

22 NOV 2022

Design & Access Statement

**4 STRONE WAY,
LONDON, HAYES UB4 9RU**

November 2022

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APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE IN RESPECT OF THE PROPOSED USE OF RESIDENTIAL BUILDING FOR THE PROVISION OF CARE OF THREE LIVING TOGETHER AS A SINGLE HOUSEHOLD (CLASS C3b) at 4 Strone Way, Hayes UB4 9RU

DESIGN AND ACCESS STATEMENT

INTRODUCTION

This design and access statement has been prepared to support the Certificate of Lawfulness for a Residential care home for children, to accommodate three children from 10 years up to 16 years of age.

The children that the applicant will care for would likely have had hugely disruptive situations and life experiences that would challenge their sense of trust and security. The applicant will provide a genuine, caring, nurturing, safe, secure home environment with a committed and passionate team equipped with the necessary qualities, skills, and experience, so that each child could begin to form and develop more secure attachments and relationships, perhaps for the first time in their lives.

Details include the description of the proposal and relevant policies from The London Plan and Hillingdon Local Plan: Part 1.

This statement is in full conformity with the requirements now set for Planning Applications.

SITE AND USE

The site is occupied by a detached house, which consists of six bedrooms.

BUILDING HISTORY

The building is not listed, and it has not been through changes during many years.

THE BRIEF

The brief is to create a Residential care home for children, which will accommodate only three children, who will be looked after staff working on shift bases.

ASSESSMENT

Physical

- 1) The site is occupied by a two-storey house.
- 2) The area surrounding the application site is residential and consists of semi-detached and detached houses.

3) There are no trees on the site that will be affected by this proposal.

4) The site has a total space of approximately 92.4sqm

Social

- 1) Generally, the area provides an exceptionally good local shopping of all varieties serving a substantial area.
- 2) The public transport systems are excellent in rails, underground, buses and taxis.

Economic

- 1) The property has not been refurbished for many years, which it is currently showing the need to be updated to meet the standards of a modern home
- 2) It will also create jobs in area, which will be a boost to the local economy

POLICY

There are a number of policies that we have considered in producing this proposal.

These are:

- 1) The site is not in a conservation area or any other area where there are policies restraints on developments. There are no listed buildings or BTMs close by.
- 2) There are some relevant policies in The London Plan and Hillingdon Local Plan: Part 1 that have been considered in drafting this proposal and application.

These are:

The London Plan

- a) **Policy H12** seeks to support specialised accommodation
- b) **Policy T5** seeks to support developments that will remove the barriers to cycling

Hillingdon Local Plan: Part 1

- c) **Policy E7** seeks to ensure a range of training and employment opportunities are linked with development

EVALUATION

1) It is quite clear from the above assessment of the local area that the Residential care home for children will be in full conformity with the policies.

2) The policies stated above gives essential guidance to what is appropriate on this land and in what form it should be taken.

3) The policies that we have considered in producing this proposal are:

The London Plan

- a) **Policy H12:** it states that the council will support retention and refurbishment of supported and specialised accommodations. The proposal is to carry out minor decoration in order to provide accommodation for children of the ages from 10 to 16 years old.

- b) **Policy T5:** it states that it will support developments that will help remove barriers to cycling and create healthy environment. The proposal will provide four new cycling parking space which currently do not exist.

Hillingdon Local Plan: Part 1

- c) **Policy E7:** it states that the council will ensure that there are a range of training and employment opportunities are linked with the development. The proposal will provide employment opportunities and it may work together with the local education institution to provide training for the students.

THE PROPOSAL

Use

The site is located within the City Centre where there is a mix and variety of uses of residential and commercial buildings.

Identified on the drawings are the allocations of each use to each room of the floor plans.

Building work

There are no internal or external alterations proposed at this site, the proposed works only includes decoration of the house.

Layout

A full set of floor plans and elevations have been submitted with this application. The floor plans clearly identify the areas of the property and how they are utilised.

Scale

The proposal is not to make alterations to the scale of the building.

Landscape

The landscape will not be affected.

Appearance

The external appearance will not be altered.