

Design and Access Statement

41 Glisson Road, Hillingdon, UB10 0HJ

General

The attached planning application relates to the semi-detached property obtaining a C2 planning application for a change of use to a residential care home for children.

Location

The site is located at 41 Glisson Road, Hillingdon, UB10 0HJ.

The property is located in a side street leading off a main road (Long Lane). There are many public transport services within the area including trains, buses and over ground services. The surrounding properties are all similar. Many of the properties have had extensions, loft conversions undertaken to suit their needs.

This property is a 4-bedroom home. Which will be used as a 2/3 bed children's home. The plan is to house a maximum of 3 children with 1 staff sleeping in at night. During the day there will be 2 staff with 3 children who will be supervised 24 hours a day. There will also be a manager on site during the day. Visitors will be allowed and will have pre booked appointments unless in an emergency. The proposed change of use does not change the occupancy of the property's current use as a 3-bed home, where there could be over 5-6 people living in it.

Our background

The team have been working with vulnerable children / adults in care for the past 20 years. They fully understand children's needs and understand the level of care and attention they need when living in residential care. The team fully understands that Hillingdon Children's Services strive where possible to accommodate their looked after children within the borough, keeping them in touch with their families and their local communities. In reality, we know that this is not always possible, which places further strains on resources for the Local Authority as well as added pressure for children and their families. We have now acquired this 4-bedroom home that we plan to use as children's home to broaden the local council children's residential resources.

We believe this will support Hillingdon Council in meeting the specialist housing needs of the borough and due to the location of the property, would not have an adverse impact on the character and appearance of the area, neighbour amenity, parking and highway safety. We have been in consultation with the children's social care residential

placements department to ensure that the demand is met in placing vulnerable looked after children in well run, safe residential settings.

Parking

We have ensured there is ample parking. On the driveway there is private parking for at least 2 cars. There is also additional parking on the road.

The building and the home

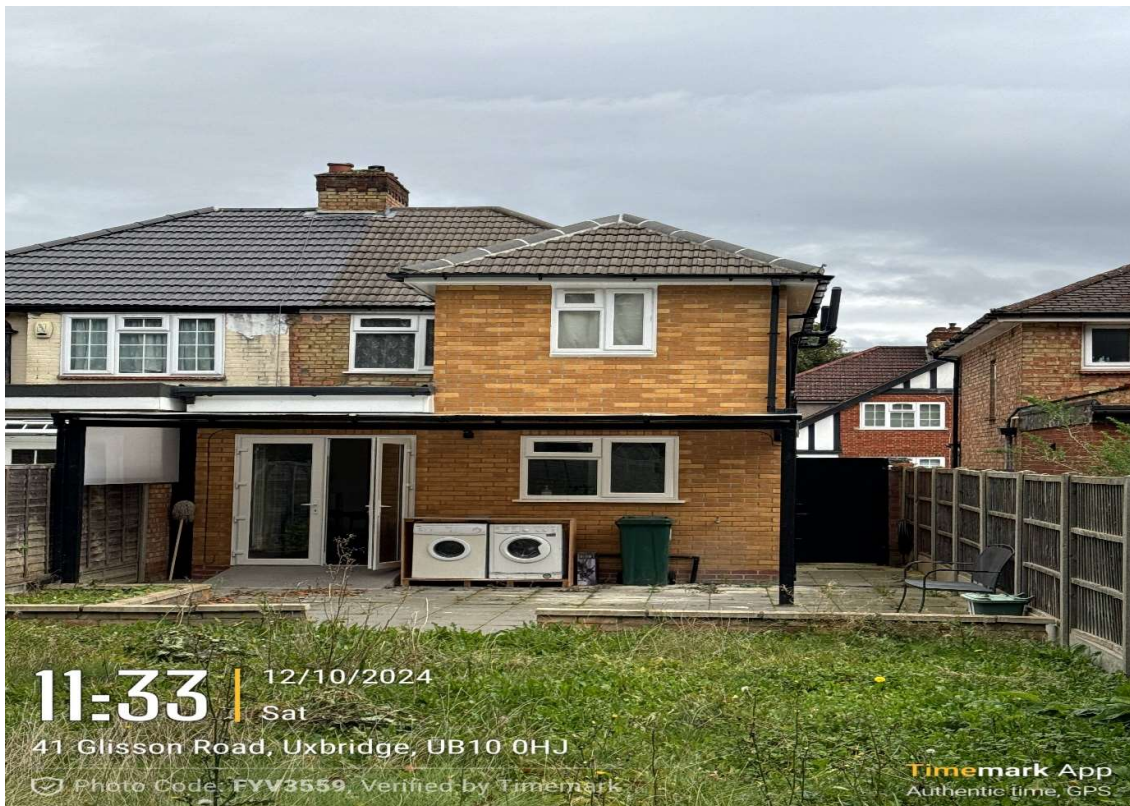
The property has adhered to plans that comply with building regulations; The team has consulted with a specialist fire safety inspector to ensure that the fire system in use is in line with regulations for this size of property. The plan to operate this home to create stability for children, with minimal disruption to ensure they can remain in their local community and move forward in their lives.

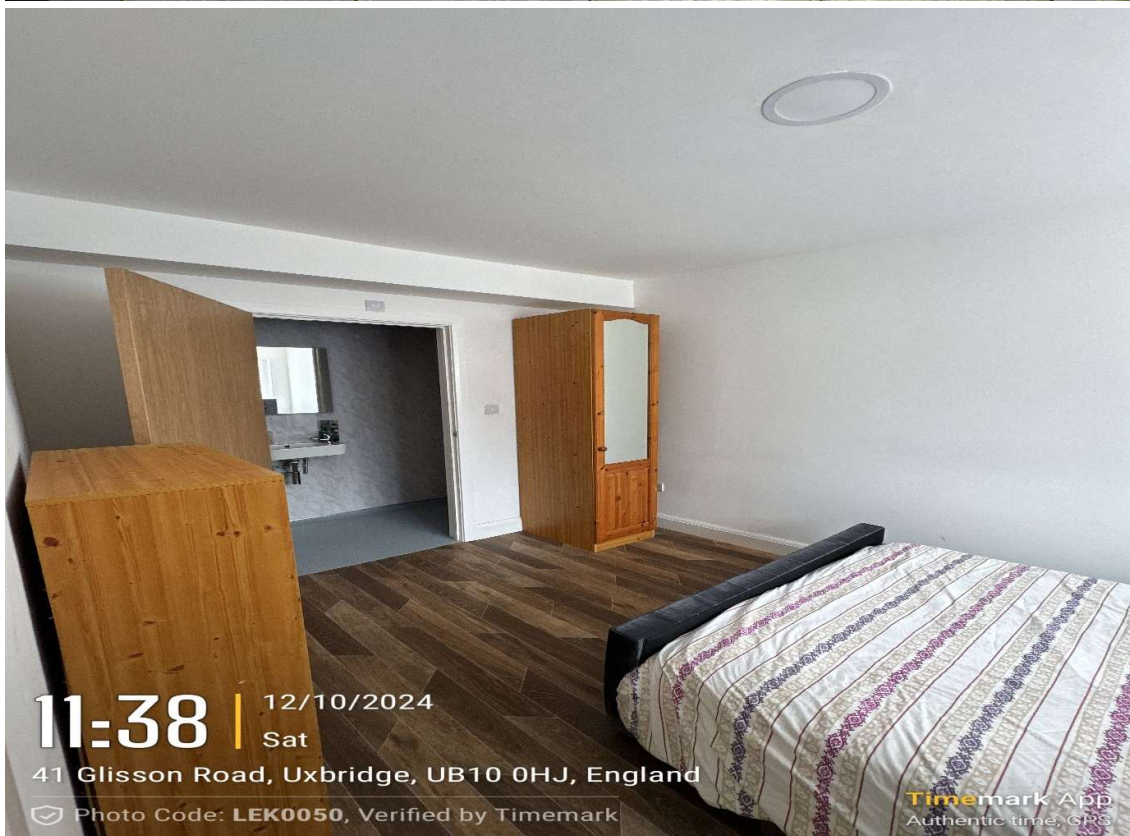
There are 4 toilets which can be used within the property. There is one bath option and two shower options to accommodate the two to three children. There is also a TV, dining and kitchen area all of which contribute to the family living aspect of the home.

The garden is large with an appropriate seating area for the children to relax and play.











Location Plan

