

# Upside Down House



 **sanctum** design  
pre-designed collection > upside down house

# Core principles

Adaptability

Affordability

Functionality

Sustainability

Buildability

The Upside Down House is designed especially for families who wish to maximise their modern, coastal lifestyle and for those who need flexible layouts to cater for their growing or changing family needs.

Called the Upside Down House because of its reversed arrangement of upper-floor living rooms and ground-floor bedrooms, its configuration allows for greater solar access and better potential to capture views and cooling sea breezes and can be constructed on both sloping and level sites. It is the perfect seaside home.

As with all Sanctum's pre-designed homes, the Upside Down House follows our principles of adaptability, affordability functionality, sustainability and buildability.



# Elevations

The Upside Down House is available with a range of tailored exterior cladding colourways and materials including recycled timber, vertical weatherboards, painted render and even a brick base if preferred.

Front elevation: typical



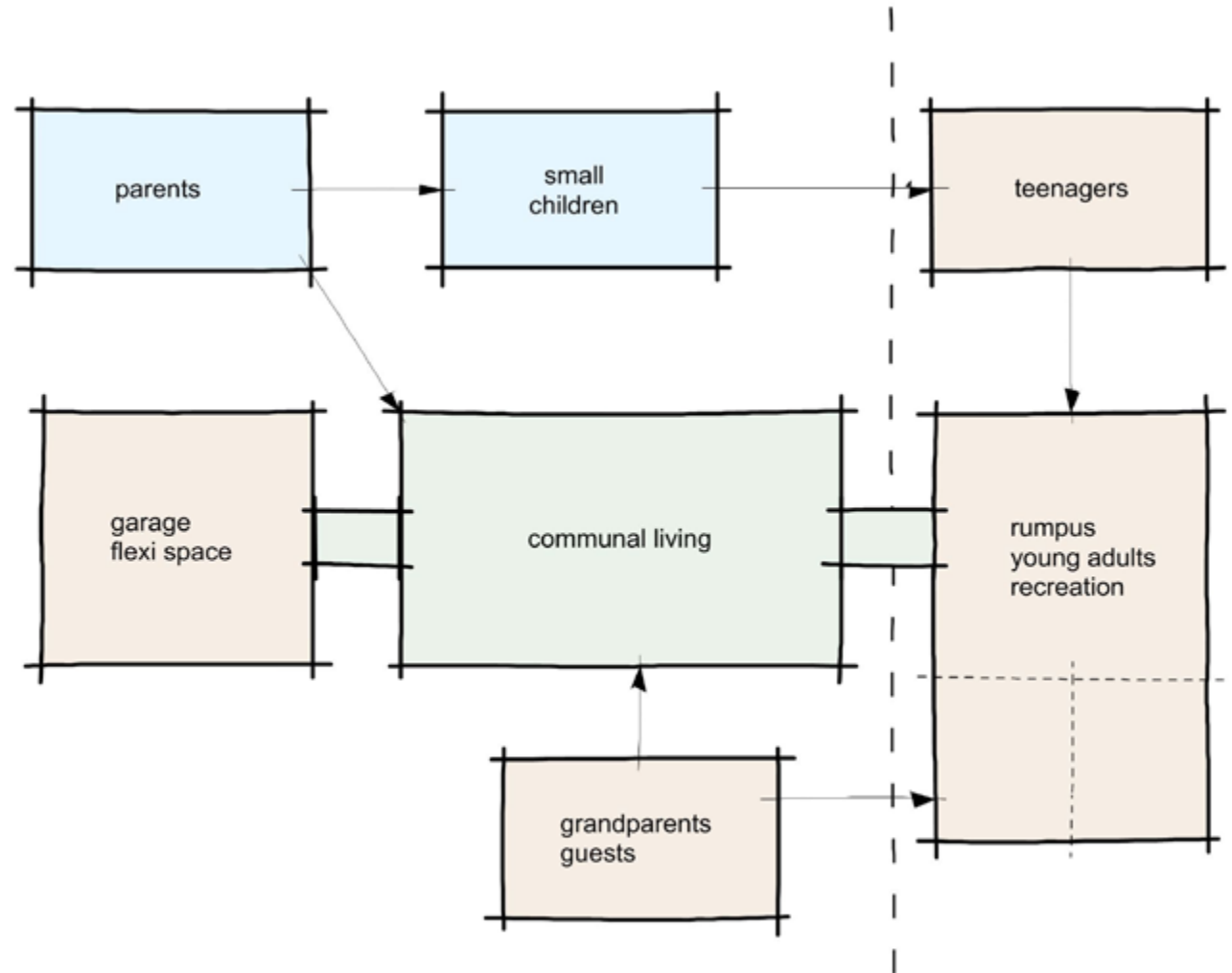
Side elevation: north facing

# Adaptability

## Flexible living for diverse family needs

We understand a family home must be flexible enough to accommodate a range of occupants, from newborns to teenagers to young adults to grandparents, as well as those who work from home. The Upside Down House features two distinct, flexible open spaces, which can be easily modified to respond to these changing family dynamics.

Upstairs, the multi-purpose room can be easily rearranged to become a nursery, study, television room or parents' retreat. North-facing covered terraces extend the internal floor areas, while a large, internal light-well floods the home with sunlight in winter and cooling breezes in summer. Downstairs, the rumpus room offers self-contained accommodation for teenagers, young adults or grandparents, or serves childrens' ground floor bedrooms.

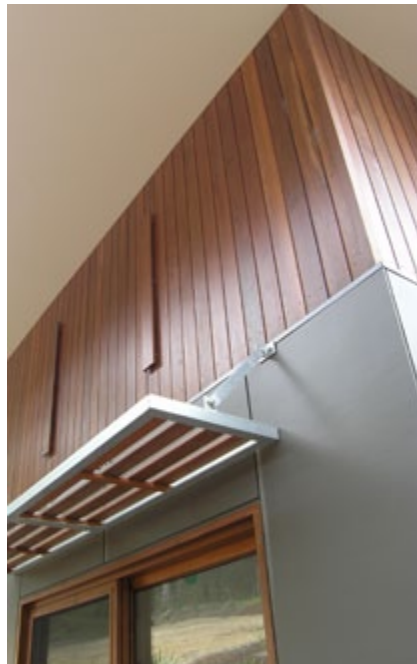


# Affordability

- Compact and adaptable layouts
- Modular design solutions
- Innovative design solutions
- Modern construction materials
- Supplier partners



The Upside Down House caters to those who are looking for contemporary, innovative design, without the high costs normally associated with 'one-off' building. Together with our preferred builders, we have found many ways to make the house more affordable. The simplicity of its box-like form helps maximise available space and creates an inherent structural efficiency, reducing wastage and avoiding costly, complex construction details.



images are 'representational' only

# Functionality

Flexible floor plans

Versatile outdoor spaces

Adaptable solar solutions

Multi-use spaces

Innovative storage solutions

The adaptable, modular design mean floor plans can be manipulated to accommodate personal needs. Living spaces are connected to north-facing gardens and courtyards (or 'outdoor rooms') to maximise their usage all year round. Garages are designed as pleasant spaces that can be easily transformed into another study, rumpus room or teenager's retreat. Customised home technology and communications systems are pre-wired for future advancements in equipment and media. Our fit-out options also accommodate a range of storage solutions for bicycles, surfboards, tools and garden equipment.



# Sustainability

Innovative passive heating and cooling systems

Waste-conscious construction

Adaptive shade solutions

Optional solar, greywater and rainwater systems

The Upside Down House suits many site orientations and maximises passive solar heating, natural cooling and ventilation to create natural comfort in and around the home. It's highly insulated envelope uses sustainable, certified products and proprietary building systems to help increase construction efficiency. High-performance window and louvre systems and integrated shade solutions combine to manage the house's energy requirements and limit fluctuations in energy costs and climatic conditions. Optional solar power, grey water recycling and rainwater collection systems further minimise its dependence on resources.



# Buildability

Simple flexible forms

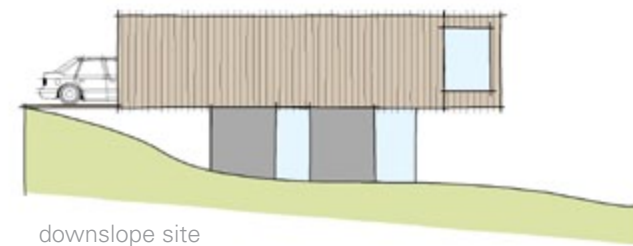
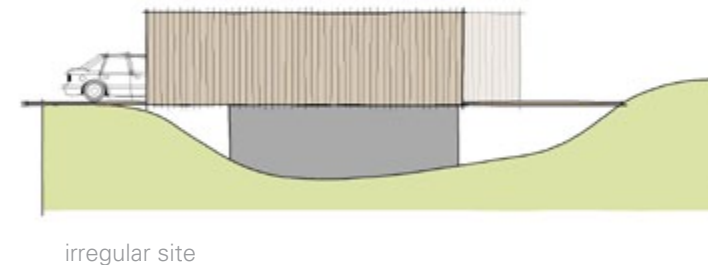
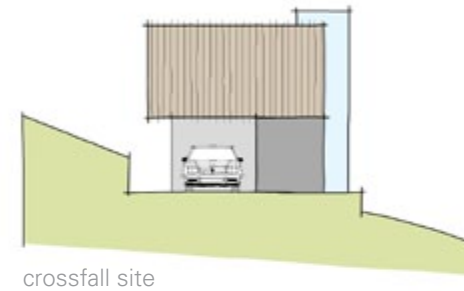
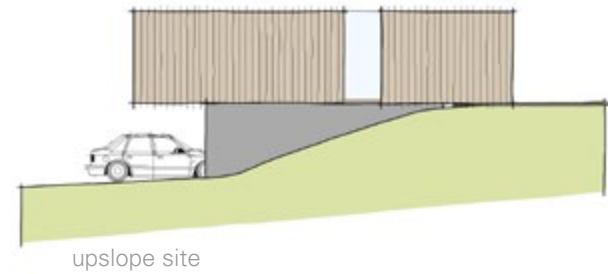
Suite varying site typologies

CDC-compliant options

Minimal building components

Flexible internal layouts

The Upside Down House is easy to build. The uncomplicated, flexible form ranges from 265-300m<sup>2</sup> in size and can be constructed on a range of sites. Importantly, it is designed to meet most council requirements for development and construction compliances and the palette of building materials is refined to include timber panels, laminated veneer lumbers and lightweight construction systems, while components such as flashings and guttering systems are streamlined to suit the minimalist form. Internal layouts can be varied to reconfigure living spaces and bedrooms, within the overall building envelope.



# Interior spaces

Flexible

Functional

Modular

Creative storage

Refined palette

The Upside Down House focuses on quality rather than quantity and is the ideal housing solution for both modest and generous budgets. Combined with our standard interior design package or with a fully customised fit-out, the Upside Down House is sure to meet all your family's requirements for now and into the future.



# Customised Individualised

The Upside Down House can be easily “tweaked” for individual requirements, or to create a more personalised solution. A range of cladding and decorative solutions are available with the guidance of our designers.



# Standard inclusions

To make decisions easier, The Upside Down House comes with a standard set of inclusions which forms the base price of the home. Following our preliminary Design and Cost Appraisal stage, the builder will provide a detailed quotation inclusive of any layout changes and finishes selections. Our aim is to assist you with making the right decisions and to facilitate the building works through to completion.

A range of standard Design Solution packages are available upon further request.



## Building partners and design services

Sanctum Design has been working closely with builders for the past 15 years, and as a result have formed excellent working relationships with builders for all budgets. Through our established network, we will arrange for a detailed quotation from one of our preferred builders, chosen on the basis of their professionalism, quality and reliability. Sanctum Design provides all the necessary information for the builder to construct the Upside Down House, just the way you want it.

And, as part of the overall service we will arrange all necessary documentation to apply for the necessary planning and building approvals. Together with our established network of engineers, planners, certifiers and the like, we will ensure that your project is ready for construction as soon as possible.

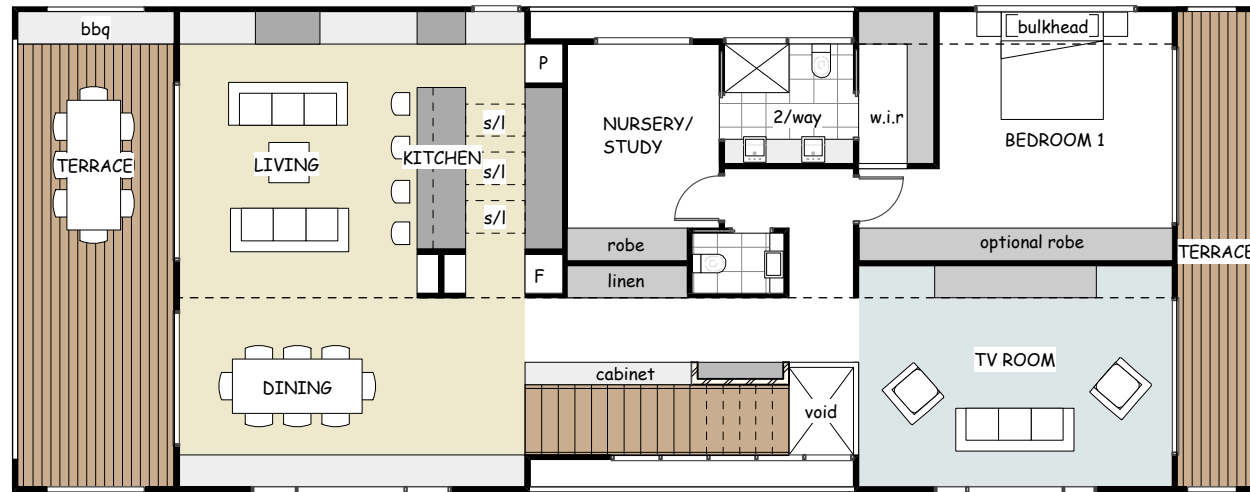


# The Upside Down House – Maxi

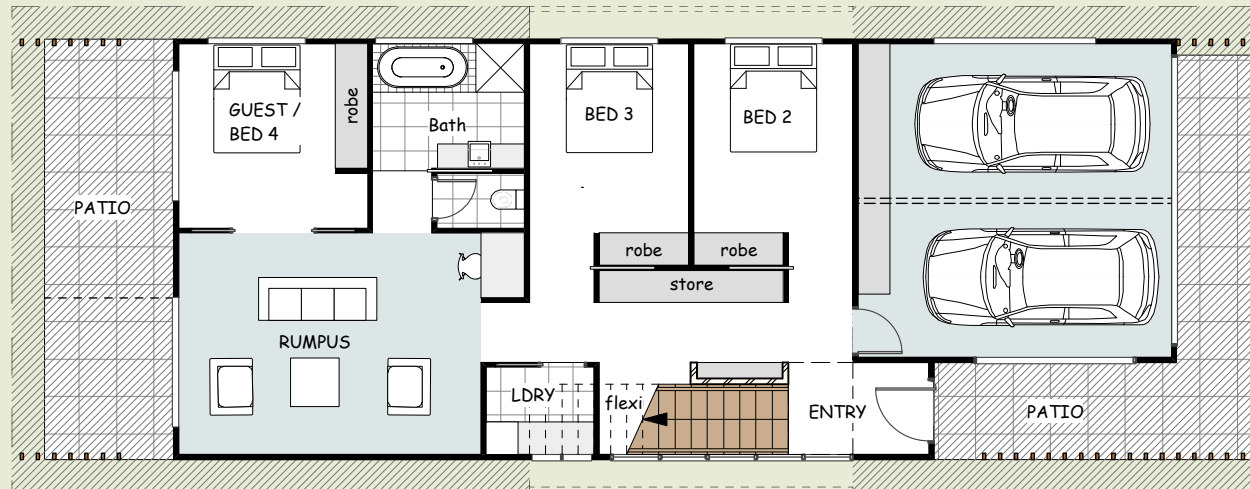
Communal space

Adaptable space

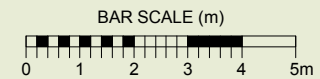
Floor plan: 295sqm (plus terraces)



First floor plan



Ground floor plan







For more information regarding the Upside Down House or any other of our pre-designed homes, please contact our design studio on **02 9909 8844** or email us at **admin@sanctumdesign.com.au**.

Additional information can also be found at **www.sanctumdesign.com.au**

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