

SUSTAINABLE HOUSING DESIGN QUALITY CHECKLIST

	INDOOR ENVIRONMENTAL QUALITY (IEQ)	SPATIAL CONFIGURATION AND ORGANISATION	FURNISHABILITY AND TRANSFORMABILITY	SOCIAL INFRASTRUCTURE		INDOOR ENVIRONMENTAL QUALITY (IEQ)	SPATIAL CONFIGURATION AND ORGANISATION	FURNISHABILITY AND TRANSFORMABILITY	SOCIAL INFRASTRUCTURE
<p>CHOICE / DIVERSITY</p> <p><i>Is there enough apartment type diversity to serve different residents and housing needs over time?</i></p> <p><i>Are there shared indoor and outdoor spaces that support a diverse community?</i></p>	<ul style="list-style-type: none"> no more than 30% of any type of apartment <p>Small apartments with 2 rooms or less that are not designed to be combined with other apartments, are 'one type' because they are functionally similar to serve 1 to 2 residents.</p>	<ul style="list-style-type: none"> each apartment offers different room sizes, views out, and connections between indoor and outdoor spaces 	<ul style="list-style-type: none"> possibility to place furniture (e.g. dining table, bed, sofa) in more than one location multipaths, i.e. multiple doors into the apartment and in rooms that can be blocked up if not needed 	<ul style="list-style-type: none"> indoor and outdoor social spaces for youth and older people (can be adapted for different users at different times) 	<p>PRIVATE OUTDOOR SPACE</p> <p><i>Does each apartment have its own private outdoor space, e.g. a balcony or terrace?</i></p> <p><i>Does each apartment block have shared external space?</i></p>	<ul style="list-style-type: none"> private, sunlit and partly sheltered outdoor space that allows different activities, directly accessible from the apartment private outdoor space sized to reflect the potential number of residents living in a home 			<ul style="list-style-type: none"> sufficiently large and attractive external community space that invites different people to gather around diverse uses building height, grouping and orientation give solar access and shelter from the wind smaller external spaces that support social activity, e.g. a bench in a sunny courtyard, a rooftop garden, herb boxes
<p>PLAN DEPTH</p> <p><i>Is plan depth of the apartment block and the apartment itself reduced?</i></p> <p><i>Is the building at appropriate human-scale and does it support a pleasant outdoor environment?</i></p>	<ul style="list-style-type: none"> max. 5 to 6 metre plan depth (if lit from one direction only) for light, views and natural summer-time ventilation to reduce overheating 	<ul style="list-style-type: none"> circulation areas are concentrated in the darker parts of the space kitchens have access to natural light 	<ul style="list-style-type: none"> the back of a deep plan has only functions that do not require natural light possibilities to divide space without resulting in spaces with no windows 	<ul style="list-style-type: none"> apartment blocks no more than 10 to 12 meters deep and sufficient space between buildings to create pleasant, human-scale outdoor spaces sunlit outdoor spaces and urban nature at different times of year 	<p>SPACIOUS LIVING</p> <p><i>Is there sufficient space, including social and private spaces in the apartment?</i></p> <p><i>Can residents socialise at home?</i></p>	<ul style="list-style-type: none"> access to different daylight conditions, ceiling heights and size of spaces to indicate different levels of privacy good acoustic comfort (e.g. sound separation between rooms) 	<ul style="list-style-type: none"> sufficient space to enable socialising between household members sizes of spaces are proportional to the number of intended residents sufficient private spaces (e.g. bedroom, study) to allow time away from other household members main living spaces have niches that offer different degrees of privacy (e.g. a reading corner) 	<ul style="list-style-type: none"> more than one furniture placement sufficient space for optional furniture (e.g. a work desk or an extra bed) multi-paths that enable different use of space and privacy levels residents can reconfigure the space without changing load bearing elements (e.g. create another room) apartments can be modified i.e. by combining or dividing of spaces 	<ul style="list-style-type: none"> residents can entertain and receive friends and family at home access to internal shared community spaces that enable larger get-togethers
<p>DUAL ASPECT PLANS</p> <p><i>Do the majority of apartments have access to two or more orientations (i.e. dual aspect)?</i></p> <p><i>Are there external spaces with different aspects to provide desirable seasonal conditions?</i></p>	<ul style="list-style-type: none"> living areas with good natural light from more than one direction daylight and views at different times of the day and year 	<ul style="list-style-type: none"> staggered apartment blocks, L-shaped apartment plans or directional pop-out windows to create dual aspect spaces and different spatial zones with different levels of privacy 	<ul style="list-style-type: none"> spaces can be divided or combined in the future, without creating rooms with no windows 	<ul style="list-style-type: none"> visual contact from apartment to neighbourhood to link private home and neighbourhood community and connection to external community spaces 	<p>CORRIDORS AND ENTRANCES</p> <p><i>Does the corridor allow a diversity of apartment layout, and dual aspect plans?</i></p> <p><i>Is there a place where people can stop for a chat with a neighbour?</i></p>	<ul style="list-style-type: none"> no double-loaded building corridors central stair core with dual-aspect apartments centred around it to ensure a majority of dual aspect apartments good daylight and contact to the outside in the corridors 	<ul style="list-style-type: none"> central entrance access into each apartment to avoid long, dark and unusable apartment corridors access to a sufficiently spacious and daylight hallway area for receiving guests and having storage areas, with potential other uses (e.g. work, study or play) 	<ul style="list-style-type: none"> central entrance access into each apartment to avoid long, dark and unusable apartment corridors access to a sufficiently spacious and daylight hallway area for receiving guests and having storage areas, with potential other uses (e.g. work, study or play) <p>(same as Spatial Configuration and Organisation)</p>	<ul style="list-style-type: none"> window, and a bench at the apartment block entrance area and a sheltered outdoor space to support social interaction daylit corridor spaces on each floor to encourage social interaction between neighbours with enough distance for safe communication
<p>CONNECTIONS TO OUTDOORS AND NATURE</p> <p><i>Do as many spaces as possible, but especially living rooms have versatile views and connections to their surroundings?</i></p> <p><i>Are there safe physical connections to nearby urban nature (e.g. a courtyard or park)?</i></p>	<ul style="list-style-type: none"> windows in as many directions as possible with attractive views of the sky, nature to support well-being windows placed to take local context into account (e.g. pop-out windows to direct views) 	<ul style="list-style-type: none"> spaces can be furnished and adjusted to maximise views and visual outdoor connections outdoor spaces can be used flexibly (e.g. for dining, reading, playing, drying laundry, growing food) kitchens are located on an external wall with external views and ideally connected to a private outdoor space 	<ul style="list-style-type: none"> spaces can be furnished and adjusted to maximise views and visual outdoor connections outdoor spaces can be used flexibly (e.g. for dining, reading, playing, drying laundry, growing food) kitchens are located on an external wall with external views and ideally connected to a private outdoor space <p>(same as Spatial Configuration and Organisation)</p>	<ul style="list-style-type: none"> physical access to external green space, designed for biodiversity, within a 15-minute walk physical connections that are easy and safe for a diversity of users 	<p>WINDOW AND BALCONY DESIGN</p> <p><i>Are the windows and balconies placed in such a way that they optimise daylight and sunlight, views and functionality?</i></p> <p><i>Does the main living space have solar access during most of the year?</i></p>	<ul style="list-style-type: none"> windows are located for good views, solar and daylight access at different times of the day and seasons summertime passive solar shading measures (e.g. deciduous vegetation, movable external solar shading) balconies are not located in front of the only or main living space window kitchen has at least one openable window 	<ul style="list-style-type: none"> no windows placed in the corner of a room to ensure a uniform spread of daylight and to maximise furnishing options (e.g. hanging curtains, placing cupboards etc.) balconies share circulation zones with the circulation area of other furnishings (e.g. kitchen cupboards or entrances to other rooms) 	<ul style="list-style-type: none"> multiple windows in a room, instead of one large one to support future adaptability (e.g. enabling splitting the room into two, each with a window) balconies are connected to the main living spaces to support the seasonal transformability of the apartment by extending the living space outside balconies enable seasonal flexible uses by opening up or closing 	<ul style="list-style-type: none"> private balconies create a positive connection to shared spaces indoor shared spaces have multiple windows that are located to enable flexible uses, division of spaces and seasonal transformability shared spaces are accessed both from the internal building corridor and external community space to support diverse uses