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# Maintenance Guides

## 4.2 Generic Design Guidelines for House Renovations

# DESIGN GUIDELINES

FOR SUSTAINABLE HOUSING & LIVEABLE NEIGHBOURHOODS

*on behalf of the South Australian Housing Trust*



Government of South Australia  
SA Housing Authority

## 4.2 GENERIC DESIGN GUIDELINES FOR HOUSE RENOVATIONS

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# Introduction

## Background

Established in July 2018, the SA Housing Authority (SAHA) is a statutory corporation that administers the South Australian Housing Trust (SAHT) Act 1995.

The SAHA consolidates housing-related services and management of the housing stock; including strategy, service delivery, assets and related corporate supports; and plays a key role in enabling and supporting the State's modern, multi-provider housing system and in establishing an environment that promotes shared responsibility and ownership.

The Authority is committed to providing housing that is socially and environmentally affordable and sustainable. To help achieve this, a suite of design guidelines for sustainable housing and liveable neighbourhoods that are applicable to all types of new residential construction, both rental and affordable have been developed.

The suite of design guidelines comprise the following:

- 1.1 House Design Guide
- 1.2 Amenity Targets
- 1.3 Apartment Design BCA Class 2 Construction
- 1.4 Housing Accommodation Schedules
- 1.5 Affordable and Market Housing
- 2.1 Land Titling and Service Infrastructure
- 2.2 Design Guidelines for Site Layouts
- 2.3 SAHT Universal Housing Design Criteria
- 2.4 Environmental Sustainability
- 3.1 Neighbourhood Renewal
- 3.2 Row and Terrace House Design
- 4.1 Housing Modifications
- 4.2 Generic Design Guidelines for House Renovations

Designers must understand and incorporate the requirements of these guidelines on all residential projects that involve land and properties owned by the SAHT. These guidelines assist designers in the interpretation of current policies and practices and include applicable features of the Good Design Guide SA historically published by Planning SA.

Some design compromise is acceptable to take into account site constraints and local planning conditions. All designs will be considered by the SAHA on merit. However, the minimum spatial dimensions needed to meet universal housing living requirements are generally not negotiable.

## 4.2 GENERIC DESIGN GUIDELINES FOR HOUSE RENOVATIONS

### This Design Guideline

This guideline is intended to be used when maintaining and upgrading existing kitchens, bathrooms, toilets and laundries.

The purpose of this guideline is to aid in the identification of kitchens, bathrooms, toilets and laundries that do not comply with the amenity targets in the SAHT maintenance accommodation standards.

Work within existing rooms. Alterations to the existing structures, windows and doors are generally beyond the scope of this guideline.

Maximize wall space for cupboards and appliances.

Use circulation space efficiently.

The design should be developed around functional and practical considerations firstly taking into consideration the position of the existing services.

### Identify Key Technical Issues

When assessing the design requirements, identify key technical issues to be considered, including:

#### *Electrical*

- Provision of lighting;
- Provision of general power outlets;
- Provision of smoke detectors (NOTE: where required install a specified unit, as outlined in the SAHT Property and Maintenance Technical Specification.

#### *Plumbing*

- Tanking issues within wet areas;
- Low flow shower heads;
- Replacement of leaking drains;
- Location of floor grates and assessment of effectiveness of floor falls.

#### *Tiling*

- Extent of tiling in showers;
- Falls in floor;
- Waterproofing.

## 4.2 GENERIC DESIGN GUIDELINES FOR HOUSE RENOVATIONS

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### Accessible Houses

Where practicable the SAHA will incorporate features in houses and home renovation that may be of assistance to persons with a disability. (eg. In a refurbishment process that may include provision of step-less showers). However it is beyond the scope to modify structural items, such as doorways, unless there is a specific request to do so.

Any particular request must be made in accordance with the SAHA *Housing Modifications for People with Disabilities Policy and Procedure*.

## Kitchens

### Options

Review available space to determine how best to satisfy accommodation standards. Consider the various options of kitchen layout.

- Replace like for like if it meets target requirements.
- Or provide alternative layout to meet target requirements. The following configurations may be considered:
  - U Shape
  - L Shape
  - Galley
- If the above has been considered and target requirements can not be met, engage specialist design consultant for kitchen layout.

### Target Requirements

#### 2 and 3 Bedroom Houses

- Provide 4500mm minimum of bench cupboards including sink unit.
- 1500mm wide sink with 1 3/4 bowls.
- 600mm wide pantry.

#### 4 and 5 Bedroom Houses

- Provide 5000mm minimum of bench cupboards including sink unit.
- 1800mm wide sink with 1 3/4 bowls.
- 900mm wide pantry.

### Kitchen Facilities

In addition to the target requirements, provide a minimum of the following items:

- Older double hung windows will require replacement as part of the kitchen upgrade. Generally replace with aluminium framed horizontal slider. Window opening mechanism must be so located as to be easily accessible.
- Ensure exhaust fan is offset from stove top for fire safety and ease of maintenance.
- Stove to be minimum 400mm from any window, curtain or blind for fire safety.
- Minimum 400mm of bench cupboard adjacent each side of stove for fire safety.

#### Electrical outlet provision

- Minimum 2 double GPO above bench.
- Minimum 1 double GPO wall mounted usually adjacent meals area;
- Additional electrical outlet to be provided for fridge.

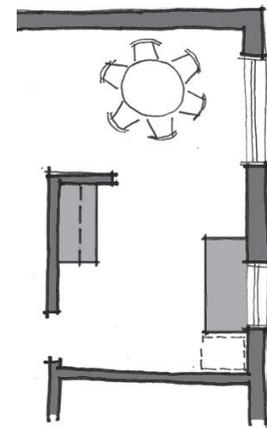


Figure 1 - Existing kitchen layout

Existing layout does not provide adequate bench cupboard space.

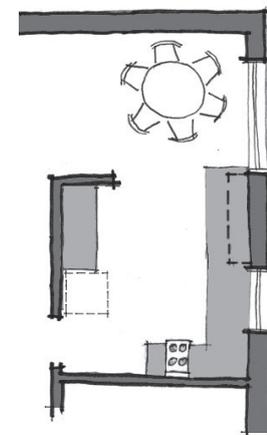


Figure 2 - Proposed kitchen layout

Proposed layout meets target requirements and kitchen facilities items.

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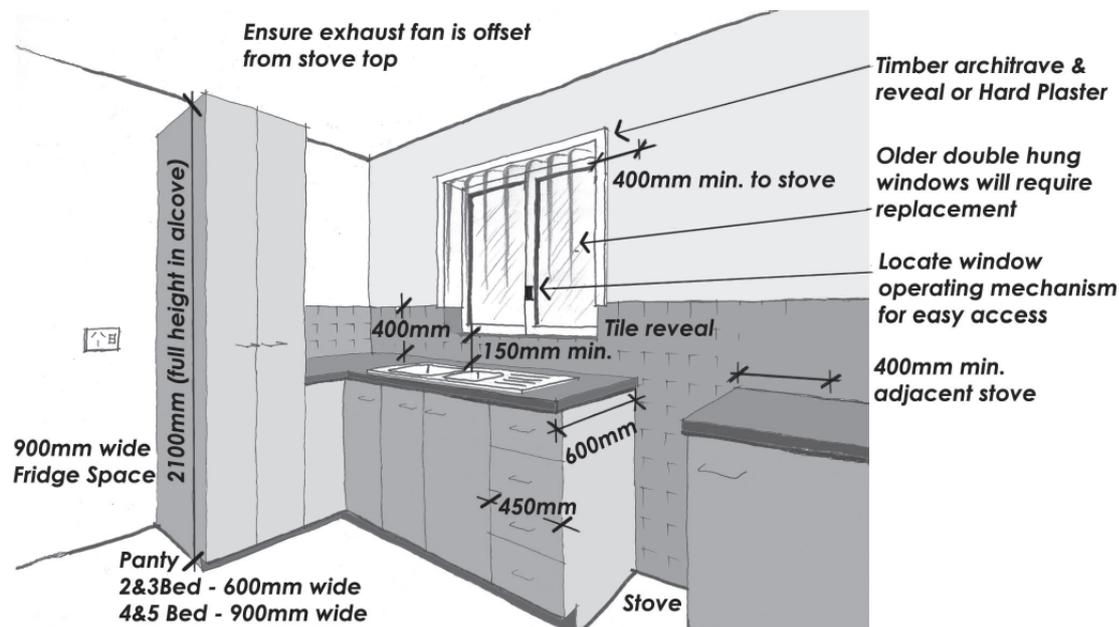


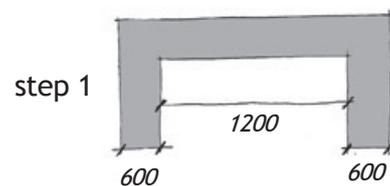
Figure 3 - Kitchen benches and stove

### Clearances

When configuring kitchens, the following clearances between benches should be maintained as follows:

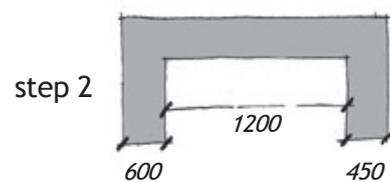
#### Step 1

- 1200mm min generally.



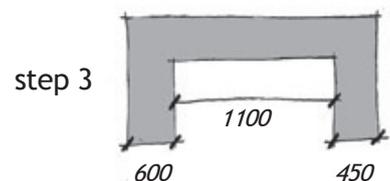
#### Step 2

- If unable to achieve 1200mm clearance, reduce bench width on one side only from 600mm to 450mm to achieve clearance.



#### Step 3

- If this still does not achieve 1200mm clearance then in exceptional circumstances the clearance may be reduced to 1100mm.



#### Step 4

- After these three steps have been considered and ruled out refer to a design consultant for specialty design layout.

Figure 4 - Kitchen bench configuration

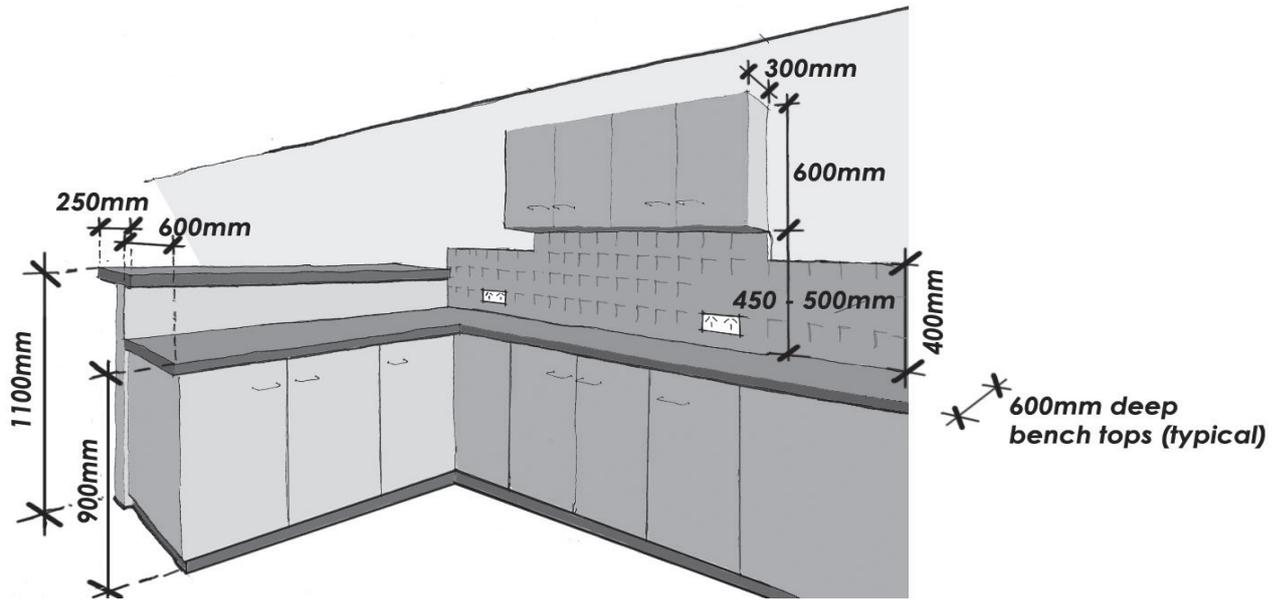


Figure 5 - Kitchen benches with overhead cupboards

### Additional Items

Where appropriate and floor space is otherwise lacking, the following additional items may be considered within existing kitchens.

- Breakfast bars may be incorporated to provide visual privacy to open meals / dining rooms as well as acting as a servery;
- Overhead cupboards where storage space is limited eg no space for full height pantry;
- No overhead cupboards above island benches;
- Ensure existing or new lighting does not cause any shadows onto the full depth of kitchen bench tops;

## Bathrooms and Toilets

### Options

Review available space to determine how best to satisfy accommodation standards. Consider the various options of bathroom layout.

- Replace like for like if it meets target requirements; or
- Provide alternative layout to meet target requirements; or
- If the above has been considered and target requirements are still not being met then engage a specialist design consultant for bathroom layout.

### Target Requirements

#### 2 Bedroom Houses

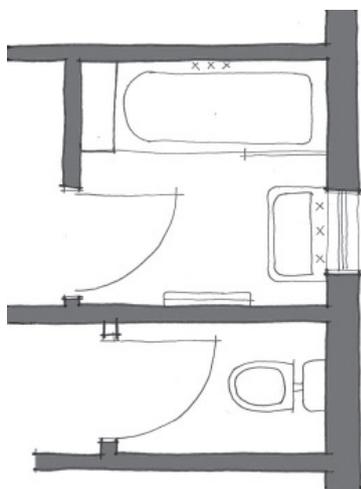
- Bathroom with toilet (bath optional).

#### 3 Bedroom Houses

- Bathroom with no toilet and separate toilet.

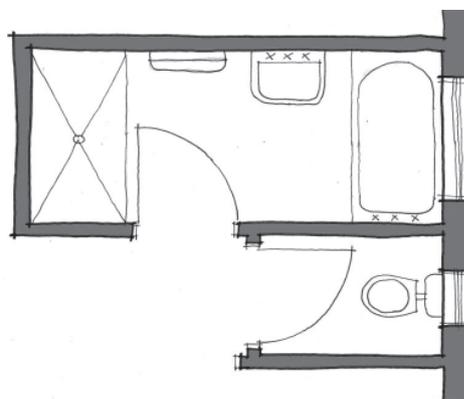
#### 4 and 5 Bedroom Houses

- Bathroom with toilet and separate toilet.



**Figure 8 - Existing bathroom layout**

Existing layout does not provide separate shower. Refer to design consultant.



**Figure 9 - Existing bathroom layout**

Existing layout meets target requirements. Replace like for like.

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### Bathroom Facilities

In addition to the target requirements provide a minimum of the following items:

- Ensure the provision of soap holders to bath and shower;
- Ensure location of taps to bath and shower are easily accessible without getting burnt or wet;
- Offset exhaust fan from shower for ease of maintenance;
- Tenants to supply shower curtain.

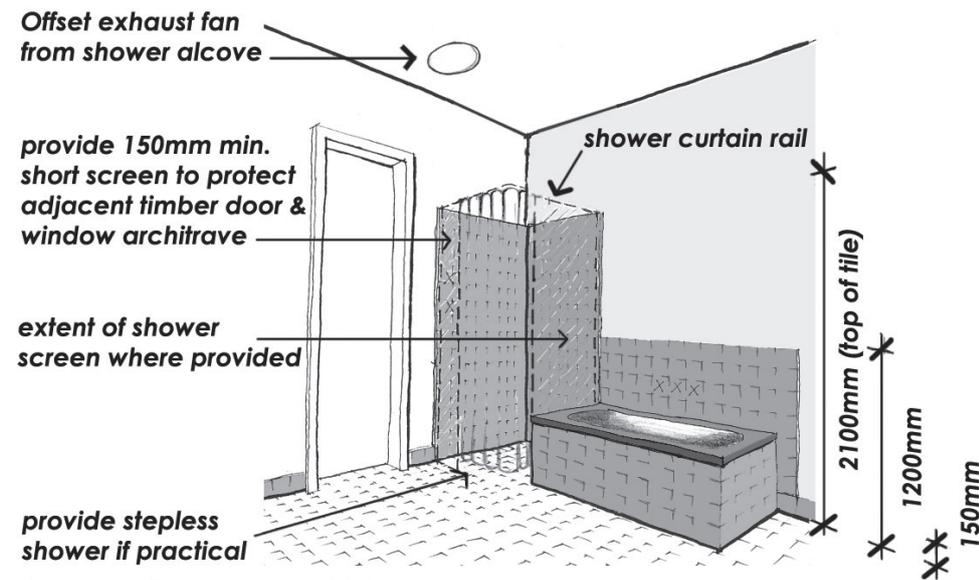


Figure 7 - Bathroom facilities

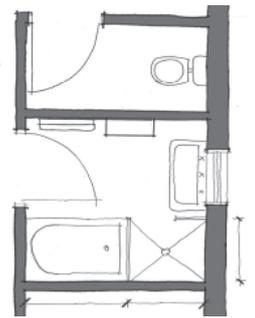


Figure 8 - Bathroom facilities

Provide wall hung basin only due to proximity to shower. Provide wall cabinet and towel rail adjacent basin.

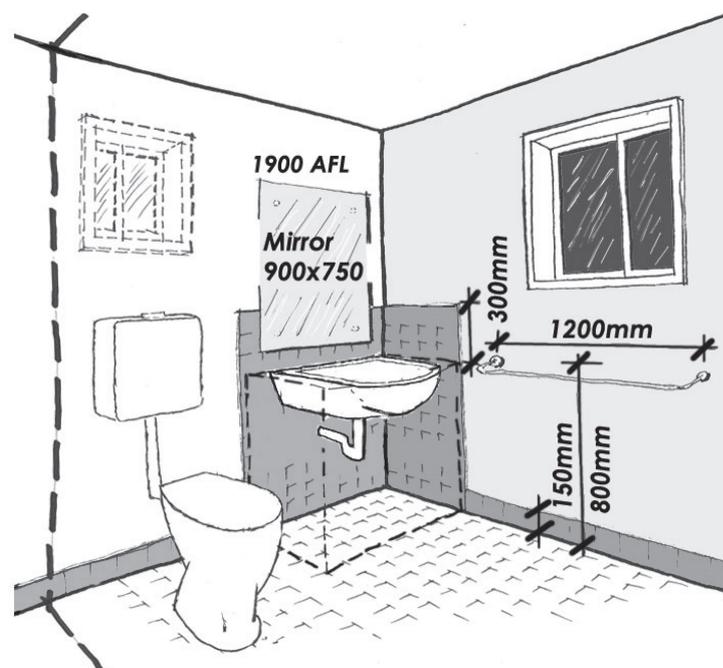


Figure 9 - Vanity basin and towel rails



Figure 10 - Semi-recessed Basin

Option for wall hung semi-recessed basin used for universal requirements.

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### Clearances

Ensure minimum 600mm clear opening to shower between shower screens.

Preferred minimum shower dimensions - 900mm x 900mm (if the shower is narrower than 900mm it should be lengthened).

Preferred bath length - 1500mm

Minimum bath length - 1200mm

Replace all louvre windows with openable aluminium framed windows.

### *Wall Cabinet*

For wall hung basins provide a wall mounted mirrored cabinet in place of a mirror only.

### *Vanity Cabinet*

If provided it must not be located near or adjacent to the shower alcove due to potential moisture damage to cabinetry.

### Separate Toilets

#### Options

Review available space to determine how best to satisfy accommodation standards. Consider the various options of toilet layout.

- Like for like if it meets target requirements.

After the above has been considered and target requirements can not be met, engage a specialist design consultant for toilet layout.

#### Target Requirements

##### **2 Bedroom Houses**

- no separate toilet required.

##### **3 Bedroom Houses**

- one toilet only required separate from bathroom.

##### **4 and 5 Bedroom Houses**

- two toilets required, one must be separate from bathroom.

## Laundry - Including Linen and Broom Cupboard

### Options

Review available space to determine how best to satisfy accommodation standards. Consider the various options of laundry layout.

- Replace like for like if it meets target requirements;
- Or provide alternative layout that meets target requirements;
- If the above has been considered and the target requirements can not be met, engage a specialist design consultant for laundry layout.

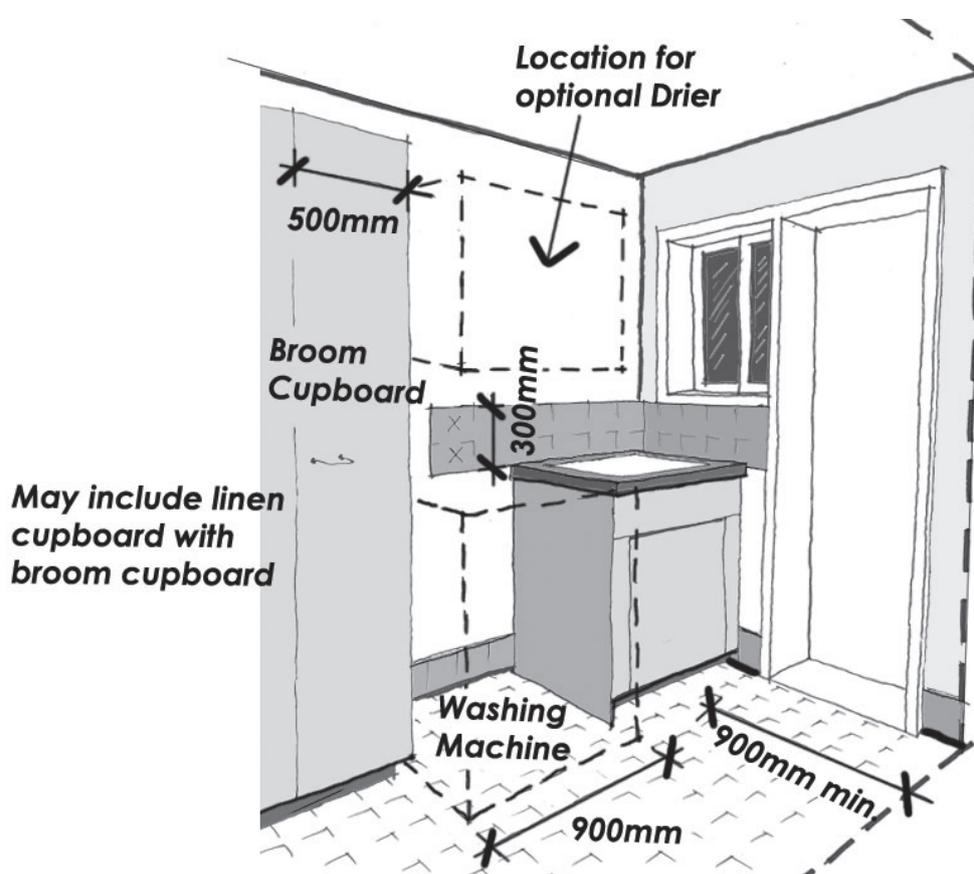


Figure 13 - Laundry facilities

### Target Requirements

#### 2 and 3 Bedroom Houses

- 1200mm wide linen cupboard.

#### 4 and 5 Bedroom Houses

- 1500mm wide linen cupboard.

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### Laundry Facilities

In addition to the target requirements provide a minimum of the following items:

- 70 litre tub;
- Space for washing machine with taps;
- Location for optional clothes dryer;
- Provide electrical outlets for washing machine and clothes dryer;
- Ensure houses with linen and broom storage within existing living spaces meet target requirements;
- Ensure a minimum of 900mm unobstructed circulation passage.

