

Penfold Project Services

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DESIGN AND ACCESS STATEMENT **REVISION A**

CHANGE OF USE FROM CLASS C3(A) DWELLINGHOUSE TO **A CLASS C2 RESIDENTIAL INSTITUTION**

79 DICKENS ROAD, GRAVESEND, KENT, DA12 2JX

14/06/2023	A	Proposed used details added
<i>Date</i>	<i>No</i>	<i>Revision</i>

May 2022

INTRODUCTION

This statement supports the [Full Plans Application](#) for Change of Use from Class C3(A) Dwellinghouse to a Class C2 Residential Institution

EXISTING PROPERTY

The application property is a mid-terraced, two storey dwelling located on the western side of Dickens Road in Gravesend.

STATEMENT OF PURPOSE

Haven Care Support Services Ltd (HCSS) was formed in 2013 with the purpose of providing support and accommodation for young people preparing to leave the care system. The delivery model has changed over the past year and now we are applying for Ofsted registration to enable us to provide care for 11–16-year-olds who are unable to function within their family or foster care environment.

HCSS is commissioned by Local Authorities and works with associated organisations that have as their objective the goal of moving often hard-to-reach young people into independence and becoming positive socially responsible individuals.

HCSS has been commissioned by Kent and Medway Local Authorities for over ten years to provide support and accommodation for young people aged 16/17. During this time a wide section of young people have benefitted from the support including those coping with trauma through chronic self-harm, survivors of sexual, physical and emotional abuse, gang affiliation and those with varying degrees of substance misuse.

Young people arrive at HCSS with varying levels of independent skills, resilience, medical conditions, social skills and community networks. HCSS's task is to ensure it works closely with the referring agency to meet the outcomes of the Pathway Plan and develop the supporting skills required for the young person to be able to live independently. Staff have many years' experience of working with social workers and other professionals to achieve desired objectives and recognise that whilst there may be similarities, no two young people require the same levels or type of support.

HCSS recognises well-trained staff are essential; when staff have all the training, skills, and knowledge they need, the business will run more smoothly. Employees will perform their jobs with greater competency and will better serve the young people they work with.

Staff attend courses delivered by the Local Authority or by recognised training providers that increase their understanding of PREVENT, County Lines, CSE,

Online Safety, Gangs, Substance Misuse and any other course relevant to the welfare of young people.

HCSS works very closely with 'Catalyst in Communities' who deliver Home Office-approved anti-gang programmes aimed at providing credible alternatives.

There will be a maximum of two young people residing in each property and they will usually be supported 24/7 on a 2:1 basis.

Ideally the young person will attend school and attend positive activities that all children of their age should. There are no live-in staff and a shift system allows regular breaks between child and worker.

No internal or external alterations will be made to the property.

All properties are quality assured by the Local Authorities to standards exceeding those of Ofsted.

Staff do not drive to work and therefore there will be no excess traffic or parking implications. There may be visitors to the house but these will be small in number and there will be no impact on traffic or parking.

PROPOSED USE

Post application the following queries have been raised by Gravesham Borough Council: -

1. How many staff would be employed?
Two or three staff are employed at any one time and are only at the property when young people are in residence.
2. How would the shift system care arrangements operate - times of shifts, number of staff changes per day etc?
A two-shift system is operated, ultimately depending on circumstances, but with planned changes at 8.00am and 8.00pm
3. How many vehicle movements would be associated with the use - staff, visitors etc?
*Vehicle movements will ultimately depend on daily events but the care support staff do not have vehicles, so the usual method of travel is by private taxi or public transport.
The manager will call in once or twice a day arriving by car.
There is no off-street parking provision at this site and as there will be far fewer vehicle movements than those of an average household the need for parking spaces should be improved*

4. Would there not be internal layout changes to accommodate the care workers e.g. an office?
There will be no internal layout changes other than the utilisation of the original ground floor bedroom as an Office/Staff Room
5. Only 2 children would be accommodated, so what happens to the downstairs bedroom?
See 4 above

CONCLUSION

The proposals will have no adverse effect on the property and it is therefore requested that this application be considered in a favourable manner and granted approval