

Ref: NOV/A1/01

Site Address: 56 St James Avenue, Northfleet, DA11 0EY

DESIGN AND ACCESS STATEMENT

FOR PROPOSED CHANGE OF USE
FROM RESIDENTIAL (C3a used class)
TO CHILDREN HOME CENTRE C2

September 2024



Image showing front of site

1.0 THE SITE LOCATION AND DESCRIPTION

- 1.1 The site is located at 56 St James Avenue, Northfleet, DA11 0EY. The building is a mid terrace building located within a residential area. The unit is currently being used as residential dwelling, use class C3.

2.0 THE PROPOSAL

- 2.1 The proposal is for change of use from a residential dwelling, C3 to a children home centre C2.

3.0 DESIGN PRINCIPLE

- 3.1 The development of the property should be in keeping with the style and character of the area.
- 3.2 The development should respect the amenity of neighbouring properties in terms of privacy and no physical amendment to be made to the existing house structure.

- 3.3 The design of the proposed development should be in keeping with the general standard of the area in terms of design, amenity, layout, facilities and convenience.

4.0 IMPACT ON AMENITY

- 4.1 The proposal will employ qualified and experienced staff with the highest standards of professional care that would safeguard the amenities of adjoining properties and nearby neighbours.
- 4.2 It is not anticipated that the proposal would lead to an increase in disturbance from any activity associated with the proposal. Thus it is considered that the change of use will not adversely impact the character of the area or be harmful to the living conditions of nearby neighbours.
- 4.3 The proposal will be void of overlooking issues directly affecting neighbours as the change of use is inside the existing buildings.
- 4.4 The proposal provides living units of adequate size and amenity.

5.0 DESIGN SOLUTION

- 5.1 The application seeks to permitted development for change of use from a residential dwelling, use class C3 to children home centre C2. The proposed care home will provide 2 bedrooms for children aged between 10 and 14 with mental health issues.
- 5.2 There is one room located on the ground floor that is proposed for staff use only to act as an office and staff own personal space.
- 5.3 There will be a minimum of two members of staff working at all times. The staff that will be employed will work shifts, morning, afternoon and night shifts to ensure there is care available at all times throughout the day.
- 5.4 The fact that the site is currently a residential unit allows the alterations and changes of use without affecting neighbouring residential properties as there will not be any significant changes as the property will still be used for residential purposes along with care.

- 5.5 No alterations and change of use will affect the appearance of the external facades of the building which means the building will continue to stay in context with surrounding buildings and street scenes.

6.0 PROPOSED AMENITIES AND FEATURES

- 6.1 The application seeks permission for change of use from a residential dwelling, use class C3 to a children home centre, class C2.
- 6.2 The proposed home will provide 2 single bedrooms for children aged between 10 and 14.
- 6.3 Each bedroom will be supplied with furniture, a single bed, wardrobe, sitting chair and a small sink area. Each bedroom is to be of adequate size as the London Space Standards sets out.

6.4 Three bedrooms are proposed to be

2 no. of 13.0sqm bedroom and 1 no. of 6.0sqm.

Providing

there is well over the minimum size suggested, allowing the residents to have more space and a better quality of life within the property.

6.5 There will be certain communal areas within the unit, a WC on the ground floor, kitchen, living/dining room and a bathroom located on the first floor.

6.6 At the side has a rear garden for residents to have full use of. At the side of the house there is a gate which leads to the garden.

7.0 ACCESS

7.1 There are no proposed changes to the existing access arrangements. The site has access from St James Avenue with. Along

st james Avenue there is plenty of off-street parking available at all times of the day with no restrictions.

7.2 Access for pedestrians would remain the same as the existing, from the front main entrance fronting the street. . As the proposed home will be high on equality of all the residents.

8.0 TRANSPORT AND LOCAL AMENITIES

8.1 The site is located in an easily accessible area in terms of public transport. There are frequent buses that run along the adjacent road, Shooter Hill Road throughout the day.

8.2 The site is located within a 5 minute walk, the residents will be able to access local shops, doctors surgery, dentist surgery and hair dressers within the locals.

8.3 There are also various public facilities within available to the site , such as; public libraries, shopping centre, supermarkets and leisure centre.

9.0 SIMILAR CHILDREN HOMES

- 9.1 There are no other care homes the same as what is proposed in this development within a 2 mile radius proving that there is real need for children homes of this type in the area.
- 9.2 large-scale care homes are not usually sought after by patients as they do not provide the same level of care as a small scale centre home does. Small scale children's homes are considered to be more desirable because the residents would receive a higher quality of care as there are less residents to attend to meaning the centre time is more focused on the few individuals rather than a large number of residents.
- 9.3 There will be (3x) three number of children been cared for at a particular time at the children home centre.
- 9.4 There appears to be a local need for small scale children's homes, as the proposed, which provide a more homely environment with

higher more concentrated levels of care. With having a small scale care home the residents will feel more at home, more relaxed and have a sense of independence and freedom as they would as if they were living at home.

10.0 CONCLUSIONS

- 10.1 It is considered that the proposed development will not adversely impact neighbouring amenity or the visual amenity of the host building. Nor is it considered to have a detrimental impact upon the character and appearance of the area. The proposed development will not cause disturbance to neighbouring properties nor to the host property.
- 10.2 As there are very few care homes in the area and with only one other small scale children home centre it will mean that there will not be an over provision of homes in the area.
- 10.3 The proposal idea is to combine a children home with residential use. The property will be in effect a children home centre, but to have the

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feel of a residential property.

11.0 Site Pictures



Image showing front of the house with an off-street parking

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Image showing rear of the site – proposed to be communal space