

Design & Access Statement

180 Church Road, Hayes, UB3 2LS

Single storey front/side/rear extension and conversion of roof space to habitable use to include a rear dormer and two front roof lights (Part Retrospective). New Outhouse to rear. Conversion of property from C3b to C2.

PRE-PLANNING APPLICATION REF 44204/PRC/2020/156

A pre-application was carried out on the proposed development as well as alteration to the part built loft.

In response to the pre-application the following have been revised.

1. Dormer revised and split up to make two separate dormers. As recommendation on Page 6
2. The depth of the single storey rear extension has been reduced to a depth of 3.6m as per the Council Policy note on page 4. Issued raised on page 6 point 3.
3. Self contained rooms omitted. ie Kitchen to individual rooms have been removed from plan. Issue raised on Page 6 point 3. All rooms are now only with showers.
4. One car space omitted as the revised proposal is not of separate units. The kerb has been moved to the centred to the property to ease car parking and it is proposed to relocate the parking marker pole to the boundary.
5. There have been no adverse comments on the Outbuilding. Refer to Page 6 second paragraph.



Client: Mr Sarabjit Ahluwalia
Reliant Care Limited, 200 Northolt Road, South Harrow, HA2 0EN
E: subz@reliantcare.co.uk
M: 07809 715176

Agent : Mr Ravi Patel
R P Design, The Studio 7 Elmhurst Close, Bushey WD23 2QB
E: ravi7patel@yahoo.co.uk
M: 07946 206924

Introduction:

Reliant Care Limited, Est Sept 2009, provides support to individuals enduring a range of mental health issues. We work with our residents to engage them in a recovery and rehabilitation programme which is aimed to build the foundations of independent living within a community environment. The majority of our service users have been in hospital for many years and so the transition from an institution to a community setting can be challenging. We are here to provide support through this transition.

The existing property is already in use as Class C3b Residential Care Home however we wish to enhance their living and integrating back into society with the proposals noted below.

The Proposal:

- The proposals include the refurbishment (redevelopment) of 180 Church Road to provide the following:
 - Single dwelling with 5 Bedroom facility with En suit showers for vulnerable adults with mental healthcare concerns (Use Class C2).
 - Dual purpose Office with Educational Training Room.
 - Outbuilding – Leisure and Games Room.
 - Front private drive for 3/4 car park space and designated bin area.
 - Cycle stand and covered smoking area is provided to the rear
 - A total of 3 full time staff will be employed to manage and support the tenants, with a further 4 members of staff providing prevocational education courses and supported employment.

The proposed use:

The conditions of future residents of the care facility include paranoid schizophrenia and bipolar disorder. Prior to occupying one of the proposed units, each tenant will undergo an assessment in order to determine whether the facility is suitable for their needs.

The overarching goal of the proposed development is to allow residents to learn a range of life skills in order to facilitate a transition to a more independent lifestyle. However, throughout the duration of their residency at the facility, tenants will live within a controlled environment, receiving ongoing health and social care and support from the both the staff and external professionals.

Each resident will receive as an absolute minimum, 5 hours of care per week. It is likely that the majority of residents will receive far in excess of the minimum provision. The specific nature of the care provided will depend on the needs of each tenant but is likely to include.

- Basic healthcare compliance
- Individual key worker counselling
- Development of social skills through controlled pre-vocational education and employment opportunities
- Maintenance of residents basic hygiene needs and assistance with daily activities (e.g. shopping/exercise)

Teaching of cooking proper meals as a skills

The proposed Bedrooms have been designed to incorporate specific design features to ensure tenants live in a safe and controlled environment. For example, level threshold showers and externally located fuse boxes limit the capacity for tenants to accidentally damage each bedroom. Furthermore, bi-metric entry system will be used by the tenants in order to control access to particular areas of the property, with residents separated based on their specific needs.

The site will be staffed 24 hours a day with staff working in a shift pattern. ~

The unit will allow residents to learn basic life skills, taught by both full-time staff and specialist part time staff and guest speakers. The office space will be used by staff for the day-to-day operation of the site. The communal kitchen to be used for training in the art of cooking with minimum of 10 different manageable recipes.

The definition of C2 in the Town and Country Planning (Use Classes) Order 1987 (as amended) is: ***“Use for the provision of residential accommodation and care to people in need of care (other than use within class C3 (dwelling houses))”***. Article 2 of the Use Classed order defines “care” as ***“personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder...”***

Therefore, given the proposed use of the care facility, it is considered that the proposals fall within the Land Use Classification of C2

Local Authorities Policies. Policy supports the provision of previously developed land for sheltered housing and extra care housing, provided the proposed development is in an accessible location.

Local Authorities of a view states that the provision of secure accommodation is a necessary component of social care provision, which can also assist with the integration of vulnerable people and special need groups into the wider community. The supporting text goes on to suggest that the needs of future occupiers will be best met in areas with good access to public transport, shops and services.

Landscaping

The site area is 381m²

The front driveway is concrete in bad shape with weeds over growing. Its proposed to replace this with Permeable block paving.

Parking

Three parking spaces have been noted on the plans to the front driveway including a disabled space.

Conclusion

It is hoped that the Planning Officers will be able to support the current revised proposals to improve the living accommodation for the Care home.