

Lifetime Homes Assessment

Site:-

16 GREVILLE STREET, LONDON EC1N 8SQ

Proposed:-

Proposal Description: Change of use from offices (Class B1a) to workshop (Class B1b) use at basement level and retail use (Class A1) at front ground floor level; change of use from workshop to a self-contained flat (Class C3) at 3rd floor level, including replacement of rear store with single storey extension with refuse and cycle storage, and installation of an additional front entrance door.

Criterion 1- Parking

The existing property has no parking spaces on site, there are parking spaces available in the surrounding roads, but parking in this area is limited.

Criterion 3- Approach to all entrances

The entrance to the existing shop/office has two shallow steps; the steps are reduced to one step at the approach to the new entrance door at the right hand end of the front elevation, as there is a fall in the pavement level across the front elevation. There is also a timber ramp from the rear entrance gate up to the rear entrance door, which will remain.

Criterion 5– Communal stairs and lifts

There are no plans to provide new staircases, the ground to first floor staircase will be altered to enable the removal of the existing landing and provide a small lobby area.

Criterion 6- Internal doorways and hallways

The proposed new works does not allow for any alterations to the existing internal doorways and hallways, as most of the existing complies with criterion 6.

Criterion 7- Circulation spaces

The proposed new flat on the third floor will comply with criterion 7, but there will be no access by wheelchair to this level.

Criterion 10- Entrance level WC and shower drainage

The third floor flat has its own shower room as shown on the drawing and a new shower room will be provided in the ground floor rear extension for the use of the other floors.

Criterion 12- Stairs and potential through-floor lift in dwellings

It is not intended to provide any stair lifts.

Criterion 14- Bathrooms

The proposed new flat will be provided with its own shower room as shown on the drawings.

Criterion 15- Glazing and window handle heights

All the windows in the existing third floor workshop comply with criterion 14, all these windows will remain.