



About The Downsizer

After hearing Griff of Solar Dwellings talk at a Home Expo promoting the benefits of Solar Passive Design my interest was tweaked. Attending the Home Expo the following year I heard Griff talk again and this time I was a convert (I became a Griff Groupie)

Approaching retirement my strategy was to downsize with priority on energy efficiency to reduce living expenses while living in a comfortable sustainable environment. This has been achieved.

The house is North / South orientated maximizing the passive solar benefits with the main living zone to the north maximizing the warm winter sun and shade to the south keeping the house cool in summer.

Universal Access features mean the home caters for disability and ageing with one level throughout from the driveway to the back door, hobbles showers & wide 870 doorways.

Ken

Features at a glance

- ✓ 3 Bedrooms
- ✓ 2 Bathrooms
- ✓ Carport
- ✓ Low Maintenance - Lock Up & Leave

☆ 7 Stars - House Energy Rating

SUSTAINABILITY FEATURES



PASSIVE HEATING/COOLING

Passive solar designed home including

- Cross-flow ventilation
- Large north-facing windows to living
- Thermal mass
- External shading - Shade sails
- Pelmet with blinds



AGEING IN PLACE / UNIVERSAL ACCESS

- No steps, all on one level with driveway ramp to entry
- 870 or 920 Wide doors throughout
- Hobless shower recess
- Semi-recessed vanities
- Window openings easily accessible
- Flush thresholds to all external doors



ENERGY EFFICIENCY

- 6kW PV system
- Energy-efficient lighting
- Energy-efficient appliances
- Solar hot water system
- Draught proofing
- LED Lights throughout
- Natural daylight
- Zoning



INSULATION

- Anticon under roof
- Ceiling batts
- AirCell Permican to double brick walls
- R4.1 Ceiling batts to the entire ceiling,



ACTIVE HEATING/COOLING

Mechanical heating and cooling systems

- Ceiling fans
- Reverse cycle air conditioning - seldom used but there for those long extreme weather events.

