

DRAFT Schedule of Accommodation for Presentation to Architect

Project: Renovation and Extension of The Miles Clonakilty

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*Please note that this document has not been reviewed by CoAction's clinical team and therefore should be considered a DRAFT version and may be subject to change following review of initial drawings.

Room	Min. Dimensions (L×W)	Occupancy	Key Adjacencies	Furniture / Equipment	Environmental Requirements	Services Requirements	Notes
Entrance Hall	Minimum of 1800 mm turning space upon entry and 900 mm between doorways	4 People We Support (4 PWS) and minimum 2 support workers	1200mm - 1500 mm corridor	Obstruction free to enable ease of access and egress	Protected Direct evacuation point in the event of a fire from bedrooms Adequate lighting	Universal Design	The approach to the main house or apartment building entrance/s should be level or gently sloping, with a slope of not more than 1:50 gradient and a minimum width of 1200mm, but preferably 1500-1800mm particularly in an apartment building situation. The provision of a level approach eliminates the need for any ramp provision. Where the plot gradient does not allow a level approach, both stepped and ramped access must be provided. A ramp gradient should be gently sloping, with a gradient preferably not exceeding 1:20 and no steeper than 1:15. A stepped approach should be suitable for use by ambulant disabled persons. All entrances should provide a minimum clear entrance width of 900mm. There should be an unobstructed space of 500mm to the leading edge (latch side) of the door on the pull side and 400mm of clear space on the latch side of the doorway on the push side; the clear space on either side should be maintained with no obstruction for 1800mm. The entrance

							should be illuminated, covered, and have level access across the threshold.
Corridor	Minimum of 1200 mm width with 1500 mm preferable	4 People We Support (4 PWS) and minimum 2 support workers	1200mm - 1500 mm corridor	Obstruction free to enable ease of access and egress	Protected Direct evacuation point in the event of a fire from bedrooms and upstairs Adequate lighting	Universal Design	Consideration should be given to minimum 1500mm to enable installation of handrails if required in the future
Sitting Room	70 m2 (sitting/kitchen dining combined) Sufficient size to accommodate seating for six individuals plus additional capacity for 2 individuals who utilize a wheelchair with x 1800 mm turning space (not to overlap)	Minimum 6 individuals	Minimum two access/egress points from to kitchen/dining room and corridor for evacuation	Seating for a minimum of 6 individuals with sufficient space to ensure homely and include standard appropriate furniture inclusive of additional space for items such as Christmas tree etc.	Ability to be utilized as an independent space i.e. doors to close	Fully accessible and include sufficient space for a minimum of 2 wheelchair users with separate 1800 mm turning space	
Kitchen/Dining Area	Sufficient space for cooking and dining room table to facilitate minimum of 6 individuals (4 x PWS and 2 x Support Workers)	Minimum 6 individuals	Minimum two access/egress points from/to corridor and external for evacuation	Adequate cooking facilities and storage for items kitchen aids and appliances with the option to securely if required		Fully accessible and include sufficient space for a minimum of 2 wheelchair users with separate 1800 mm turning space	

	include adequate turning space of 1800 mm point for 2 x wheelchair users 2300 mm space required between kitchen counter/storage and dining table on one side			Fridge/Freezer/Dishwasher Sitting for minimum of 6 individuals with sufficient space for 2 wheelchair users			
Utility Room/Plant Room	9 m2	Minimum 2 individuals	External access point and next to kitchen Preferable to have 1800 mm turning space to enable individuals to complete own laundry	Washer/Dryer and Counter Space for folding of laundry etc,		Universal Design	
Relaxation Room	9m2	Minimum 2 Individuals					
Store Room	4.5m2	No specification	Sufficient space to adequately store or	Shelving Sufficient Space for Storage of			

			remove items from external corridor – 1800 mm turning space	Manual Hoist/Commode			
Bedroom No.1	14.7m2 Minimum 1800 mm turning points and minimum of 900 mm around bed from window/wardrobe/additional furniture Tracking hoist required If not a tracking hoist – minimum space of 2300 mm required by the bed preferably on bathroom side Manual hoist may increase staffing requirements depending on need	1 Person We Support and minimum 2 support workers depending on individuals needs	1200mm - 1500 mm corridor	Bed side table High Low Transferable bed Chest of Drawers Double Wardrobe	Adequate natural lighting	Universal Design	Average size of profiling bed 1100mm x 2200 mm

	External double doors to enable fire evacuation directly from bed – external concrete paving to enable evacuation						
Ensuite Wet room No. 1	5.6m2 1800 m turning space Tracking hoist required If the person uses an assistant-operated mobile hoist for transfers, then the bath/shower room size should be 2700 x 3000mm, which will allow for a 2300mm turning circle. This size will also accommodate	1 Person We Support and minimum 2 support workers depending on individuals needs	Direct access from bedroom	Toilet Handbasin Integrated shower Shower Trolley or Shower Bed	Adequate lighting	Universal Design	Manual hoist may increase staffing requirements depending on need

	the use of a shower trolley.						
Sitting Room with Kitchenette	12m2 1800 mm turning space	1 Person We Support and minimum 2 support workers depending on individuals needs	Adjacent to Bedroom No. 1 with own access entrance to enable conversion to apartment if required	Seating Small table and chair Counter space with kitchen appliances Small table top fridge	Adequate natural lighting	Universal Design	To accommodate 30 day emergency respite without impacting occupancy of wider house To support individuals who require individualized service without impacting occupancy of wider house To support independent living skills for individuals transitioning to supported living service
Bedroom No.2	14.2m2 Minimum 1800 mm turning points and minimum of 900 mm around bed from window/wardrobe/additional furniture Tracking hoist required If not a tracking hoist – minimum space of 2300 mm required by the bed	1 Person We Support and minimum 2 support workers depending on individuals needs	1200mm - 1500 mm corridor	Bed side table High Low Transferable bed Chest of Drawers Double Wardrobe	Adequate natural lighting		Average size of profiling bed 1100mm x 2200 mm

	preferably on bathroom side Manual hoist may increase staffing requirements depending on need External double doors to enable fire evacuation directly from bed – external concrete paving to enable evacuation						
Bedroom No. 3	14.7m2 Minimum 1800 mm turning points and minimum of 900 mm around bed from window/wardrobe/additional furniture 5.6m2 Tracking hoist required If not a tracking hoist	1 Person We Support and minimum 2 support workers depending on individuals needs and designation of room	1200mm - 1500 mm corridor	Bed side table High Low Transferable bed Chest of Drawers Double Wardrobe	Adequate Natural Lighting		Dependent on designation of room Average size of profiling bed 1100mm x 2200 mm

	– minimum space of 2300 mm required by the bed preferably on bathroom side Manual hoist may increase staffing requirements depending on need External double doors to enable fire evacuation directly from bed – external concrete paving to enable evacuation						
Bedroom No. 4	18m2 Minimum 1800 mm turning points and minimum of 900 mm around bed from window/wardrobe/additional furniture	1 Person We Support and minimum 2 support workers depending on individuals needs and designation of room	1200mm - 1500 mm corridor	Bed side table High Low Transferable bed Chest of Drawers Double Wardrobe	Adequate Natural Lighting		Average size of profiling bed 1100mm x 2200 mm

	Tracking hoist required If not a tracking hoist – minimum space of 2300 mm required by the bed preferably on bathroom side Manual hoist may increase staffing requirements depending on need External double doors to enable fire evacuation directly from bed – external concrete paving to enable evacuation						
Wet Room No. 2 (not an ensuite as for use by remaining three bedrooms)	5.6 m2 1800 m turning space Tracking hoist required If the person uses an assistant-	1 Person We Support and minimum 2 support workers depending on individuals needs	1200mm - 1500 mm corridor	Toilet Handbasin Integrated shower Shower Trolley or Shower Bed	Adequate Lighting		

	operated mobile hoist for transfers, then the bath/shower room size should be 2700 x 3000mm, which will allow for a 2300mm turning circle. This size will also accommodate the use of a shower trolley.						
Cloakroom	.			Toilet Handbasin	Adequate Lighting		
Store Room	4.5 m2	1 staff member Storage of Manual Hoits and/or commode Shelving	1200mm - 1500 mm corridor		Adequate Lighting		
Staff Office	No Specifications	2 staff members			Adequate Lighting		

Additional notes:

Sufficient external parking for four vehicles, one of which should facilitate a 8 seater van

External level patio with no steps, ramp if gradient present

Standard universal design which is future proof and require minimal adaptations

Perimeter pathway to enable evacuation from bedrooms