

Denai House

No. 10 Jalan Denai 10 Kempas Baru, 81200
Johor Bahru, Malaysia

Architects	Razin Architect Johor Bahru, Malaysia
Clients	Noorlezah Hj Md Jaafar Johor Bahru, Malaysia
Commission	2007
Design	2007 - 2007
Construction	2008
Occupancy	2008
Site	808 m ²
Ground floor	285 m ²
Total floor	614 m ²
Costs	286,552 USD

Programme This project demonstrates a modern minimalist approach to house design in the tropics. Its linear arrangement perpendicular to a main road protects privacy, and the laying out of the accommodation around three sides of a central court provides internal views of a lawn and lap pool. Indoor and outdoor space flow easily into each other, encouraging cross-ventilation: the ground floor is flexible and open-plan, while on the first floor glass sliding doors open the bedrooms completely on one side. A flat cantilevered roof provides protection from sun and rain and has the potential for rainwater harvesting and installation of photovoltaic panels.



This private house was designed in 2007 for an 8000 sq.ft site in Johor Bahru. The house, completed in 2008, is organised in an elongated manner perpendicular to the main road. The basic planning house is one room thick, to promote natural cross ventilation for all spaces, as well as ensuring every room has a view to the lawn and the 3 mtr x 15mtr long lap pool.

There is no formal enclosed living room. House layout was done strictly on practical everyday requirement. Kitchen is located right near the entrance as the main activity centre with family tv area next to it.

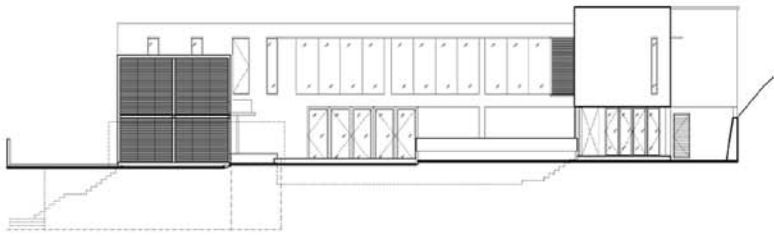
Sliding folding timber doors open up the family to the lounge, turning it into a spacious combined area where dry kitchen, family, dining and lounge spread across the 6mtr x 18mtr area without any dividing partitions. Guest or lounging area are left without walls for maximum cross ventilation and view of pool and open lawn.

Floor to ceiling aluminium framed glass sliding doors replace typical windows for bedrooms. The roof cantilevers out 2m above the room openings for protection from the elements. When the bedroom windows are fully opened, the effect created is like putting beds on balconies where one side of the room wall disappears, giving maximum semi-outdoor experience as well providing view and surveillance of the lap pool. Sliding and pivoted timber slats provide privacy while allowing fresh air to come in.

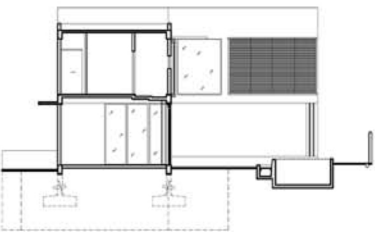
Most of the concrete ceiling were left unplastered and unpainted. External colour palette was purposely limited to using black for metal works, natural stain for timber and unpainted gray cement plaster for wall surfaces.



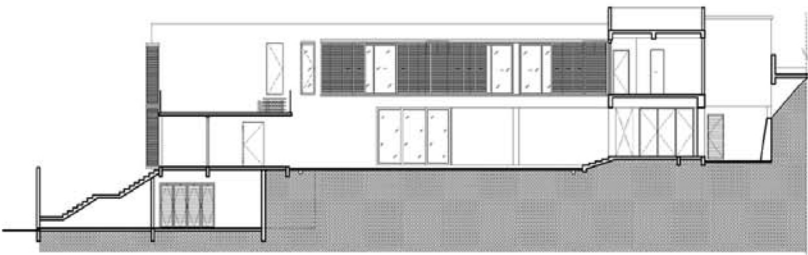
FRONT ELEVATION



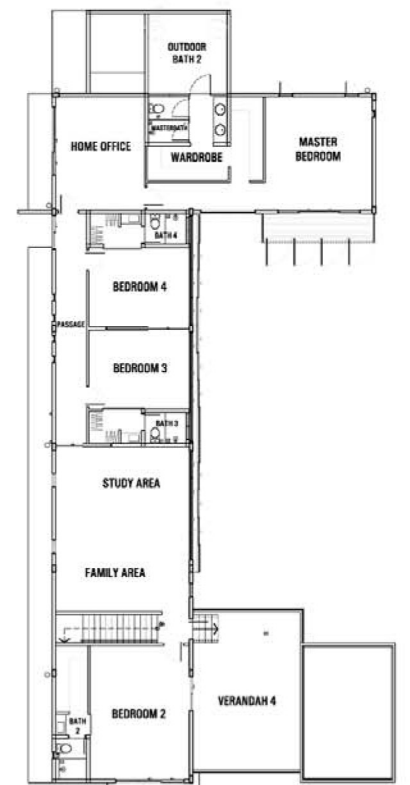
RIGHT ELEVATION



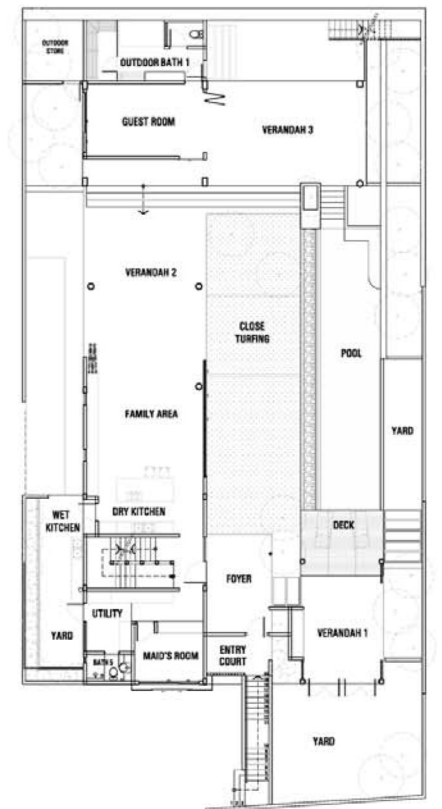
SECTION X-X



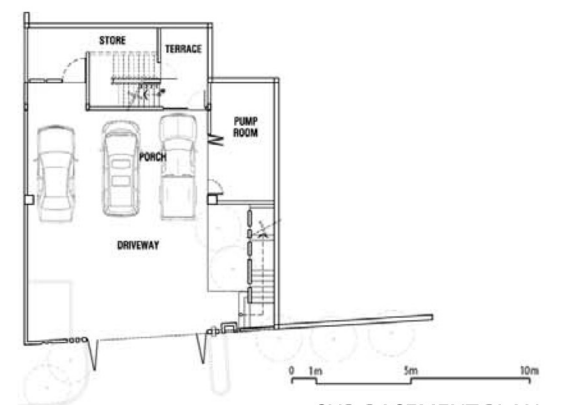
SECTION Y-Y



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SUB-BASEMENT PLAN



