

of heat and light

BULL CREEK ON DISPLAY

- Price: \$249,000
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DESIGNING with the natural elements in mind can make all the difference to an otherwise regular house.

Even today, houses are built with little regard for where the sun is at different times of the day and how this can affect light and temperature within a home right through the year.

A five-bedroom home in Bull Creek which won *The West Australian's* Design for Climate award in the 1983 Homes of the Year competition is still a country mile in front of many homes being built now.

Its design regulates light and heat intake to specific rooms, while making the most of the cul-de-sac block on which it is built.

For instance, major living areas face north east, guaranteeing they are always bright and, importantly, warm during winter.

Clearly, not only does clever design make living more pleasant but it also can reduce heating and cooling costs.

Situated in the elbow of a tight road corner, the frontage of the duplex-sized block is small and framed by burgeoning gum trees.

A brick, double carport is on the west side, shielding the home from hot afternoon sun during summer but leaving enough room at the side of the house for vehicular access to the back yard.

Normally, this paved side drive provides additional parking space for more cars, though not under cover.

The social rooms, including the kitchen are brightly lit, and the bedrooms, bathrooms and study are behind these, ensuring temperatures here are three to four degrees cooler during the hottest part of the year.

Ceilings and walls are insulated and particular attention has been paid to making sure through-ventilation is maximised.

Tests by the owner indicate that inside temperatures are never higher than 28 degrees or cooler than 18 throughout the year.

A saw-tooth roof line has allowed a row of high windows above the main living area.

Sunlight shines through here, strikes the

bedroom's white-painted rear walls and reflects into the living area.

It gives the home a striking appearance from the back garden and bonuses include partial winter heating of bedrooms via the brickwork and good ventilation and natural lighting to the main passageway.

From left to right, looking from the front door, the living areas are the formal lounge, dining room, kitchen, casual living area and the games room.

Each one, as well as the laundry on the eastern side, either has door access to or a view of the big lawn outside, which is dotted with rose beds and reticulated from a bore.

Built on a 1114sq m block, the house takes up 247sq m, leaving plenty of space for the garden, even with a seven by four-metre steel garden shed taking up a corner.

All rooms are in fine condition, from the berber carpets up.

The lounge and dining room share a ceiling but are on two separate levels with a jarrah railing separating them, while high, raked ceilings with exposed timbers are features of both this area and the casual living room a few steps away.

Gas heating points have been fitted and, in the dining room, a simple but elegant jarrah china cabinet is a fixture.

The kitchen is big and boldly fitted out. The centrepiece is a moveable island bench, around which are many cupboards and additional bench areas.

Fixtures include gas rings beneath a range hood, a wall oven, convection microwave oven, dishwasher, double sink with a flick-mixer tap and a skylight overhead.

Designed by Bristile, the kitchen's cupboards and benches are in light tan, with polished jarrah edgings.

Among the home's many superb features are its storage areas.

Cupboards in the hallway and games room are not merely plentiful and big but have been thoughtfully fitted inside with shelves and storage compartments for clothes, linen and toys.

The house has a spacious study alongside the front door. It is flanked by the main bedroom so it would be an ideal baby's room.

An intercom connects all bedrooms which are fitted with built-in robes and, in some cases, desks.

The main bedroom is an enormous retreat, with a sliding door to its own walled courtyard, a big en suite with a bath, shower and lengthy vanity cabinet.

The second bathroom has a similarly stylish vanity benchtop, a shower and a big, white spa bath.

Neil Stanbury