



## BEDROOMS

A count of the number of bedrooms is one of the most typical ways in which fast houses are described, appraised, and sold. But this numeric value says nothing about the quality of these spaces or how well they actually meet our day to day needs. Bedrooms are the most personal and intimate rooms in a house. They need to both quiet peaceful places to sleep as well as efficient storage lockers for all of our personal possessions. When children are involved, this latter use becomes even more critical as rooms become stuffed with toys, teddy bears, homework, video games, and other mementos.

Thirty years ago the master bedroom was simply the place where mom and dad slept. Today it is one of the most important rooms in the home. While a giant bed in a giant room may sound appealing at first, be aware that it is usually just a supersized fast house marketing ploy. In reality most of these supersized rooms are poorly proportioned and awkwardly shaped and do not have sufficient natural light or ventilation. A bedroom that is too large and filled with unused furniture is just as problematic as a bedroom that is too small. Instead of floor area, concentrate on the relationship between the bedroom, the en-suite, and the closet. Like a good hotel room, a well designed master bedroom should allow you to get up and get ready in a quick and efficient manner without having to constantly traverse the room, potentially disturbing the lucky one who gets to sleep in.

### Bedrooms

#### Slow Home: Rules of Thumb



##### LIVABILITY

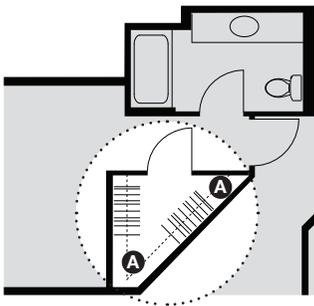
- The bedrooms are located in a private area of the house in close proximity to the family bathroom.
- All bedrooms are sized and shaped to fit a bed without obstructing circulation or wasting space.
- There is an obvious and appropriate location for the bed.
- Efficient closets maximize storage space and minimize floor area.

##### ENVIRONMENTAL FOOTPRINT

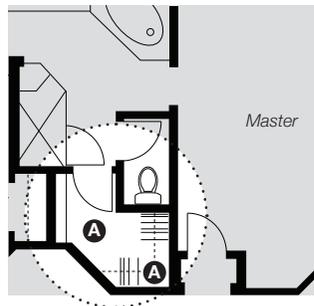
- There are an appropriate number of bedrooms for your needs.
- All bedrooms have good natural sunlight and ventilation.
- The master bedroom and closet are not supersized.
- Avoid colliding geometries that create wasted space.

**Bedrooms:****THE WALK-IN CLOSET**

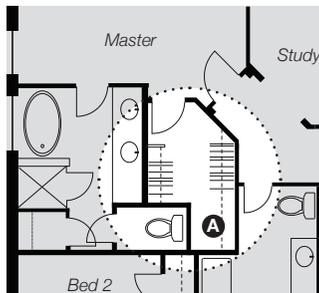
Not all closets are created equal. Although almost every fast house has a walk in closet in the master bedroom, many of them are so awkwardly shaped or proportioned as to be almost useless. Too often they are designed as a marketing feature more than a place to store your clothes. In fact, many offer less hanging space than a conventional closet. Unless you only intend to just throw your clothes on the floor a large sized room does not necessarily result in a good walk in closet. In fact, minimizing excess floor space is often a good way to limit the amount of unnecessary clutter that seems to accumulate in these rooms. Focus on the amount of linear wall area actually available for shelving and remember that colliding geometries and protruding elements from other spaces can significantly reduce efficiency.

**A LOOK AT ALL THE WASTED SPACE**

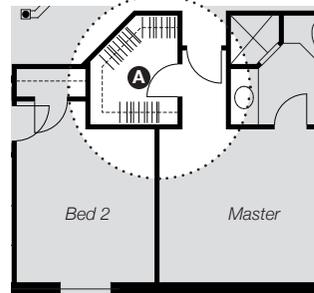
(832 sq ft condominium, California)



(1410 sq ft single family house, Alberta)



(2226 sq ft single family house, Louisiana)



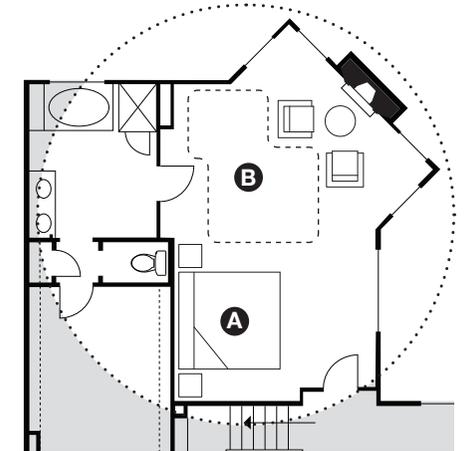
(1710 sq ft single family house, Nevada)

**FAST HOUSE COMMON PITFALLS****1 Supersized bedroom**

Although the master bedroom is supersized, there is really only one place where the bed can be located.

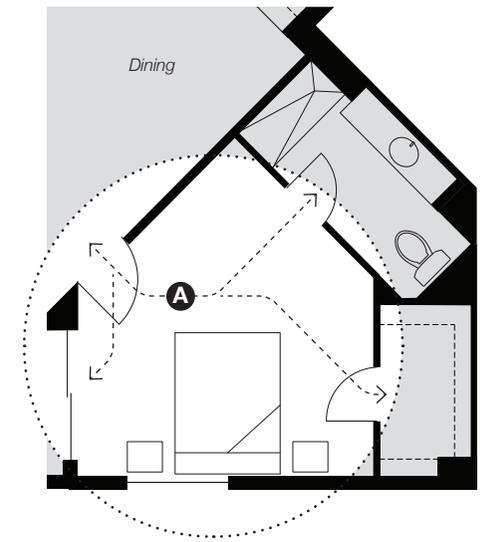
**A** While the fireplace defines a small seating area, the rest of the room is difficult to furnish and results in a lot of wasted space. **B**

(3238 sq ft single family house, Texas)

**2 Insufficient wall space**

This bedroom has doors and windows on every wall of the room. This causes two problems. The first is that there is not enough free wall space to properly place the bed without overlapping the window. The second problem is the conflict between the furniture and the circulation **A** between the various doors.

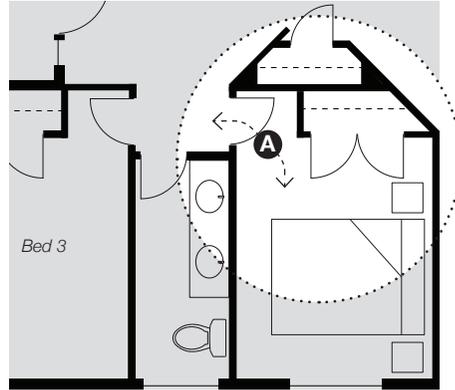
(1681 sq ft condominium, Florida)



**Bedrooms:****FAST HOUSE COMMON PITFALLS****3 Protruding closets**

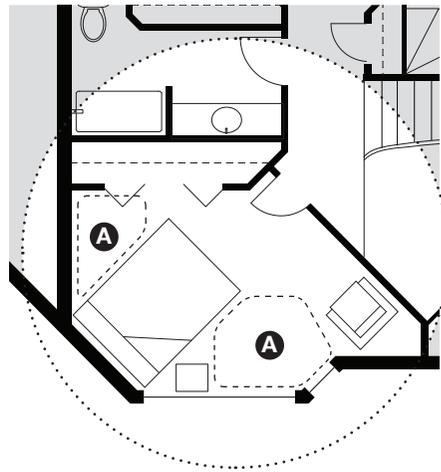
Every bedroom needs a closet. In a well designed room they are usually integrated seamlessly into the walls of the house. In this example however, the closet protrudes into the room directly in front of the door. This obstructs circulation and adds unusable floor space to the room. **A**

*(2630 sq ft single family house, New York)*

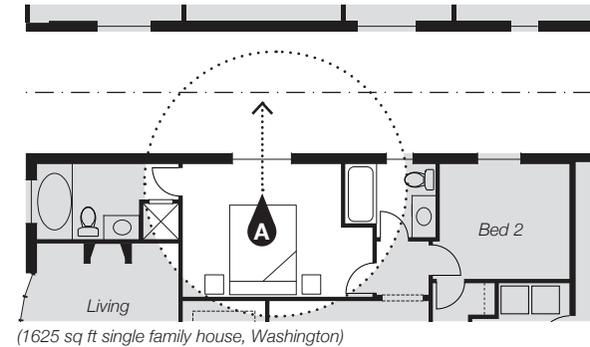
**4 Irregular shaped rooms**

Beds are large rectangular pieces of furniture. They fit best into rectangular shaped rooms. In this house, the angled walls reduce the usable area of the bedroom making it impossible to properly place the bed and creating a significant amount wasted space. **A**

*(2295 sq ft single family house, Missouri)*

**LOCATION • LOCATION • LOCATION**

Size and layout are not the only considerations when analyzing bedrooms. Their location in plan is also critically important. Many fast houses are long and narrow with bedrooms located in the middle of the plan, removed from either the front or rear elevations. These spaces have windows that only look out onto a side yard. **A** In multi family situations additional care must be taken to make sure the bedroom windows do not open into exterior public spaces such as elevators, walkways and staircases. **B** A high quality bedroom should be located in a quiet location and must have good natural daylight and ventilation.

**1 Bedroom looks into sideyard****2 Bedroom beside elevator and exit stair**