

Solar energy solution



By combining materials and aspect, the owner of this home is saving a money in heating and cooling bills.

bathroom which has a 2m vanity cupboard between a conventional bath and a shower with glass-pivot door.

The laundry has a work bench and cupboards with inset trough, also a door to the second toilet.

Frank Platell

Price: On application

Address: Anzac Street
BAYSWATER

Architect: Baverstock Murphy

Phone: 9474 2770

on display

The owner wanted three double bedrooms, a dual-access bathroom for an en suite effect, a private formal sitting room and worthwhile family and dining spaces, in turn integrated with a private courtyard to the north for the alfresco lifestyle.

There was an elevated outlook to be exploited that took in the distant ranges, but it was to the east. So the architects instead provided corner windows with a north-east orientation.

There are front windows to the east but these are protected by a wide awning and veranda which keep the sun off the glass from early in the day. The northern overhang excludes the summer sun.

There are also small windows to the west where a courtyard acts as a breeze trap, allowing the

whole house to be cross ventilated by the "Fremantle doctor" each afternoon.

Limestone retaining walls are matched in tone and texture by the double-size bricks to walls and this plus the soft green corrugated roof give it immediate harmony with the exposed hilltop.

The main entry is off the veranda and the hall ties in the formal sitting room. The room is closed off with double french doors and these maintain the space ambience.

The family area is set up for television and the dining area suits all occasions, being a big enough space capable to comfortably fit a table capable of seating 10 persons.

The kitchen is at the rear, but with a bright work area and that view to the hills. It has about 5m of bench cupboards, another 3m of wall cabinets plus a pantry and the fittings are up-market, the wall oven having a separate grill.

The upstands that screen the main work areas are in a half-bonded tiling, a detailing that is repeated in the worthwhile bathroom and the well-appointed laundry.

The main bedroom is generous in areas and visually gains extra space with the mirror doors to a wall of wardrobes. It has direct access to the one

BUILDING plans were well advanced for a Bayswater hilltop site and the owner about to sign when she heard of benefits with passive solar concepts.

Six months of investigation followed which showed that the sun could be exploited for year-round living comfort, with a potential 60 per cent saving in energy costs.

A year of living in the home through all seasons has seen her electricity bills averaging only \$50 for the two months. As perceived the winter sun penetrated up to 4m indoors in winter and is now excluded in the summer months.

"The energy saving was achieved without any conscious effort on my part," said owner Liz Dimitriadis. "The home is all lit up every night."

"Of course, we have the low-energy lighting and the ceilings are double insulated with aluminium foil over fibreglass batts, to reflect back indoors the winter warmth and keep out the summer heat."

"The winter warmth is soaked up by the ceramic tiles on concrete floors, also the brick walls which all double as thermal banks. They radiate the stored heat back into the rooms on the cold nights so that we can still walk-around bare-foot indoors until well into the night."