



some possible configurations of mixed-different residential types



The rooms needing the most maintenance and refurbishment, bathrooms and kitchens, should be located to make change easier (proposed house type for Trowbridge Estate redevelopment, Hackney: PRP Architects)



Walter Segal – designed self-build social housing in Lewisham, London

Vertical mixed-use: make it stack up

Flats or offices can often be accommodated over shops, restaurants, community or leisure uses. Use combinations including high-intensity activities, such as nightclubs, work well when located under commercial space, less well when sited under a block of apartments. Table 5.5 provides some detailed design recommendations for mixed-use buildings.

Table 5.5 Recommendations for Detailed Design of Mixed-use Buildings

Detailed element	Advice
Entrances	Separate entries from the street to upper levels. Position so as not to break up ground floor retail continuity.
Parking	Secure parking, with allocated spaces for residents in larger developments. Shared use of both on-street and off-street space can be incorporated (such as daytime use for offices, evening use for residents).
Service and rubbish centres	Position to the rear of developments, with measures to mitigate adverse noises and smells (that avoid the need for lorries to use their reversing horns, for instance).
Sound insulation and internal planning	Mitigate noise impact with sound insulation and sensitive internal planning. Acoustic barriers are particularly necessary between restaurants or nightclubs and residential accommodation.
Vents	Extend vents from smell or pollution sources (such as basement parking emissions) away from housing.

5.4.2 ADAPTABILITY AND RE-USE

Home is where the heart is

Flexible buildings offer occupiers the opportunity to modify and personalise their homes and workplaces. They can be altered to suit individual preferences and changes in use. Much is down to the configuration of the building (its height, width and depth - see 5.3), access arrangements, the amount and configuration of internal space, and the way that thresholds are dealt with (see 5.2.1). However, other innovative means of designing-in flexibility can be employed, such as:

- creating a ‘kit of parts’ which enables units selected by prospective occupiers to be ‘slotted-in’ to the structural frame;
- designing a modern form of the traditional town house, so that the internal uses and circulation can be changed to meet new requirements;
- promoting self-build schemes (see opposite).

Access for all

Buildings and public spaces must address the needs of everyone, and especially those with pushchairs, people with disabilities and the elderly. ‘Lifetime Homes’ respond either to “the changing needs occurring throughout one family’s lifetime - raising small children, accommodating the teenager with a broken leg, having grandparents to stay, mobility difficulties on old age - or... the varying needs of numerous changes of occupier in the same home” (JRF, 1997). The established guidelines over these matters need attention (most notably the new Part M of the Building Regulations), particularly in relation to the detailed design of the building/street interface.