

**Proposed CHANGE of USE 1<sup>st</sup>, 2<sup>nd</sup>. & 3<sup>rd</sup>. floors from B1 to 3 No. 1 bed self contained flats Class C3  
LIFETIME HOMES STANDARDS**

**Introduction Statement**

The proposed Change of Use from B1 office to Residential accommodation use has been designed to return the existing redundant commercial upper storey accommodation to active residential use. The existing four storey building is one of many almost identically similar buildings situated in a commercial High Street location with retail ground floor use with accommodation over, now largely in residential use. The High Street location is served by a number of bus routes providing frequent services and pedestrian access to a main line rail station. The location is not suitable for the accommodation of disabled parking facilities but provides adequate disabled 'drop off' access to and from the disabled access facility main entrance, which is situated in an un-shadowed high street location served with appropriate 24 hour street lighting

In consequence the proposed accommodation has been designed to Lifetime homes Standards, as set out in detail below, subject to the exclusion of potential wheel chair use, to comply with Central Government Guidance emphasising the requirement for the maximum use of opportunity sites and utilization of existing accommodation in Urban Areas.

**Adherence to Lifetime Homes standards**

- Standard 1.** Disabled Parking – N/A Proposed Car Free Development. See Introduction Statement above
2. Disabled access from Parking space – N/A See Introduction Statement above
  3. Approach Gradient – Street level access provided
  4. Illuminated Entrance – Lighting to be provided to soffit above main entrance
  5. Common Stair case – Existing easy rise staircase retained
  6. Doorways & entrance widths – All new Doorways comply with 750mm width and 900mm head on and 1200mm non head on access standards, existing doorways adapted to comply
  7. Adaption for wheel chair use – N/A. See Introduction Statement above
  8. & 9. Wheel chair use living, bedroom & kitchen areas – Open Plan layout conforms with requirement.
  10. Wheel chair use Bathroom – Wheel chair use N/A. Floor drainage to be provided to permit later shower adaption.
  11. Disabled assistance handles Bathroom – Handles at 300 & 1500mm may be provided if accommodation requires adaption. Note location of toilet adjacent to bath allows use for entrance to bath from seated position.

- 12.** Provision for stair chair lift – Existing internal clear width of 900mm between wall face and handrail retained to permit adaption of stair lift use if required
- 13.** Provision for disabled hoist – N/A. See Introduction Statement and answer to 12 above
- 14.** Wheel chair access to W.C. – N/A. See Introduction Statement above. Note. 700mm Space at side of W.C will be available if bath is replaced with shower facility, 1100mm space in front of W.C. provided in bathroom layout indicated on application drawings. Also, location of toilet adjacent to bath permits use for entrance to bath from seated position.
- 15.** Window height, Wheel chair use – Existing windows to all proposed new habitable residential accommodation are set at 800mm or below above finished floor level.
- 16.** Power point & light switch location – All new power points and light switches and existing, where retained will be located in accordance with the requirements of this item, as required under the provisions of current Electrical Installation and Building Regulations.