

Highfield House
Grane Road
Haslingden
Rossendale
BB4 5ES

Application Number 2023/0489

16/11/2023

Studio A2, Brooke's Mill_
Armitage Bridge_
Huddersfield_
HD4 7NR_

PROPOSED CHANGE OF USE FROM DWELLING TO 07 BEDROOM RESIDENTIAL CARE HOME + ASSOCIATED AMENITY SPACE

The following points below are provided by our client to assist in the planning application of Highfield House. The information is non exhaustive but a general broad outline of the role and remit of the facility.

1. The typical age of residents will be 16/17 (upon turning 18 they leave the accommodation) year old supported residential mixed sex accommodation.
2. The bedrooms will be self-contained secure bedrooms, some with ensuite facilities, some without.
3. Highfield House will have shared cooking and communal living space and facilities.
4. Highfield House will comply with all legislation re fire-alarms and safety requirements, and the regulatory bodies guidelines.
5. Highfield House will provide safe secure accommodation for young people who are unable to live with family.
6. The young people will be placed here by Local Authorities.
7. The young people will be supported by Local Authority care planning, and in turn management and staff.
8. The young people will be in receipt of benefits which they will use for their living expenses.
9. The costs of running Highfield House will be met by the fees obtained from the Local Authorities who place the young people.
10. Two of our rooms will be for use of those with limited physical ability with ensuite facilities.
11. Some rooms will also have basic cooking facilities, ie kettle and toaster and these will be pac tested and a safety assessment completed.
12. The staff levels will be dependant on occupation, but generally there will be a manager and shift workers on a 3 shift 8-hour rotation, this will be service user led, on a per shift basis this will be based on occupancy and the requirements of Ofsted guidance.
13. The house will be staffed at all times.
14. Access will be provided to Local Authority professionals as and when required.
15. Consideration for young people's family members to visit will be risk assessed.
16. Highfield House will provide safety, with security in place, CCTV and ID cards for all staff, whilst taking into consideration privacy for young people.
17. All staff will be DBS checked, and expectation to undertake relevant training that will be provided.

I trust this assist with your queries, however if you require any further information to not hesitate in giving me a call to discuss.

Regards,

Jonathan Lovatt

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Architect

Chair Huddersfield Society of Architects
R.I.B.A Regional Council Panel Member_
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Managing Director