

Change of Use Planning Submission

Change of Use Application: Design and Access Statement, Business Strategy & Site Management Plan

Property Address: 14D Lennox Road, Gravesend, DA11 0EP

1. Design and Access Statement (DAS)

Proposed Development Description

This application seeks a change of use from a Class C3(A) single residential dwelling to a Class C2 Childrens Residential Care Home for a maximum of three children. The proposed use will closely mirror that of a typical family home, with no external alterations to the property, no adverse impact on the local amenity, and operations managed to ensure no material change in character to the surrounding residential environment.

Children in residence will be supported by two carers at all times, with a manager present during daytime hours. The home is designed to provide a safe, supportive, and nurturing environment in line with Ofsted and regulatory requirements.

Access Arrangements

Access to the property will remain unchanged and will continue via the existing entrance from Lennox Road. The front of the house allows for pedestrian and vehicular access. The property benefits from its own driveway with capacity for four cars, ensuring minimal on-street parking. Staff changes occur twice daily, with employees commuting via private car or public transport. On-street parking, where used, will be staggered and low-impact.

Design and Compatibility with the Area

The property will be used as a quiet, well-managed care home that operates respectfully within the local residential area. Only three children will reside at any time, under constant supervision by trained staff. All activities and routines will take place within the context of a family-style home, with no increase in noise, disruption, or visual impact. There will be no changes to lighting, waste disposal, or external appearance.

Change of Use Planning Submission

External Works

No internal or external building works are proposed as part of this application.

Compliance with Policy CS19

This proposal aligns with the principles of Policy CS19 of Graveshams Local Plan Core Strategy (2014). It maintains the character and appearance of the residential area, preserves neighbouring amenity, and avoids any adverse impact on highways or the public realm. The property will remain in residential use, offering accommodation for three children under 24/7 professional care. All operational procedures are designed to ensure a minimal footprint and seamless integration within the community.

2. Business Strategy

Overview of the Care Model

The proposed home will provide long-term residential care for up to three children aged between 8 and 17 years old. The aim is to offer a stable, safe, and supportive environment for children who have experienced trauma, abuse, neglect, or have specific learning or emotional needs. Staff will work on a 24/7 shift pattern, ensuring two trained carers are present at all times, with a manager available during the day.

The property will not accommodate live-in staff. Instead, carers will operate on rotation, and the home will be routinely inspected in accordance with Ofsted standards, including quarterly external inspections.

Care Ethos and Regulatory Compliance

The home will be run in accordance with SC1 (Children's Home Registration) and SC2 (Manager Registration) requirements. It aims to deliver personalised support, emotional healing, educational stability, and social development for vulnerable young people. The staff team will be trained in trauma-informed approaches, safeguarding, and therapeutic care models.

Change of Use Planning Submission

Why the Use Will Not Differ from a Typical Dwelling

At full operation, the number of individuals on-site (three children and a maximum of two staff at any one time) will not exceed what is typical for a family household. The house comprises six rooms in total, ensuring no overcrowding and that occupancy levels are well within the property's capacity. Additional rooms will be used to create a recreational space for the children and an office area for staff.

Daily activities, domestic routines, and traffic patterns will reflect those of standard residential occupancy. The operational style is deliberately designed to blend into the community, without causing disturbance or change to existing local dynamics.

3. Site Management Plan

Nature of Use

- Use: Children's Residential Care Home
- Occupancy: Maximum of 3 children (aged 8-17)
- Setting: Residential, family-style with structured routines

Care Arrangements

- Fully compliant with SC1 and SC2 regulations
- 24/7 care and supervision
- Behavioural support and safeguarding protocols in place

Staffing Structure

- Total team: 2 care staff per shift + 1 registered manager
- Shift coverage:
- Day shift: 07:00-19:00

Change of Use Planning Submission

- Night shift: 19:00-07:00 (1 awake staff + 1 sleep-in staff)
- Staff-to-child ratio: Minimum 2 staff present at all times

Transport and Parking

- Staff commute via private vehicle or public transport
- Shift handovers limited to two per day
- On-site parking accommodates four cars
- On-street parking usage will be minimal and staggered

Daily Routines

Children will follow consistent routines involving:

- Set times for meals (breakfast, lunch, dinner)
- Homework and educational support
- Structured bedtime hours
- Supervised recreational time and household chores

Noise and Neighbourhood Management

- Noise kept to a minimum through structured routines and supervision
- No external play structures or high-volume activity equipment
- No group gatherings or disruptive visitor traffic

Safety and Safeguards

- Staff trained in de-escalation and trauma-informed care
- CCTV at entry points for monitoring (not in living areas)
- Secure boundaries and clearly defined access points
- Waste disposal remains on standard residential collection schedule

Change of Use Planning Submission

Conclusion

This proposal seeks to establish a modest, family-style childrens care home that complies fully with local planning policy, including CS19, and national care standards. It is designed to offer a safe, inclusive environment for children while maintaining full compatibility with the surrounding residential area. The proposed change of use will have no material impact on the local character, visual amenity, or highway usage, and all operations are carefully managed to ensure seamless integration within the community.

Response to Planning Department – Clarifications and Amendments
Application: Change of Use – 14D Lennox Road, Gravesend, DA11 0EP
Applicant: HV Care Ltd

1. Floor Plan Clarification – Use of Rooms

We are happy to re-purpose two of the five bedrooms. The updated floor plan now shows:

- 3 x bedrooms for children
- 1 x games/recreational room
- 1 x staff room

The staff office remains located on the ground floor, separate from the repurposed staff room.

2. Cycle Storage

The proposed block plan has been updated to include secure storage for four cycles in the rear garden.

3. Visitors to the Property

Visitors, including family and social workers, will be permitted as outlined in each child's care plan.

Visits will be supervised as required, recorded in a visitor log, and managed by staff.

4. Additional Care Requirements

Children placed will have EBD needs. All care plans are created with social workers.

Any future specialist needs identified will be addressed in partnership with the relevant professionals.

The above clarifications have been incorporated into the updated documents submitted with this application.

Signed:

Varinder Kaur Cheema

HV Care Ltd