

Flexible design in the Waitakere NOW Home

The Waitakere NOW Homes was designed to be flexible and adaptable into the future.

A 3 bedroom, 2 bathroom, single storey home, with attached garage, the Waitakere NOW Home has a total floor area of 146 m² (of which 24m² is garage).

The house has no corridor or hallway space, and the laundry is part of the garage, close to the back door and clothesline. This has enabled the architects to design two living areas: the main open living area including the lounge, dining area and kitchen; and a second living area off which the bedrooms open. Almost half of the total area (house and garage) is living and dining space.

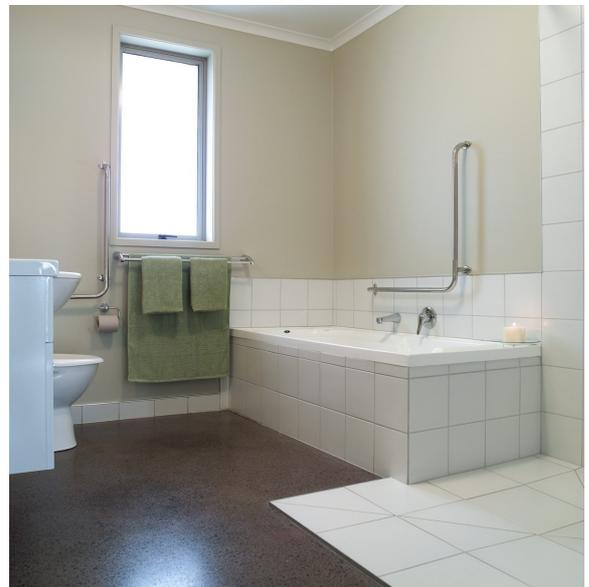
The second living area is versatile. Although designed with the idea that it could be used as a study or second lounge, the tenants have used it for a children's play room keeping toys separated from their main living areas, as a study for working from home, and as a home gym area.

To enable easy and relatively inexpensive future alterations, the internal walls are non-load bearing. Easy access to electric wiring and piping allows simpler, less costly maintenance and future upgrading of technology.

Barrier free

The Waitakere NOW Home was designed to be barrier-free. Concrete vehicle tracks into the garage and one metre wide path to the front door ensure access for wheelchairs and elderly. There is a minimal threshold at the front door, easy access from the garage, and no internal steps. Doorways are wide and the lever handles are durable and easy to operate. Most power points are at 400mm above finished floor level but some are 1000mm high for easier access.

The main bathroom is fully wheelchair accessible with a tiled level access shower that is wide enough for a wheelchair or walker, easy turn tap handles and easy push flush buttons on the toilet. The vanity is wall-hung for greater wheelchair accessibility and bath has a slip resistant base.



For more information:

- Beacon website www.beaconpathway.co.nz/new-homes/article/what_is_the_waitakere_now_home_project