

DESIGN AND ACCESS STATEMENT

**PROPOSED CHANGE OF USE OF GUEST HOUSE TO
UNITS OF TEMPORARY ACCOMODATION FOR
CHILDREN/YOUTHS.**

**AT
33-35 THE POLYGON
SOUTHAMPTON - HAMPSHIRE**

Undertaken on behalf of THE BEEHIVE PROJECT



DesignAplace

www.designaplace.com

info@designaplace.com

INTRODUCTION:

The Design and access statement has been prepared to support the planning application for a change of use of an existing bed and breakfast facility to 17 units of temporary accommodation (3 – 6 months) for children and youths aged between 16 and 25.

The Beehive Project:

This is a youth and social services organisation, working closely and collaboratively with Southampton city council and the following organisations to provide accommodation for children and young people (YP's):

- Children Services
- Children Placement Team
- Jigsaw Children Services
- NHS Shared Services
- HADSOM Framework
- Homelessness Team

The Beehive Project is an organisation committed to improving the outcome for children and young people who are being looked after or leaving care. Creating and maintaining an environment that promotes well-being, supports learning, personal development and social inclusion through empowering relationships.

The Beehive Project strives to ensure safety and improve the outcome of every young person within their care.

Creating an environment rich in resources and opportunities for clients to thrive, the Beehive Project's aim and goal, is to provide hope and a positive future towards living a valuable independent life:

- Care for children, (16-25 years of age): Typically moving from foster care/residential home, as they prepare for independence. Separated children YP's/UCAS; typically placed as part of the National Transfer Scheme (NTS).
- Care leavers (16 to 25 years old): Young people who have been looked after by a local authority for a period of 13 weeks, or periods amounting in total to 13 weeks, which began after their 14th birthday and ended after their 16th birthday.
- Young people with complex needs (16-25 years of age): This would include young people who have a diagnosed mental health condition, or young people stepping down from a children's home.
- Providing support for 16-17 years who are leaving a secure accommodation or being released from a custodial sentence or who are awaiting court trial and likely to have a custodial sentence. It might also suit young people who have been repeatedly evicted from other shared / semi-independent provision, or who have been victim to, or are at risk of Child Sexual Exploitation (CSE).
- Parent(s) and child (16-25 years of age): Parents aged 16-25 years who require supported accommodation with their child to facilitate assessment of their parenting skills by children's services.

Management:

'The Beehive Project' is the owner, operator and property manager of a portfolio of studios, one and two bedroom apartments, as well as a shared 'transitional' house. All of which are for the exclusive use of supported accommodation.

The 'Beehive Project' assessed the background of a young person (YP's) and their individual needs, based on their specific circumstances and interaction in a shared living space. Every referral to 'The Beehive Project' is considered on an individual needs basis.

A follow up support plan is designed for the young person (YP's) in conjunction with key stake holders, such as family members and social workers, alongside a risk assessment for the service user and the provider. This enables the allocation of a suitable accommodation within their portfolio.

Every branch office of 'The Beehive Project' are designed for varying levels of needs. The proposed self-contained units at 'The Polygon' will offer a high level of integration and privacy.

A bespoke support plan within the first two weeks of placement, allows the individual to integrate and also to learn their specific needs. The support plans are never static, and are regularly reviewed.

The range of services offered to children and young people include social care, support, training and education services.

The above support, tailored to the specific needs of the individual, is managed by a team who have worked extensively across children and young adult services.

The aim is to safely and professionally accommodate a wide variety of clients, including young people with complex needs, young people with children, youths and young people YP's/UASC's, and looked-after children.

The Beehive Project support consists of:

- Mental and physical health service support
- Preparation for independent living
- Life skills training
- Finding and joining leisure activities
- Accessing local organisations
- Work experience
- Education and training
- Job preparation
- In-house registered psychologist and counsellor services

- A semi-independent living package, with the aim of developing the skills needed to live independently.
- Training on the following: cooking, budgeting, bills, household maintenance and assisting the residents in their goal for independence.
- Ensuring that the young people (YP's) are supported in their ability to be self-reliance, resilience and self-care. This enables them to make informed decisions concerning their present and future actions, thus achieving a successful transition into independent life.
- An outreach programme with the aim of achieving positive outcomes for all young people (YP's).
- This is also known as 'floating support' for the young people who have moved into an independent accommodation, but still requiring support for a little longer, while adjusting to life on their own.

Staffing at the proposed site will be: 24 hours staff on site: 9am – 9pm – 1 staff, 9pm to 9am – one waking, one sleep. In addition, all the YP's will be receiving a dedicated 5 key work hours per week, facilitated by the team of support workers.

Dynamic risk assessments used continually throughout the organisation to assess levels of staffing.

All the children and youths (YP's/UASC's) have different cultures and background. A thorough consultation with the community within and outside the organisation, concludes that having a separate cooking facility is the preferred option to a shared kitchen.

The organisation will be registering with OFSTED (Note: this is for supported accommodation only and not for Children's homes). The proposed building will also comply with Ofsted's rigorous standards, and will maintain the following robust safeguarding measures:

- 24-hour staffing
- On call senior management
- Strong whistleblowing and safeguarding policies
- Full time maintenance team
- Strong supervisions and monitoring policies

There is an existing 372 sqM office block, off London road, in Southampton, with counselling rooms, meeting rooms, support workers, drop-in centre for the young people.

This is the headquarter office building of 'The Beehive Project'.

It is the hub, where all the youths interact and have the support sessions described above.

There are other buildings or sites (9 in total), within the organisation, accommodating different group of 16-25s, and spread across the city of Southampton.

Mode of Operation:

'The Beehive Project' has a close link and working relationship with educational support workers to provide as much assistance as possible.

The diverse and unique skills of the staff/employees, used to support the end users/occupants includes carpentry, painting and decorating, technicians, health professionals, social workers, entrepreneurs and university graduates.

The above skills provide the opportunity to assist the service/end users in gaining employment within the surrounding area.

The proposed new site will be an additional building to support the 'modus operandi' of the organisation. The primary demand at present is for the UASC's, and these are low-level needs YP's.

The proposed development will be used to support children and youths YP's/UASC's, from both Southampton and Hampshire, as per the requisite of the government's national transfer scheme (NTS). This will be on a short term placements and there is currently a huge demand for this service.

The accommodated youths (YP's) will be on a temporary basis, predominantly while they are going through their age assessment. This is normally about 3 months, before they are transitioned to lower cost accommodation such as HMO's.

Southampton City Council will initially make use of the proposed building to accommodate the YPs/UASC's, before the transfer to a permanent accommodation at a later stage.

Site Context and History:

The existing building/site is currently used as a guest house (bed and breakfast), and is within a high accessibility area, well served by public transport.

The application site is also within 10Mins walking distance to the city center parks, train and bus stations.

There are 15No. guest rooms and a rear 2bedroom flat at the existing building/site, with planning permission granted few years ago, for an additional 5No. guest rooms in the loft space.

The proposed development is to convert the existing 20No. guest rooms and the 2bed flat at the rear, into a 17No. children/youth temporary accommodation (3 - 6 months).

Design Principles:

The proposed design layout compliments the character of the existing street scene, ensuring that all the units are reasonable in size, with natural light and view, without overlooking.

The length of stay of the end users / occupants (3-6 months), determines the size and design layout of each individual units in the proposed development.

A typical single room size for the children and young people (YP's) is 7.5sqM, excluding the kitchen and en-suite facilities.

The sizes of the proposed individual units vary between 19sqM and 33sqM. These are smaller than a standard 1Bed flat, but are similar in size to a standard studio flat.

The above size/area of the individual units, justifies the use of the proposed development, as a temporary accommodation for the youths (YP's/UCAS). They are not intended for a long term marketing housing or a permanent accommodation.

The position of windows ensures that the adjoining properties do not suffer any loss of amenity and also avoiding any privacy issues.

Care and attention has been taken into consideration with all aspects of the design, layout and outlook.

Consultation/meetings were held with the local communities during the design process.

Driveway and parking areas is a combination of hard and soft landscape, with the parking arrangement for employees only.

The design layout includes a staff room, providing 24 hr. care services to the occupants/end user.

It also includes a reception located at the main entrance, with coffee making machines and refreshments.

The laundry room, rear communal garden and the communal lounge area, provides a private space for the end users/occupants to interact, integrate and socialise.

Landscape:

New landscape planting scheme: A mixture of soft and hard landscape will be introduced to the side, front and rear of the building. (site plan drawing-PL01).

The existing on-street parking restrictions will prevent any long stay or overnight parking on the highway.

The soft/hard landscape to the front will also prevent any obstruction to the visibility/sight lines and provide an attractive frontage to the property and the street scene.

Access:

The proposed development has a good access for pedestrians, disabled people and cyclists. An existing alternative rear access to the building is through an alleyway at the side of the adjacent property. The alternative access is also used for the refuse/recycle bins collections.

The proposal has been designed to respect and enhance the urban form and local character, while incorporating principles of crime reduction.

All aspects of local design have been incorporated into the design, therefore respecting the local environment. There are no views obstructed in the design process, therefore, no loss of visual amenity.

Planning Policy and Guidance:

Government guidance set out in the National Planning Policy Guidance supports the use of sites to cater for all housing needs as set out in paragraph 59 below.

‘To support the Government’s objective of significantly boosting the supply of homes; it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay’.

Furthermore, the planning policies and decisions are encouraged to achieve healthy, inclusive and safe places and provide the social, recreational, cultural facilities and services the community needs.

Planning policy: PPS3, making the most effective and appropriate use of urban land.

Local plan policy CS16, seeks to encourage mixed communities, help to support local services and facilities and to meet the needs of existing and future residents whilst supporting the sub – regional growth agenda. PPS3, making the most effective and appropriate use of urban land.

The central government has also adopted a number of key policies to promote a more sustainable development, with the use of previously developed or underused land.

Delivering Sustainable Development:

The proposal is a sustainable design and is within the planning policy (CS20) and the statement criteria, which directs future developments towards existing settlements, and encourage the use of cycles, walking and public transport.

Part 126 of the NPPF advises: ‘The creation of high quality, beautiful, sustainable buildings and places is fundamental to what the planning and development process would achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations and how these will be tested, is essential for achieving this’.

Transport:

The proposed site exists within a settlement area, accessible by public bus and cycle routes.

Public transport and parks are available within a walking / cycle distance from the development.

There is an adequate parking spaces provided for the staff and cycle storage facilities at the rear.

The existing on-street parking restrictions at the site will prevent any long stay or overnight parking on the highway.

Summary and Conclusion:

Length of stay:

The Beehive Project provides temporary accommodation for both Southampton Homelessness team and Southampton Children services.

Providing independent training and support with the 'move on' process, to the wider community.

This process varies, depending on the individual needs and requirements, but maximum period of time of stay is normally 6 months.

The length of stay, as a temporary accommodation (3 – 6months) determines the sizes of the individual units/room.

Justification of the need/use of the development:

The purpose of the conversion of the existing bed/breakfast, into a supported accommodation unit, is to directly support the local authorities of Southampton and Hampshire, in fulfilling their legal duties under Section 72(3) of the 2016 Act relating to the National Transfer Scheme (NTS).

The National Transfer Scheme is a mandatory scheme that requires Local authorities to accommodate a set quota of the children and youths YP's/UASC's within their given County.

This was originally set at a quota of 0.07% of the local child population, but due to the increased number of the YP's/UASC's, this has now been increased to 0.01% of a given child population.

Threshold Adjustment – effective from 24 August 2022:

Accommodate the increasing number of YP's/UASCs. This demand is increasing year on year: (data/statistics - next page).

Children and Families Aug 21 Data set – Southampton

LAC13	Number of current Unaccompanied Asylum Seeking Children (UASC) looked after at end of period	Unaccompanied Asylum Seeking Children are identified and supported by the local authority.	21	20	20	18	18	21	26	↑ 24%	↑ 136%	18	26	25	21	35	A further increase of 5 asylum seeking minors in our care population in the past month - we would expect to see further increases in this number as the potential allocation for this LA is for up to 36 UASC in total to be part of our overall population of children in our care.
LAC14	Number of new unaccompanied Asylum Seeking Children (UASC)	Unaccompanied Asylum Seeking Children are identified and supported by the local authority.	1	1	1	0	2	2	1	↓ -50%	- n/a	1	3	Local	Local	Local	See commentary above.

Source:

<https://www.southampton.gov.uk/moderngov/documents/s52885/Appendix%201%20-%20August%20dataset.pdf>

Hampshire 2022-09-22 Yearly safeguarding children Report

Safeguarding Area	2019-20	2020-21	2021-22	Narrative
Number of UASC or Refugees	81	67	106	The number of UASCs that are the responsibility of HCC has increased when compared to previous quarters. This is due to the now mandatory nature of the National Transfer Scheme (NTS) and HCC endeavouring to fulfil their 0.07% quota. The age range of children being accepted by HCC via the NTS is now lower. It is predicted that numbers are likely to increase significantly over the coming months/years.

In year ending June 2023 the UK received 97390 Applications:

Age	Male	Female
17 and under	13%	7%
18 to 29	38%	8%
30 to 49	22%	9%
50 to 69	2%	1%
70 and over	<1%	<1%
Total	75%	25%

Source: National Statistics:

In total, the UK government received applications for 19478 UASC in the year of 2023 alone.

<https://researchbriefings.files.parliament.uk/documents/SN01403/SN01403.pdf>

All the above evidence, points to an ever-increasing need for a supported accommodation in the UK and more specifically Southampton and the surrounding counties.

The increased number of the YP's/UASC's (children and youths), is already creating a burden and more workload for the social care/supported accommodation providers all over the country.

There are many bed spaces assigned for more complex needs young people (such as mental health issues, behavioural issues, high risk CSE, county lines victims, children in need, learning disabilities), which are now being used to support and accommodate the increased number of the YP's/UASC's.

The Beehive Project, currently have a number of complex needs beds, which are also used for accommodating the YP's/UASC's.

The development of a purpose-built supported accommodation for children and young people (YP's/UASC's) in Southampton will allow complex needs beds to be used as they were originally designed.

The purpose of this development is to provide a cost efficient model for the local authority, and highlighting the needs and requirements of the YP's/UASC's.

The Beehive Project, is the largest provider of children and youths (YP's/UASC's) accommodation in Southampton and they have been consulted to support as many as they can engage.

Level of care:

The proposed development is designed for the children and youths (YP's/UASC's) between the ages of 16 – 25.

Staffing at the premises will be 2 -3 staff members 24 hours a day (including waking nights). However, this will be continually assessed with risk assessments and could extend to 4 staff, 24 hours a day if required.

All young people will receive 5 hours of additional support (keywork sessions, cultural integration workshops, English language support, CV writing etc).

The above will be carried out at 'The Beehive Project' purposely designed office, off London Road in Southampton. The 372 sqM office block is within five minutes walking distance from the proposed development site and includes a drop-in centre, counseling rooms and meeting rooms.

The keywork sessions and social workers meetings are held in the above head office and not at the operational sites. This strategy has been deliberately designed, to ease the pressure from the other building/operational sites. It is also to encourage the integration with the young people (YP's) within the organisation.

The proposed development will be under the 'Beehive Project' property maintenance and robust compliance teams, with risk assessments, PAT testing and Fire alarm testing.

Conclusion:

Government guidance encourages local planning authorities to ensure developers make more efficient use of land.

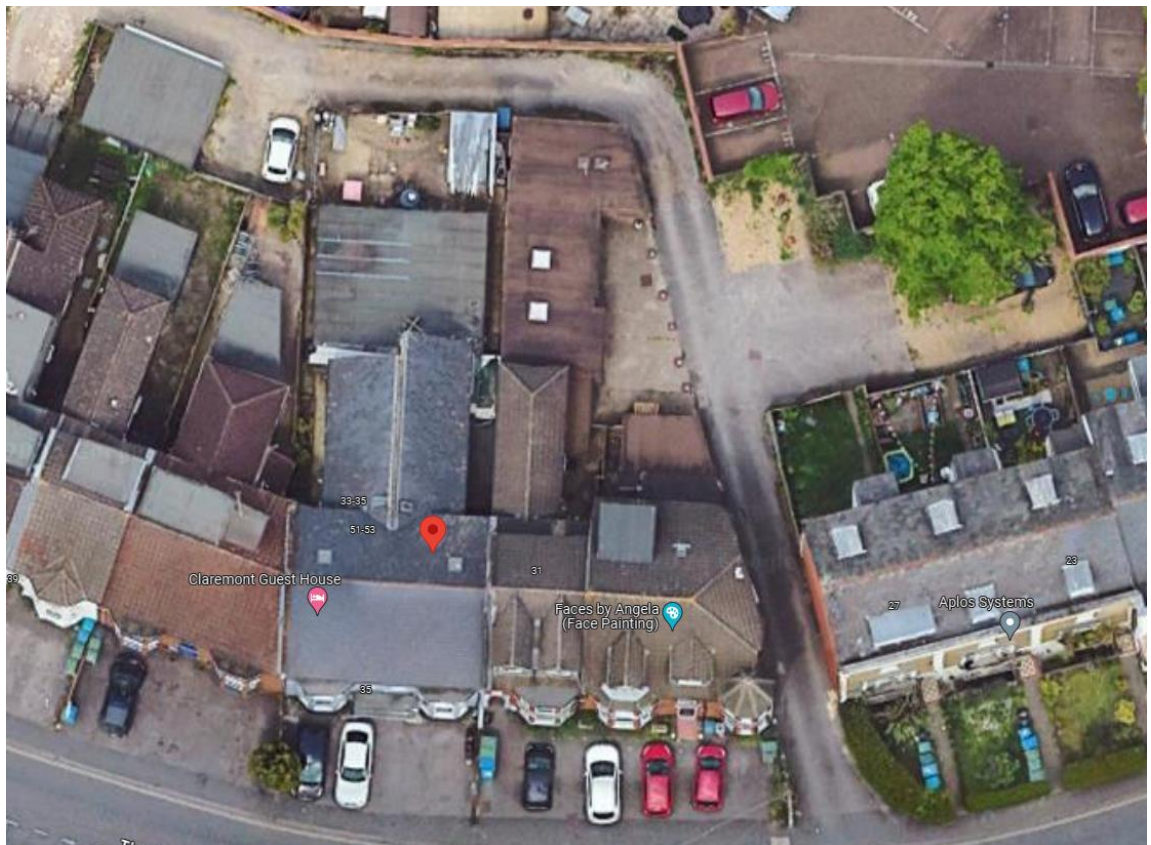
The proposal will make use of similar traditional and building materials to ensure the development blends comfortably into the site and surrounding area.

The scheme will also bring a number of benefits including the following:

- More efficient use of land.
- Retain and enhance the appearance and character of the area.
- It also meets the requirements set out to promote design and layouts, which are safe, public health, crime prevention and community safety considerations.

The proposed development is a clearly defined and well maintained environment where people are likely to take pride in their surroundings, tend to feel comfortable, safe and have a sense of shared ownership and responsibility.

The proposal complies with the planning policy and guidance as described above, and is also consistent with PPS3, making the most effective and appropriate use of urban land. Furthermore, the policy promotes the reuse of previously developed and underused land.



The Proposed Site: 33 – 35 The Polygon, Southampton.