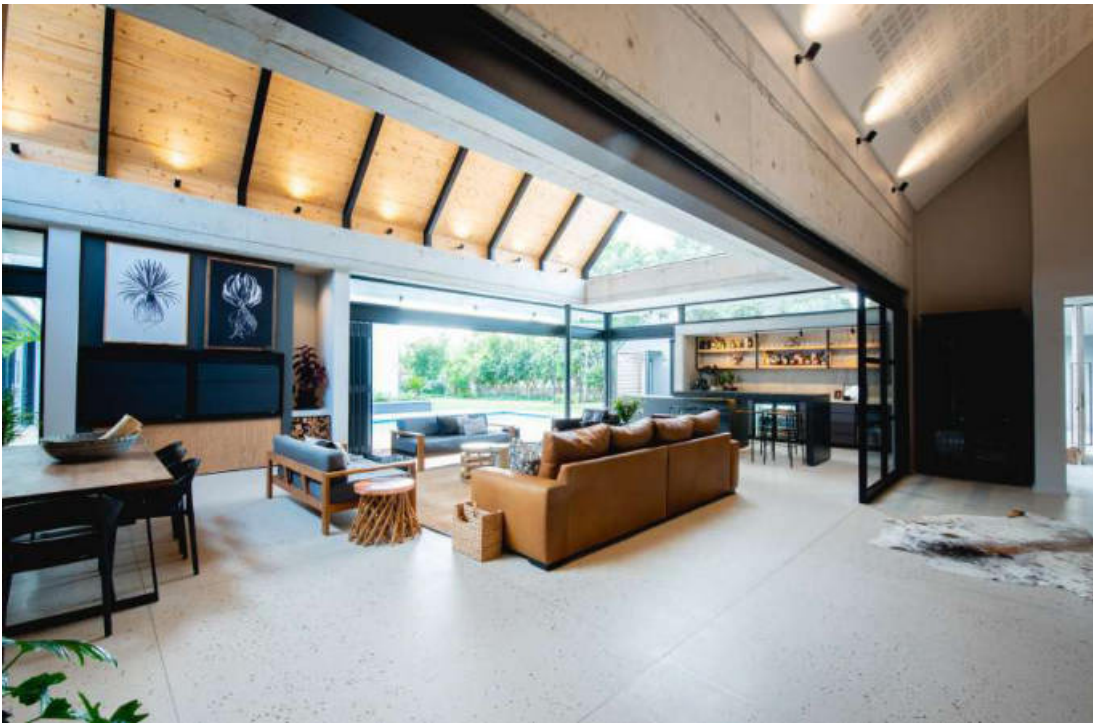
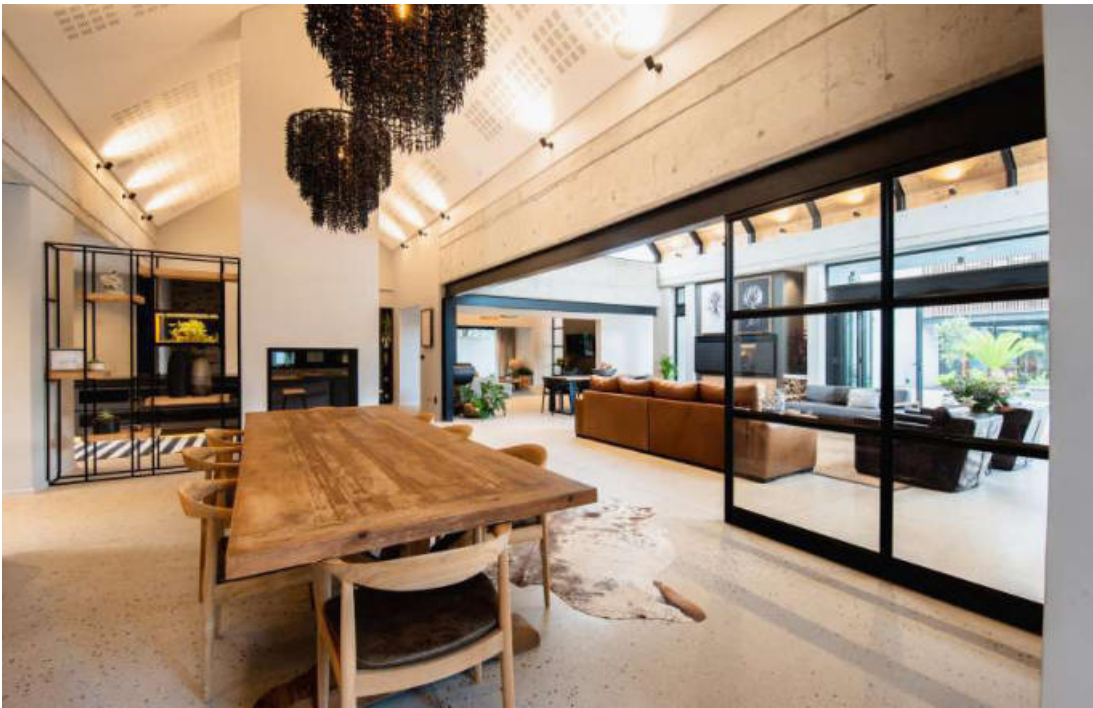




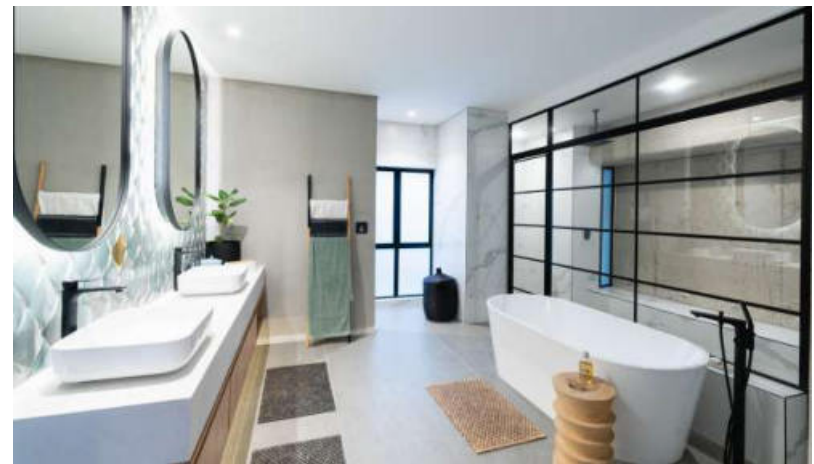
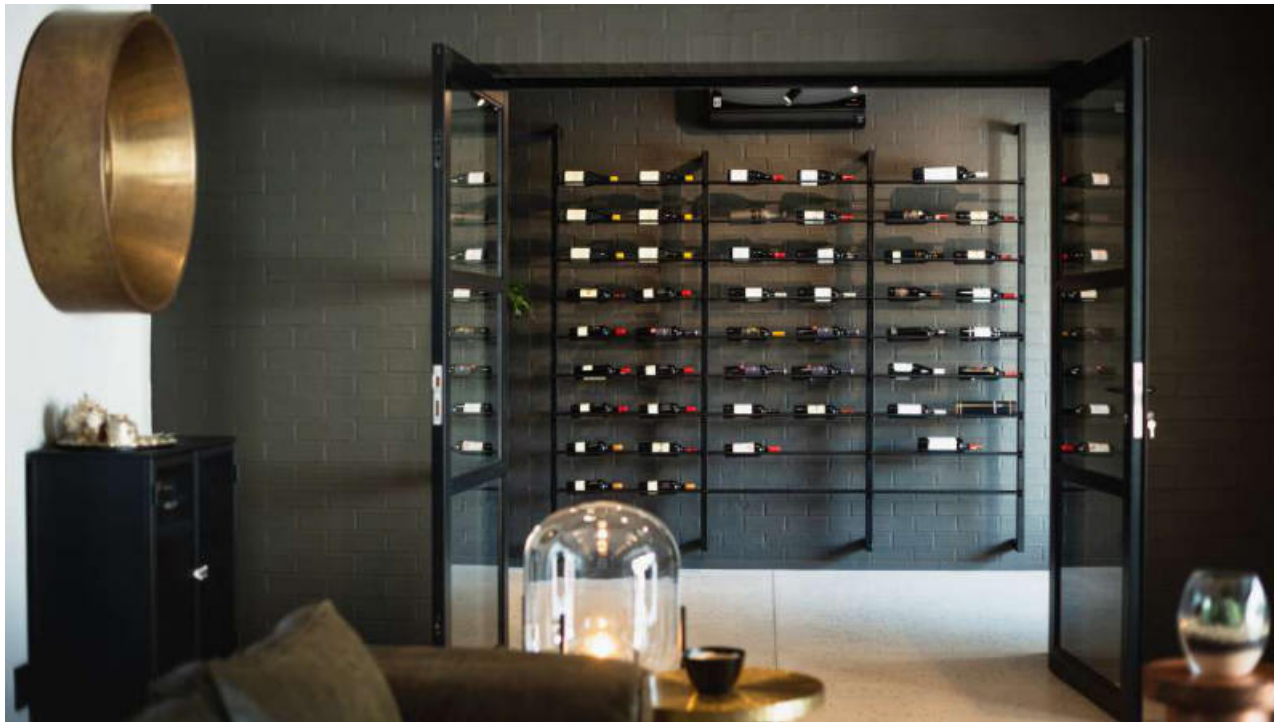
For the renovation and addition to an existing house in Southdowns Estate, ARCA Unlimited was tasked to uncover the hidden potential of an outdated structure. By creating flow through the house, opening up spaces and re-interpreting the design, new life was given to the family home.







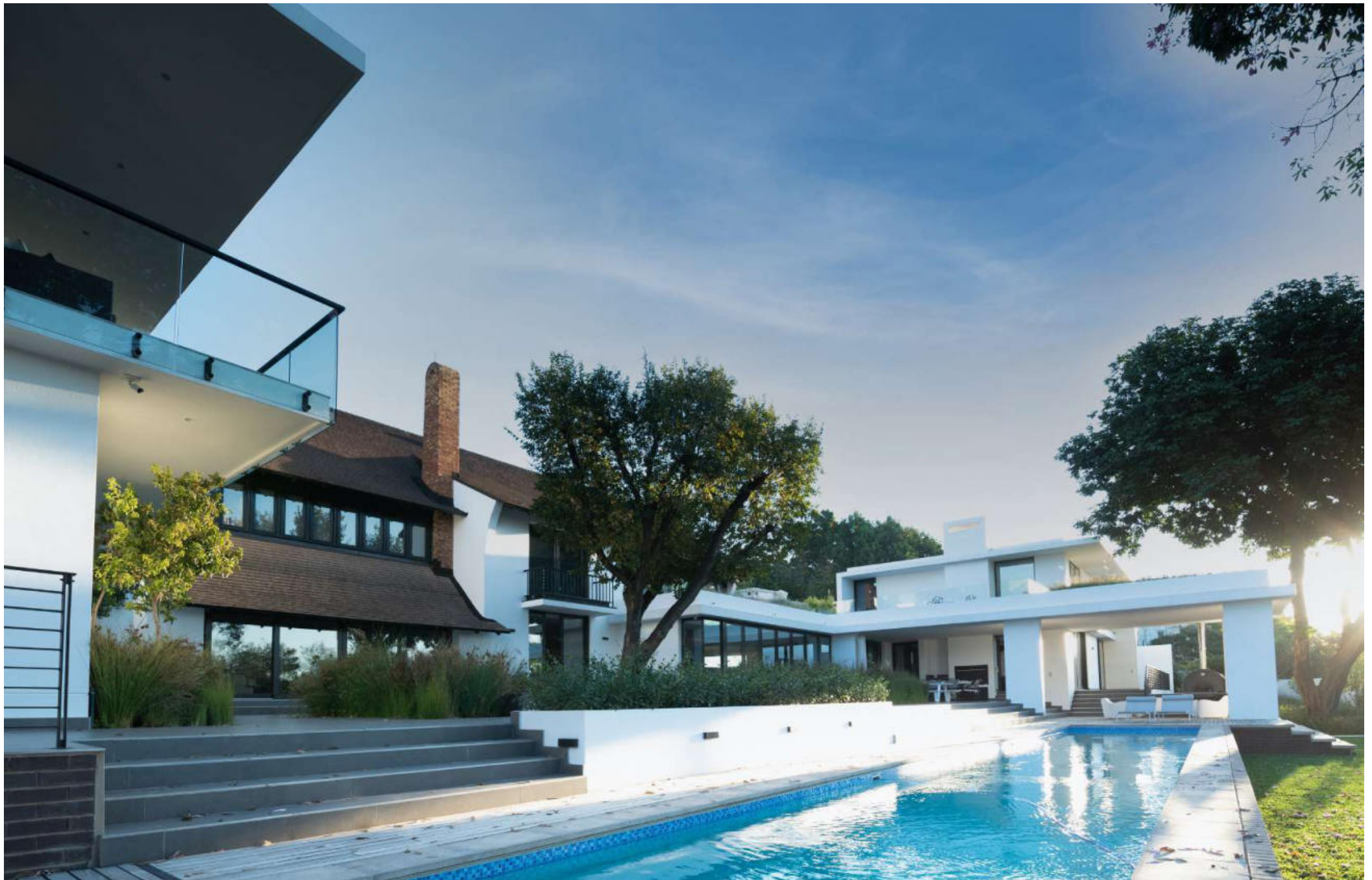








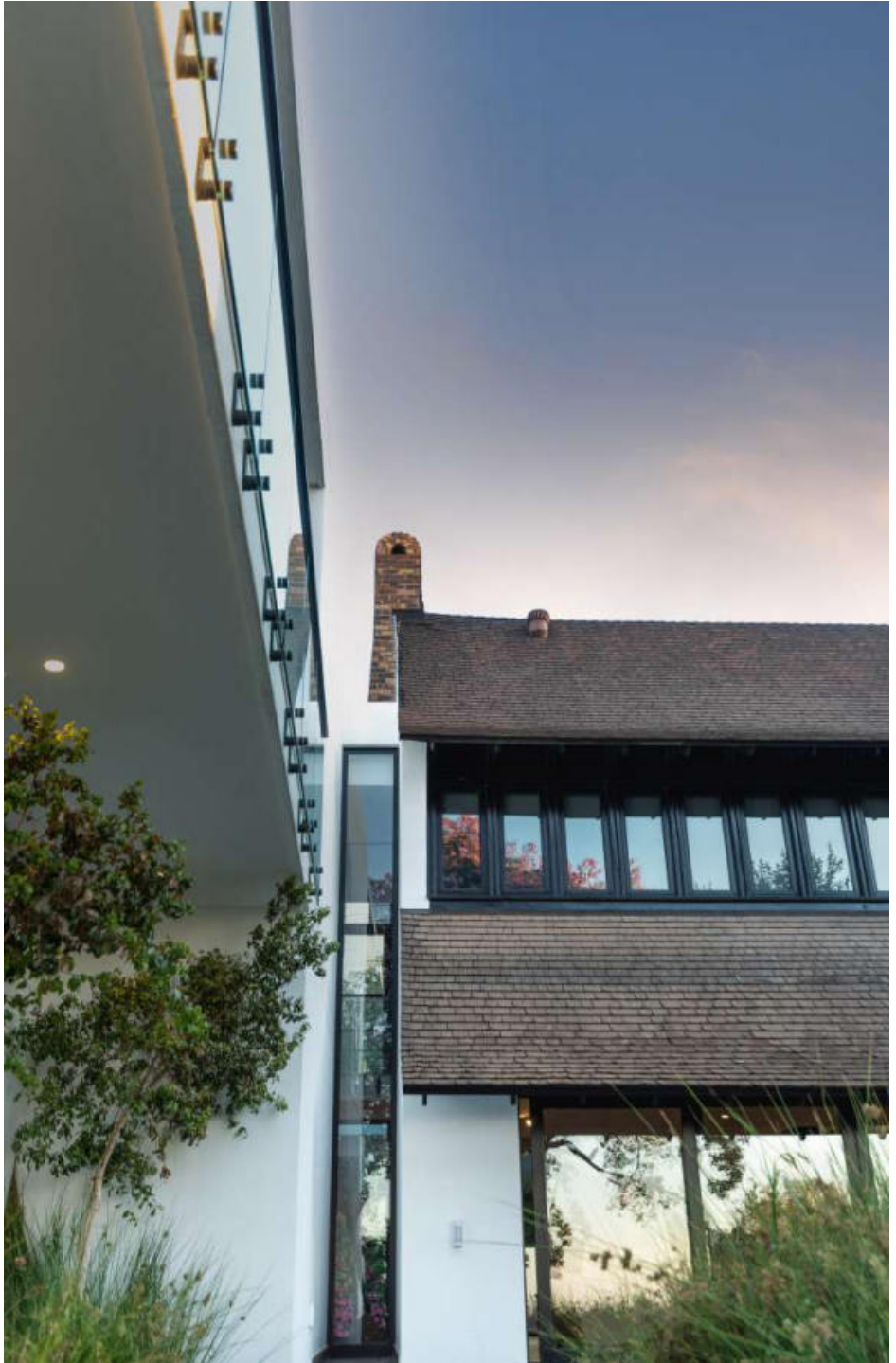




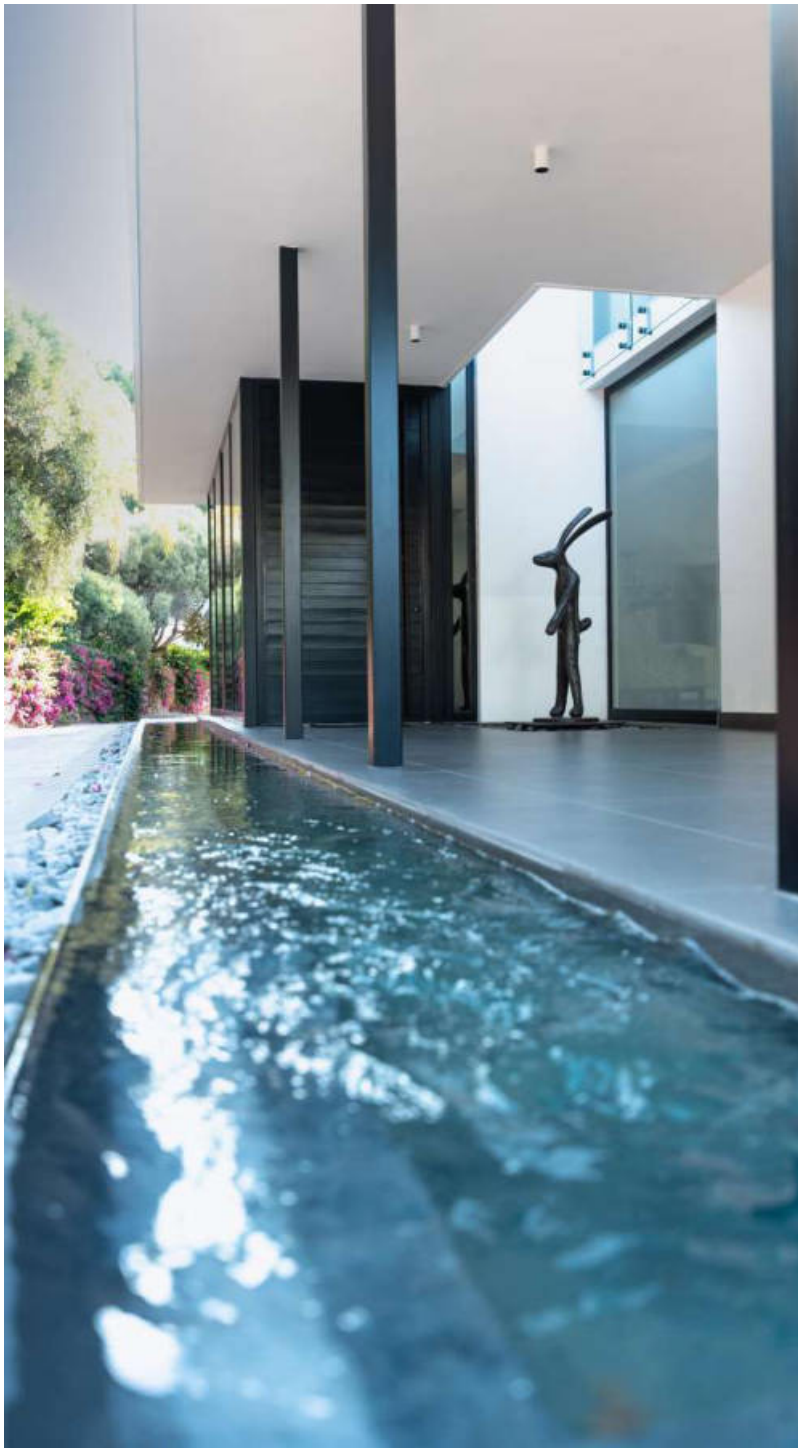
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|------------|-------------|--------------------|-------------------|
| LOCATION   | YEAR        | SCOPE              | CLIENT            |
| Waterkloof | In Progress | 1360m <sup>2</sup> | Du Plessis Family |

# HOUSE DU PLESSIS









This project, a collaboration between Arca Unlimited and MMK Architects, called for a sensitive addition to a stately Jan Van De Werke designed home. The sheer size of required accommodation threatened to overwhelm the original house. In response, the additions were designed to be neutral, angular and white in order to contrast with the rich original architecture. Large expanses of glass make the most of breathtaking views and further creates a juxtaposition with the inward focussed historical home. The additions aim to serve as a modest casing to celebrate the ornate original house, much like a gem in a casing.









LOCATION  
Southdowns Estate

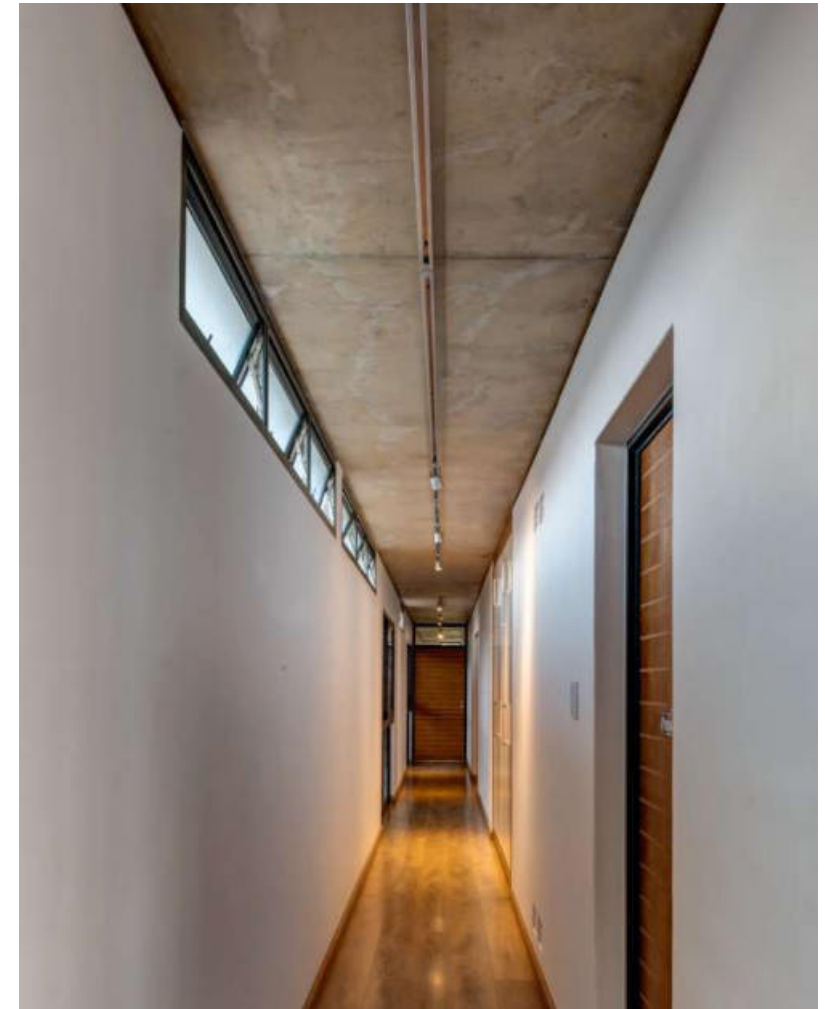
YEAR  
2014

SCOPE  
625m<sup>2</sup>

CLIENT  
Van der Post Family.

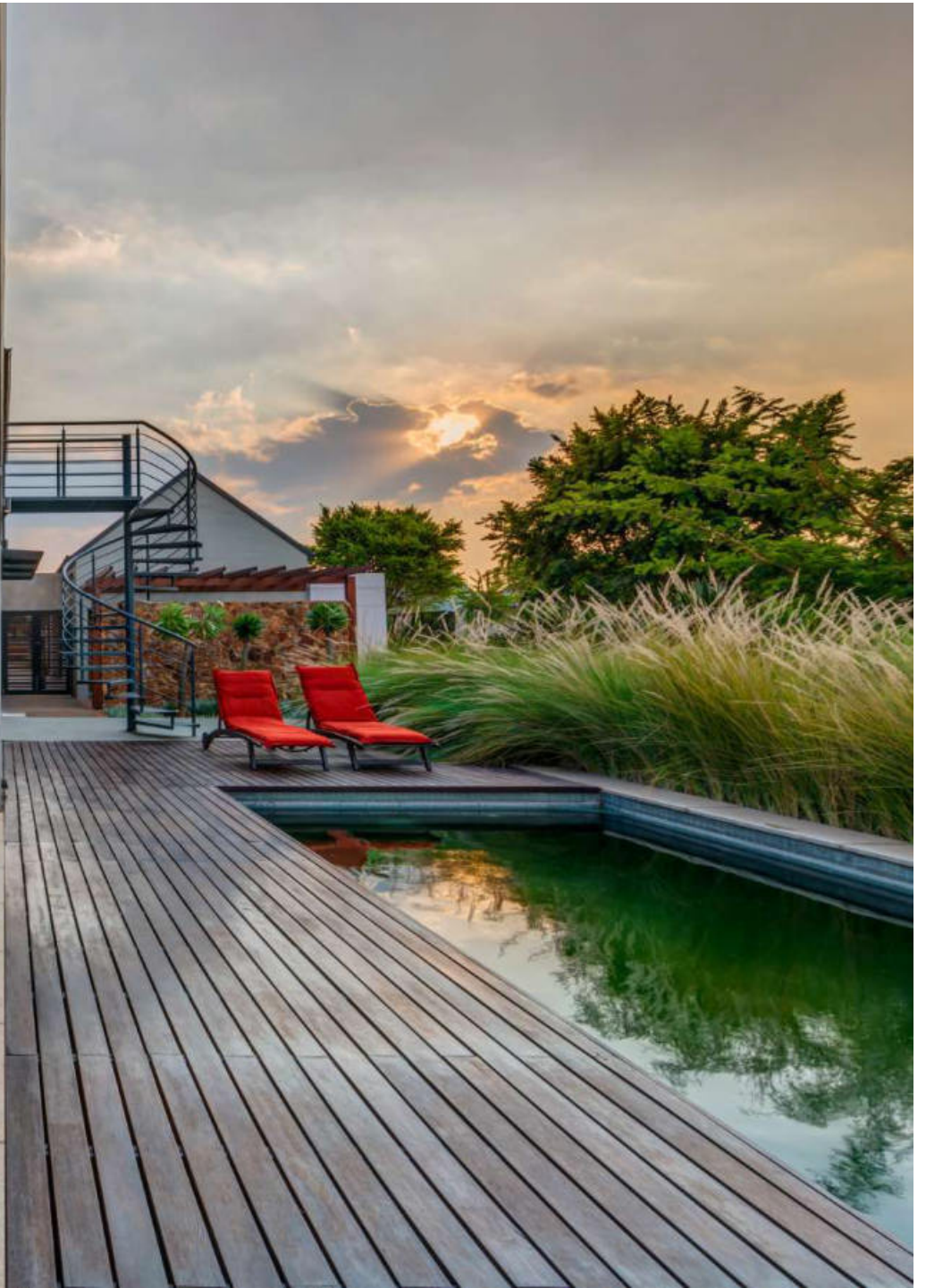
HOUSE VAN DER POST





Southdowns Estate is situated within agricultural pastures that reflect the area's legacy of dairy farming. The client requested a design with a contemporary interpretation that is still grounded in this heritage. House van Der Post reflects the heritage of the area in a contemporary context and encourages dialogue with its natural setting. The house is designed to be seen as three barnlike structures; one is separate, housing a garage and flat, the others are linked by a spine with skylights. A simple design philosophy results in architecture that enhances a sense of place. In contrast to off-shutter concrete, traditional vernacular elements are recalled through the use of red face brick and stone cladding excavated on site. Smooth plaster, aluminium and steel balance these robust materials. The garden is characterised by gentle terraces that complement the contemporary identity of the house and promote the integration of interior and exterior.





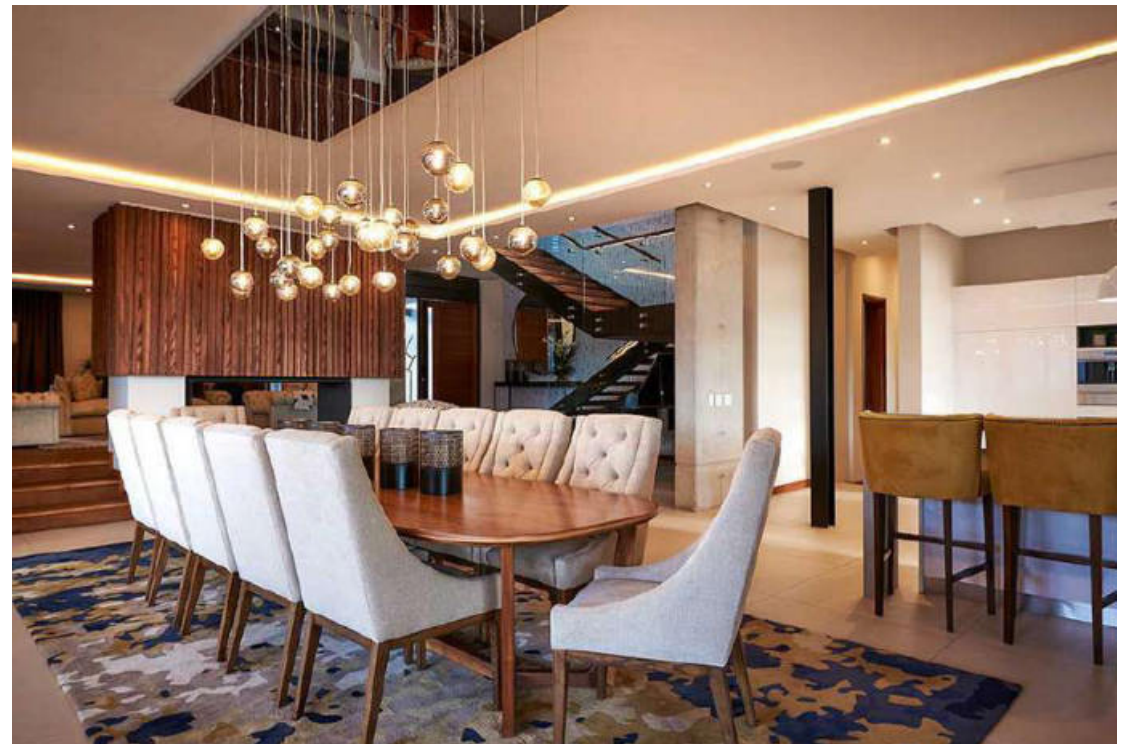
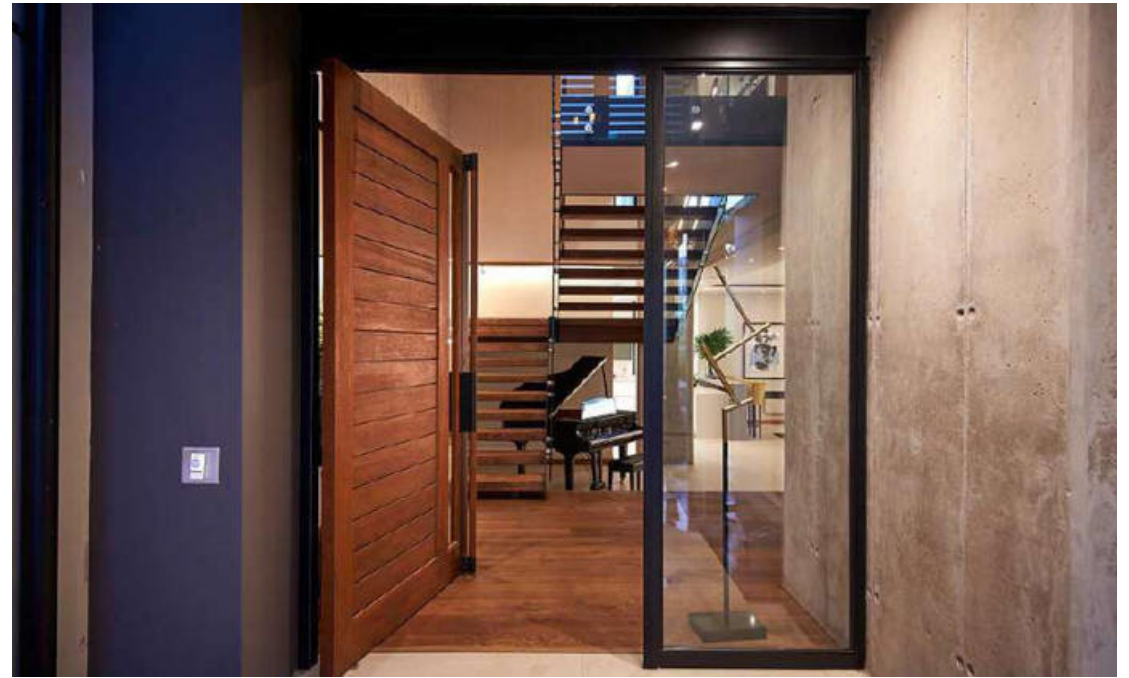
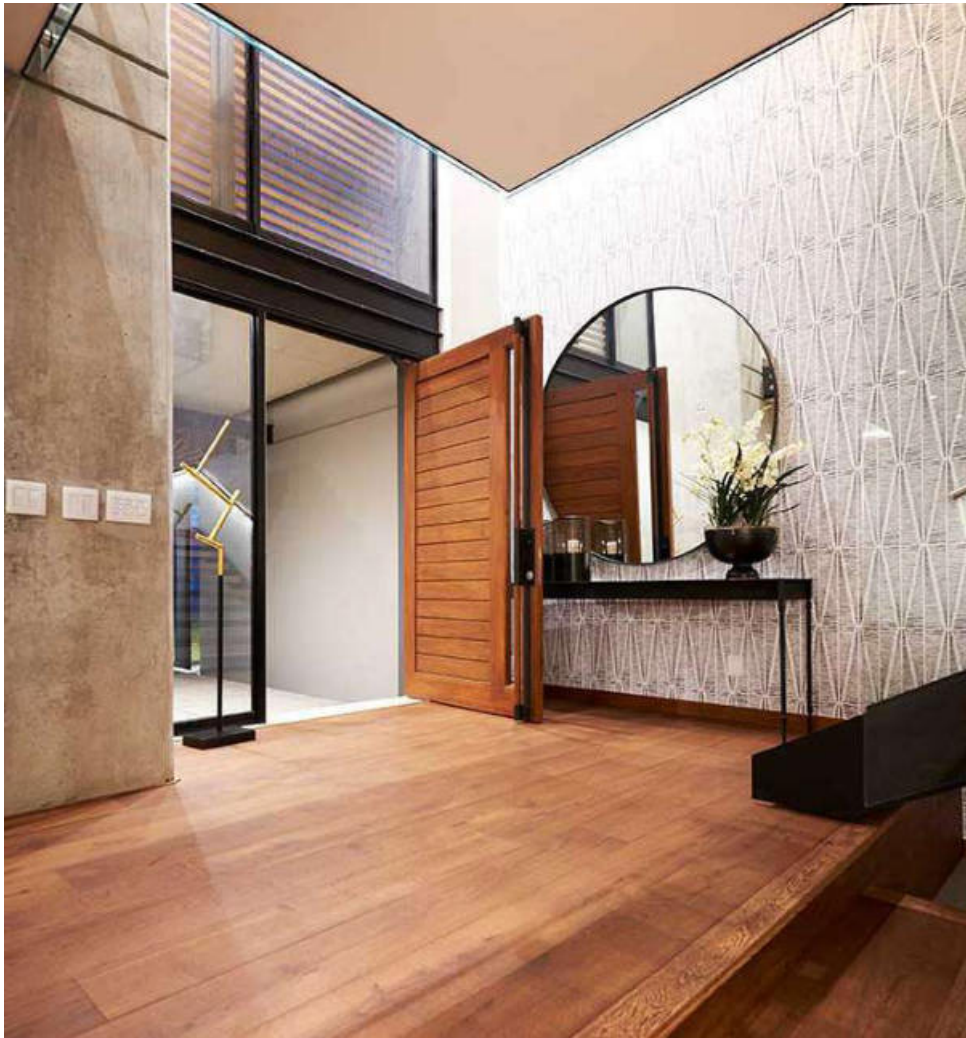




|                  |      |                   |                |
|------------------|------|-------------------|----------------|
| LOCATION         | YEAR | SCOPE             | CLIENT         |
| Waterfall Estate | 2013 | 889m <sup>2</sup> | Nxumalo Family |

# HOUSE NXUMALO



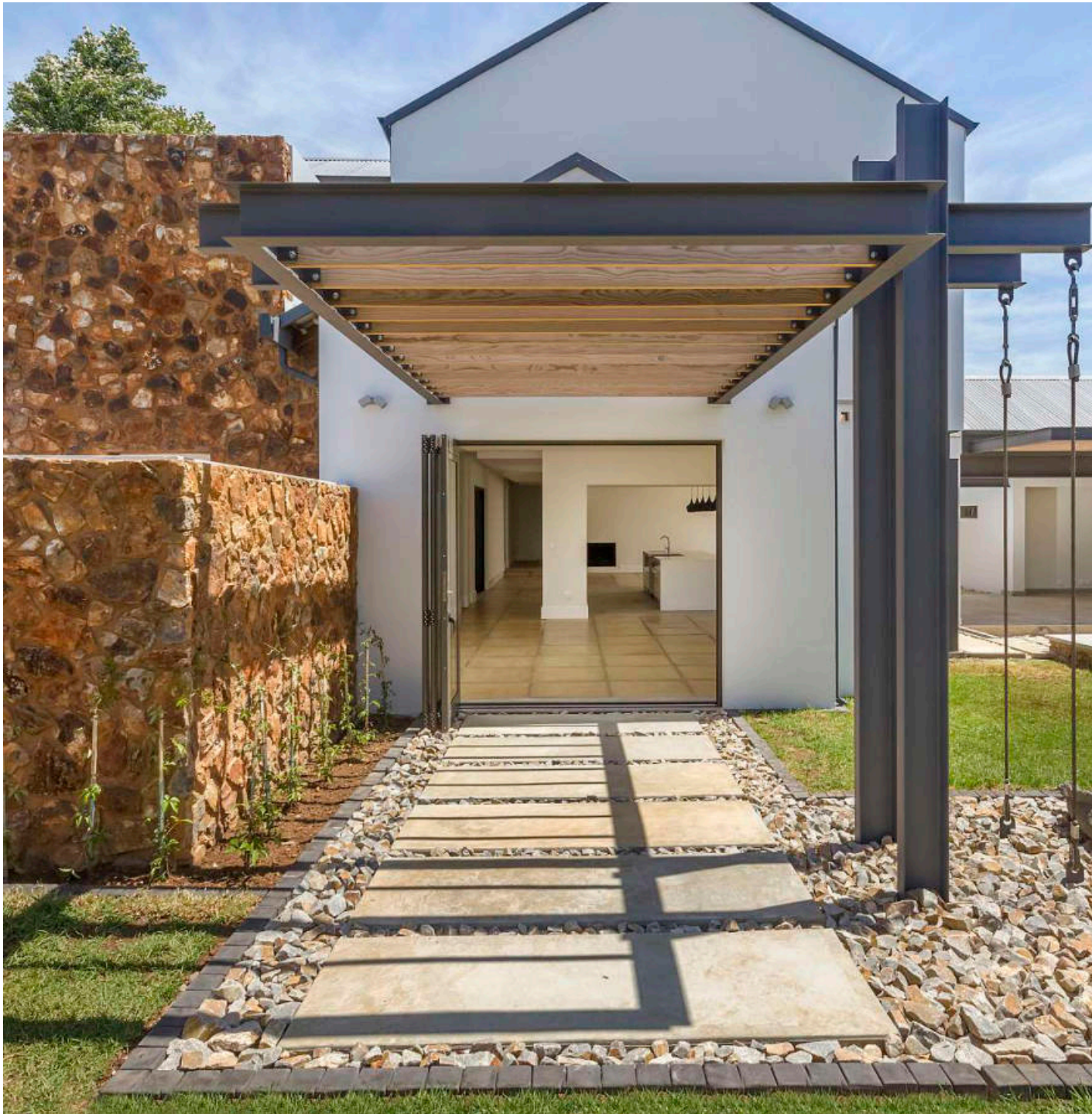


ARCA Unlimited was commissioned by the Nxumalo family to design a luxury modern home on a stand in Waterfall Estate. The need to balance privacy and the open nature of life in this estate, balanced against the families need for privacy created the basic concept. The house was designed in layers to cater for all the different needs of the family. The front street facade was designed as a barrier between the estate and the family. It opens up to the house with an over-sized front door to welcome guests into an open plan living area, designed for the family's entertainment needs. Large sliding doors keeps some spaces private for when the need arises. The large steel, wood and glass staircase in the entrance leads up to the private family bedrooms and study. The scale of the staircase further enforces this divide between public and private. A Rooftop garden becomes a solid balustrade that creates additional privacy to the bedrooms on the more exposed first floor.









# HOUSE PHAROAH ADDITIONS

LOCATION  
Southdowns Estate  
YEAR  
2016

SCOPE  
N/A  
CLIENT  
Pharoah Family





The client challenged ARCA Unlimited to give his existing three-bedroom house in Southdowns an overhaul using as little construction as possible - to give the house, in the client's own words, "Botox, not plastic surgery." A less is more philosophy is central to this refurbishment. Living spaces are opened up to spill out onto the green zone in front of the house. The strategic demolition of carefully selected areas, such as, the fireplace, original kitchen, and room openings, coupled with the insertion of big stacking doors, make spaces appear larger and lighter. Downplaying the red Irene stone on the exterior gives the house a more elegant, simple look. Pergola structures integrate outdoor and indoor spaces; a connection that is fortified through the incorporation of landscaping elements.









|            |      |                   |                          |
|------------|------|-------------------|--------------------------|
| LOCATION   | YEAR | SCOPE             | CLIENT                   |
| Southdowns | 2013 | 552m <sup>2</sup> | Hendrik & Rina Steynberg |

# HOUSE STEYNBERG













# HOUSE VON WIELLIGH

LOCATION  
Waterkloof Ridge  
YEAR  
2016

SCOPE  
597m<sup>2</sup>  
CLIENT  
Von Wielligh Family





Allowing for panoramic views, and a blurred threshold between indoor and outdoor living, architectural practice ARCA Unlimited introduced frameless glass to the living areas of the house. White was used as the primary colour to emphasise feature elements, which are rendered in materials such as off-shutter concrete and bagged plaster masonry.







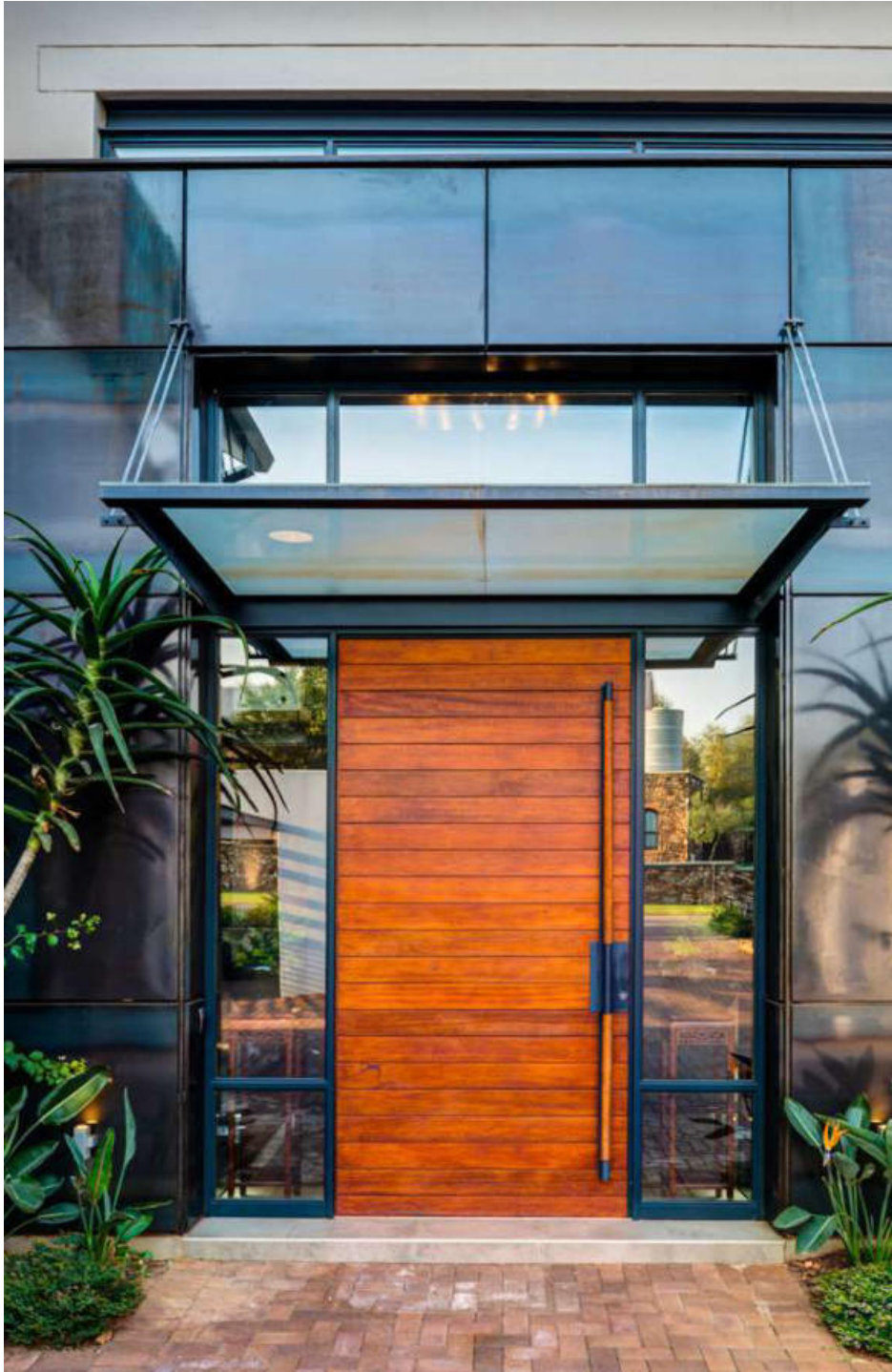


# HOUSE ENSLIN

LOCATION  
Southdowns Estate  
YEAR  
2014

SCOPE  
816m<sup>2</sup>  
CLIENT  
Enslin Family





Residential estates by nature force open lifestyles with little allowance for privacy and almost no walling allowed to the street and other public spaces. The client commissioned ARCA Unlimited to design a modern home on a highly visible pasture stand in Southdowns Estate. The design had to balance open-plan living with the control of privacy. A high wall incorporated on the road interface of the house generates a perception of privacy and acts as a barrier between public and private spaces. The entrance, designed as a massive metal-clad portal, further enforces this divide between public and private. A third control is the entrance hall that opens up around a corner into the living area, from which the panoramic views of the pasture can be enjoyed. The house is built in an H-shape; rooms that face the pasture are glass clad with moveable wood and steel shutters that can be opened or closed as needed.











LOCATION  
Southdowns Estate

SCOPE  
636m<sup>2</sup>

YEAR  
2018

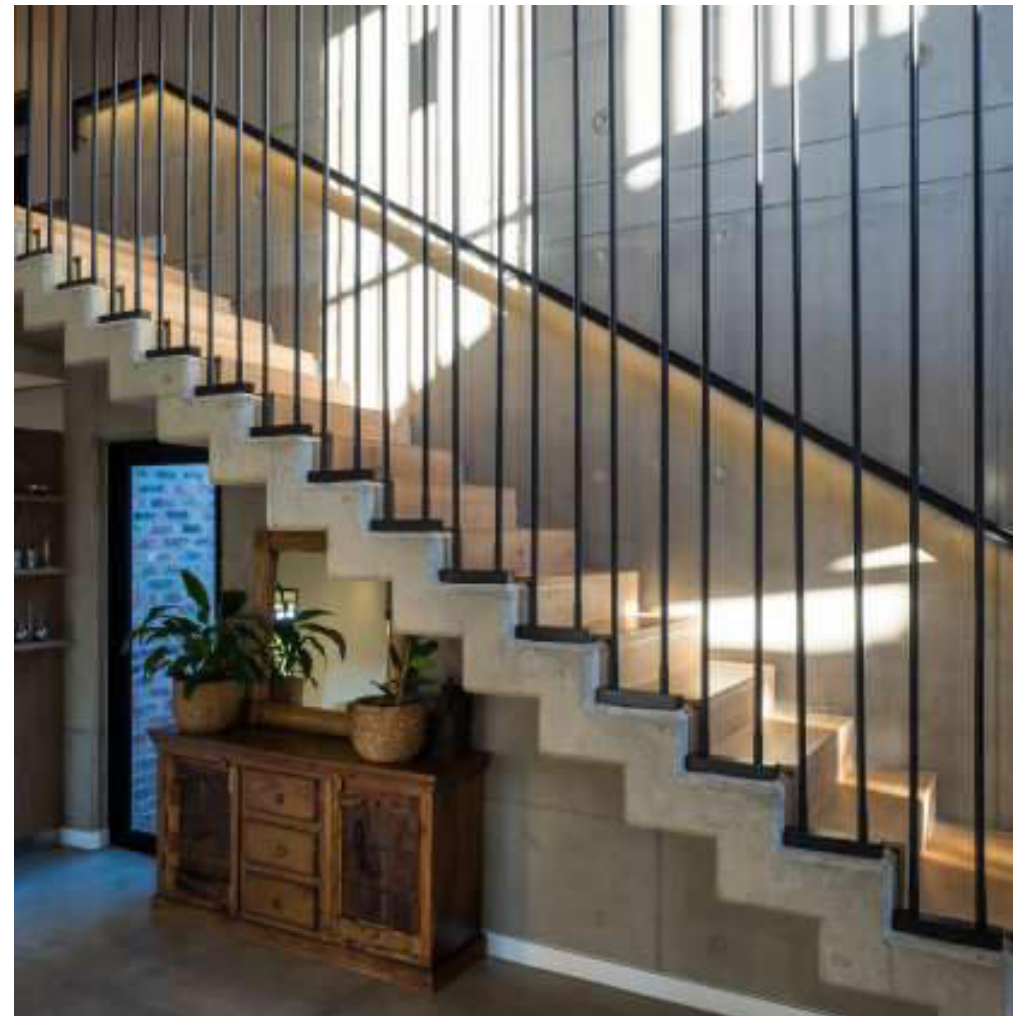
CLIENT  
Gordhan Family

# HOUSE GORDHAN





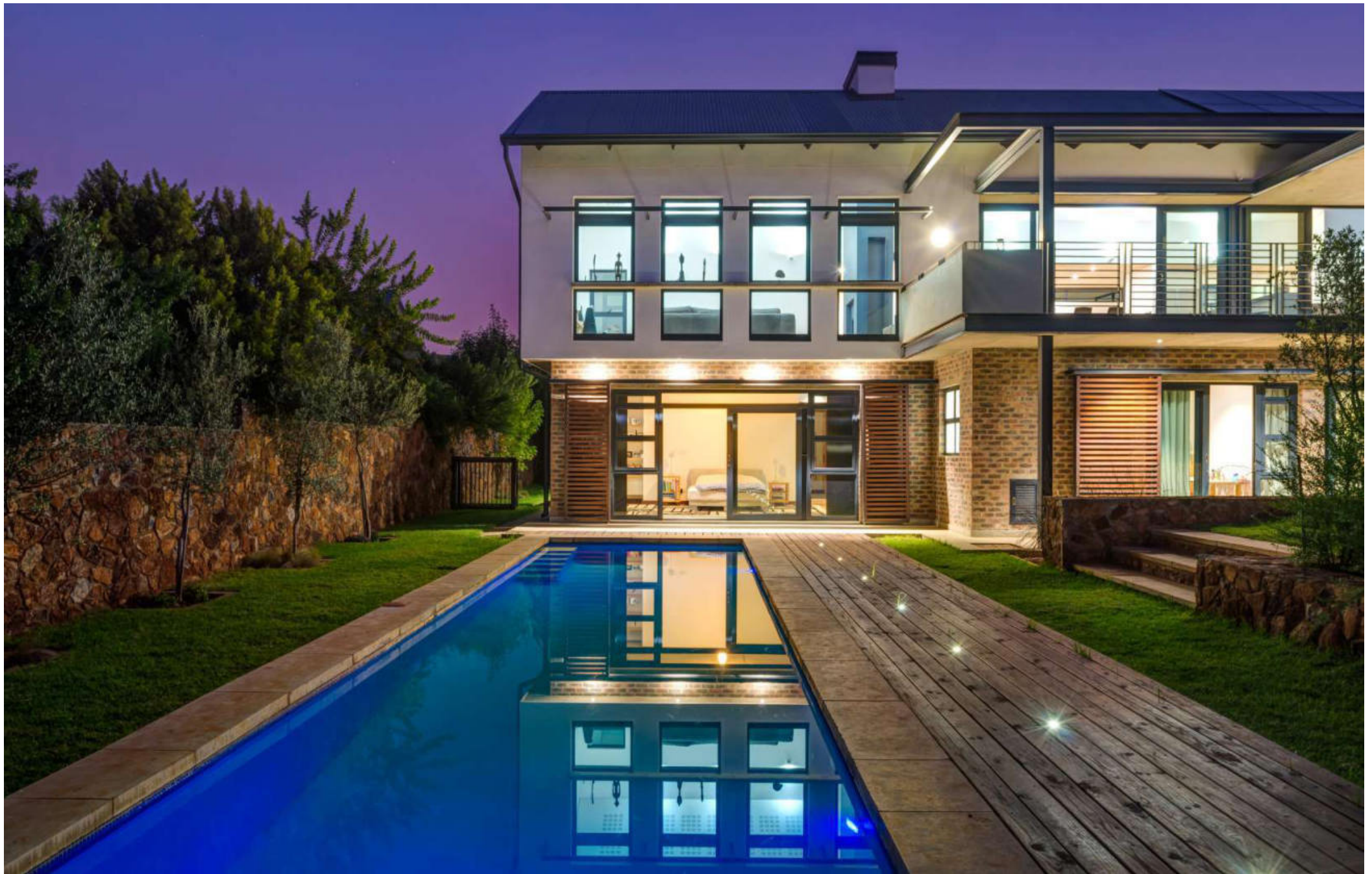
House Gordhan reflects the heritage of the farm on which Southdowns was established in a contemporary context and encourages dialogue with its natural setting. A very narrow site with a long exposed northern street front on one side and a short pasture to the east dictated a design layout that lives out to the open garden and pasture, but is sufficiently screened to create a sense of privacy when you are in the house. The house is designed to be seen as a range of barn structures; with the main house designed as two barns in a cross-form layout. The garage and guest suite makes up the other two barns. Above the patio sits a screened of small barn that overlook the pasture. The screened entrance is created where the garage and main house interlinks. The sculptural staircase in the double volume links the public with the private areas of the house. A custom build glass wine wall become the feature of the open plan living area – screening the bar from the dining room.







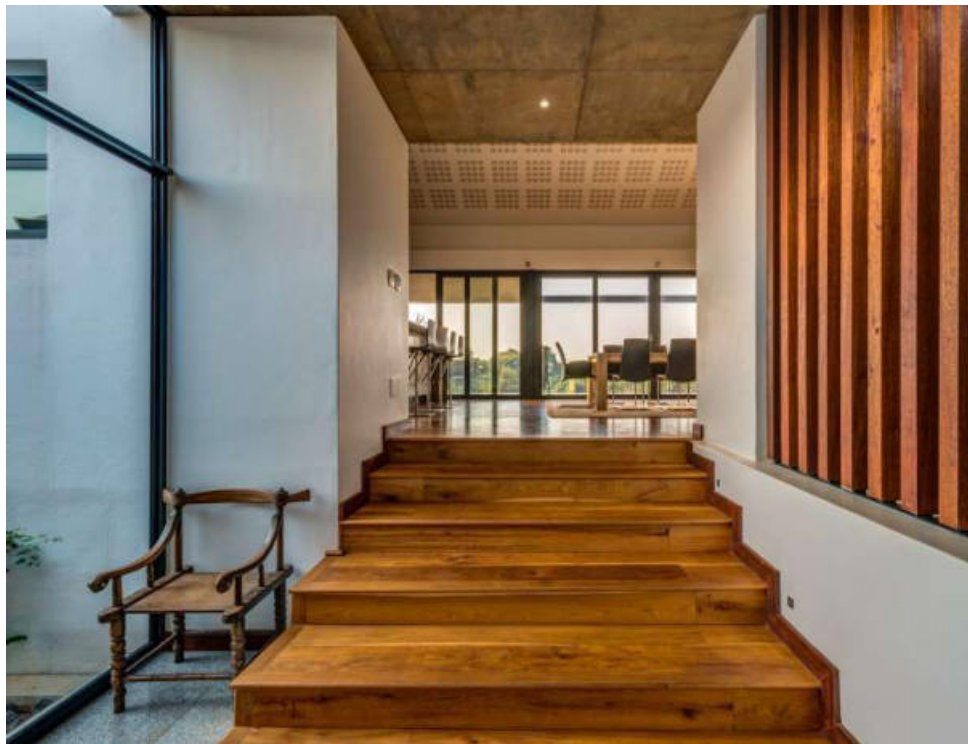




|                   |      |                   |                 |
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| LOCATION          | YEAR | SCOPE             | CLIENT          |
| Southdowns Estate | 2014 | 590m <sup>2</sup> | Klennert Family |

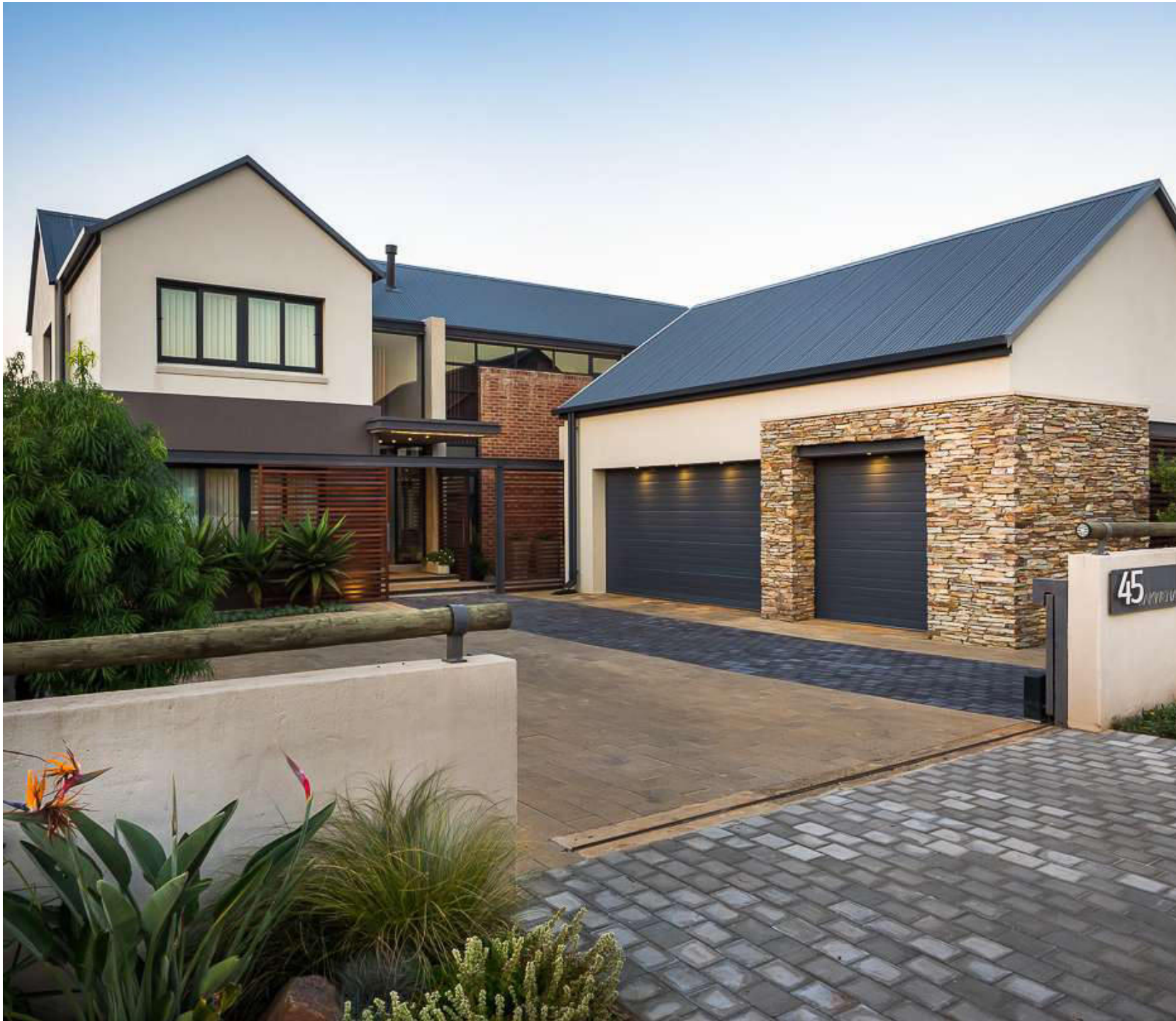
# HOUS KLENNERT





ARCA Unlimited was commissioned to design a modern home for a family of four in the Southdowns Estate. It was important to emphasise the private nature of the family by changing the design approach to shared and private spaces in the home. As a split-level house on a sloping site, the house is divided, by a hierarchy of space, into three distinct levels. Public entrances to the house are situated on the middle level, which has limited openings as it functions as the barrier with the road. The front door is accessible from a small private courtyard on this level. The lower level consists of the family bedroom space. The upper level is designed as a light, white, floating modern barn element. It opens up to the view yet feels enclosed enough to ensure that the family does not feel exposed.





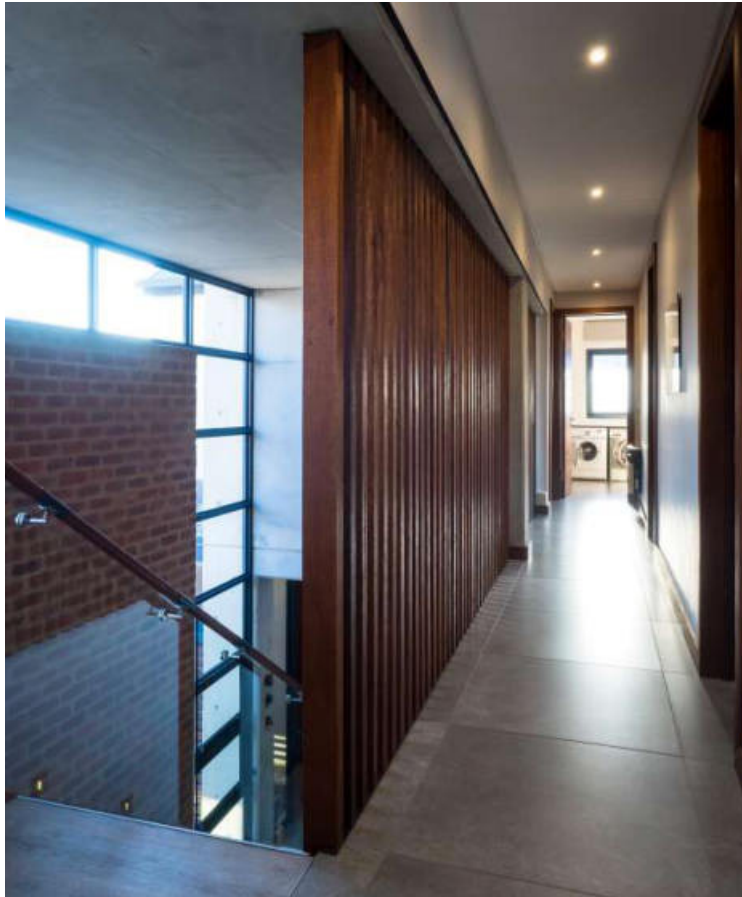
# HOUSE ELS

LOCATION  
Southdowns Estate

YEAR  
2016

SCOPE  
545m<sup>2</sup>  
CLIENT  
Els Family





ARCA Unlimited was commissioned to design a home for a family in Southdowns Estate. A simple design philosophy built around a central off-shutter spine wall, results in architecture that enhances a sense of place. Smooth plaster, wood, natural stone and steel balance the strong concrete spine. The internal layout on ground floor was designed with a series of massive wooden cavity sliders that allows the family to change the nature of the living areas by opening and closing different rooms. The public entrance to the house is situated next to the concrete spine with doors opening to both sides – street and garden. This entrance also directly over-look the pool and pasture on the outside. Because of the open public nature of the estate, the entrance was designed to be closed with a large sliding gate that allows the front door to stand completely open for natural ventilation and to also create safety and privacy for the house.









LOCATION  
Brooklyn

YEAR  
2019 -

SCOPE  
3925m<sup>2</sup>

CLIENT  
O-A Family

HOUSE O-A









LOCATION  
Pretoria

YEAR  
2019

SCOPE  
N/A

CLIENT  
Swiss Ambassador

SWISS AMBASSADORS HOUSE





The project brief included upgrading the security standards to match received regulations and refurbishment of the private wing of the Ambassador's residence. The interior was dated and the client required an additional room to be used as library/ family room. A concealed kitchenette was added for comfort of use by the family when the public wing was occupied with visitors. Finishes and fittings were chosen with care considering an amalgamation of local and Swiss design and influences.





# HOUSE DECORVET

LOCATION  
Southdowns Estate  
YEAR  
2018

SCOPE  
904m<sup>2</sup>  
CLIENT  
Decorvet Family





The clients bought an existing house in Southdowns Estate previously designed by Arca Unlimited. They then requested Arca to do a major redesign and addition to the existing house. This incorporated modernising the exterior, adding a large living room, as well as an additional storey that includes two more bedrooms, a movie theatre and a room for home-schooling their children.











LOCATION  
Gardner Ross Estate

YEAR  
2007

SCOPE  
395m<sup>2</sup>

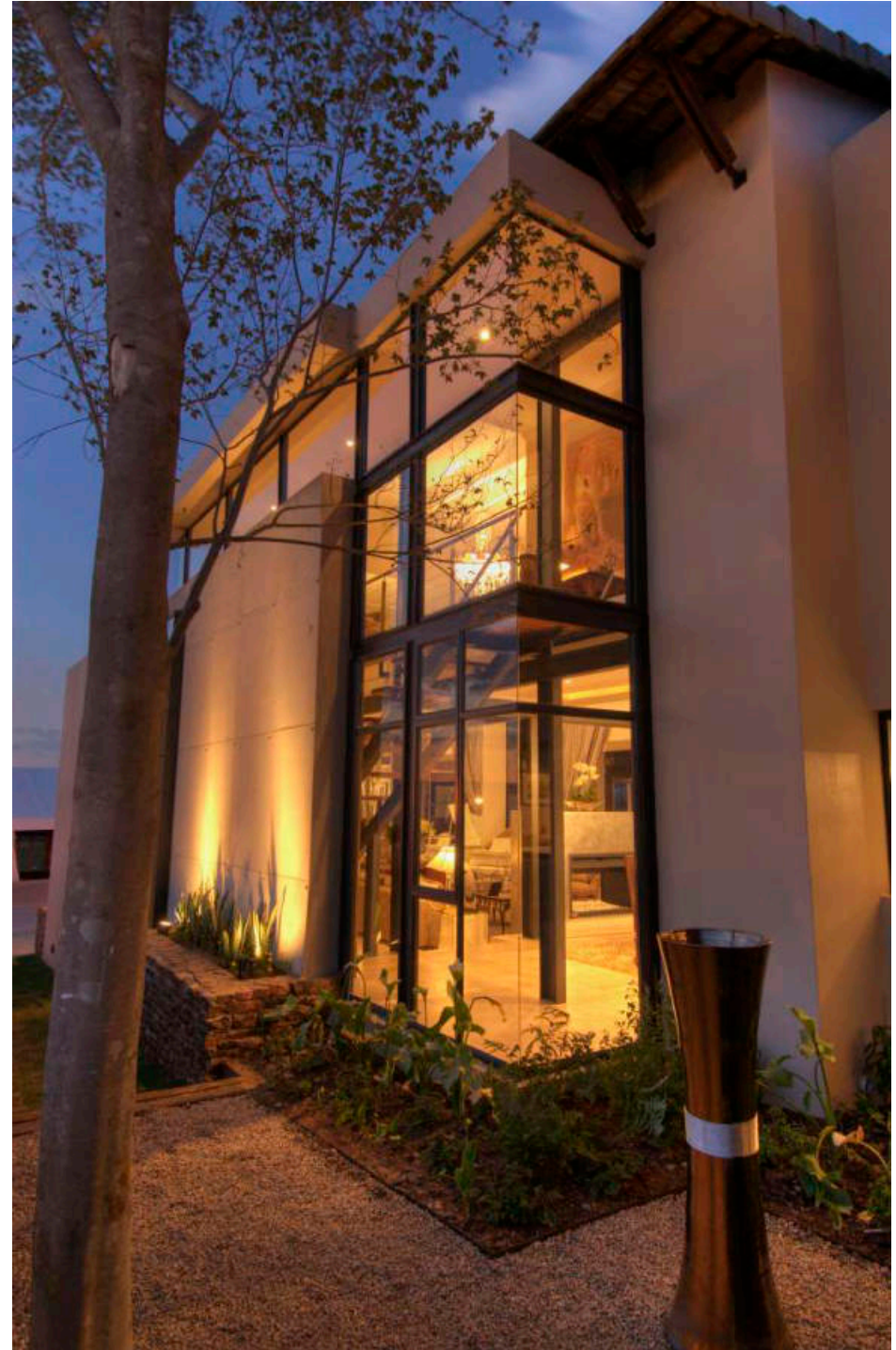
CLIENT  
Cityscape

HOUSE FOR STAR HOME SHOW





ARCA Unlimited was commissioned to design a house for the Star Home Show in the Gardener Ross Estate. Residential estates, in general, pose certain challenges: the architectural guidelines of the estate have to be followed and privacy and space tend to be limited. The client desired a focus on family living and entertainment through connected spaces and an open-plan design. The design is both contemporary and South African in its form and layout. Although constrained by the site, it presents three simple structures that are connected and accentuated by a bold, off-shutter concrete wall. This wall also forms a privacy barrier towards the adjacent property and marks the entry point to the house. Continuity between the first and second storeys is created through the additions of an internal deck that overlooks the living space below and a balcony from the main bedroom that overlooks the garden, park and outdoor living area.







LOCATION  
Ditholo Game Lodge

YEAR  
2020

SCOPE  
200m<sup>2</sup>

CLIENT  
Dreco Projects

UKUCHUMA LODGE











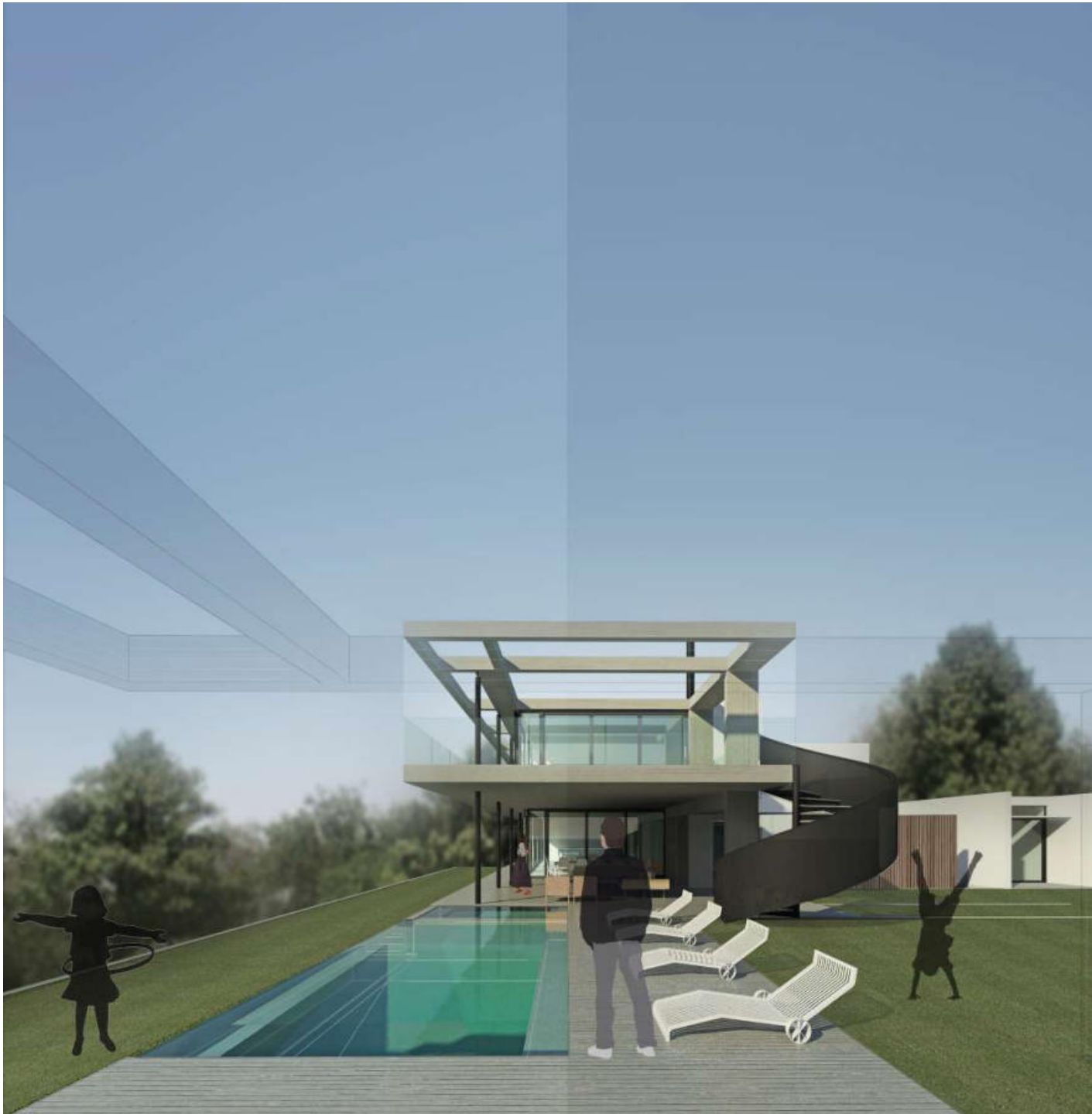


The clients requested substantial additions to their house in Southdowns, whilst preserving the integrity of its original architectural design. The first addition is an extension of the master suite by the incorporation of a free-floating concrete box to the existing structure. The same design language is repeated in a new wing, thereby integrating the new intervention with the existing structure. A third intervention is the addition of a steel pergola in front of the living rooms. The pergola is designed to shield the living area from the harsh eastern, morning sun and to soften the edge between the inside and outside living spaces. The additions strengthen the honesty of the original architectural design and the new is seamlessly merged with the old. The resounding success of this project can be ascribed to excellent cooperation and communication between the architect, client and building contractor.

| LOCATION          | YEAR | SCOPE                          | CLIENT      |
|-------------------|------|--------------------------------|-------------|
| Southdowns Estate | 2013 | 218m <sup>2</sup> new addition | Louw Family |

HOUSE LOUW





# HOUSE ABRAHAM

LOCATION  
Johannesburg

YEAR  
Pending

SCOPE  
870m<sup>2</sup>

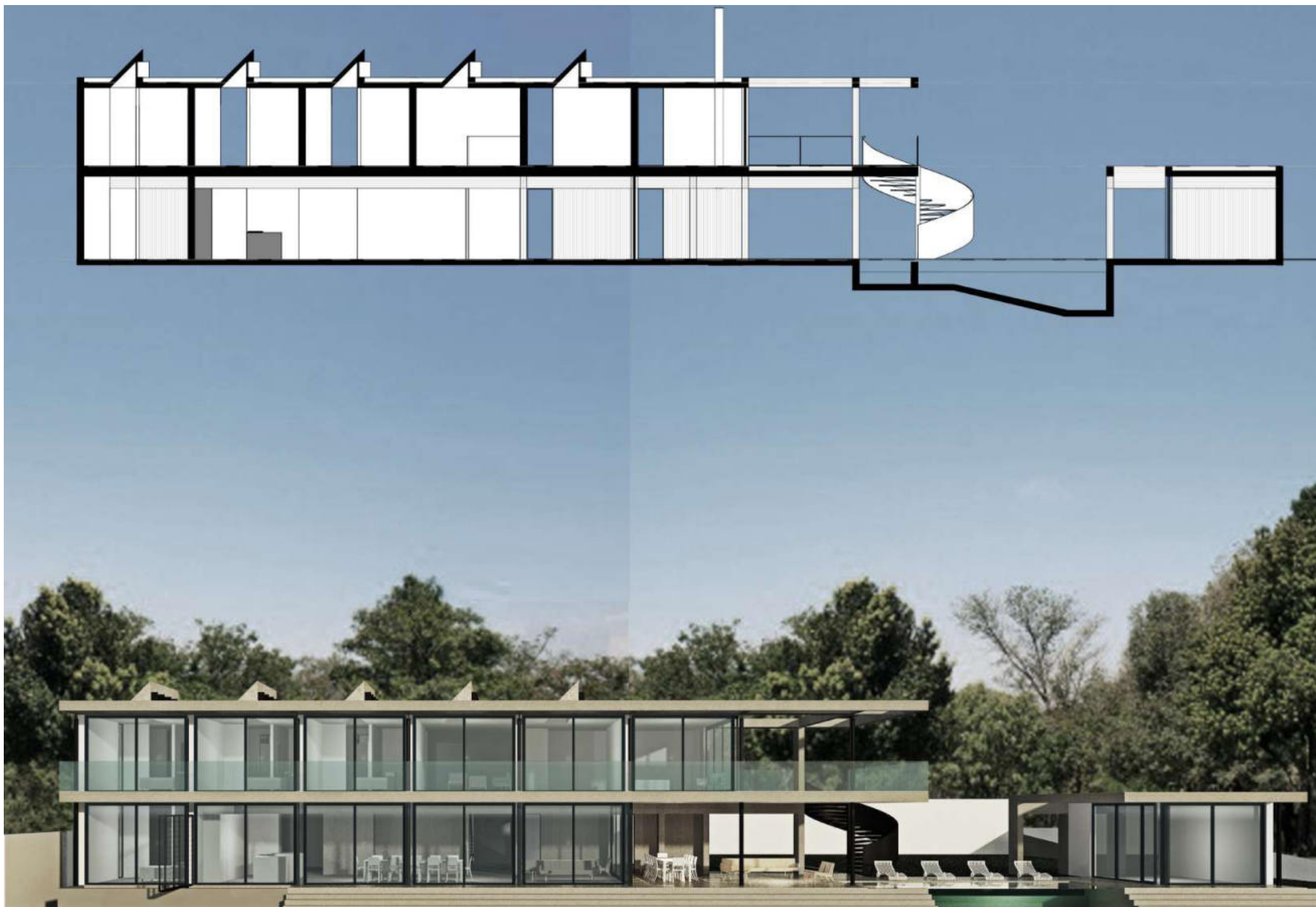
CLIENT  
Abraham Family





The design for this development was informed by its site: it has a steep eastern slope and views to the east; it needs to be subdivided in future to accommodate three additional luxury homes; and the views of houses to the west had to be respected. The site is terraced to create a podium that allows views over the future proposed homes and situates it lower than houses to the west. To further ensure the best views for all, properties are staggered down the slope and flat roofs minimise their height. The entrance foyer is defined by a minimalistic courtyard, which cleanses the palate before the user is presented with extensive views from the living spaces. The eastern façade is a simple repetition of floor-to-ceiling, wall-to-wall sliding doors that frame the interior spaces. This results in completely unrestricted views and a connection to the outside. The house reads as a light, transparent glass box nestled in tree canopies.









LOCATION  
Bedfordview

YEAR  
2012

SCOPE  
840m<sup>2</sup>

CLIENT  
Gey van Pittius Family

# HOUSE GEY VAN PITTIUS





The client required a complete refurbishment of his Bedfordview home. A seamless flow between spaces was essential: in the transition between the interior and exterior of the house and in the addition of semi-open plan bathrooms inside the bedrooms. A contemporary look and feel is created through the meticulous consideration of all interior detail. Classic materials, such as, marble, used in combination with contemporary green materials, such as, bamboo, result in a stylish interior that is both contemporary and warm. Large folding doors of frameless glass and blinds that completely retract create a visually open space, where the threshold between the interior and exterior is blurred. A bath, basin and vanity counter form these semi-open plan bathrooms. The design language in each bedroom and bathroom is the same to create unity in disparate spaces. All bedrooms use only indirect artificial lighting; creating a subdued, relaxed atmosphere that can be augmented by reading lights if needed.





