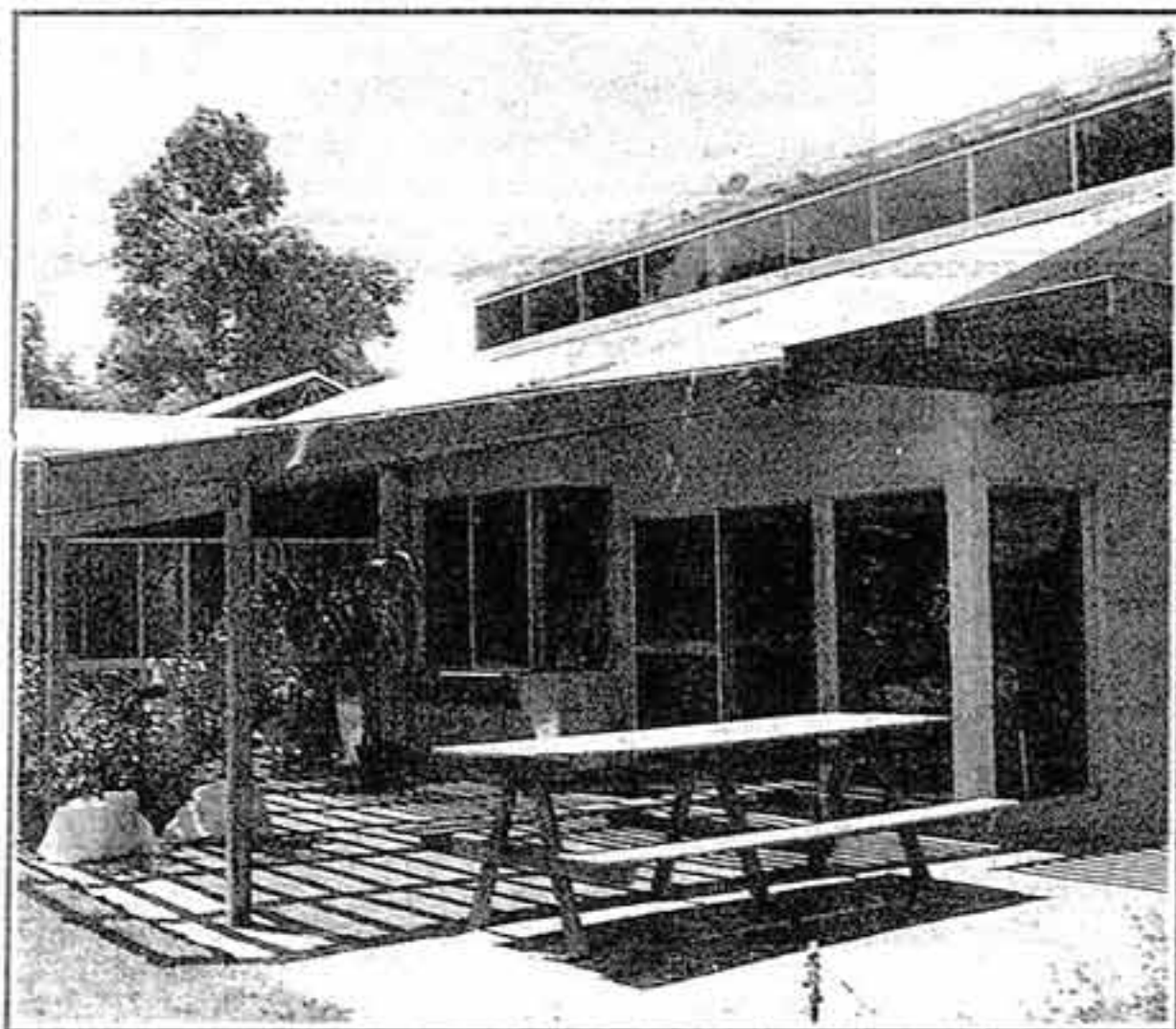
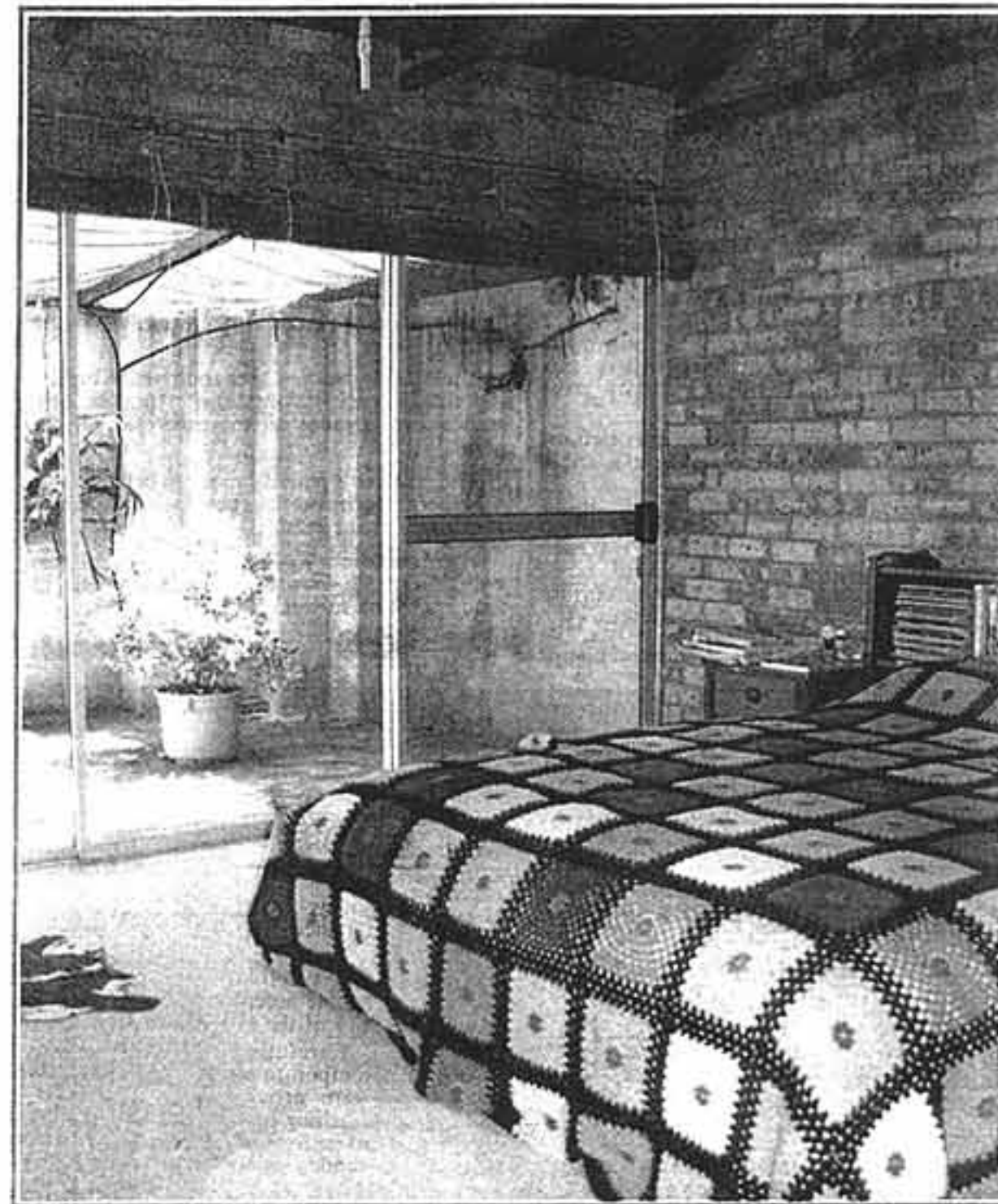
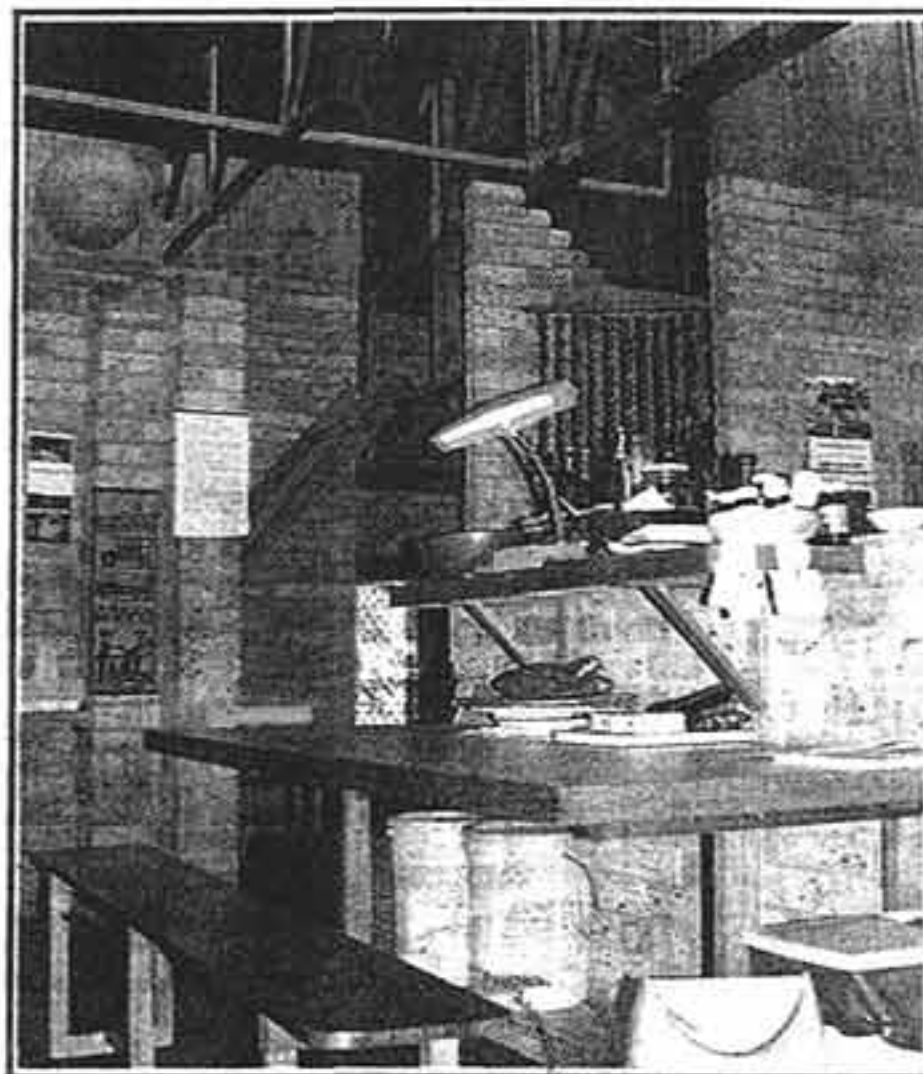


Solar design proved winner in Armadale



LEFT: The patio has a solar pergola, where carefully angled louvre blades keep out the hot summer sun but allow it into the house in winter.

RIGHT: The kitchen has about 11m of bench cupboards, plus a corner office nook with computer.



The main bedroom has a patio door to a private courtyard.

ARMADALE ON DISPLAY

- Price: \$199,500
- Address: Serena Grove
- Agent: Luke Nass, Satterley, Armadale phone 497 1822
- Open: contact agent

TEN years down the track and Garry Baverstock confirms the architect's maxim: good design stands the test of time.

And to this he can add a significant saving in energy costs for his passive solar concept which has ensured a comfortable indoor environment over that decade.

His very first in this field, completed without assistance, is still an exciting design, stepping down the hillside and exploiting natural contours on Mt Nasura, Armadale.

The rustic development seems to make minimum intrusion in a bush environment as it merges among carefully retained eucalypts and exploits the outlook over the coastal plain.

The overall tranquility and private courts hardly prepare a visitor for the rather dramatic handling of spaces indoors in a concept that obviously borrows from the simplicity of shearing sheds.

Exposed knotted pine trusses extend over all the main spaces, the overall warm glow being enhanced by the pine ceilings at the rake of the roofs.

Room areas are well defined and have the desirable privacy with walls, often angled and taken to a height of 2.5m.

Adding to the overall excitement is a suspended mezzanine floor, a favourite family retreat when relaxing with a good book in the winter warmth.

Outdoor living areas are also interesting, especially the solarium for meals in a garden setting during cold weather.

The winter warmth generated in this conservatory-like enclosure is drawn into the rest of the house, even down to children's bedrooms.

The separate patio also on the north side has a solar pergola, where carefully angled louvre blades keep out the hot summer sun but allow for penetration right into the house in winter.

Clerestory windows at the roof ridge ensure that the sunlight penetrates well indoors in winter.

Owners Ric and Mary Kornaus, who are selling up to move to Margaret River, can vouch for the

energy savings and the comfort for their family of four teenagers.

Power bills were between half and two-thirds what most other people accepted as normal for the size of the family and the house.

Carefully monitored indoor temperatures showed that they were around 25C in summer, reaching just over 30C at the end of a prolonged heatwave when shade temperatures outdoors soared as high as 43C. In winter they hovered round 20C, dropping to a still comfortable 17C in one cold snap.

The whole house with its brick walls and slate and concrete floors acts as a thermal bank, soaking up the winter warmth as it penetrates well indoors only in winter, and radiating it back into the spaces at night.

Mrs Kornaus admits to walking about barefoot indoors even in the depths of winter, such is the overall warmth.

A slow combustion stove is used all winter for cooking, and doubles as a room heater and a back-up for the solar hotwater system.

In summer, a big exhaust fan in the ceiling expels hot air at night and draws in cooler air from outdoors.

The cruciform-shaped residence which is fully insulated, even to brick wall cavities, sits very comfortably on its 2700sq m battleaxe site off Serena Grove.

A skillion-roofed walk-way round a private court makes the main entry obvious.

From the entry hall you can move directly to the master suite, step down into the big country kitchen, move to the main living spaces or progress to the children's sleeping zone.

The kitchen with its island table and cooking area has about 11m of bench cupboards, plus a corner office nook with computer.

A screen made of strings of gumnuts is pulled aside for access to the pantry.

There are also wall cabinets in the same knotted pine as the bench cupboards.

The adjoining dining room is big enough for a setting of eight and has one of the best views. There is no formal lounge, but a room set up for snooker, also comfortable chairs for watching television.

The owners' bedroom has a patio door to a private court one side and a window opposite to a big aviary and its noisy residents.

The room also has direct access to the big main bathroom and there is a second off the laundry if this is busy.

The children have big bedrooms, one almost rating as a bunkhouse at more than 6m by 4m.

Frank Platell