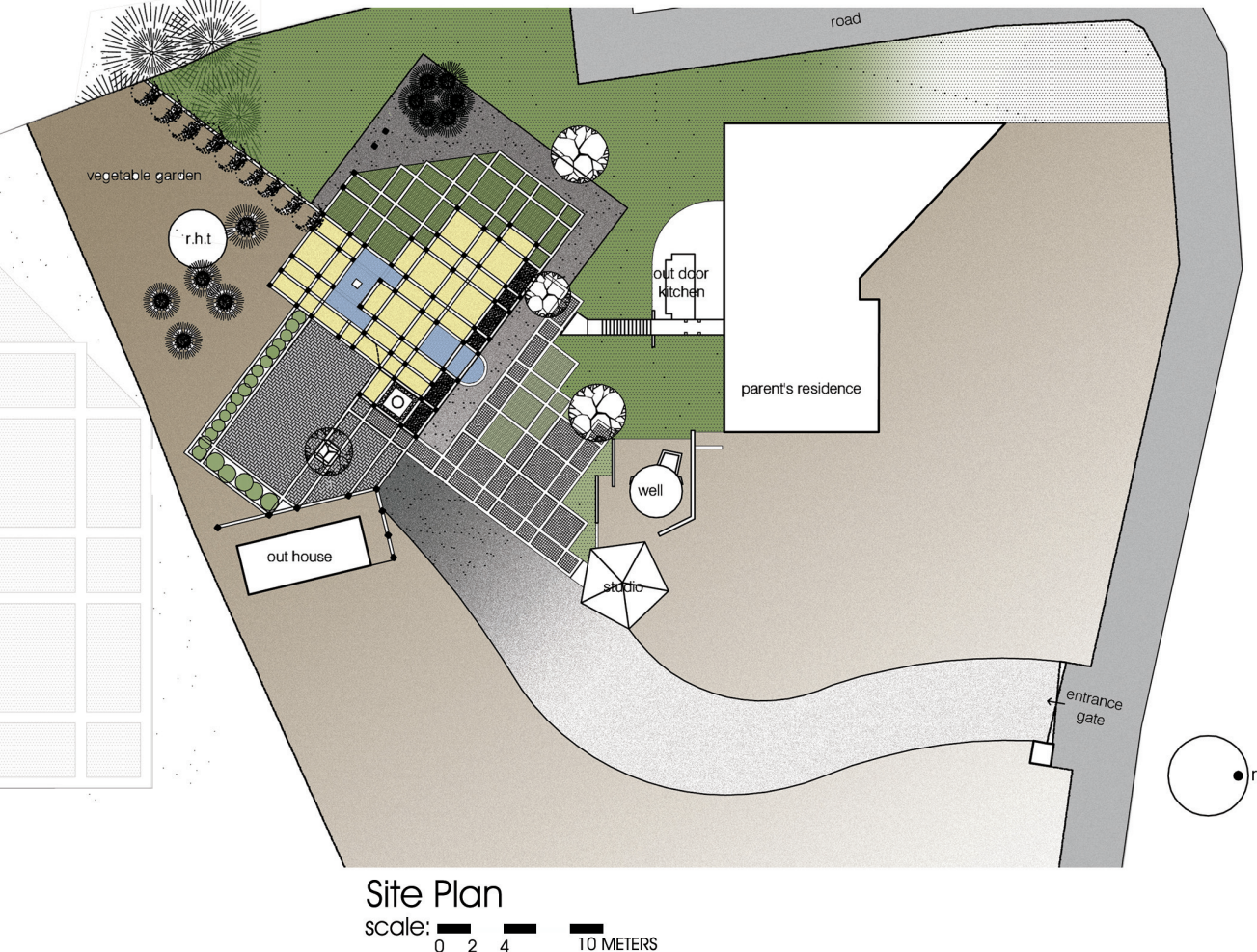
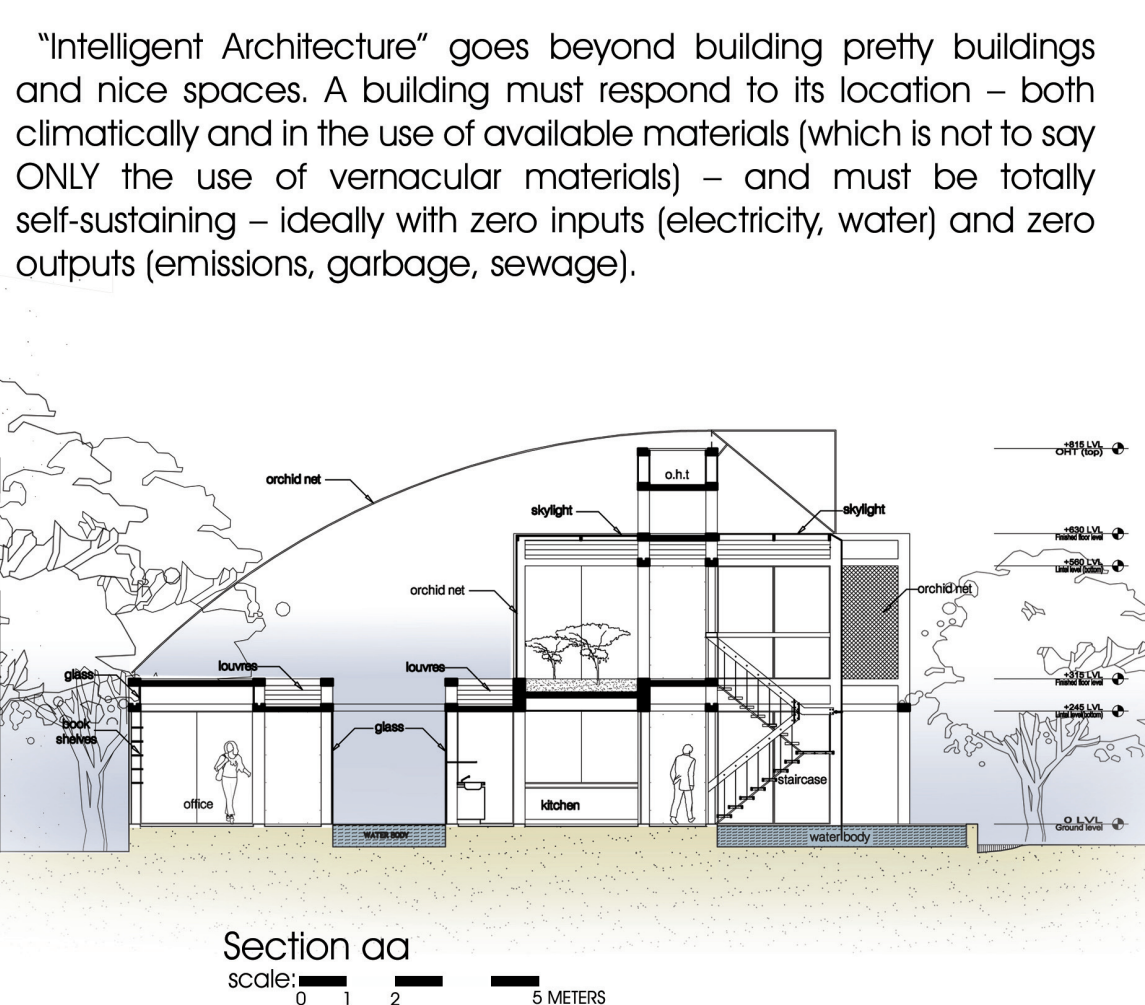
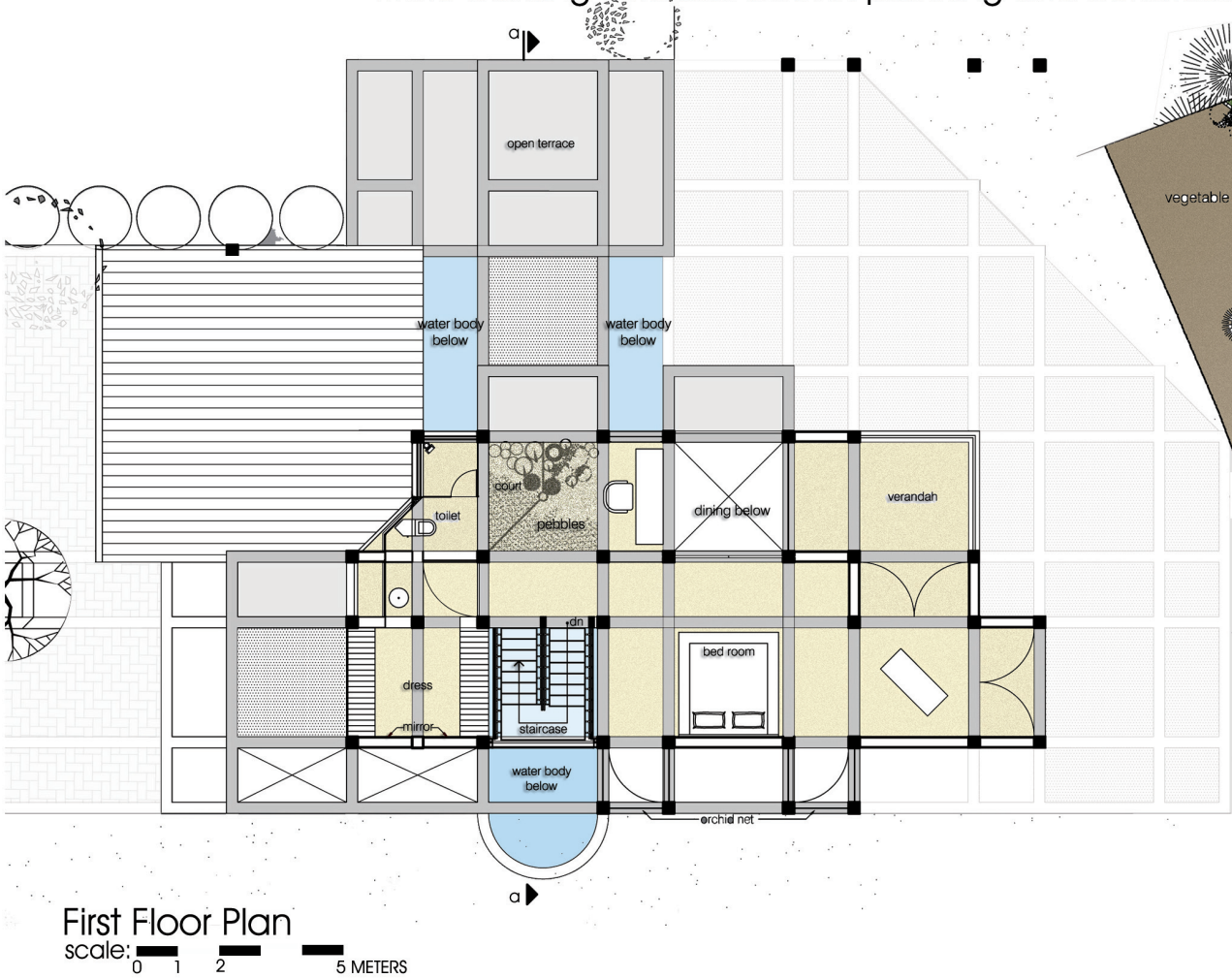
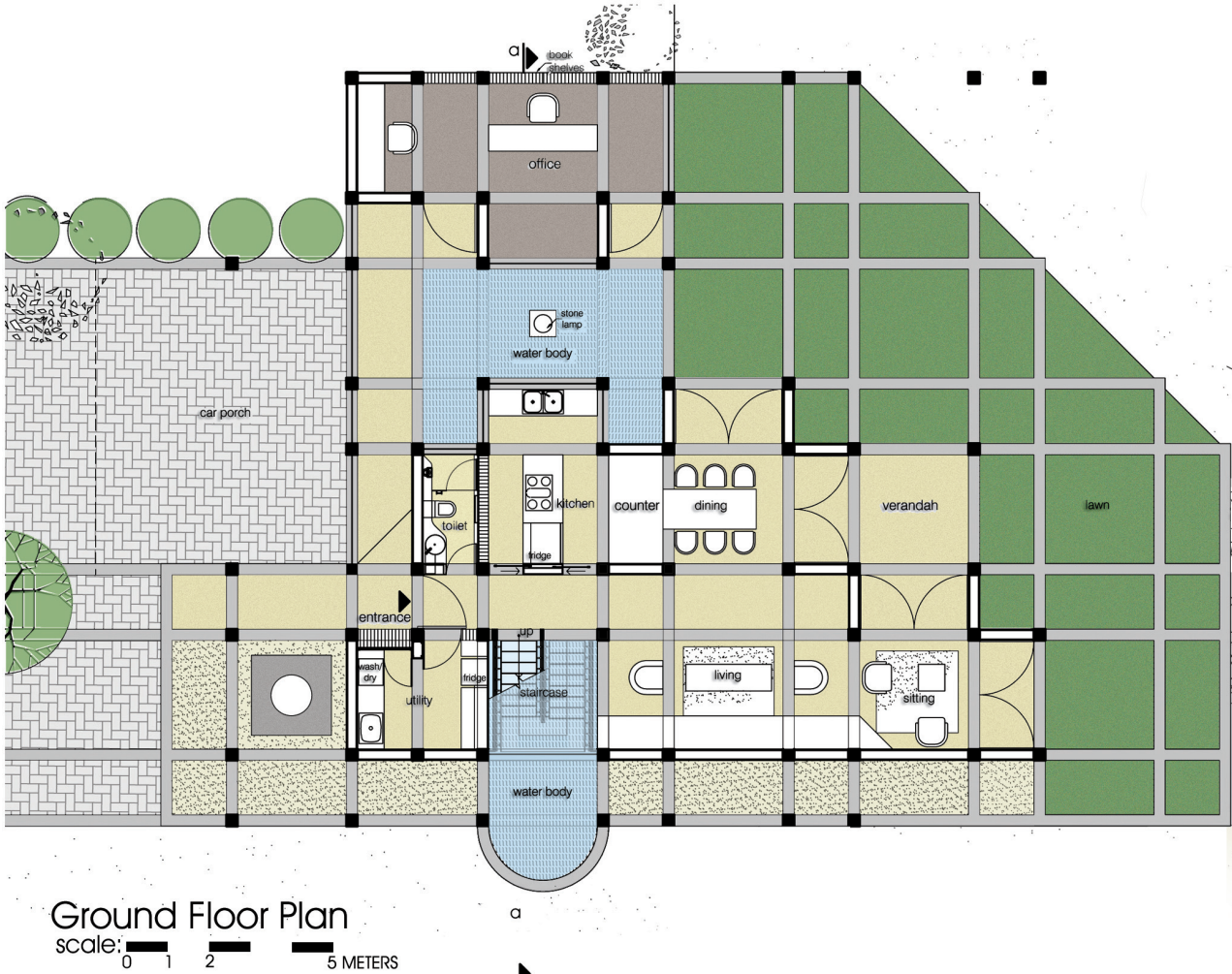


Nina Nayar & Jacob George House

Kakkanad Nilampathinja Mugal, Kusumagiri P.O.  
Kochi, India

Architects	Design Combine / Jacob George Kochi, India
Clients	Nina Jayar & Jacob George Kochi, India
Commission	n.a.
Design	2002 - 2004
Construction	2003 - 2004
Occupancy	2004
Site	7,082 m <sup>2</sup>
Ground floor	130 m <sup>2</sup>
Total floor	210 m <sup>2</sup>
Costs	644,444 USD

**Programme** This is a home for two people, linked to an existing house inhabited by the owners' parents. The building is flexible both in planning and construction and to allow for change in the future. It is built on a concrete frame, designed on a grid specifically chosen to suit the size of panels readily available in India. Shade netting, traditionally used in agricultural plantations, is used over the entire house, providing an inexpensive way of temperature control. The project strives for a seamless connection between the inside and outside, and a strong relationship between the architecture and interior.



"Intelligent Architecture" goes beyond building pretty buildings and nice spaces. A building must respond to its location – both climatically and in the use of available materials (which is not to say ONLY the use of vernacular materials) – and must be totally self-sustaining – ideally with zero inputs (electricity, water) and zero outputs (emissions, garbage, sewage).

"...The building is flexible both in planning and construction. It has the ability to change in the future."





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"...the building has no predisposed style, international or otherwise, except its own - one that is born of its own set of circumstances. - waterbodies and white walls and floors with teak and the office space within a structural grid that is allowed to be itself, in exposed concrete."



...much attention is paid not to cross the fine line that separates elegant simplicity from cold austerity. It synthesizes interesting forms and exciting spaces with rigorous functionality, innovative building technology, metaculous detailing.

