



Chartered Town Planners & Architectural Technicians

DESIGN AND ACCESS / PLANNING STATEMENT

Change of use of premises from C3 to Use Class C2 (Care Home).

Property Address: 49 Dawley Road, Hayes, UB3 1LU.

June 2026

1.0 INTRODUCTION

1.1 This Design and Access / Planning Statement is submitted on behalf of the applicant in respect of a planning application to change the use of the premises from C3 to C2 (care home). This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

1.2 This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of any relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

2.0 SITE DESCRIPTION AND SURROUNDINGS

2.1 The property in question is a large two-storey semi-detached dwelling located on the west side of Dawley Road. There is parking (for at least 2 cars) to the front. There is a generous rear garden.

2.2 There is a variety of building styles and treatments along Dawley Road. This variety is evidenced in differing building forms, and through a variety of extensions and alterations to properties.

2.3 The wider area is very much mixed use in character. Within approximately 800m (a 5-10 minute walk) there is a commercial / retail parade (south on Dawley Road), recreation ground, several schools, medical centre, and pharmacy.

2.4 The site is in flood zone 1 and at low risk of flooding.

2.5 Many bus routes run nearby including No's 696, 698, and U4. Hayes and Harlington Station is within walking distance. The surrounding road network is conducive to cycling.

3.0 PROPOSED DEVELOPMENT

3.1 It is sought to change the use of the property to a small-scale C2 use to facilitate a care home for up to three residents. The home will be run by ‘thencgroup’ (www.thencgroup.co.uk), an experienced care home operator of over 30 years, and proposes to cater for vulnerable young people who require not only accommodation but also support with life skills and preparation for adulthood.

3.2 Young people would each have their own bedroom and would share communal areas including a living room and kitchen. The supported accommodation aims to provide stability and consistency for young people, ensuring continuous access to local services such as education and healthcare, while fostering the development of strong relationships within the community. The staff cover different shifts throughout a 7-day week from 8am to 8pm and then hand over to directly employed night staff who are on site throughout the night. There will be a service manager who works Monday to Friday and provides additional support to all young people and the staff team.

3.3 No changes are proposed externally to the property.

4.0 PLANNING HISTORY

4.1 There are no recent or relevant planning history for No. 49 according to Hillingdon online planning records.

5.0 CONSIDERATION OF PLANNING POLICY

The National Planning Policy Framework 2024

5.1 Para. 63 of the National Planning Policy Framework 2024 (NPPF) recognises the need to cater for the housing needs of different groups within the community

The proposed development would provide a high-quality care home to meet the needs of those requiring assistance in the community.

The London Plan (2021)

5.2 Policy H12 (Supported and specialised accommodation) of the London Plan (2021) supports the provision of accommodation for young people with support needs. *The proposed development is considered fully in compliance with this policy.*

Hillingdon Local Plan Part 2 Development Management Policies (2020)

5.3 The property is not affected by any adverse or restrictive planning designations.

5.4 Policy DMH8 of the Local Plan deals with care homes. It states:

“Policy DMH 8: Sheltered Housing and Care Homes A) The development of residential care homes and other types of supported housing will be permitted provided that:

i) it would not lead to an over concentration of similar uses detrimental to residential character or amenity and complies with Policy DMH 4: Residential Conversions;

ii) it caters for need identified in the Council's Housing Market Assessment, in a needs assessment of a recognised public body, or within an appropriate needs assessment and is deemed to be responding to the needs identified by the Council or other recognised public body such as the Mental Health Trust;

iii) the accommodation is fully integrated into the residential surroundings; and

iv) in the case of sheltered housing, it is located near to shops and community facilities and is easily accessible by public transport.

B) Proposals for residential care establishments which fall under Use Class C2 must demonstrate that they would provide levels of care as defined in Article 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended)”.

The proposed development is considered fully compliant as follows:

- ***There is no over concentration of similar uses in the area.***
- ***The Hillingdon Housing Strategy 2021/22 to 2025/26 identifies supporting independent living as one of its priorities. It is stated “The council is committed to protecting vulnerable people and enabling people, as far as possible, to live independently. Many people require some help and support to do this either in specialist housing specifically provided for their needs or through floating support provided in general housing” (page 60).***
- ***A management plan will be in place for the property.***
- ***The accommodation would be fully integrated into the residential surroundings. It would have the appearance of a typical residential dwelling and, in many respects, would function as a typical residential dwelling.***
- ***It can be confirmed that the property would provide levels of care as defined in Article 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The applicant is happy to provide any additional information as considered necessary by the Planning Authority in this regard.***

5.5 We submit, as Appendix A to this Statement, three letters of support for the proposed use.

6.0 CONCLUSION

6.1 In conclusion, having regard to the matters set out in this Statement, it is submitted that the change of use is policy compliant.

6.2 The use is in response to an identified need. The site is a sustainable location which is well served by public transport and necessary day-to-day facilities, services and amenities.

6.3 The applicant is amenable to providing further information, if required, and to accepting reasonable planning conditions attached to any grant of planning permission. The applicant would welcome the opportunity to discuss any conditions.

16/05/2026

Dear Sir/Madam,

I am writing in support of the proposed assisted living service for vulnerable young people within the London Borough of Hillingdon.

I currently work in Recovery Support for vulnerable adults in supported living services across the borough. Through my experience, I have seen how important early intervention and structured support can be for individuals with mental health difficulties, learning needs, and other vulnerabilities.

There is a clear need for more services aimed at young people. Providing support during earlier stages of life can help build independence, stability, and better long-term outcomes. Many adults I have worked with have spoken about how earlier support could have positively changed their circumstances.

Supported living offers a safe and structured environment with trained staff available to provide daily support, safeguarding, guidance, and encouragement towards education, routine, and community engagement. Working alongside healthcare professionals, social workers, and education services allows for a more joined-up and person-centred approach.

I believe this service would be a valuable addition to the borough and would have a positive impact on vulnerable young people and the wider community. I fully support this application and hope it receives favourable consideration.

Kind regards,

Reyhan Rajput-Khan



Recovery Support Worker
Diverse Services Ltd
rey@diverseservices.co.uk



To:

21st April 2026

Planning Department

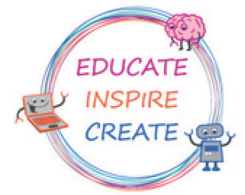
Hayes & Harlington
Council

To Whom It May Concern

I am writing to formally support the proposed supported accommodation/managed housing application for 49 Dawley Road, Hayes, UB3 1LU.

I currently work within a SEN college as a Manager and Lead Curriculum Developer, while also being contracted across several schools and educational settings throughout London. Through these roles, I have extensive experience supporting young people aged 14+ with a range of additional needs, barriers, and vulnerabilities. I have worked across London for over 15 years within education, youth development, and community support settings. Alongside my educational role, I also run my own company delivering coding and robotics programmes to learners of all abilities, including young people with Special Educational Needs and Disabilities (SEND).

Throughout my career, I have worked closely with vulnerable young people who require not only accommodation, but also structured support, guidance, life skills, and preparation for adulthood. Many young people transitioning into adulthood face challenges around independence, emotional wellbeing, education, employability, and social integration. Suitable assisted living environments play a critical role in helping them develop confidence, stability, responsibility, and the practical skills required to become independent members of society.



From both professional and first-hand experience, I am aware of the significant shortage of supported accommodation within the Hayes and Harlington borough and across wider London areas. There is a growing demand for safe, supportive, and well-managed accommodation for vulnerable young people, particularly those transitioning from care, education settings, or unstable living situations. Unfortunately, current provisions are limited, and the lack of available placements continues to place pressure on local authorities, education providers, and support services.

The proposed property at 49 Dawley Road, Hayes, UB3 1LU is situated in an ideal location to help meet this increasing demand. Hayes is an area where additional supported accommodation is greatly needed, and this provision would offer vulnerable young people access to a safe, stable, and supportive environment within the local community. Its location also allows access to transport links, education opportunities, employment pathways, and local support services, all of which are important in preparing young people for adulthood and independent living.

In my experience, well-managed supported accommodation has a direct positive impact on reducing risks associated with homelessness, exploitation, isolation, disengagement from education, and poor mental wellbeing amongst young people. It also creates opportunities for them to build routines, access mentoring, continue education or training, and develop life skills that benefit both the individual and the wider community.

I fully endorse and support this application as I believe it will provide an important and much-needed service within the community. Increasing the availability of quality supported accommodation in Hayes and Harlington will help alleviate pressure on existing services while creating positive opportunities for vulnerable young people who require care, guidance, and support as they prepare for adulthood.

Should you require any further information, please do not hesitate to contact me.

Regards,

Smah Abdelrahim
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20th May 2026

**Planning Department
Hillingdon**

**Re: Planning Support for Proposed Change of Use – 49 Dawley Road, Hayes
UB3 1LU**

Dear Sir/Madam,

I am writing in support of the planning application submitted by Investments R Us, for the proposed change of use of 49 Dawley Road to a residential children's home under Class C2.

I work within the care sector and have experience in the provision of care for young people, giving me a strong understanding of the operational and safeguarding requirements involved in running a well-managed children's home.

Having reviewed the proposal, I believe the development is appropriate for a residential setting and will provide a stable, supportive, family-style environment for children. Homes of this nature typically integrate well into local communities and operate similarly to a standard household, without causing noise, traffic, or other disturbances.

These settings are designed to offer consistency, structure, and emotional support, which are essential for positive outcomes for young people. A smaller residential home environment can also enable more individualised care and stronger relationships between staff and residents.

In my professional opinion, this proposal is suitable and would contribute positively to the availability of high-quality care placements within the area, supporting local needs and reducing reliance on placements further afield.

Yours faithfully,

M.Patel

Manisha Patel
Operations Director

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APPENDIX B

1. Intended Occupants

The proposed children's home will accommodate a maximum of three children and young people aged between 8 and 17 years.

The home is intended primarily for looked-after children who have emotional and behavioural difficulties (EBD) and who require a safe, stable, structured and nurturing residential environment.

The children accommodated may have experienced adverse childhood experiences such as family breakdown, instability, neglect, trauma or previous placement disruption. These experiences may present through difficulties with emotional regulation, relationships, behaviour, self-esteem, trust and boundaries.

The home is not proposed as a secure unit, psychiatric facility, hospital, nursing establishment or specialist clinical institution.

It is also not intended to provide highly specialised provision for children whose primary needs arise from profound learning disabilities, acute psychiatric conditions or medical dependency.

Any associated or additional needs identified in an individual child will be considered as part of the referral and matching assessment, but a placement will only be accepted where the Registered Manager is satisfied that the home is appropriately staffed and equipped to safely meet that child's needs.

Each referral will therefore be individually risk assessed before admission, taking account of:

- the child's assessed needs;
- known risks and vulnerabilities;
- behavioural and emotional presentation;
- education requirements;
- compatibility with children already residing at the home;
- safeguarding considerations; and
- whether the home can safely and appropriately meet the child's needs.

The intention is to operate a small, family-style residential children's home, rather than an institutional facility.

2. Care and Support Provision

Residents will receive 24-hour residential care, supervision and support in accordance with their individual care plans, placement plans and risk assessments.

Care will be child-centred and trauma-informed and will include, as appropriate:

- emotional and behavioural support;
- consistent routines, boundaries and structure;
- individual key-working sessions;
- support with emotional regulation and positive behaviour;
- safeguarding and risk management;
- education and school attendance support;
- assistance attending health, education and professional appointments;
- development of positive relationships;
- support to maintain appropriate contact with family and significant people;
- recreational and community activities;
- development of social and life skills;
- age-appropriate development of independence;
- preparation for adulthood for older residents; and
- partnership working with social workers, schools, health professionals and other agencies.

The children will receive continuous adult supervision appropriate to their age, assessed needs and individual risk assessment.

The residents would not ordinarily require nursing care or clinical personal care of the type associated with a nursing or medical establishment.

Staff will provide the ordinary day-to-day care, guidance and assistance expected within a children's residential home.

Where additional specialist input is required, the home will work alongside the placing authority and relevant external professionals such as social workers, education providers, health services and CAMHS as appropriate.

3. Staffing Arrangements

The property will operate on a 24-hour basis.

During normal operation, there will generally be two residential care staff on duty to support a maximum of three children.

The service will additionally have a Registered Manager, who will have overall responsibility for the management of the home, safeguarding, staff supervision, regulatory compliance and quality of care.

The Registered Manager will generally work during daytime/business hours and will not form part of every routine care shift.

A larger staffing team will necessarily be employed overall to provide shift rotation, annual leave, sickness and training cover. This should not be confused with the number of employees physically present at the property at any particular time.

Accordingly, during normal daytime operation, there would ordinarily be two care staff present, with the Registered Manager also present during periods when undertaking duties at the property.

At night, staffing arrangements will ordinarily include an overnight/sleep-in member of staff together with the staffing provision determined by the individual risk assessments and needs of the residents.

Where a child's risk assessment identifies a requirement for waking-night or enhanced support, appropriate staffing arrangements will be implemented.

The anticipated maximum number of staff ordinarily present at the premises at one time would therefore generally be three, comprising two members of care staff and the Registered Manager.

There may occasionally be a short overlap during staff handovers, staff meetings, training, professional visits or where an individual child's assessed needs temporarily require additional staffing.

These occasions would not represent the normal day-to-day staffing level of the home.

The sleep-in member of staff will be provided with designated sleeping accommodation within the property.

This room can also be identified on an amended floor plan if required.

4. Need for the Development – Policy DMH 8

The proposed children's home responds directly to an identified requirement for suitable residential accommodation for looked-after children and young people who cannot safely remain within their family home and for whom foster care or another family-based placement is not presently suitable. Letters attesting to need are set out in Appendix A.

There is particularly a requirement for small, stable residential settings capable of supporting young people with emotional and behavioural difficulties.

The proposed home would provide accommodation for only three children, allowing a high level of individual care, stability, consistent staffing and relationship-based support within a normal residential environment.

Importantly, the need for high-quality residential children's provision within Hillingdon is recognised by the London Borough of Hillingdon itself.

Hillingdon Council operates residential children's services as part of its responsibilities as corporate parent and has identified the importance of providing high-quality residential childcare for children and young people looked after by the Borough.

The Council has also recently invested directly in increasing local residential children's provision, including the development of additional residential homes for vulnerable children.

This demonstrates that residential children's care represents an established and continuing component of Hillingdon's strategy for meeting the needs of its looked-after children population.

There are significant benefits associated with increasing the availability of appropriate local residential placements.

Where a suitable placement is available closer to a child's home area, it can assist in maintaining continuity with:

- education;
- social workers and professional networks;
- health services;
- family relationships where appropriate;
- friendship and community links; and
- existing therapeutic and support arrangements.

This can be particularly important for children who have already experienced family breakdown, instability or previous placement disruption.

The proposed development would therefore contribute to the availability of small-scale residential children's provision within the Borough, specifically aimed at children aged 8–17 with emotional and behavioural difficulties.

The nature of the proposed provision is intentionally small. A maximum of three residents enables the home to provide a more individualised and family-style environment, which is materially different from a larger institutional care setting.

The proposal should therefore be considered within the wider statutory and strategic objective of ensuring that sufficient, appropriate and high-quality placements are available for looked-after children.

We would also be willing to accept appropriate placements commissioned by Hillingdon Council, subject in every case to satisfactory referral, risk assessment and matching procedures.

In addition, placements may be accepted from other London boroughs and local authorities where the placement is appropriate to the child's assessed needs.

We respectfully consider that the above demonstrates that the proposal responds to an identifiable need for this form of accommodation for the purposes of Policy DMH 8.

5. Referral and Placement Arrangements

Residents will principally be referred and placed through local authority Children's Services departments, including their commissioning, placement and social work teams.

Referrals may be received from the London Borough of Hillingdon as well as other London boroughs and local authorities.

There will be no unrestricted or private admission process.

Every proposed placement will undergo a formal referral and matching assessment before admission.

The Registered Manager will consider the child's:

- care plan;
- placement plan;
- risk assessment;
- safeguarding history;
- emotional and behavioural needs;
- education arrangements;
- compatibility with existing residents; and
- overall suitability for the home.

A placement will only be accepted where the provider is satisfied that the child's needs can be safely and appropriately met and that the placement will not adversely impact the welfare of existing residents.

The relevant local authority will remain responsible for statutory care planning and the allocated social worker will continue to be involved throughout the placement.

Conclusion

In summary, the proposal is for a small children's residential home accommodating no more than three children aged 8–17 with emotional and behavioural difficulties.

The children will receive 24-hour residential care and supervision from appropriately trained staff within a stable, structured and nurturing domestic environment.

The proposal is not for a secure, medical, psychiatric or institutional facility.

Rather, its purpose is to provide vulnerable looked-after children who cannot presently live safely within their family home or an appropriate foster placement with a stable home environment within the community.

The proposal also responds to the recognised requirement for appropriate residential children's placements and complements the London Borough of Hillingdon's own commitment to providing high-quality residential care for children and young people in its care.