

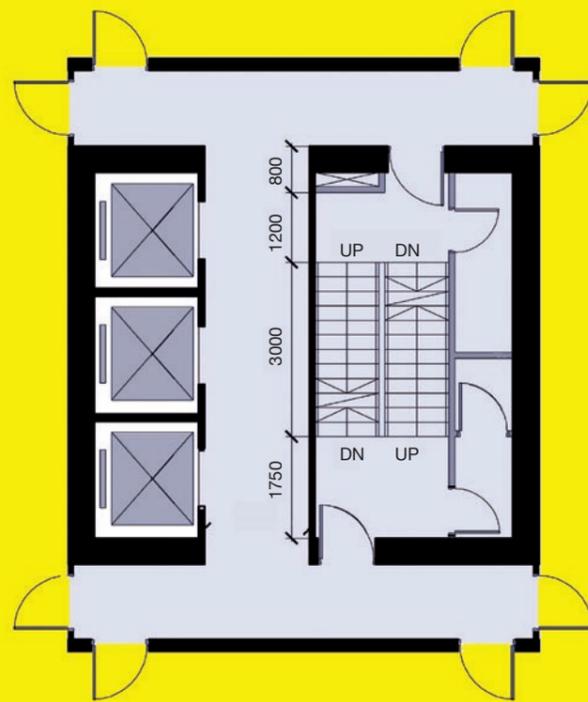
Chapter

章

Renovation and Conversion
整修和改建

7.1 CASE STUDY 1 - TYPICAL CORE A 個案研究 1 - 典型核心筒A

7.1.1 Original Layout 平面圖原貌



7.1 7.1.2 Approach to Renovation

Core A is a typical core of residential blocks in Hong Kong. In respect of fire safety issues, there is much that could be done to improve accessibility.

Suggested provisions to achieve Universal Design objectives include:

- Accessible refuge area to provide a safe place for the weak and people in wheelchairs in case of fire and emergencies.
- Handrails to assist people with visual impairments or mobility problems.

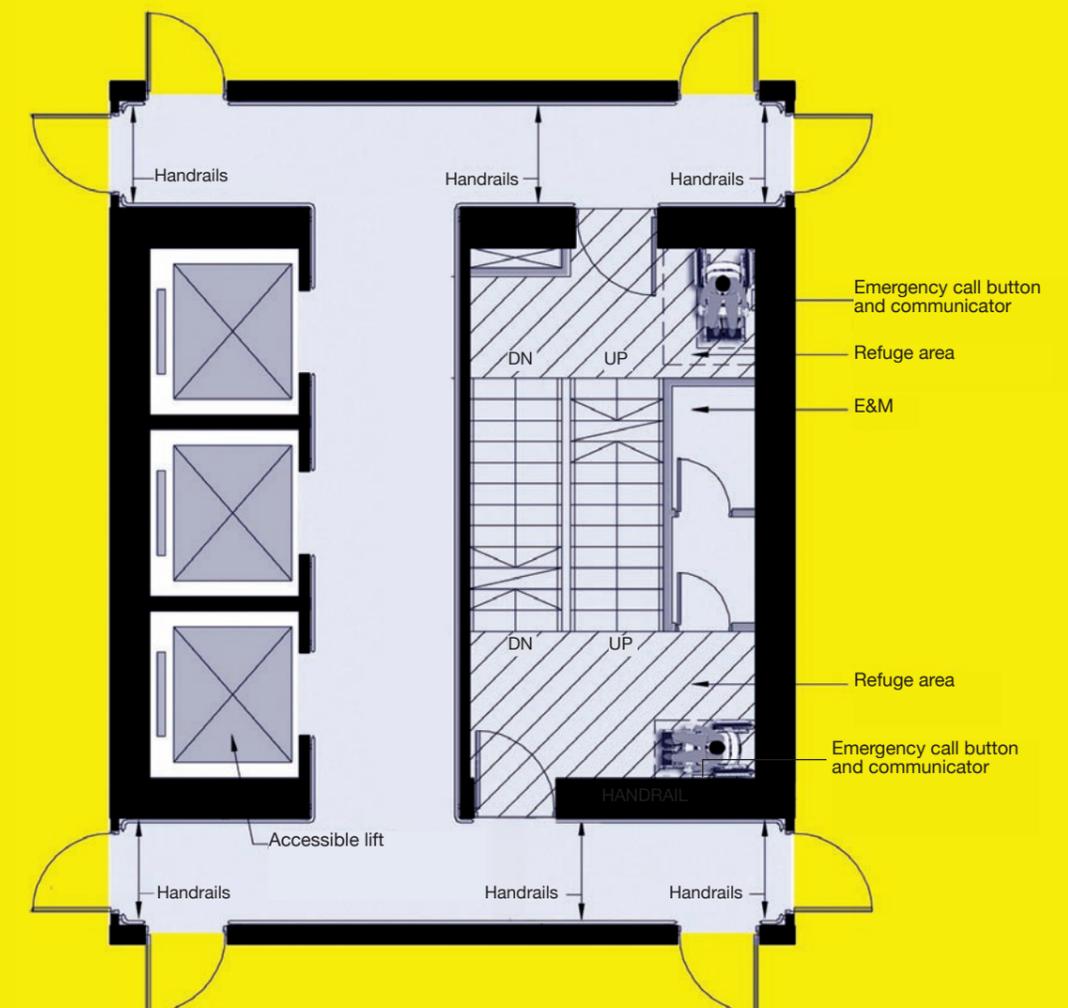
7.1.2 整修方法

核心筒A是香港住宅樓宇的典型樓層，必須為消防安全考慮更多事宜，以提高暢達水平。

建議可利用下列方法，達至通用設計的目標：

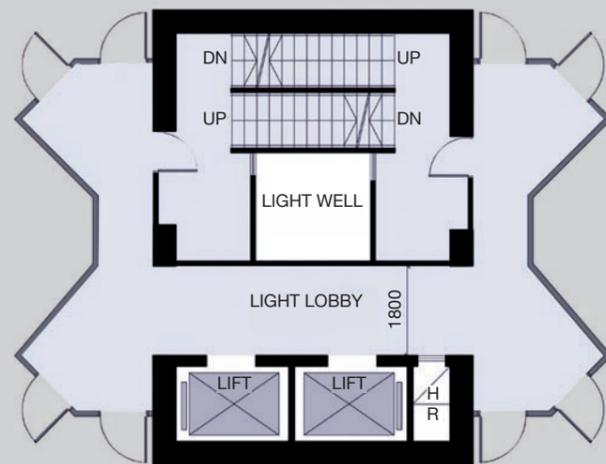
- 設置無障礙避難區，為體弱者及輪椅人士於火警或緊急情況提供安全的避難地方。
- 為視障人士或行動不便人士加設扶手。

7.1.3 Enhanced Layout 改良平面圖



7.2 CASE STUDY 2 - TYPICAL CORE B 個案研究 2 - 典型核心筒 B

7.2.1 Original Layout 平面圖原貌



7.2

7.2.2 Approach to Renovation

Core B is another typical core of residential blocks in Hong Kong. Suggested provisions to achieve Universal Design objectives include:

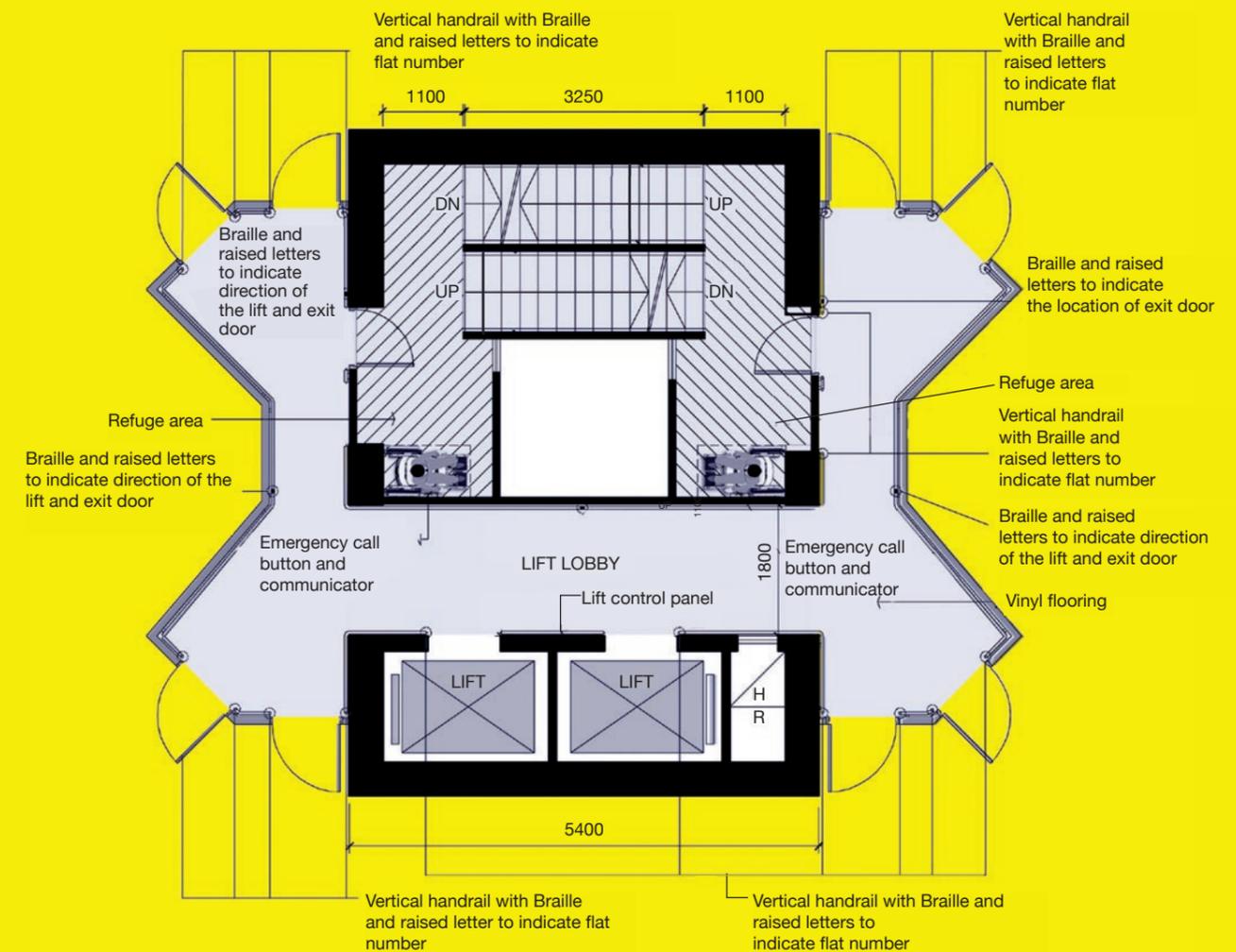
- Accessible refuge area to assist the weak and people in wheelchairs.
- Clear escape directions, to assist people with visual impairments.
- Emergency call buttons and communicators at the refuge areas.
- Handrails along corridors, turned up to indicate the location of each entrance, to assist people with visual impairments or mobility problems.
- Braille and raised letter /character labels to indicate flat numbers, direction of lifts and staircases, to assist people with visual impairments.

7.2.2 整修方法

核心筒B是香港住宅樓宇的另一種典型樓層。建議可採用以下方法，以達至通用設計的目標：

- 設置無障礙避難區，以方便體弱者及輪椅人士。
- 清楚顯示疏散路線，以方便視障人士。
- 避難區應設置緊急求救按鈕及通訊器。
- 走廊沿途應加設扶手，並且每戶門口向上彎曲以提示入口位置，以方便視障人士或行動不便人士使用。
- 設置凸起盲文和文字/字母的標誌，顯示樓層及升降機和樓梯的方向，以方便視障人士。

7.2.3 Enhanced Layout 改良平面圖

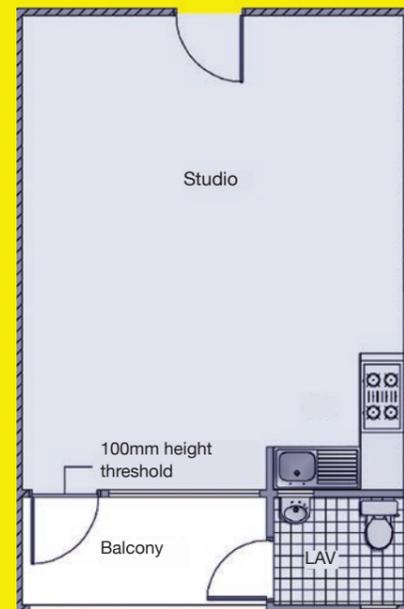


7.3 CASE STUDY 3 - STUDIO FLAT

個案研究 3 - 開放式住宅單位

7.3.1 Original Layout

平面圖原貌



7.3

7.3.2 Approach to Renovation

Suggested changes to achieve Universal Design objectives include:

Bathroom

- Re-location of entrance to Bathroom to improve convenience.
- Replacement of hinged door with sliding door.
- Enlargement of bathroom, providing clear floor space of 800mm x 1500mm, to assist people in wheelchairs.
- Relocation of water closet and provision of a wall-mounted L-shape handrail.
- Provision of knee space under washbasin.
- Provision of a transfer seat to the bathtub.
- Provision of a bath mat.

Pantry

- Enlargement of pantry to include a refrigerator and a washing machine.
- Provision of manoeuvring space to assist people in wheelchairs.
- Provision of seating space in pantry to assist the weak.
- Provision of knee space under the cooktop and sink.
- Provision of a pull-out food preparation top to create working surface with knee space, to assist people in wheelchairs, the elderly and the weak.

7.3.2 整修方法

議作出以下改變，以達至通用設計的目標：

浴室

- 浴室入口移至室內，方便殘障人士。
- 以推拉門替代原本的鉸接門。
- 擴闊浴室空間，使地面淨空間達 800毫米x1500毫米，方便輪椅人士。
- 抽水馬桶置於牆邊，加添L形的扶手。
- 在洗面盆下提供膝蓋空間。
- 浴缸設置轉移座椅。
- 提供浴缸墊。

備餐間

- 擴闊面積，以便擺放冰箱和洗衣機。
- 提供操作空間，以方便輪椅人士。
- 在備餐間加設座位空間，以方便體弱者。
- 在爐灶和洗滌盆下提供膝蓋空間。
- 設置可以拉出的煮食枱，增加使用空間，並預留膝蓋空間，以方便輪椅人士、長者和體弱者。

Entrance

- Provision of vertical handrail beside door, to assist the weak and the elderly.
- Provision of seating, to assist the weak and elderly.
- Provision of turning space to assist people in wheelchairs.

Balcony

- Replacement of the hinged door with sliding door.
- Removal of the threshold at balcony, to assist people with disabilities.
- Provision of laundry drying space on the balcony.
- Provision of alternative location for washing machine.
- Provision of planters.

入口

- 門邊添置垂直扶手，以方便體弱者和長者。
- 加設座椅，以方便體弱者和長者。
- 加設轉身的空間，以方便輪椅人士。

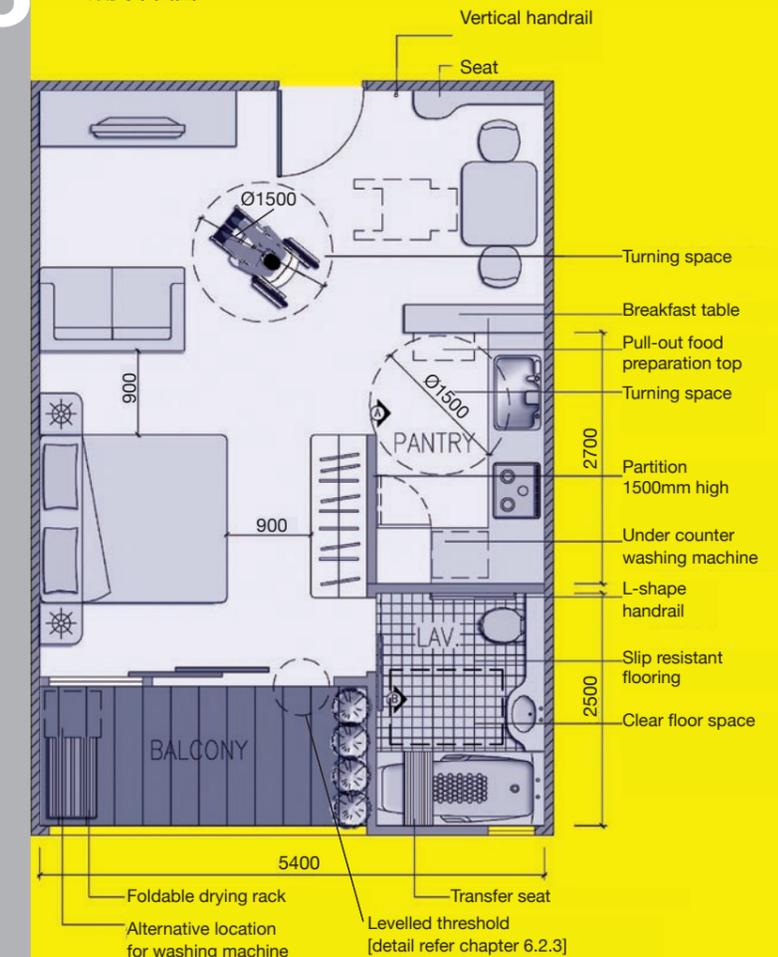
露台

- 以推拉門替代鉸接門。
- 在露台使用齊平的門檻，以方便殘障人士。
- 露台設置晾曬空間。
- 洗衣機可考慮擺放在露台。
- 露台設置花槽。

7.3

7.3.3 Enhanced Layout

改良平面圖



7.3.4 Elevations of Enhanced Layout

改良平面圖的立面圖

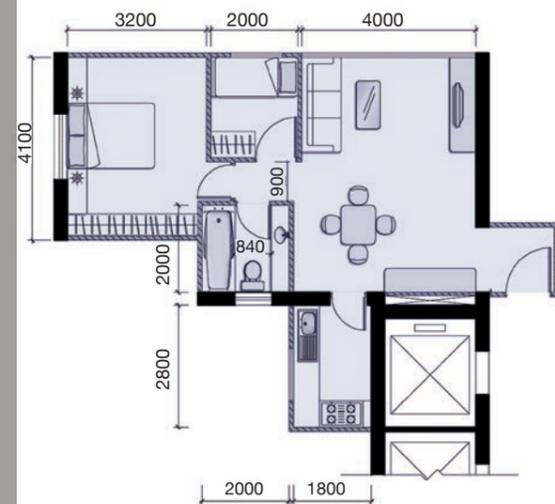


7.4 CASE STUDY 4 - TWO-BED ROOM FLAT

個案研究 4 - 兩房單位

7.4.1 Original Layout

平面圖原貌



7.4.2 Approach to Renovation

Suggested changes to achieve Universal Design objectives include:

Kitchen

- Provision of manoeuvring space to allow people in wheelchairs to turn 360 degree.
- Provision of seating space, to assist the weak, the elderly and people with disabilities.
- Provision of knee space under the cooktop and sink, to assist people in wheelchairs and accommodate a turning space.
- Provision of a pull-out food preparation top.

Bathroom

- Reduction of bathroom with width of corridor increased to 1200mm to facilitate people in wheelchairs.
- Replacement of hinged door with sliding door, to assist the weak and people in wheelchairs.
- Provision of clear floor area of 1500mm x 800mm for people in wheelchairs.
- Provision of knee space under the washbasin.
- Provision of equipment to assist the elderly to transfer to the bathtub.
- Provision of handrails adjacent to bathtub and water closet, to assist the weak, the elderly and people in wheelchairs.

7.4

7.4.2 整修方法

建議作出以下改變，以達至通用設計的目的：

廚房

- 提供輪椅操作空間，方便輪椅人士360度旋轉。
- 提供座位空間，以方便體弱者、長者和殘障人士使用。
- 在煮食和洗滌盆下預留膝蓋空間，以方便輪椅人士，並且增加轉動的空間。
- 設置可拉出的煮食枱。

浴室

- 減少浴室的空間，以便將走廊闊度增至1200毫米，以方便輪椅人士。
- 改裝鉸接門成推拉門，以方便體弱者及輪椅人士。
- 提供1500毫米x800毫米的地面淨空間，以方便輪椅人士。
- 洗面盆下設置膝蓋空間。
- 提供方便長者可轉移至浴缸位置的設施。
- 在浴缸旁邊設置扶手，以方便體弱者、長者和輪椅人士。

Master Bedroom

- Relocation of hinged door to assist operation by people in wheelchairs.
- Repositioning of furniture to improve accessibility to the window.
- Provision of turning space between the bed and wardrobe, to assist people in wheelchairs.

Small Bedroom

- Relocation of partition adjacent to the living room to increase the width of the small bedroom.
- Repositioning of furniture to accommodate desk and turning space for people in wheelchairs.
- Improvement of access to the window.

Living Room

- Relocation of original cabinet to provide turning space near the entrance, to assist people in wheelchairs.
- Relocation of dining table in the dining area, to assist people in wheelchairs to access the kitchen.
- Provision of a vertical handrail beside the entrance door, to assist the weak and the elderly.

主人房

- 將鉸接門移位，以方便輪椅人士使用。
- 重新擺放傢具，以方便到達窗戶位置。
- 在床鋪和衣櫃之間預留輪椅旋轉空間，以方便輪椅人士。

小臥室

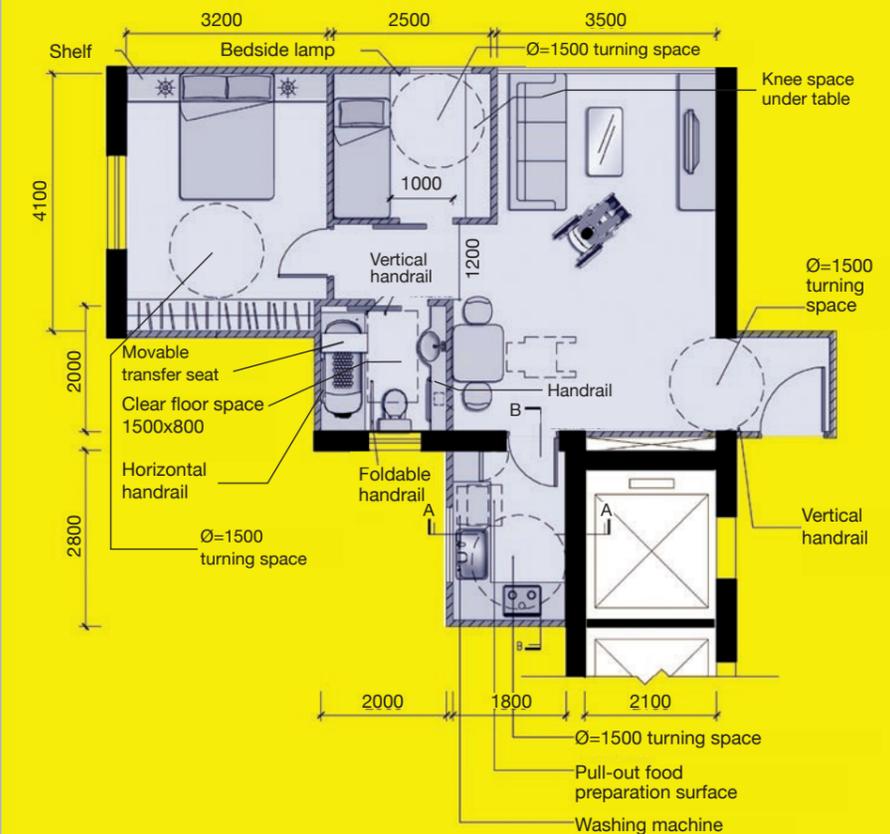
- 向客廳方向移動小臥室隔牆，使小臥室更顯寬敞。
- 重新擺放傢具，使輪椅人士可使用書桌及增加其轉動空間。
- 改變擺設，更容易到達窗戶。

客廳

- 重新擺設原有裝置，使入口處有更多的輪椅旋轉空間，以方便輪椅人士。
- 重新擺設用膳餐桌的位置，使輪椅人士更容易到達廚房。
- 在入口處旁邊設置垂直扶手，以方便體弱者和長者使用。

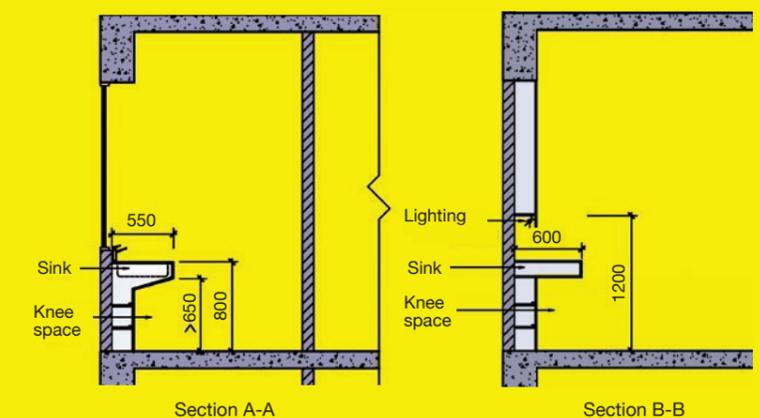
7.4.3 Enhanced Layout

改良平面圖



7.4.4 Sections of Enhanced Layout

改良平面圖的剖面



7.5 CASE STUDY 5 - THREE-BED ROOM FLAT

個案研究 5 - 三房單位

7.5.1 Original Layout

平面圖原貌



7.5

7.5.2 Approach to Renovation

The original layout has sufficient area to achieve manoeuvring space in all rooms. However, suggested changes to achieve Universal Design objectives include:

Bathrooms

- Provision of handrails in bathrooms.
- Provision of clear floor space of 1500mm x 800mm.
- Provision of transfer seats to bathtubs, to assist the weak, the elderly and people in wheelchairs.
- Provision of tactile positional tiles in front of the urinal in the master bedroom's toilet, to assist people with visual impairments.
- Provision of handrails, to assist the weak, the elderly and people in wheelchairs.

7.5.2 整修方法

原來的平面圖已有足夠空間在每個房間提供操作空間。但仍作出以下改動，以達至通用設計的目標：

浴室

- 在浴室設置扶手。
- 地面淨空間應有1500毫米x800毫米。
- 浴缸設置轉移座椅，以方便長者及輪椅人士使用。
- 在主人房廁所的尿廁前設置方位引路磚，以方便視障人士使用。
- 裝置扶手，以方便體弱者、長者和坐輪椅人士使用。

Laundry

- Replacement of the original pantry with laundry area not in the original scheme.

Bedrooms

- Reduction of depth of the smallest bed room, with increased width of the corridor to 1200mm, to facilitate access for people in wheelchairs.
- Repositioning of furniture in Master Bedroom to accommodate a caregiver's bed in optional layout.

曬衣處

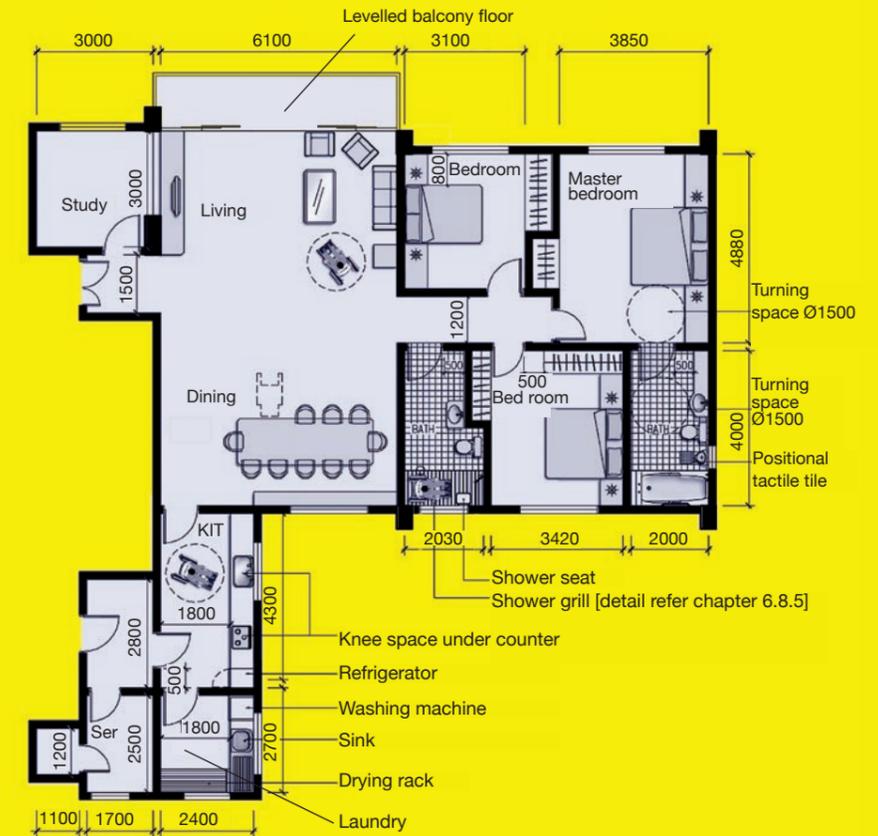
- 將原本的備餐間改為曬衣處。

臥室

- 減低最小臥室的深度，以擴闊走廊的寬度至1200毫米，從而方便輪椅人士進出。
- 重新擺放主人房的傢具，在平面另選方案中設置看護臥床。

7.5.3 Enhanced Layout

改良平面圖



7.5.4 Alternative Layout of Master Bedroom

主人房平面圖另選方案

