



Northwood House Family Assessment Centre

Foundation of Resilience

PLANNING STATEMENT

Proposed Change of Use from Class C3 (Dwellinghouse) to Class C2 (Residential Institution)

Property Address: 63 Northwood Way, HA6 1AU

Applicant: Northwood House

1. Introduction

This Planning Statement supports an application for the **Change of Use from Class C3 (Dwellinghouse) to Class C2 (Residential Institution)** at **63 Northwood Way, HA6 1AU**, under the **Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 3, Class MA**.

The property proposes to operate as a Residential Family Assessment Centre, offering essential services to mothers and babies within a residential setting. This application seeks to change C3 (Dwellinghouse) to Class C2 (Residential Institution) in compliance with local and national planning policies.

2. Proposed Use Description

- Northwood House will be a Residential Family Assessment Centre which accommodates two mothers and their babies. The children who reside in the centre will be under the age of 12 months old. The mothers and babies will reside in the centre at any time (up to six months).
- Residential Family Assessment Centers is a provision that is designed to support a mother and baby and local authorities by providing comprehensive, evidence-based assessments

of their parenting skills. Each parent is referred to by local authorities and court ordered. The children are subject to court orders such as Interim Care Orders s20 Children Act 1989.

- Parents are required to be supervised on a 24-hour basis during their stay within the centre and community.
- The residential family assessment centre is supposed to assume the appearance of a normal family residential home in the community, giving the normality of a family home whilst supporting them to access community resources such as parks.

3. Justification for Change of Use

- It is a statutory requirement for OFSTED that the change of use is approved by the local authority to satisfy registration criteria. OFSTED will be the regulatory authority for the centre, ensuring the standards are made via inspections.
- There are no physical alterations proposed to the building or its surroundings. There are no proposed plans for any building work.
- The property faces a main road and has a public walkway to the left side.
- The property integrates seamlessly into the existing residential neighbourhood, maintaining its character and visual appearance.
- The low occupancy level ensures that the use remains in line with the scale and impact of standard residential family homes.
- The proposal represents a small-scale provision, accommodating only two mothers and their babies, which is no larger than a typical family of four.

This proposal demonstrates that the use is compatible with the surrounding area and does not create any adverse effects on neighbouring properties.

4. Impact on Amenities

The proposal ensures minimal disruption to local amenities:

- Accommodation is limited to two mothers and their babies at any one time, maintaining a residential character and reducing potential noise or activity disturbances.
- Sufficient off-street parking is available on-site, preventing any adverse impact on local parking provisions or traffic flow. The driveway can accommodate three cars at any one time.

Our visitors and staff will park on the driveway. (**PLEASE SEE PHOTOGRAPHS OF DRIVEWAY, READ VISITORS POLICY, PARKING SUMMARY & PLAN ATTACHED**)

- **Mothers will not have cars** and will be using public transport. The house is located near two underground train stations half a mile from the house, Northwood Station and Northwood Hills Underground, which is half a mile in either direction from the property. There is also Bus H13, which runs past the property. The house is near Northwood High Street (Green Lane), which is less than a 10-minute walk. Our residents and staff can also get several buses from there to go to Harrow, Ruislip, Uxbridge and Ealing Hospital.
- There is a visitors' policy that states that all visitors to the centre need prior approval from the local authority and that visitor frequency and numbers are limited and arranged in advance.
- The low occupancy model and residential care focus to ensure the property continues to integrate seamlessly into the surrounding community.

6. Compliance and Standards

Northwood House adheres to:

- National Minimum Standards and Statutory Requirements as set out for Residential Family Centres by governmental regulatory body. **Please see below link to standards**
<https://www.gov.uk/government/publications/residential-family-centres-national-minimum-standards>
- Northwood house will also be regulated by OFSTED, which will visit the property for inspection.
- Northwood House will also have to meet the requirements for the Local authority's placements for children standards.
- Policies promoting quality care, cultural inclusivity, and anti-discriminatory practices.

The centre is staffed by qualified social workers and family support practitioners, ensuring the highest standards of care and professionalism.

7. Details of Facilities Provided

The accommodation at Northwood House includes:

- **Individual bedrooms for parents and communal living spaces** designed for safety, privacy, and comfort.
- **Dedicated areas for workshops, training sessions, and support meetings.**
- **Fully equipped facilities** catering to the day-to-day needs of mothers and their babies.
- **The parents and their babies will also use the garden facilities and local parks for recreational pursues.**

The facilities are maintained to meet all relevant regulatory and safety standards.

8. Statement of Consistency with Local Plan

This change of use aligns with **Hillingdon's Local Plan objectives** by:

- Supporting **diverse housing needs** within the borough.
- Providing a **specialist housing solution** for vulnerable mothers and their babies.
- Encouraging **social integration** and **long-term stability** for families.

Northwood House contributes significantly to local social care objectives by providing essential support services in a residential setting.

9. Conclusion

This application seeks to formalise the use of **63 Northwood Way** as a **Class C2 Residential home**.

Hillingdon Children's Social Care will benefit from having a specialist children's placement in their area, which in turn will be a valuable resource which would benefit the local authority and the vulnerable families in Hillingdon.

The proposal demonstrates:

- The government requirement for such placement provisions to be underclass C2 residential institutions.
- **Compatibility with the scale and character of the surrounding neighbourhood.**
- **No proposed physical changes to the property or its surroundings.**

- **Minimal impact on local amenities or infrastructure.**
- **Continued delivery of essential community services.**

Northwood House remains committed to providing a safe, supportive, and nurturing environment for mothers and their babies, promoting positive outcomes for families and contributing to the broader community.