61CLE002 – DESIGN AND ACCESS STATEMENT

DATE: 24/03/2026

SITE ADDRESS:

61 CROSS LANE EAST
GRAVESEND, KENT DA12 5HA

PROPOSAL:

CHANGE OF USE FROM HMO TO CHILDREN'S CARE HOME

PREVIOUS ADVICE OBTAINED:

LIAISON WITH COUNCIL OFFICERS IN CONNECTION WITH PLACEMENT OF VULNERABLE CHILDREN IN THIS PROPOSED NEW CARE HOME

DOCUMENTS TO ACCOMPANY APPLICATION:

61CLE001 - Site Location Plan
61CLE011 - Existing Block Plan
61CLE012 - Existing Layout and Site Plan
61CLE013 - Existing Elevations
61CLE014 - Existing Sections and Roof Plan
61CLE021 - Proposed Block Plan
61CLE022 - Proposed Layout and Site Plan
61CLE023 - Proposed Elevations
61CLE024 - Proposed Sections and Roof Plan
Alba House STATEMENT OF PURPOSE

RELEVANT PLANNING POLICY:

Space standards

GROSS INTERNAL AREA = 118.12m^2

It is proposed to retain 5 bedrooms, one of which will be used for one or two staff members to sleep overnight. All other bedrooms, regardless of their size, will be for one vulnerable child each. Therefore, the maximum occupancy will be 6 persons, for which the gross internal floor area is sufficient.

BUILT-IN STORAGE FOR EACH BEDROOM 0.72m^2

All bedrooms including the staff bedroom will meet or exceed the minimum built-in storage requirement of 0.72m^2 for a double room.

DOUBLE BEDROOMS > 11.5m^2 WIDTH > 2.75m
SINGLE BEDROOMS > 7.5m^2 WIDTH > 2.15m
ALL CEILING HEIGHTS > 2.5m

Density standards

As part of this Change of Use, the previous use of HMO accommodates up to 8 persons in 3 double bedrooms and 2 single bedrooms, whereas the proposed new use of Children's Care Home would only accommodate 6 persons; a reduction in density would result from the proposal.

Amenity space

In order for the new residents to enjoy outdoor amenity space, and given that they are children, all external site boundaries will be planted with mature laurel plants of suitable height to prevent falls, escape attempts or unwanted access from outside individuals.

This is a requirement of Ofsted, and we will be following their guidance in the erection of this boundary planting and any other measures that they suggest.

Privacy and overlooking

As no extensions or enlargements are proposed to the building, this fact in combination with the proposed boundary planting will prevent any possibility of loss of privacy or overlooking to or from neighbours or the public highway.

Parking and hardstanding

The proposal will retain two parking spaces to the rear of the building for staff parking and there would still be sufficient space on the rear driveway for deliveries or drop-offs. This area would be screened from the rear garden by the planting of laurels and a set of metal gates to access the building from the car park.

Scale, bulk and massing / Street scene, rhythm, pattern of local development

As no change is proposed to the external part of the building, there will not be any impact on scale, bulk or massing of the building nor on the street scene, rhythm or pattern of local development.

Daylight and sunlight

As no enlargements are proposed, no impact to daylight or sunlight penetration will be felt by surrounding buildings, and as all bedrooms and other habitable rooms have large windows, future residents will also receive plenty of light inside the house.

Change of Use to Children's Care Home

The applicant and his business partner have prepared a detailed proposal for this residential care home which is attached to the application, and this document outlines all aspects of how the Home will be run and managed, entitled "Alba House STATEMENT OF PURPOSE".

This document talks about the ethos of the Home, how the children will be admitted to the Home, cared for, protected from harm, encouraged, respected, monitored, educated, listened to, supported, safeguarded, fed, loved, not discriminated against, given some freedom, and prepared for adulthood.

Type of Residents

Typical residential stays will range from 6 months to several years depending on individual needs. Each resident will be taught the skills of independent living at their own pace according to their specific level of need and behavioural characteristics. Emergency placements of as little as 48 hours can also take place.

A mix of accommodation is planned with 1 larger en-suite bedroom, one further double bedroom and two further single bedrooms, all to be used for a one child. All bedrooms would have use of a shower room, a family bathroom, a shared living and dining area, and a shared kitchen. A staff bedroom would also be set aside for sleeping overnight.

Typically, residents would be placed into this Children's Residential Care Home by the local authority.

We confirm the following points relating to the management and time-keeping aspects of the proposed Residential Care Home, to be read in conjunction with the planning application:

- There will be a staff shift system operating at the proposed care centre. There will be a (usual) maximum of 2 staff members on site at any one time, but sometimes more or less.
- The shift patterns will be 07:00-15:00, 15:00-22:00, 22:00-07:00. During staff changeover times there will be an overlap of shift workers from one shift to the next. Night shift will usually be 1 staff member but on occasion two (taking turns: one sleeping, one awake);
- A maximum of 4 individual residents will be staying at the Home at any one time. The maximum number of residents would therefore be 2 adults and 4 children, including staff;
- Visitors would be allowed, subject to managing of staff resources. Visitors would normally be family and friends. Support and social workers (i.e. external professionals) could also visit within the limits of staff resources and the terms of children's care plans;
- Visiting hours are proposed to be 08:00-21:00 on Monday to Friday and 09:00-18:00 on Saturday and Sunday;
- As residents are children, they would not drive to the centre or require any parking;
- Staff could drive or come by public transport, with on-site parking and bus routes nearby;
- Other visitors would be expected to find street parking or come by public transport;

SUMMARY AND CONCLUSION:

As far as we can see, the proposal complies with current planning policy although we would like to confirm this by obtaining formal Planning Approval from the Local Planning Authority. If our Case Officer feels that we need to amend anything or if more information is required, please can you request this before any decision is made so that we can provide whatever is missing. If, on balance the proposal is acceptable, we would very much appreciate Planning Approval.

REPORT PREPARED BY:

Mr Alex Locke, Director
Planning Consent UK Ltd
07718-808 708
0800-622 6612
permission@planningconsentUK.com
https://www.planningconsentuk.com