

4.1 CHANGE OF USE

The proposal requires a change of use from B1 to C3. The building already houses a residential flat, showing the appropriateness of this use class for the site. The change of use aims to improve the standard of the C3 accommodation provided to comply with the London Housing Guide while providing a mix of units. The use class of the ground floor and basement (A1/A2/B1) is proposed to remain the same for commercial use.

4.2 ACCESS

The new shop front will provide a public entrance from the street to the A1/A2/B1 commercial space, with private entrances for the commercial tenants, directly off Crown Place and through the courtyard at the rear of the property.

The entrance for the residential flats above is also from Crown Place, and leads to a communal staircase providing access to each flat above.

Bin stores and cycle stores are entered directly from Crown Place, giving ease of access and separating them from the entrance lobbies.

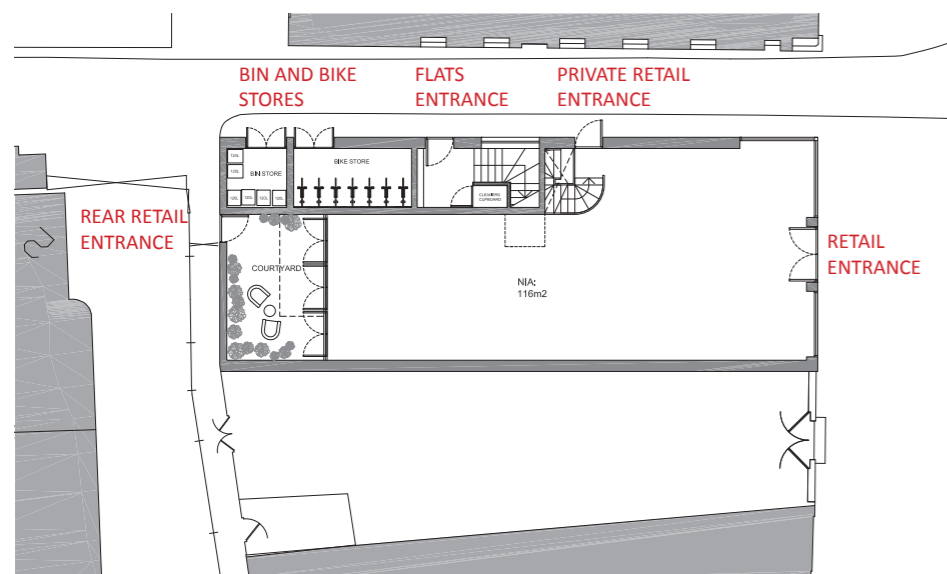


Fig 01. Ground Floor - Access

4.3 LIFETIME HOME STANDARDS ASSESSMENT

The scheme complies, where possible, with Lifetime Homes standards. The table 01 is a review of the proposal against the criterion set out in the Lifetime Homes Assessment.

Criteria	Description	Compliance
Criteria 1	Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.	Car parking is not provided on site.
Criteria 2	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	Car parking is not provided on site.
Criteria 3	The approach to all entrances should be level or gently sloping.	Level access can be achieved for all entrances.
Criteria 4	All entrances should: a) be illuminated b) have level access over the threshold c) have a covered main entrance	a) yes – compliant b) yes – compliant c) entrance as existing
Criteria 5	a) Communal stairs should provide easy access b) Where homes are reached by a lift, it should be fully accessible	a) Compliant b) No lift provided.
Criteria 6	The width of doorways and hallways should conform to: Door width Corridor width 750 900 (head on) 750 1200 (not head on) 775 1050 (not head on) 900 900 (not head on) Front door should be 800mm	Compliant.
Criteria 7	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.	There is no lift - the flats are not wheelchair accessible.
Criteria 8	The living rooms should be at entrance level.	Compliant
Criteria 9	On houses of two or more stories, there should be space on the entrance level that be used as a convenient bed-space	Compliant
Criteria 10	There should be: a) A wheelchair accessible WC on entrance level b) Drainage provision enabling shower to be fitted in the future	All bathrooms on entrance level to each flat.
Criteria 11	Bathroom and cloak room walls should be strong enough to accommodate grab rails	Bathroom walls will incorporate a plywood backing to accommodate grab rails.
Criteria 12	The design should incorporate: a) Provision of a stair lift b) A suitably identified space for a through the floor lift from ground to first floor	Building can be adapted to provide a stair lift if required.
Criteria 13	The design should provide a reasonable route for a hoist from a main bedroom to the bathroom.	The layout can accommodate a simple knock-out between bedroom and bathroom.
Criteria 14	The bathroom should be designed to incorporate ease of access to the bath WC and wash basin	Compliant
Criteria 15	Living room glazing should begin at 800mm or lower and windows should be easy to open / operate	Compliant
Criteria 16	Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200 from the floor)	Compliant

Table 01. Lifetime Home Assessment