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DESIGN AND ACCESS STATEMENT

74 Longmead Road, Hayes, UB3 2HG

Proposal: Change of use from a dwellinghouse (C3) to a residential care home for 4 children (C2) with 1 live-in carer.

1. DESIGN AND ACCESS STATEMENT

Site and Locality The application site is located on the southern side of Longmead Road, Hayes. It is occupied by a mid-terrace dwelling that has been previously improved with a front porch, a single-storey rear extension, and a loft conversion with a rear dormer. The surrounding area is primarily residential, characterized by similar terraced housing. The proposal seeks a change of use from a dwellinghouse (C3) to a residential care home for four children (C2) with one resident carer. The primary goal is to provide a "home away from home" environment that functions as a single, cohesive household rather than an institutional facility.

Amount and Scale The development utilizes the existing built form and footprint of the property, requiring no further external extensions. The internal distribution is optimized to prevent overcrowding and ensure a high standard of care:

- **Ground Floor:** Features a communal living/dining area, a dedicated office for professional oversight, and a kitchen, a shower.
- **First Floor:** Accommodates Bedroom 01, Bedroom 02, and Bedroom 04 with one shared bathroom.
- **Loft Level:** Will house Bedroom 04 with en-suite facilities.
- **Outbuilding:** Repurposed as a dedicated Carer Room with an en-suite and private living area to provide 24-hour support.

Access and Layout

- **Internal:** The layout is designed to prioritize the dignity and privacy of the children. The ground floor office serves as the administrative hub



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for site management.

- **External:** Level access is maintained at the front entrance. The rear garden remains available as essential private outdoor space for resident well-being.