











4. Accessible Bedroom

Spatial Planning

4.1 Footprint

<input checked="" type="checkbox"/>	Ref.	Provision	Reason	Value
<input type="checkbox"/>	4.1.1	Min. 10sqm clear area exclusive of wardrobes, skirtings and wall lining	-	LHA Platinum
<input type="checkbox"/>	4.1.2	4060mm x 3030mm clear area of built-in-robe	Allows for LHA Platinum min. room dimensions	■ Supports LHA
<input type="checkbox"/>	4.1.3	15sqm	Allows for LHA Platinum dimensions and reasonably sized built-in-robos	  
<input type="checkbox"/>	4.1.4	Minimal room indentation	Minimises surfaces that may cause obstruction, minimising maintenance requirements over time	 
<input type="checkbox"/>	4.1.5	Larger footprint than 15sqm	Allows for the addition of a second bed if desired (e.g. to accommodate a partner)	  

KEY



Social Inclusion



Affordability



Physical Independence



Amenity

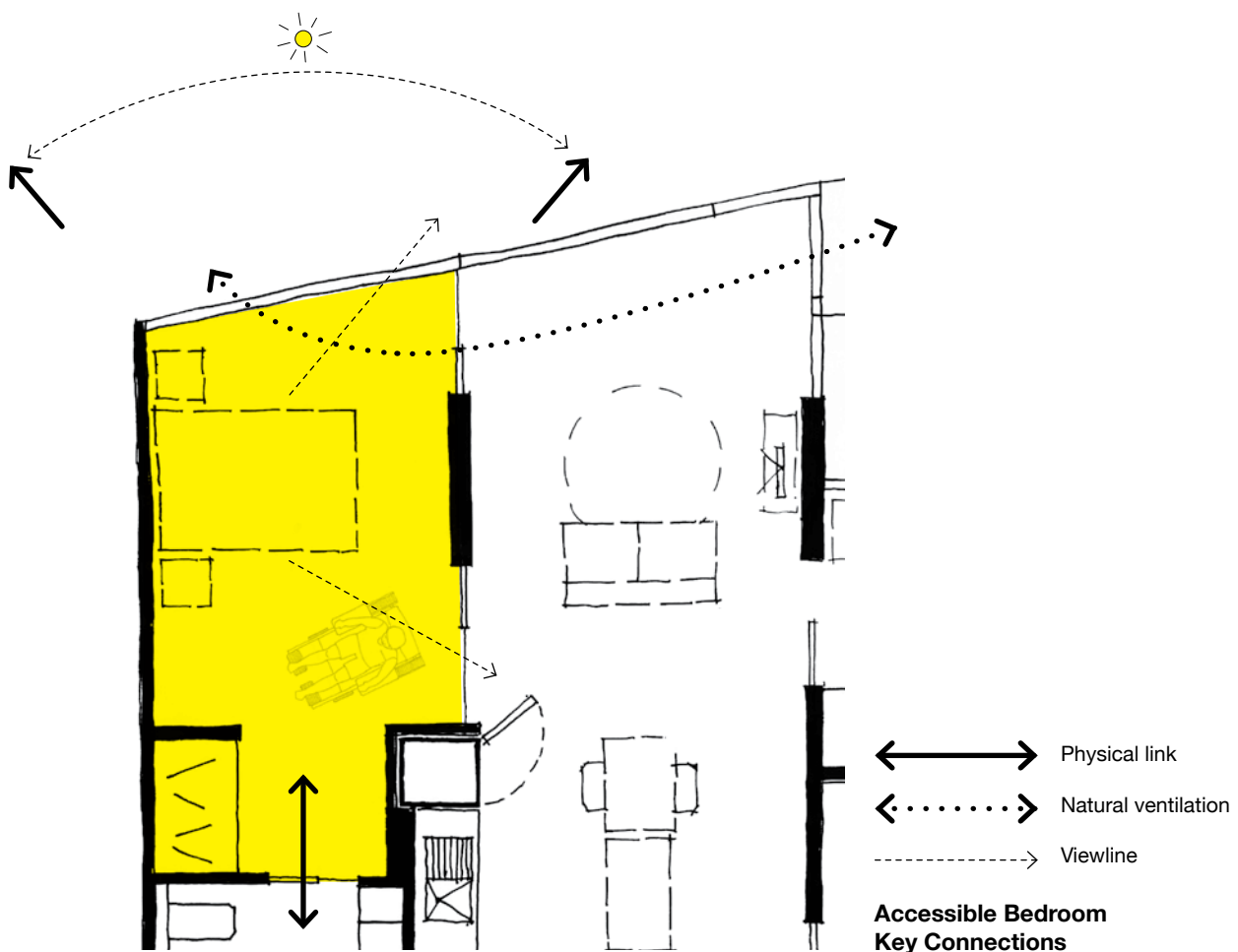


Homelike

Value Colour Code: **Highly Desirable** | Desirable

4.2 Positioning within Dwelling

<input checked="" type="checkbox"/>	Ref.	Provision	Reason	Value
<input type="checkbox"/>	4.2.1	Located on the ground (or entry) level		LHA Platinum
<input type="checkbox"/>	4.2.2	Direct link to accessible bathroom/ensuite	Allows private transfer, particularly if a ceiling hoist is used.	🏠 ⚙️
<input type="checkbox"/>	4.2.3	External window/skylight	Maximises access to fresh air, natural light, external views and connection with the natural environment. [Extended routines]	🏠 ⚙️
<input type="checkbox"/>	4.2.4	Located to maximise solar access and natural light	Supports passive control of internal environment, and health. [Extended routines]	💰 🏠 ⚙️
<input type="checkbox"/>	4.2.5	No direct views from key Living Areas to bed	Provides privacy if bedroom door is left open	🏠 👤 ⚙️
<input type="checkbox"/>	4.2.6	Located to provide access to views and activity	Promotes social connectivity	🏠 ♿ ⚙️
<input type="checkbox"/>	4.2.7	Located to maximise capacity for natural ventilation	Supports user control of internal environment without use of energy	💰 🏠 ⚙️
<input type="checkbox"/>	4.2.8	Locate away from noise sources e.g. TV or laundry	Provides acoustic privacy suitable for bedroom	🏠 ⚙️
<input type="checkbox"/>	4.2.9	External door where external egress possible	Increases options for fast egress in case of fire or health emergency	♿ ⚙️



⊙ Detailed Design

External Bedroom Door

Any door provided specifically for the purpose of providing enhanced emergency egress will ideally be an outward swinging door and handle, which opens upon pressure being applied; remaining locked from the outside but is always openable from the inside. This will support maximum ease of manual egress for an occupant or support persons.

Components

4.3 Bed - Spatial Planning

<input checked="" type="checkbox"/>	Ref.	Provision	Reason	Value
<input type="checkbox"/>	4.3.1	Provides for a min. path of travel of at least 1000mm on at least one side of the bed		LHA Platinum
<input type="checkbox"/>	4.3.2	Provides a space of at least 1540mm (width) x 2070mm (in the direction of travel) on the side of the bed that is closest to the door approach		LHA Platinum
<input type="checkbox"/>	4.3.3	Provides for a minimum path of travel of 1000mm on the remaining side of the bed		LHA Platinum
<input type="checkbox"/>	4.3.4	Where no bed the design should assume a queen size Note: This requirement applies to As-Built inspections, where no bed has been provided. Desktop Assessments, however, should allow for a queen-size bed. The below is suggested to meet the intent of this requirement.		LHA Platinum
<input type="checkbox"/>	4.3.5	Allows for a queen size bed 1520mm (width) x 2030mm (length)		■ Supports LHA

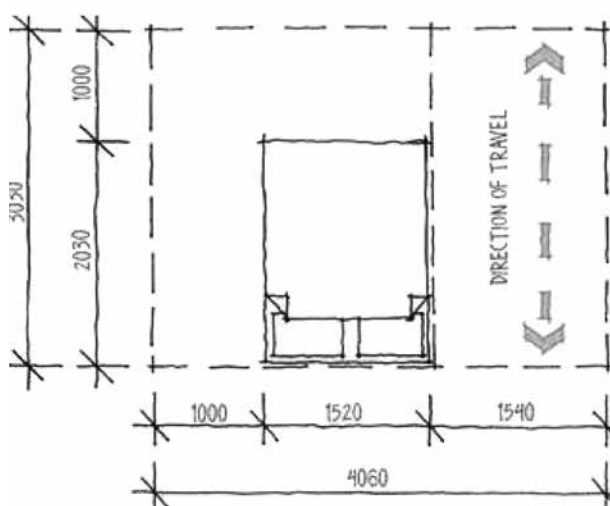


Diagram courtesy of Integrated Design Group

Excerpt from LHA Livable Housing Design Guidelines, indicating clearances around a bed. Pg. 49.

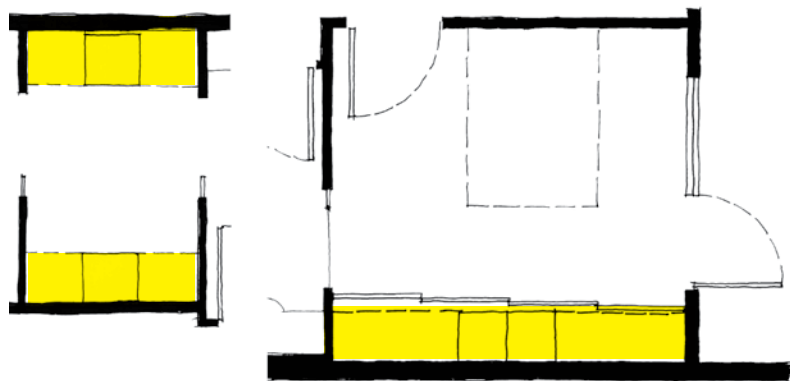
4.4 Built-in Robes – Spatial Planning

☑	Ref.	Provision	Reason	Value
☐	4.4.1	"Linear shape", fully opening onto circulation space (see below definition)	Minimises corners, which may be less accessible for people using wheelchairs	♿
☐	4.4.2	Min. 600mm x 1200mm full-height storage, offset min 600mm from an internal corner	Ensures min. area of storage which will support approach by a range of people [Multi-sided approach] , [Assistive products]	♿ \$
☐	4.4.3	1550mm clearance in front of built-in robes	Allows turning circle for motorised wheelchair	♿

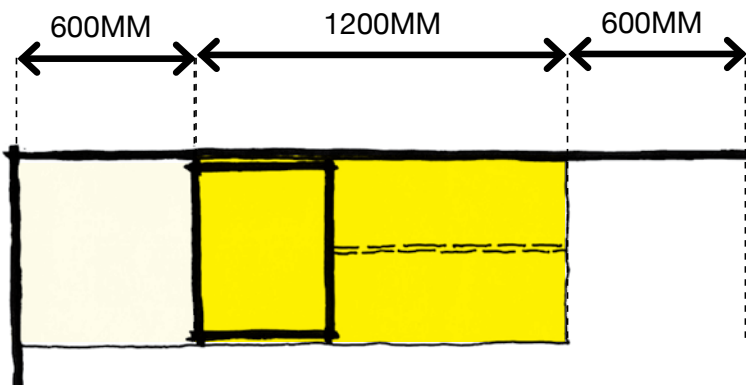
⦿ Detailed Design Linear Shape Built-in Robes

LEFT: Double galley walk-in robe, which can work well as a thoroughfare into a bathroom/ensuite. A walk-in robe may be able to double as a charging area for equipment overnight.

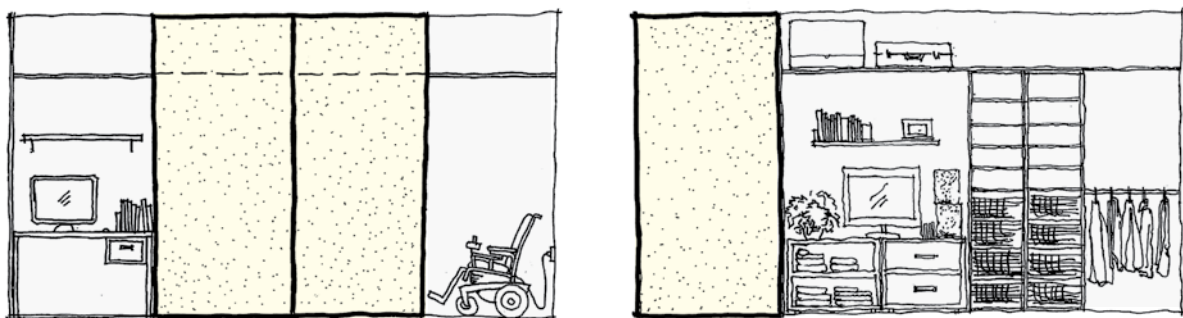
RIGHT: Single galley built-in robe fronting fully into a room



⦿ Detailed Design Minimum Area of Accessible BIR













⦿ Detailed Design Built-in Robe as Concealed Charging Space



A deeper full-room-width built-in robe can allow for:

- concealed storage of equipment overnight (power is needed for recharging), or
- concealed study area

4.5 Built-in Robes – Construction and Detailing

<input checked="" type="checkbox"/>	Ref.	Provision	Reason	Value
<input type="checkbox"/>	4.5.1	Sliding door panels	Prevents possible obstruction for wheelchair user	 
<input type="checkbox"/>	4.5.2	'Low-effort' panels	Aids independent use for person with reduced strength	 
<input type="checkbox"/>	4.5.3	Rebated floor track/guide for flush threshold, of robust construction	Enables a wheelchair user to edge into built-in robe space to better access contents, without damaging tracking	  
<input type="checkbox"/>	4.5.4	Capacity to fully stack panels to one or either side (i.e. multiple tracks as needed)	Allows flexibility to use and access built-in robe as desired	  



CLOCKWISE FROM TOP LEFT: Rebated built in robe floor guide (Mission Australia Housing (Victoria), MSM Architects, and use of multiple tracks to allow for flexible panel configuration, Hunter Housing Project.








🕒 Detailed Design

Built-in Robe 'Low Effort' Panels

Key ideal features:

- Multiple panels to reduce weight of each panel
- Lightweight/thin materials
- Low-effort gliding mechanism

4.6 Built-in Robes – Fixtures, Fittings and Equipment

<input checked="" type="checkbox"/>	Ref.	Provision	Reason	Value
<input type="checkbox"/>	4.6.1	Hanging rails that allow for height-adjustment	Allows customisation of height, to suit individual access needs	 
<input type="checkbox"/>	4.6.2	Height-adjustable shelving to high-level in-built storage	Allows customisation of height, to suit individual access needs	 
<input type="checkbox"/>	4.6.3	Drawers to low level in-built storage	Improves access to stored items for a person with reduced capacity to bend or reach	  


See Part C, Section 6: Cabinetry, Shelving and Drawers for more details.







Left: Vertical tower units, with continuous flooring below, to allow repositioning if needed in future, Hunter Housing Project.

Above: Shallow drawers will better support ease of access and ease of identification of stored items (private residence).







4.7 Built-in Robes – Materials and Finishes

<input checked="" type="checkbox"/>	Ref.	Provision	Reason	Value
<input type="checkbox"/>	4.7.1	Lightweight lining	Reduces panel weight	
<input type="checkbox"/>	4.7.2	Durable, scuff-proof and impact-resistant panel lining	Resists wear from wheeled mobility devices, particularly where tight turning circles needed	\$

4.8 Television Zone – Spatial Planning

<input checked="" type="checkbox"/>	Ref.	Provision	Reason	Value
<input type="checkbox"/>	4.8.1	Zone for TV opposite bed (min. 32" flat screen)	Supports mainstream amenity, particularly for a person who may at times need more time to rest [Increased time at home]	 
<input type="checkbox"/>	4.8.2	Space for appropriate shelving/storage in TV zone	Allows for products to support use of TV	 

4.9 Mirror – Spatial Planning

<input checked="" type="checkbox"/>	Ref.	Provision	Reason	Value
<input type="checkbox"/>	4.9.1	Vertical mirror min. 900mm wide, from 0 to 2000mm AFFL	Supports independent dressing, for a variety of people, with ranging posture and statures	  
<input type="checkbox"/>	4.9.2	'Considered use of mirror' (see below)	Supports independent dressing, for a variety of people, with ranging posture and statures	  

🕒 Detailed Design

Use of Mirror in Bedrooms

Mirror should be used carefully in the accessible bedroom, keeping in mind the following considerations:

- Locate so as to minimise possible reflections of an occupant in bed, visible to those in shared living spaces (e.g. if the bedroom door is left open).
- A full wall of mirror opposite a bed (e.g. if used to line built-in robe panels) may be undesirable for a person who may at times spend extended periods in bed. **[Increased time at home]**