

PLANNING, DESIGN AND ACCESS STATEMENT

45 King George VI Avenue, East Tilbury, Tilbury, RM18 8SL

Introduction

This statement has been written in support of a full planning application at 45 King George VI Avenue for the change of use of the existing dwelling house (Use Class C3) to a permanent children's home (Use Class C2) for two children aged 11-18.

The application site is a two-storey terraced dwelling house located in a strongly residential area. Commercial uses are located towards the south of the area on Princess Margaret Road.

While it is not a listed building, the site is located in East Tilbury Conservation Area.

East Tilbury Train Station is a 5-minute walk away.

Proposal

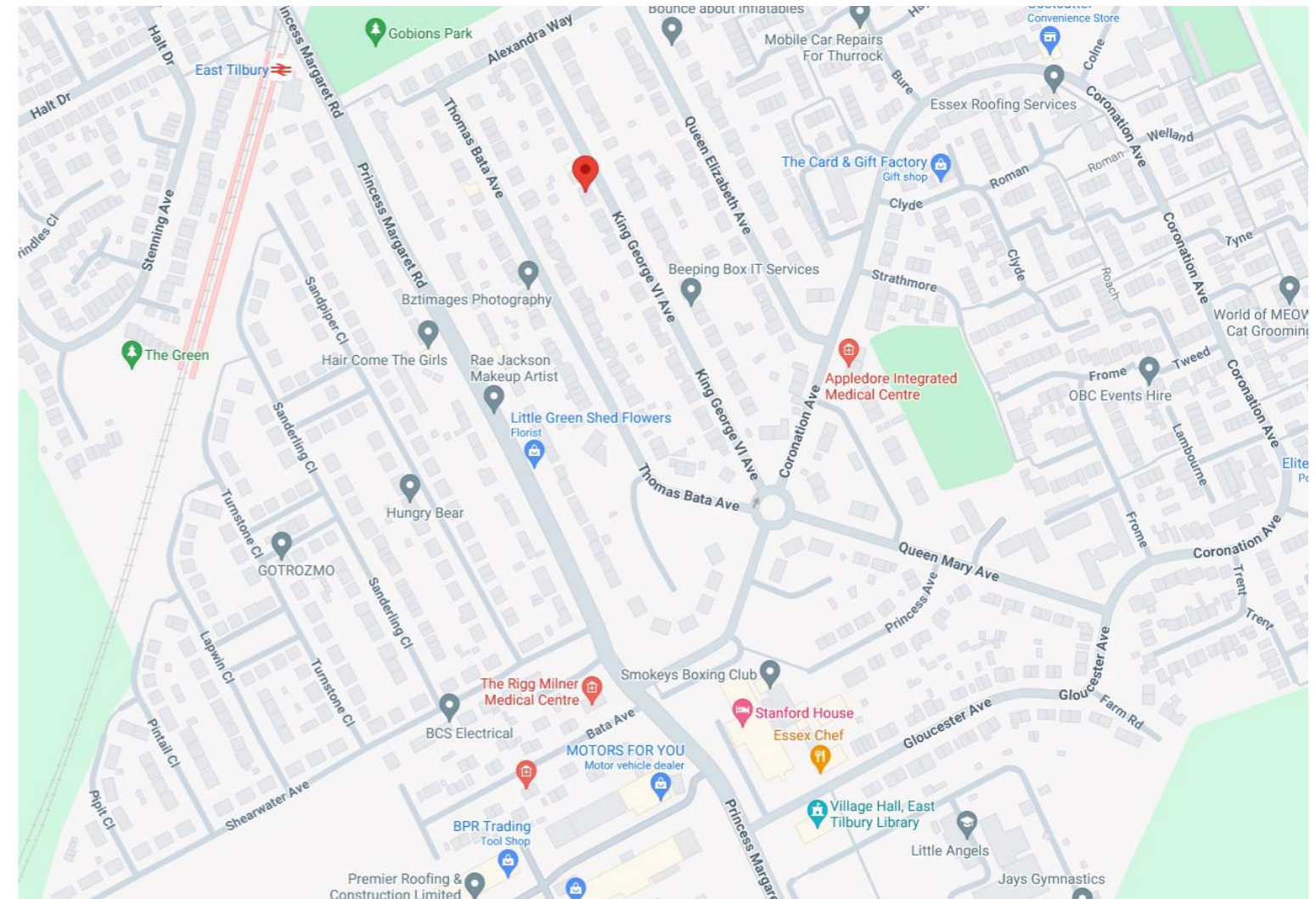
The proposal involves the following:

- Change of use to children's home (C2) serving as a permanent home for two Thurrock-based children aged between 11 and 18.
- Minor internal alterations.

Two members of staff will be present, working in shifts including overnight. When one member of staff is sleeping in the proposed staff bedroom, the other staff member will remain awake.

Staff will not be live-in carers. An on-call support manager will also be available 24/7.

The home will be registered with Ofsted and run by Panacea Children's Homes Ltd.



Site Context Photographs



Design

- **External Design**

No changes are proposed to the external elevations of the building. The proposal therefore introduces no harm to the character and appearance of the application site or to the East Tilbury Conservation Area.

- **Internal Design**

The existing internal layout will not undergo any substantial change as it is largely sufficient in its current form. A shower room is proposed on the ground floor, utilizing floor space that will be taken from the existing dining room.

The proposed ground floor layout includes a living/dining room, a staff administration office, shower room, and kitchen. The proposed first floor layout includes two spacious bedrooms for the children, a staff bedroom, and a bathroom.

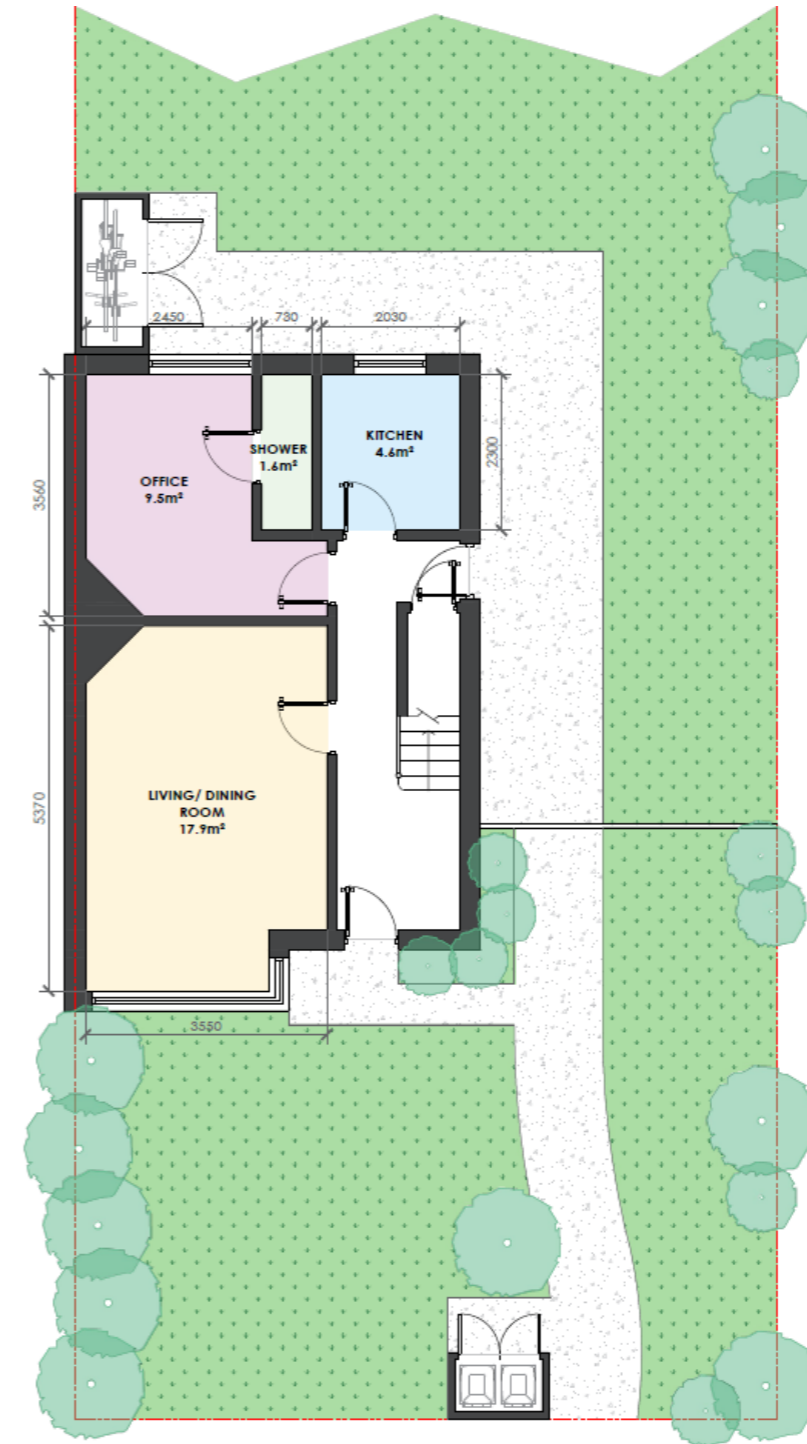
The property will provide a comfortable, convenient living space for the children it will serve. As with a typical dwelling house, the occupants of the proposed children's home will benefit from good daylight, outlook, circulation space, spacious rooms, and access to private amenity space.

Amenity

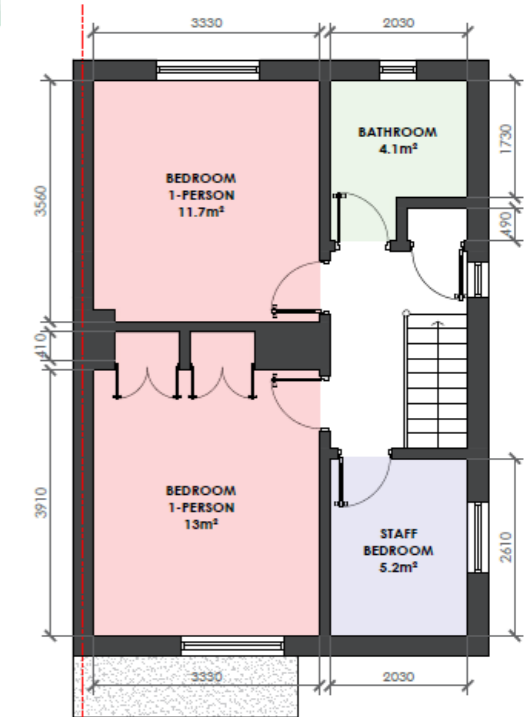
The proposal retains the side/rear private external amenity space, which can be accessed via the side door of the dwelling house. This area is fenced off from the front of the application site in order to protect privacy.

Access

Access arrangements for the proposed children's home will remain the same as existing; the application site will therefore continue to be accessed from street level at King George VI Avenue.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Details of Operation

- **Provider**

The children's home will be run by Panacea Children's Homes Ltd, a registered company with trained staff who have experience in this sector. This includes Mendes Azevedo who has 20 years of property management experience focused on local authorities and who assists residents to maintain tenancies. Complementing his expertise, he serves as a judo instructor, offering guidance to both children and adults.

Also part of the team is Dwayne Patrick, who has over a decade of experience and is a dedicated coach and mentor. He is renowned for his role as the founder of the ICAN PROJECT CIC, an organisation focused on providing self-development to children. In addition to his impactful work in mentoring, Dwayne is an award-winning music producer. His expertise lies in transforming individuals' goals and affirmations into meditative audio, a powerful tool that not only alleviates stress but also empowers individuals.

Finally, Naa Nortey is a seasoned and dynamic social worker with over two decades of experience in frontline services within the children and families' department. With over 5 years in management and project implementation, she brings a wealth of expertise. As an independent social worker, Naa Nortey provides consultancy and services to charities and private-sector organizations.

Her collaborative approach involves working with professionals from various agencies, including Police, health, education, children's social care, early help, substance misuse, housing, probation, and domestic violence services. This collaborative effort facilitates comprehensive information sharing and analysis to understand the child's history, current circumstances, support systems, needs, and risks. Naa Nortey's family assessments center on child protection, attachment issues, and the psychological well-being of both children and parents, utilising the Assessment Framework Triangle to make informed decisions and safeguard the welfare of children.

- **Client**

The client consists of the two children who will reside at the proposed children's home. The children will be from Thurrock and will be between 11 and 18 years of age.

They will be supervised by staff members at all times, including overnight to ensure their safety and wellbeing and to prevent antisocial behaviour. The children will attend local schools and colleges.

- **Ofsted Registration**

As mentioned previously, the proposed children's home will be registered with and inspected by Ofsted to ensure that it provides and maintains a high-level quality of care and support to the two children who will reside there.

- **Visitors**

Visitors to the proposed children's home will consist only of other social workers, who will visit no more than twice a month. No visitors will stay overnight.

- **Waste and Recycling**

Waste and recycling bins have been positioned at the front of the application site within a secure store. Existing refuse collection arrangements will be sufficient for the proposed children's home.

- **Cycle parking**

To promote a sustainable mode of transport, the proposal provides two cycle parking spaces within a secure cycle shed at the rear of the site. The cycle shed will be both convenient and inclusive with step free access.

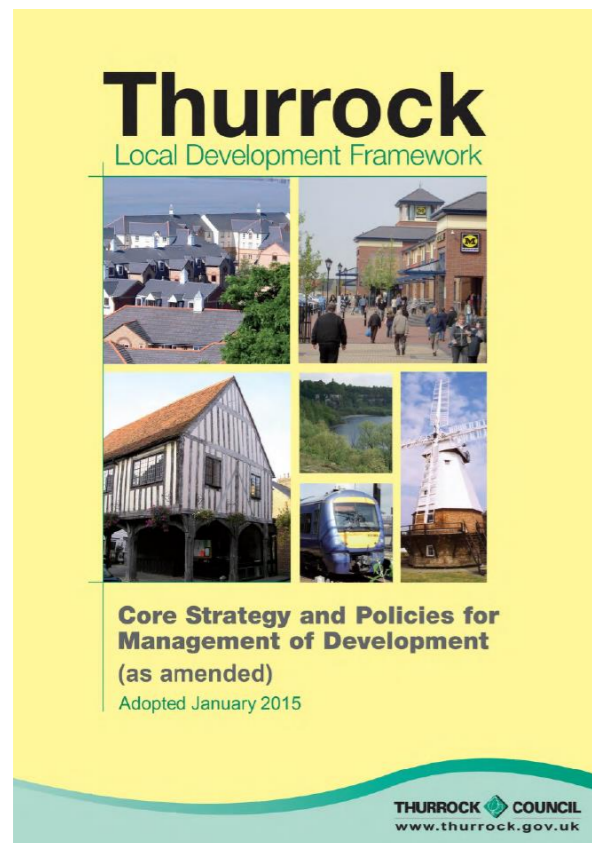
Local Need

Thurrock Council's Freedom of Information response from July 2023 (<https://www.thurrock.gov.uk/foi-responses/childrens-homes>) regarding children's homes states that there are only 6 children's homes operating in the Thurrock area, all of which are operated privately.

This clearly constitutes an under-provision of important social care for children, which the proposed development will help remedy. A higher number of well-run children's homes in the borough will ensure that Thurrock children are prioritised and will enable young people in the Council's care to, when appropriate, stay close to their local communities and benefit from an environment as close as possible to a family home.

It is also considered that the private sector is well-positioned to understand which particular locations in Thurrock have a need and demand for children's homes; this proposal has been put together as a response to a need and demand for children's homes in East Tilsbury.

Relevant Planning Policies



The local plan consists of the Thurrock Core Strategy and Policies for Management of Development (as amended) (January 2015). Relevant policies include:

- **CSTP11 – Health Provision**, which states that the Council will look to expand the provision of extra care housing, although it does not specifically refer to children’s social care.
- **CSTP24 – Heritage Assets and the Historic Environment**, which seeks the preservation or enhancement of the historic environment. All development proposals will be required to consider and appraise development options and demonstrate that the final proposal is the most appropriate for the heritage asset and its setting, in accordance with Conservation Area Character Appraisals where appropriate.
- **PMD1 – Minimising pollution and impacts on amenity, health, safety and the natural environment**, which states that development will not be permitted where it would cause or is likely to cause unacceptable effects on the amenities of the area and the amenity, health or safety of others. This includes through noise pollution.
- **PMD2 – Design and Layout**, which requires all design proposals to respond to the sensitivity of the site and its surroundings, to fully investigate the magnitude of change that would result from the proposals and mitigate against negative impacts. Consideration should be given to elements such as the character of the area and appropriate standards for internal layouts, design and access.
- **PMD4 – Historic Environment**, which states that the fabric and setting of heritage assets, including Conservation Areas, are appropriately protected and enhanced in accordance with their significance.

Heritage Impact Statement

- **Description of East Tilbury Conservation Area**

The East Tilbury (Bata Village) Conservation Area was first designated in 1993. The Bata settlement at East Tilbury is a purpose-built industrial village which developed predominantly between the 1930s-1960s for the British Bata Shoe Company Ltd.

The Conservation Area covers four parallel residential streets which converge in a central roundabout to the north of the main commercial area with additional residential streets to the east, and the former factory site to the south-west.

King George VI Avenue consists of housing built in 1946-1947. Along with the other Avenues, this street contains the most representative forms of the flat roofed housing so characteristic of the Bata Village and the Conservation Area.

The cubic form of the houses is a strong feature and there are 104 pairs of semi-detached houses within the Avenues (208 homes in total) making this type of property the most characteristic of the area.

- **Impact of proposal on the Conservation Area**

The proposal involves no external changes to the application property, thus entirely retaining its existing design and ensuring no adverse impact to the property, the streetscene, and the setting of the Conservation Area.

The proposal therefore will not impact the Conservation Area in any discernible manner.



Planning Assessment

- **Provision of important social care**

In providing a children's home, the proposed development contributes towards the provision of important social care, thus complying with the aims of policy CSTP11.

The proposed development will provide long-term accommodation and support for two children, who would otherwise be vulnerable. The proposed children's home therefore contributes positively to the role of social infrastructure aimed at improving the well-being of the community.

The children who will reside in the proposed children's home will be from Thurrock. Panacea Children's Homes Ltd aims to place children within the local community that the children come from so that they are not separated from a familiar environment.

- **Design and impact on conservation area**

The proposal does not include any changes to the external elevations of the application site; it wholly retains the appearance of the property and does not introduce any possible element that could harm the site, the streetscene, or the character and appearance of the East Tilbury Conservation Area. The proposal is therefore in accordance with policies CSTP24 and PMD4.

In terms of internal design, the existing dwelling is largely already laid out well to comfortably accommodate the proposed children's home and will offer a convenient, functional, and high-quality residential environment for its occupants.

The private outdoor amenity space at the side and rear of the property has been retained for the benefit of the occupants.

- **Appropriateness of proposed use**

While the proposal will lead to the loss of a single-family dwelling house, it nevertheless still maintains a residential use at the application site and therefore respects the character of the existing neighbourhood through retaining the residential character of the application site.

As the children's home use can be easily integrated into the wider residential setting, this constitutes a good relationship with existing development.

Furthermore, the surrounding area still overwhelmingly consists of single-family dwelling houses. The proposal is not part of and will not result in an overconcentration of children's homes in the area; it is therefore not damaging to the local supply of single-family dwelling houses.

- **Amenity impact**

The application property has three bedrooms, two of which are double bedrooms. The capacity of the existing house is therefore at least five occupants.

The proposed children's home will serve only two children; the proposal is therefore the opposite of an intensified use of the site as it in fact reduces comings and goings as well as noise and disturbance at the property.

In turn, this ensures that the residential amenity of the neighbouring properties is not unduly harmed. This brings the proposal in accordance with policy PMD1.

- **Transport-related matters**

The proposal offers two cycle spaces in a secure, step-free cycle store at the rear of the site. This promotes a sustainable mode of transport.

Additionally, the application site is located a 5-minute walk away from East Tilbury Train Station, which demonstrates that the site benefits from good access to public transport.

For this reason, off-street car parking provision has not been included and the proposal will not contribute towards parking pressure on surrounding streets or have a detrimental impact on the local highways network.