

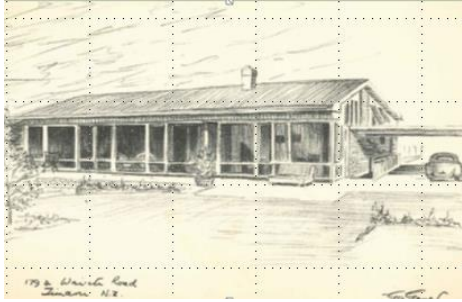
Initial design considerations when planning an alteration or building new.

Richard Morrison
Kapiti Coast District Council



Independent, free personalised advice on
how to create a sustainable and healthy home.

What does **HOME** mean to you?



When designing you need to take a whole-house approach



- Occupants
- Future use
- Site
- Design
- Neighbourhood
- Construction style
- Energy use
- Water use
- Indoor air quality and ventilation
- Material selection waste/ recycling

Great homes consider **all** areas

Home owner approach



- What's your aim, your dream?
- Be clear on what you want to achieve
- Think ahead. Your requirements in 5, 10, 15,20 years
- Short-term building savings / high long-term running costs

**Decisions you make today
affect all future home owners.**

Think before you design



- What do you like about your existing home?
- What do you dislike about your existing home?
- How long do you spend in your home?
- Which days and at what times?
- When do you entertain and how often?
- Future plans?



The home must reflect the owners needs and identity

Simple to complex designs



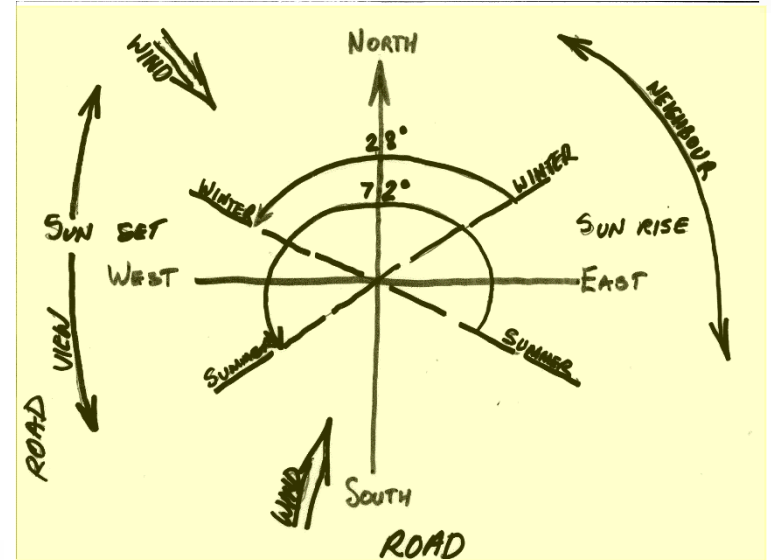
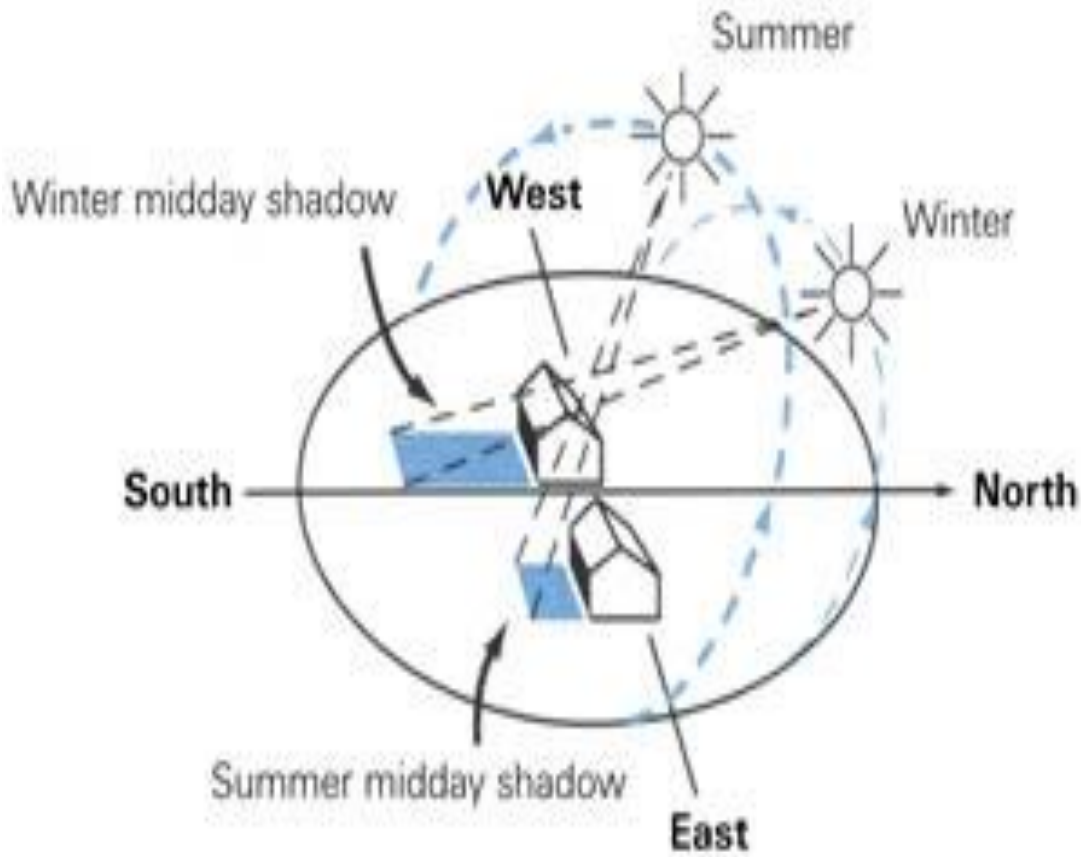
How **BIG** does your home need to be?



Smaller homes

- cost less initially
- use less materials
- cost less to heat and cool for the life span of the home
- less furnishings
- less ongoing maintenance inside and outside
- less vacuuming and cleaning
- each extra square metre of building costs you between \$2500 - \$3000

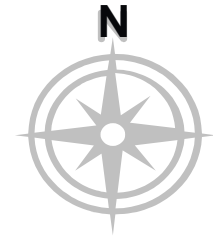
Site information



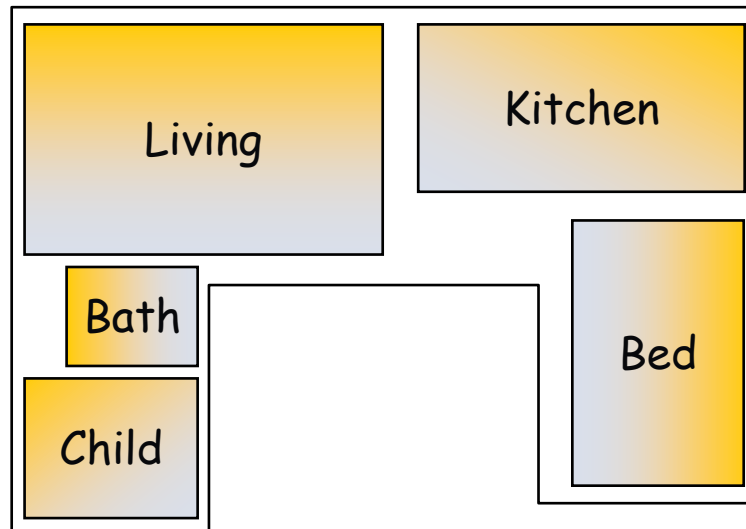
Follow the sun



Noon Sun

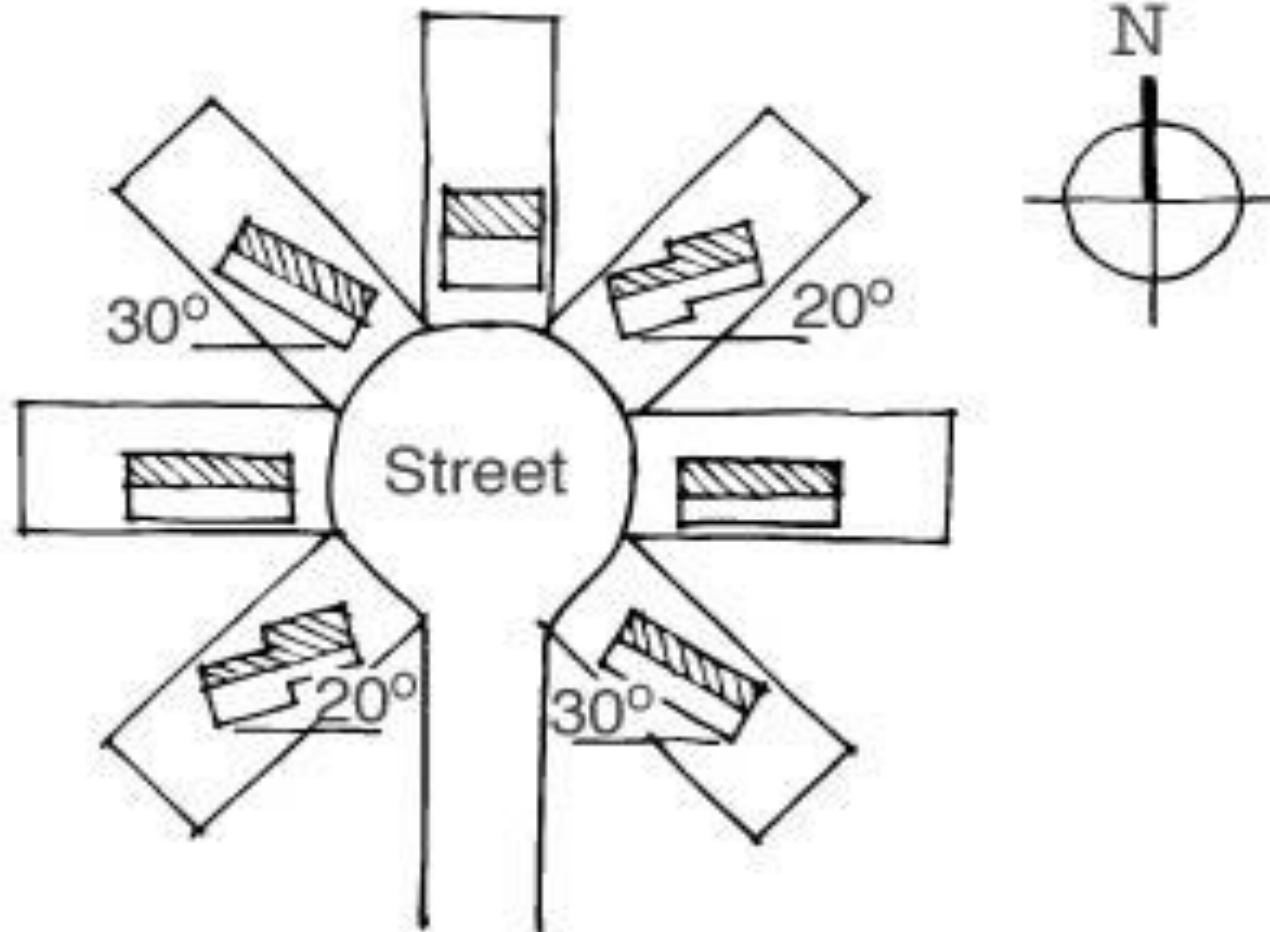


Evening Sun



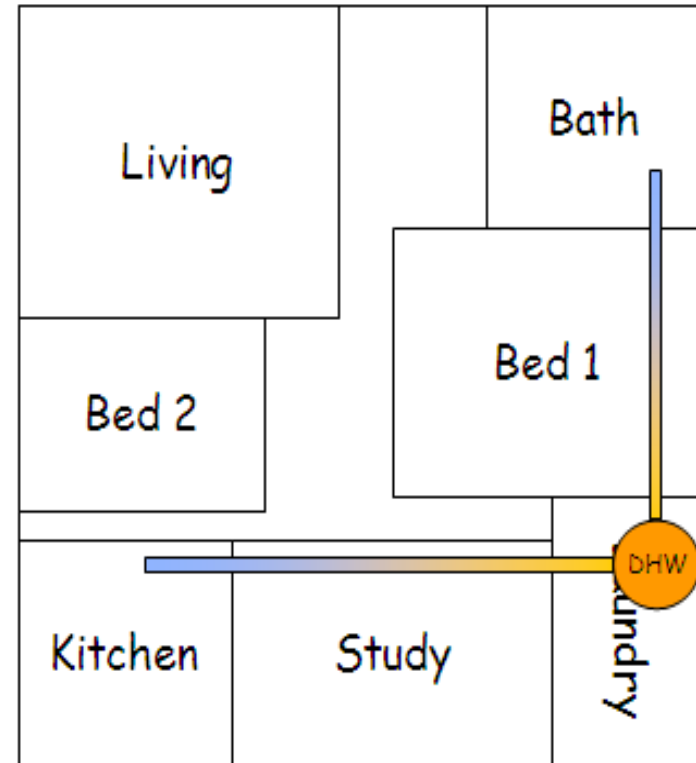
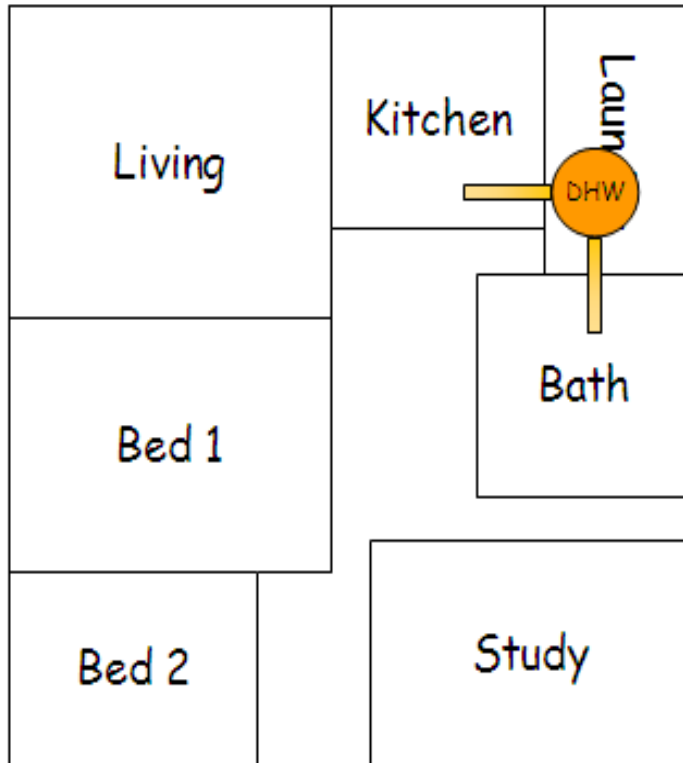
Morning Sun

North-facing living areas



Day time living areas shown shaded

Cluster services



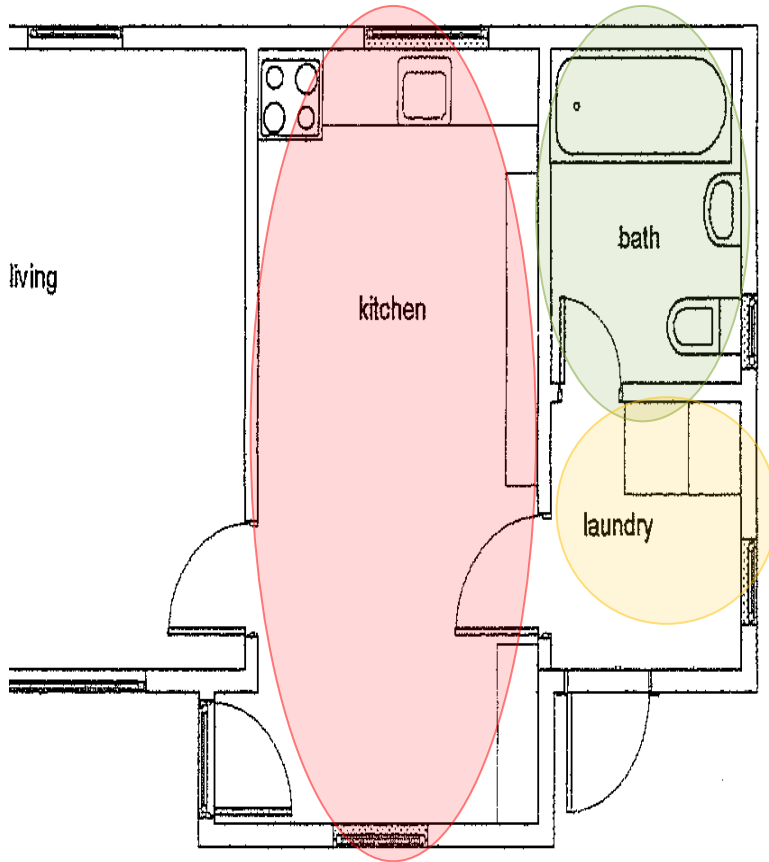
Heat losses in pipes with long runs

Other points worth mentioning

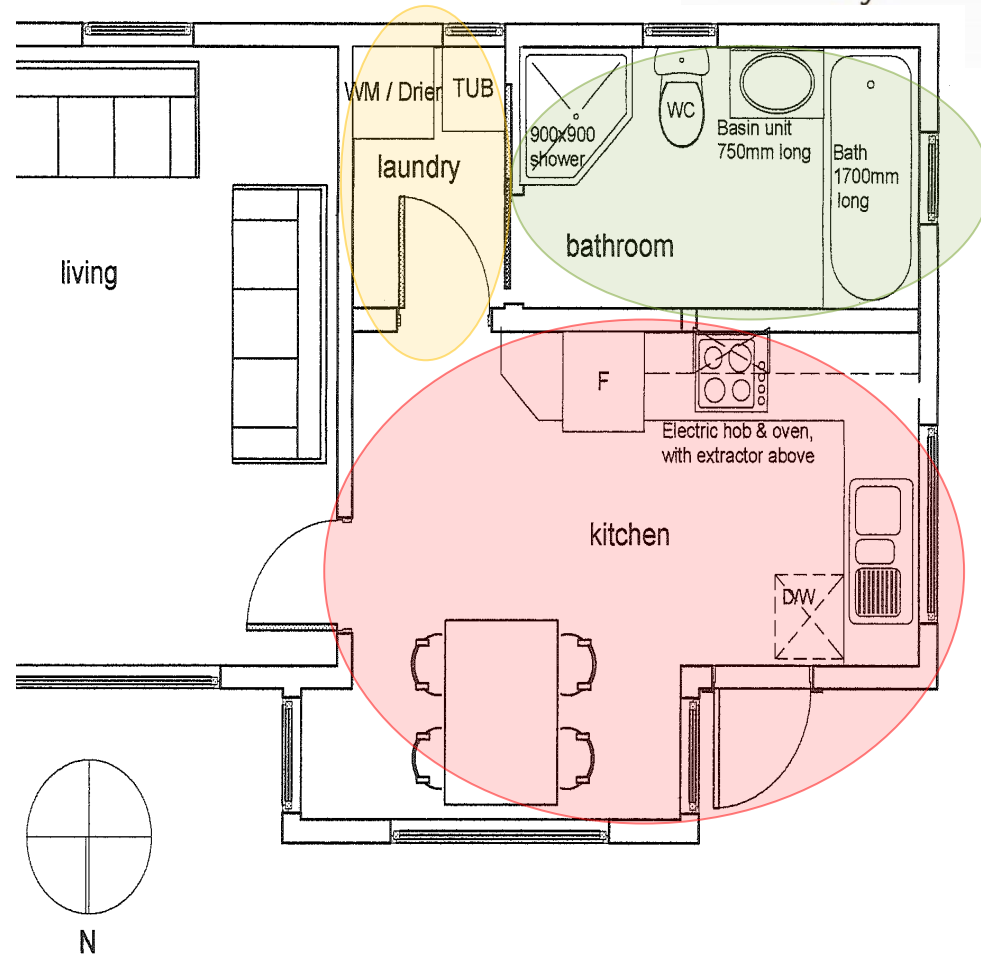


- Garage not directly linked to house
- Enclosed entrance foyer
- Insulate internal walls between heated and unheated zones
- Smaller windows to the south and west
- Designing consider multi-use areas
- Maximise insulation not minimums

Alterations to an existing home

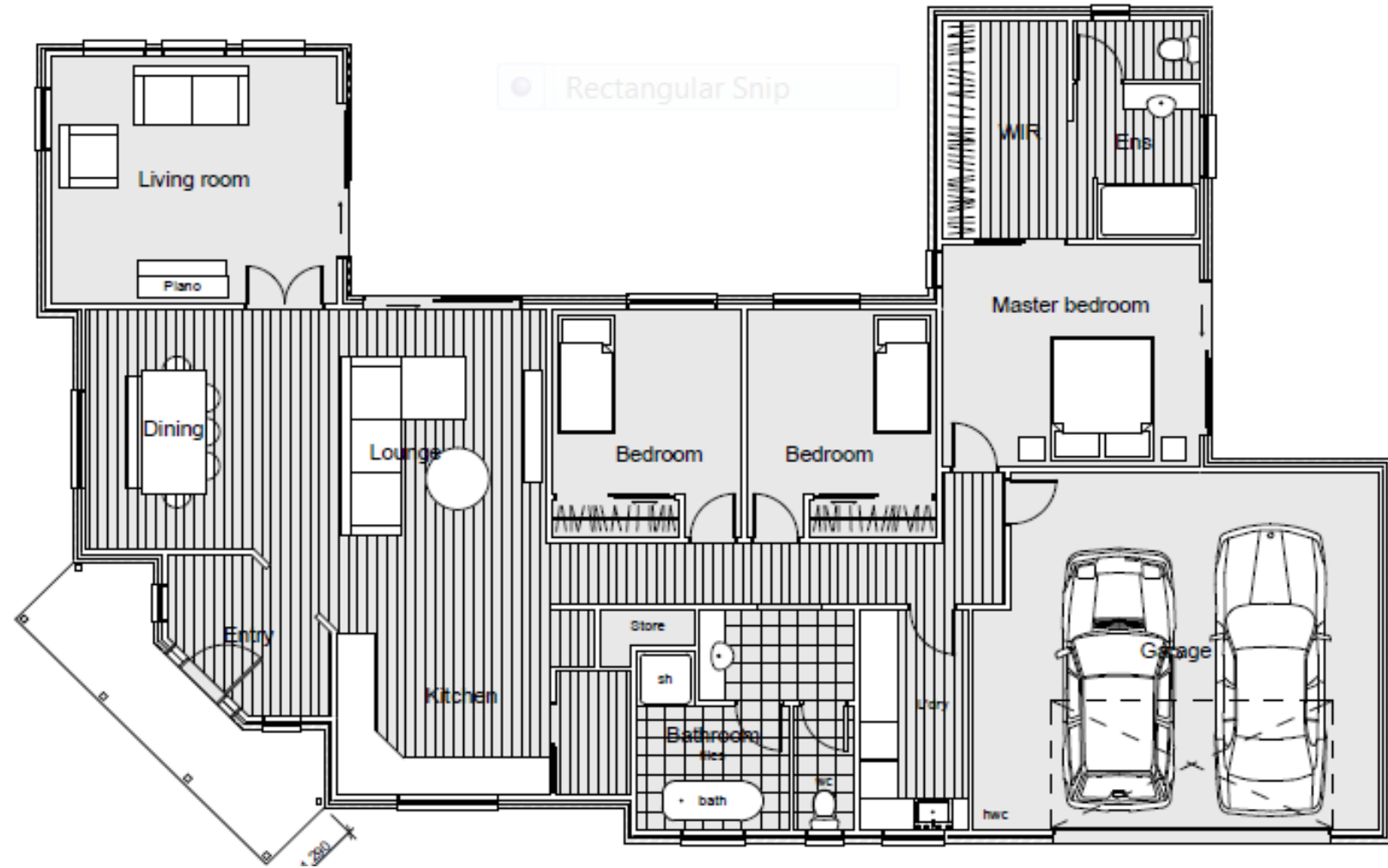


Existing

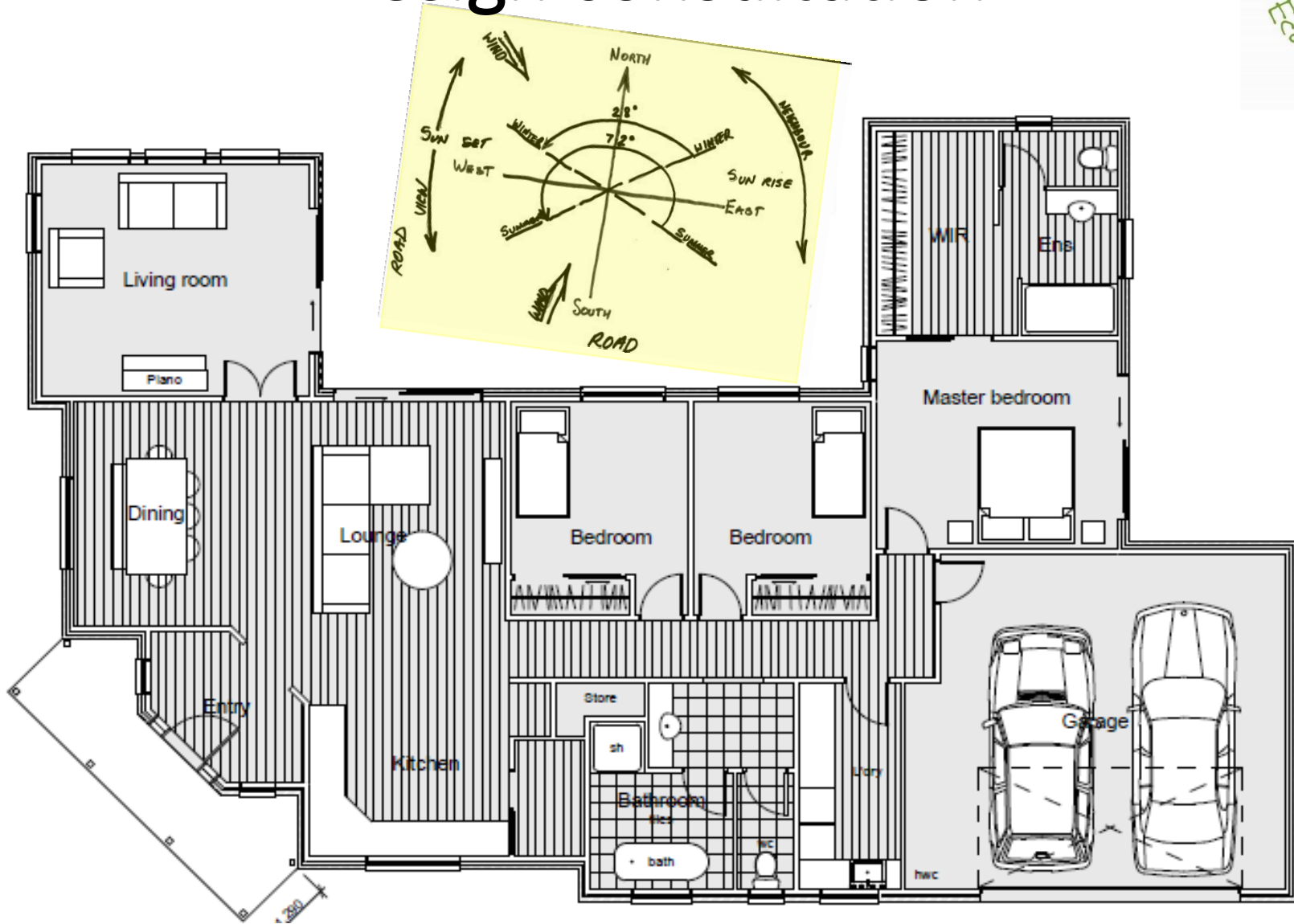


New

Proposed plan



Design consultation



Free home visit, phone enquiry or plan review

If you have a phone enquiry
or you're based on the Kapiti Coast and
would like a free home visit
or review of your proposed plans my details are:

contact: Richard Morrison

ph: 04 296 4651 027 5555 651

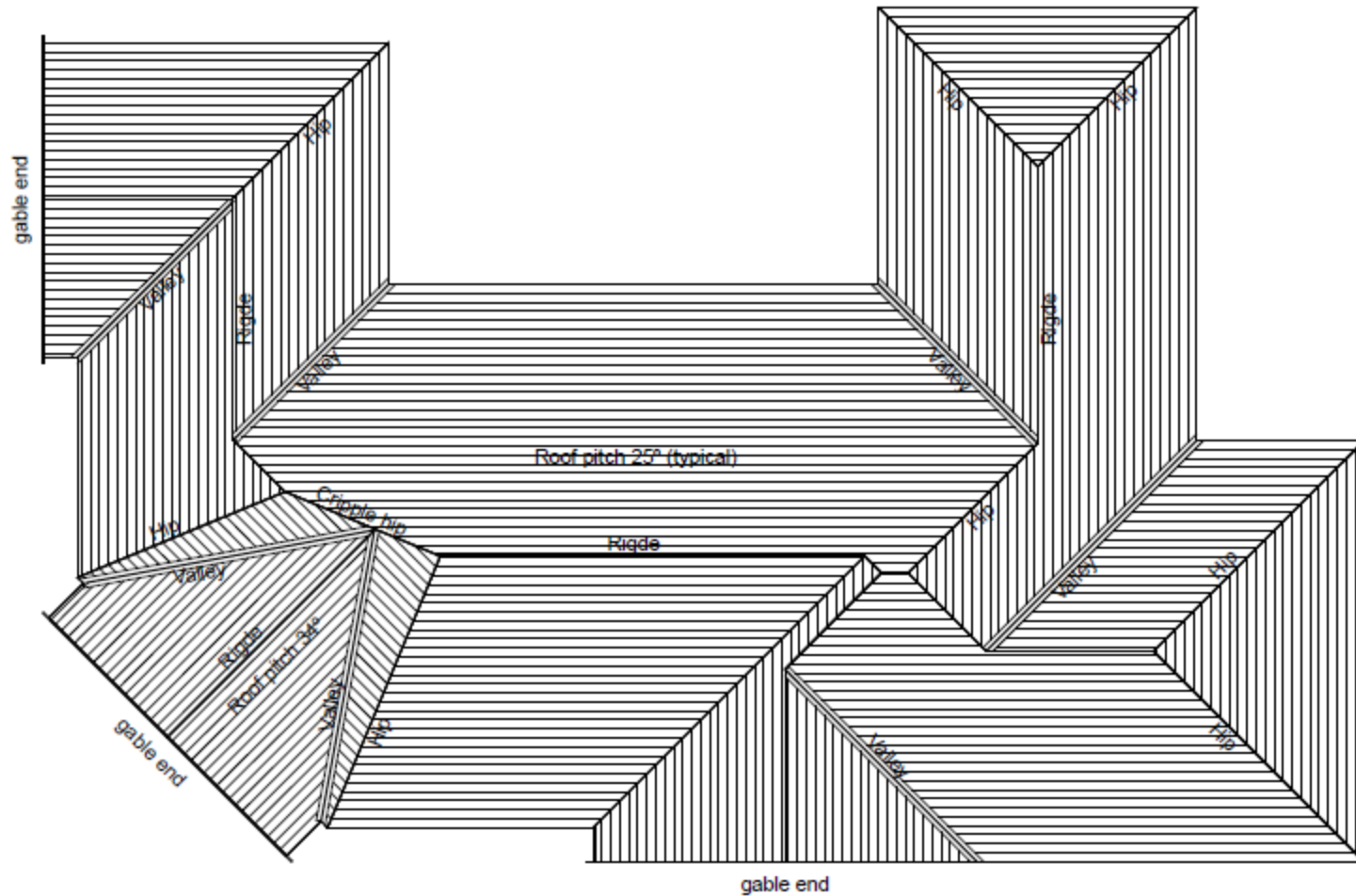
email: richard.morrison@kapiticoast.govt.nz

Thanks for listening to this talk.



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Proposed roof plan

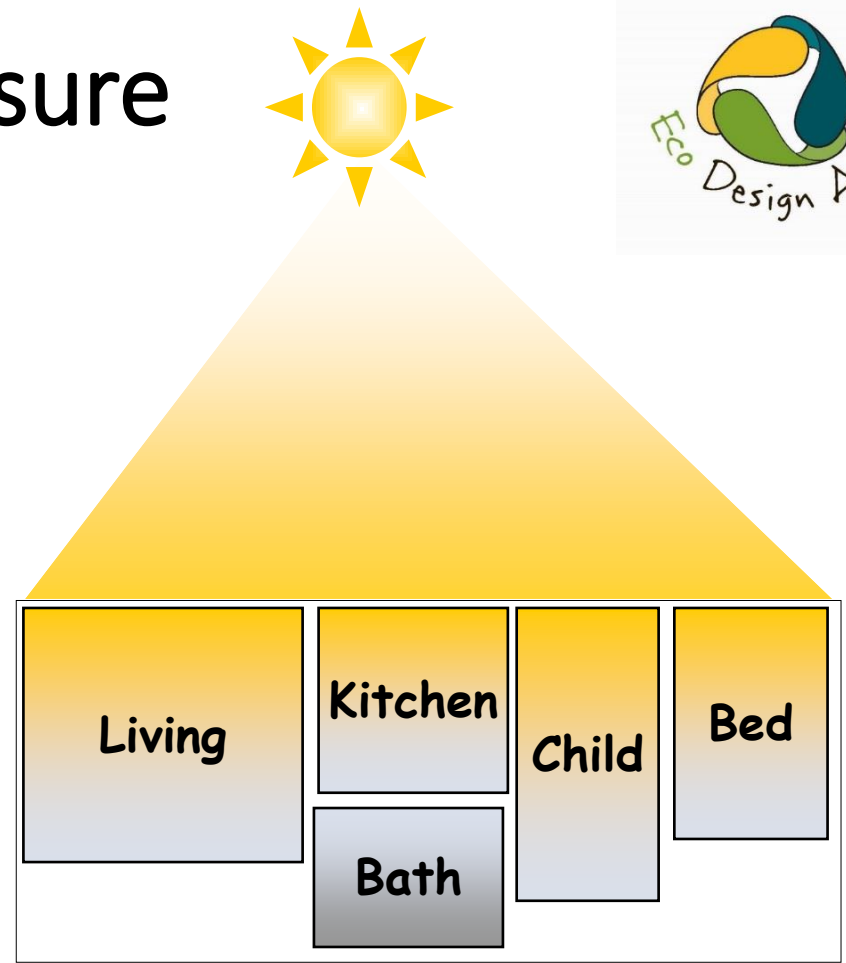
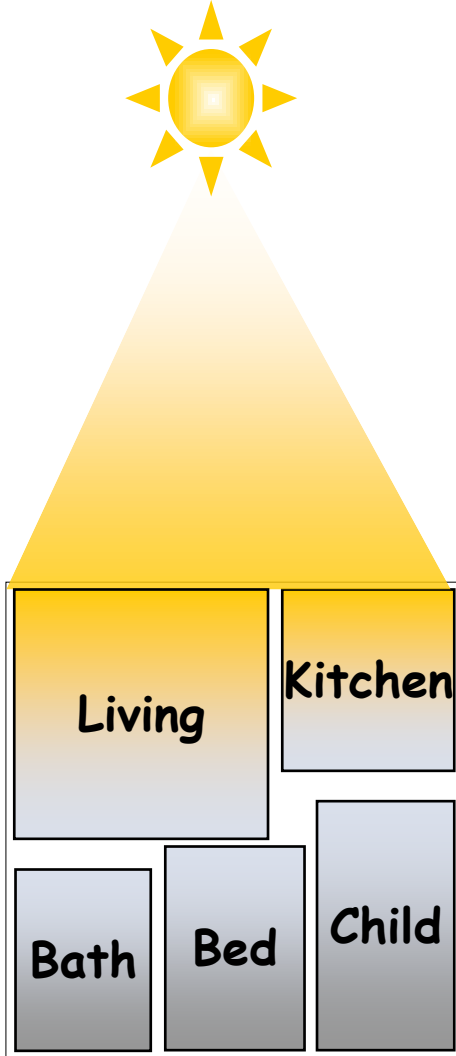


Plan area of roof 245.37 m²

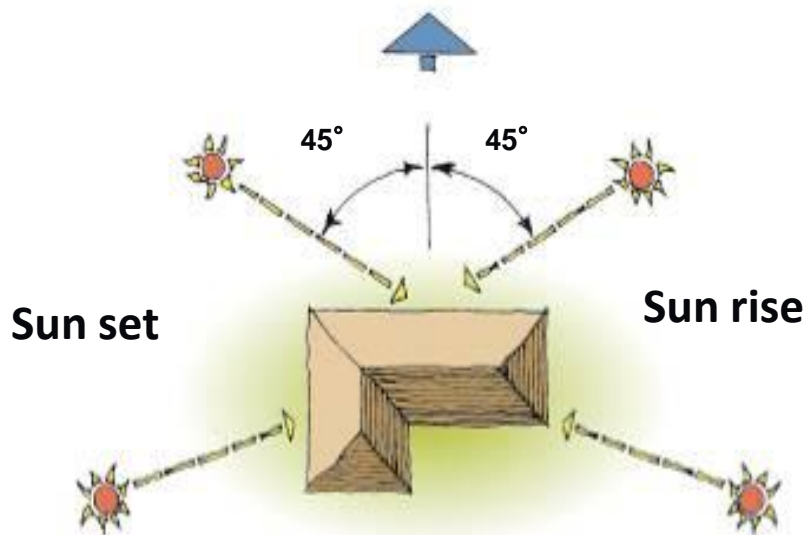
X



Sun exposure



Orientation and azimuth



Rule of Thumb:
Face living areas within
20°
of true North.

	Latitude	Summer	Winter	Spring/ Autumn
Akl	36.8° S	76.7° S	29.7° S	53.2° S
Wgtn	41.3° S	72.2° S	25.2° S	48.7° S
Chch	43.5° S	70.0° S	23.0° S	46.5° S
Dun	46.0° S	67.5° S	20.5° S	44.0° S

