

TOP TEN TIPS FOR HOME DESIGN FOR OVER 50'S



1

Level entry at the main entrance to the home



2

An accessible bathroom on entry level
(see top 10 tips for an accessible bathroom)



3

A large main bedroom on the entry level



4

Passageways over 1000mm wide and Doorways
with an 820 - 850mm minimum clear opening



(carpets only if
they are low pile
and preferably in
bedrooms only)

5

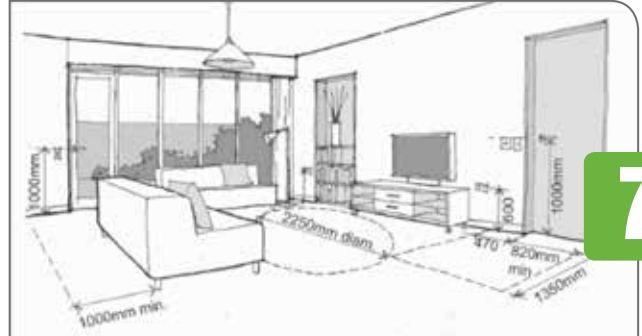
Tiles or linoleum floor coverings or timber floors

6



Covered vehicle parking with direct entry to the home or to an entry point

7



Open floor plan providing maximum circulation space in all rooms including the kitchen, living, laundry and kitchen areas. Minimal clutter and furnishings

8



Accessible home appliances such as wall mounted oven, front loading washing machines

9



- Utilise solar energy
- Maximal natural ventilation
- Orientation to the sun

Think sustainability design for the Queensland climate

10

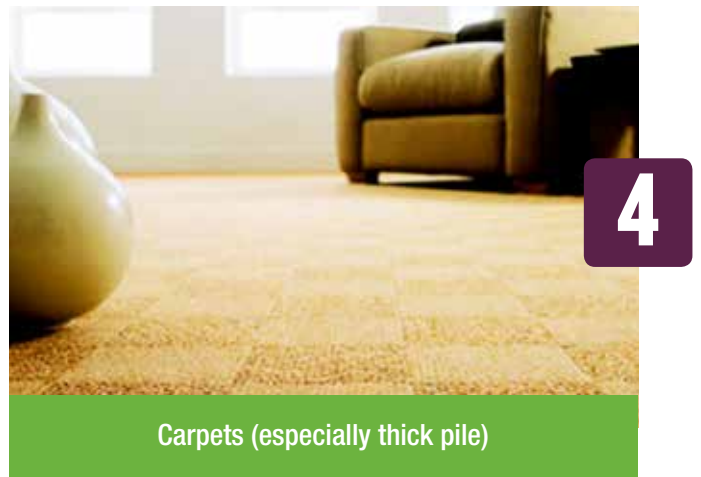
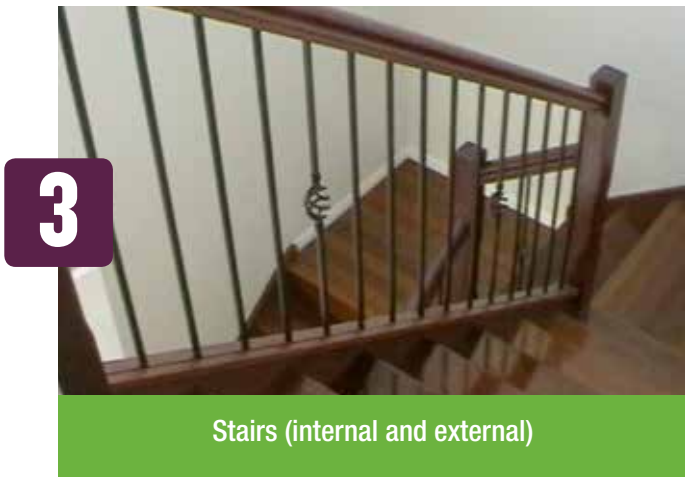


- Working door and window locks
- Timer lights
- Consider a dog
- 360 degree vision around the house

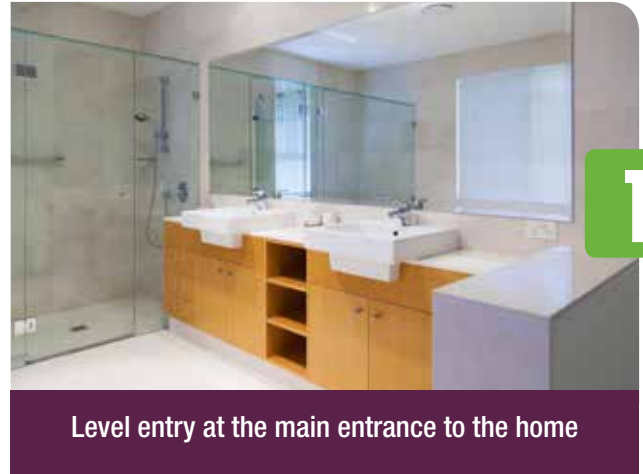
Consider home security

EVERYDAY PEOPLE
EVERYDAY
LIVING

WHAT TO AVOID IF POSSIBLE:



TOP TEN TIPS WHEN DESIGNING A BATHROOM FOR OVER 50'S



Level entry at the main entrance to the home

2



A height adjustable shower hose and rail system

850 wide



3

A large main bedroom on the entry level

4



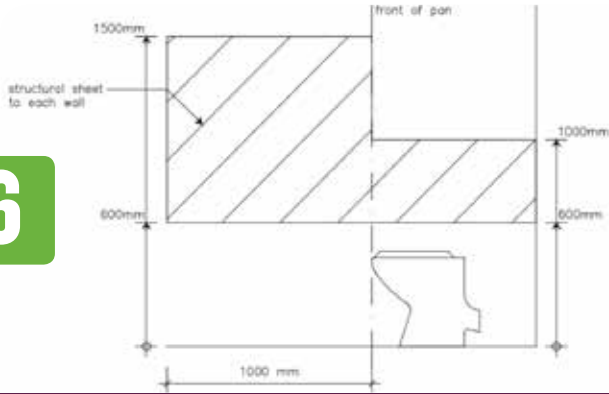
An accessible toilet suite
(taller than standard suites)

5



Recessed or wall mounted basin with
clearance underneath

6



Ply sheeting or additional timber noggings behind walls for future fixing of grabrails if required



7

Lever or quarter turn tapware with soft turn washers

8



Combined heat, light and steam extraction system

9



Thermostatic temperature control

10



Spacious bathroom layout with maximum circulation space

EVERYDAY PEOPLE
EVERYDAY
LIVING

WHAT TO AVOID IF POSSIBLE:



1 Baths and shower over baths



2 High gloss potentially slippery floor tiles



3 Glass shower screens



4 Large steps at the shower entry point



5 Small bathrooms and ensuites with insufficient circulation space

References and website links:

- Liveable Housing Design http://livablehousingaustralia.org.au/wp-content/uploads/2013/07/Livable_Housing_Design_Guidelines_Web.pdf
- Your Home – Design for lifestyle and the future <https://yourhome.infoservices.com.au/>
- Smart and sustainable homes <http://www.hpw.qld.gov.au/construction/Sustainability/SmartSustainableHomes/Pages/Default.aspx>
- *Welcome* is a comprehensive Australian guide to designing accessible homes <https://www.ilcnsw.asn.au/items/5720>
- Homes For Everybody - http://www.endeavour.com.au/~media/Files/Flagship/PDF/Homes-for-everybody_EndeavourFoundation.ashx