

15 Triangle Rd. London E8 3RP

Design and Access Statement

October 2024

Application for Change of Use and external changes

HP ARCHITECTS LTD



Design & Access Statement

Application for Planning Consent for Change of Use and external changes

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1. Introduction

1.1

This design and access statement has been compiled for the planning application for change of use to the Caretakers House, 15 Triangle Rd

1.2

The property is not within a conservation area.

1.3

The existing building was originally built as the caretakers house to the adjoining school and is deemed to be ancillary to the main use (Children's Centre).

1.4

The former Caretaker's House was constructed in the early 1980's and comprises two storeys of accommodation surrounded by a small private garden with fencing forming the boundary.

1.5

The proposals are for a change of use of the Caretakers House from use class E(f)/C3 to a children's home Use Class C2 (Residential institutions, Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing home).

1.6

The purpose of this statement is to confirm the scheme, the process behind it and to support the application in terms of planning and design terms.

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2. Existing Site and building

2.1

The former Caretaker's House was constructed in the early 1980's and comprises an essentially square, 2 storey building with a low, pyramidal, tiled, roof and external walls constructed in mixed yellow London Stocks and part rendered to the lower half. The windows are single-glazed dark stained timber. Internally, accommodation comprises 3 rooms (including kitchen area) and a bathroom on the ground floor and 3 rooms and a bathroom on the first floor.

2.2

There is a narrow amenity area which encompasses the building and is dominated by a mature Silver Birch tree to the north eastern corner. Boundaries to the site are defined by 2m close board fencing with brick pillars to the east, 2m high brick wall to the north with an electric substation along the boundary line and fencing to the west and south. Pedestrian access is via a gate to the eastern boundary with Triangle Road: there is no designated vehicle parking at the site.

2.3

The surrounding area is mainly residential to the north and east (generally 5 stories in height and a mixture of social and private); and the Children's Centre is located to the west and south of the site (which is two stories in height).

Photo 1
Aerial view of site

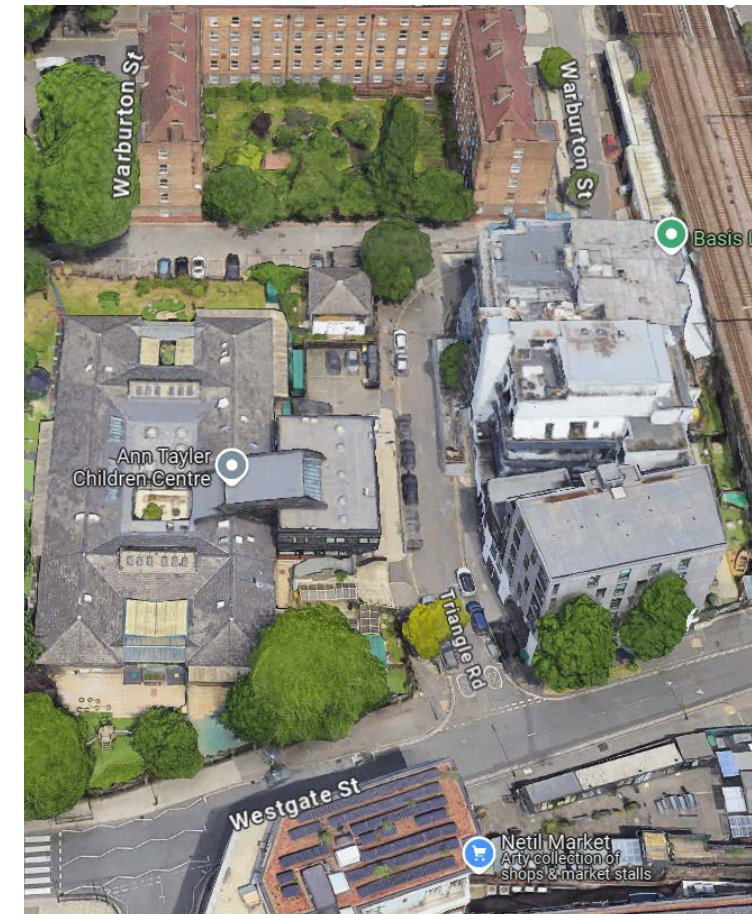
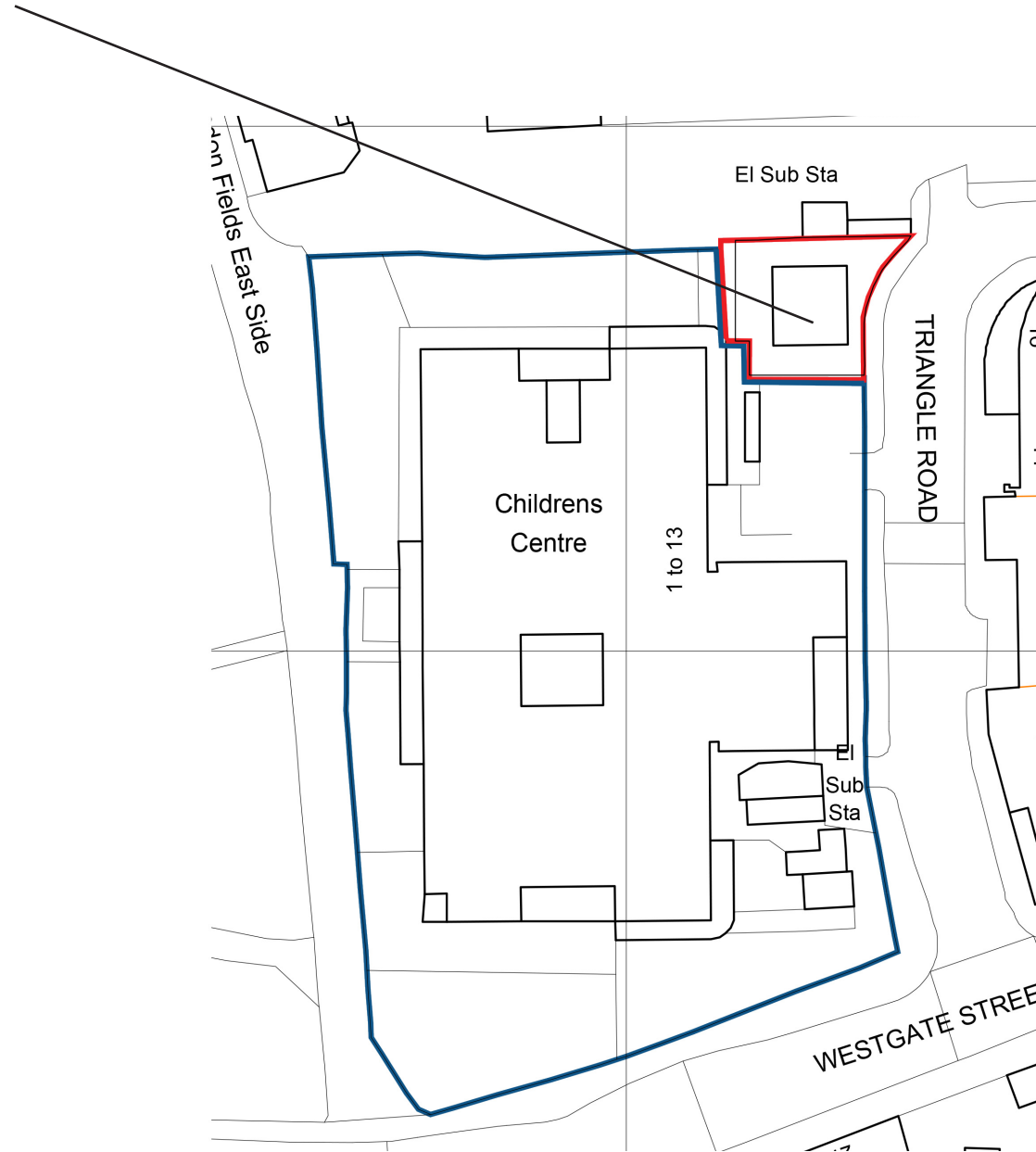


Figure 1
Application site location plan

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Photo 2
External view



Photo 3
External view to proposed gate location



Photo 4
Internal view

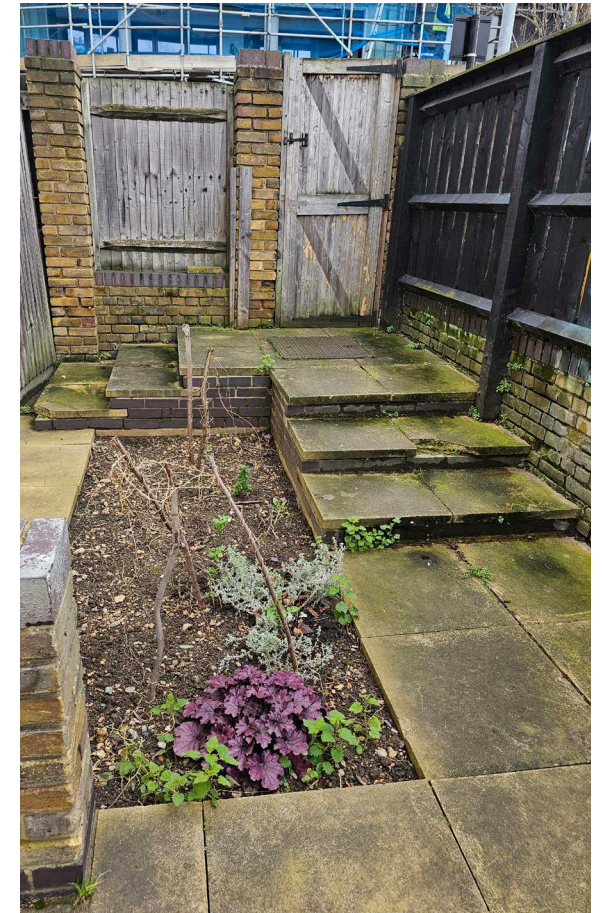


Figure 2
Existing floor plans and
elevations

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3. Planning history

3.1

Recent planning history for the overall site of 1-15 Triangle Rd for approved or rejected schemes:

2004/0728 The Ann Tayler Centre 1-13 Triangle Road London E8 3RP.

Erection of a two storey front extension to existing entrance area of combined child care centre and community centre to provide additional 442 sqm of floor space (D1) for purposes of enlarged reception area, office, meeting room and consultative rooms resulting in the loss of 9 on site car parking spaces, together with internal alterations including enclosing of one courtyard and modifications to internal layout. Granted 19.7.04

2005/1470 1-13 Triangle Road London E8 3RP.

Approval of details pursuant to condition 3 (refuse storage) of planning permission 2004/0728 dated 19 July 2004. Granted 23.8.05

2005/1472 The Ann Tayler Centre 1-13 Triangle Road London E8 3RP.

Approval of details pursuant to condition 2 (external surfaces) of planning permission 2004/0728 dated 19 July 2004. Granted 23.8.05

2014/1583 1-13 Triangle Road, London E8 3RP.

Installation of a ramp and other external alterations and works in association with the use of a former caretaker's house as a crèche and admin office / training room. Granted 1.8.14

(The application documents note that the premises were ancillary to the main use (the Children's Centre) and that the permitted use of the premises was that of combined child care and community centre (a D1 use) and there was

no loss of class C3 housing. Planning permission granted in 2014 (and 2015 for alterations, ramp, extension etc) was not implemented)

2014/4037 Ann Tayler Children's Centre 1-13

Triangle Road London E8 3RP. Erection of a single storey ground floor extension to west elevation of nursery annexe and canopy over south elevation/main entrance. Granted 13.2.15.

4. Planning policies

Local Planning Policy

4.1

The Hackney Council Plan has been the basis for the proposed development at 15 Triangle Rd.

The proposals are for a change of use of the Caretakers House from use class E(f)/C3 to a children's home Use Class C2 (Residential institutions, Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing home).

Under the following planning guidelines, the proposals are sought to comply with the required planning policies. We have included relevant sections below with additional justification.

The London Plan 2021 ("the London Plan") The London Plan 2021

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
- GG6 Increasing efficiency and resilience
- Policy D4 Delivering Good Design
- Policy D6 Housing quality and standards London Plan Policy D6
- Policy D7 Accessible housing
- Policy H12 Supported and specialised accommodation London Plan Policy H12
- Policy S1 Developing London's social infrastructure
- Policy S2 Health and social care facilities

- Policy S3 Education and childcare facilities
- SI 4 Managing heat risk
- T5 Cycling
- T6 Car parking

Hackney Local Plan ("LP33")

- LP1 Design Quality and Local Character
- LP2 Development and Amenity
- LP8 Social and Community Infrastructure
- LP9 Health and Wellbeing
- LP12 Meeting Housing Needs and Locations for New
- Homes Research Hackney Local Plan LP12
- LP17 Housing Design LP33 Policy LP17
- LP42 Walking and Cycling
- LP43 Transport and Development
- LP45 - Parking and Car Free Development
- LP53- Water and Flooding
- LP54 - Overheating and Adapting to Climate Change
- LP55 Mitigating Climate Change

Discussion

4.2

The LP33 states at paragraph 6.2: "Social infrastructure covers a broad range of facilities including schools, childcare facilities, adult education, health services, places of worship, libraries, youth facilities, sport and leisure facilities, public houses, community and cultural services and policing amongst others, all of which contribute to the quality of life and well-being of the population. The protection, enhancement, and provision of additional social infrastructure is supported by policies outlined

in the London Plan, and the National Planning Policy Framework".

4.3

Since the proposed use as a children's home falls within use class C2, a 'residential use', planning policies relating to residential development would be applied.

4.4

Policy LP12 states that "Self-contained residential units are the priority residential land use in the Borough and type of land use for which there is the greatest need. Proposals involving the provision of other forms of residential accommodation including student housing, visitor accommodation and alternative forms of accommodation will only be permitted where applicants can demonstrate that it is not feasible to deliver C3 residential development on site". The Caretakers House was built as a residential home for the caretaker which, ordinarily if were not within the care centre curtilage, would fall within the C3 use class.

4.5

Whilst children with learning disabilities and complex health needs who require specialist support are among the most vulnerable in our society, there is no specific planning policy regarding children's homes in the LP33, although Policy LP18 is specific to 'Older and Vulnerable People' - and states (paragraph 7.19) that: "in addition to older people with support needs there are a number of other people in the Borough that are considered to be vulnerable and in need of some form of specialist or conventional housing". Policy LP 20 is relevant to student accommodation

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but this is aimed at students from one or more London based academic institutions. London Plan Policy H12 states that: “The delivery, retention and refurbishment of supported and specialised housing which meets an identified need should be supported”. This includes accommodation for young people with support needs.

4.6

The London Plan, at policy S3, states that “Development proposals should ensure that there is no net loss of education or childcare facilities, unless it can be demonstrated that there is no ongoing or future need”. LP33 policy LP8 supports this by advising that proposals for social and community infrastructure will be permitted where a current, future or identified need is met and where the proposal is of a high quality and inclusive design providing access for all. Proposals involving the loss of existing social and community infrastructure will be permitted where one of the following criteria is met:

- i. a replacement facility of equivalent or better quality that meets the needs currently met by the existing facility is provided; or
- ii. it has been demonstrated, as evidenced by at least a year of active marketing, that the facility is no longer required in its current use and it has been demonstrated that it is not suitable and viable for any other forms of social infrastructure for which there is a defined need in the locality, or for which there is a current or future need identified in the Infrastructure Needs Assessment and Delivery Plan (IDP).

4.7

The existing property was constructed as a residential unit but it would appear that, since it can be accessed via the adjacent Care Centre and within the same curtilage that it is classed as ancillary to the care centre and, therefore, justification will be required to change the use to that of residential. However, mindful that it has not been used as an ancillary use to the care centre for many years, moreover has been occupied by guardians and the proposed use is a very specialist type of residential use for which there is an identified need for specialist care facilities in the IDP, it is considered that any in-principle objection to the proposed use as a disabled residential children’s home could be overcome and that suitable conditions to an approval could be applied to ensure that the use could be submitted to ensure the retention of the use as a Children’s Home in accordance with an approval of a planning application.

5. Proposed development

Brief and proposals

5.1

The existing building is two stories and domestic in scale. It has not been used for its original caretaker housing for a considerable time (the live-in role has been discontinued) and has become surplus to requirements to the Children's Centre.

5.2

Due to a lack of suitable accommodation with the Borough, there is a severe need for safe and secure live-in accommodation to be provided for use for children aged 10-17.

5.3

London Borough of Hackney have identified that there is a need within the borough for children's homes and the Infrastructure Delivery Plan 2018 indicates that the demand for care facilities across a wide spectrum exceeds supply for most services, particularly accommodation support. In this regard, through the Hackney Strategic Plan 2022-2026 LB Hackney is committed to ensuring every child and young person in Hackney has the best start in life; shaping a more inclusive and high performing education system, maintaining early years and youth services, keeping children safe and investing in their mental health and well being, providing access to outstanding play, culture, and sport, and opportunities; tackling child poverty, and supporting those families who need support the most.

5.4

The brief for this site and this application would be the change of use from its current use class E(f)/C3 to a children's home Use Class C2 (Residential institutions, Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing home).

Justification

5.5

In the Independent Review of Children's Social Care, published in May 2022, it highlights the significant challenges in finding the right care, in the right place, at the right time, to help children in care achieve the best outcomes: 'How we find, match, build and run homes for children in care, both foster homes and residential children's homes, is broken. Bold action is needed so that when children are in care, the home and relationships we put around them provide safety, stability and love, enabling them to find their place in the world, to thrive, and realise their ambitions.'

5.6

We believe that investing in a Hackney children's home will potentially have far reaching benefits, which include:

- Quality of experience: Keeping children close to home enables them to stay connected to their friends and family, as well as their communities, which is crucial in supporting looked after children's identity needs and achieving positive outcomes.
- Quality of care: Through commissioning a provider to run a provision on our behalf, we can

directly influence the quality and methodology of care offered, ensuring that this best meets the presenting needs of our children.

- Minimising disruption: For looked after children, each move can involve a huge amount of disruption: in their relationships with their caregivers; their friendship networks; their education provision; and in other key professional relationships, such as CAMHS and Youth Justice Services. This can be avoided if children are able to stay within the borough.
- Cost avoidance: The total cost of our spend on residential children's homes for 2023/4 was over £10 million. Developing our provision in borough allows for greater cost control. Along with direct cost pressures, there are further pressures related to children living at a distance through time and costs incurred by social workers and other practitioners, such as Independent Reviewing Officers, who are required to visit children as part of their statutory duties.
- Over the past 5 years, consistently around 30 of Hackney's looked after children at any time have lived in a residential children's home. We do not expect this level of demand to significantly decrease over time.

5.7

Currently, we have 8 children whose needs are such that they struggle to live alongside other children and so benefit from very small children's homes.

5.8

There are only two registered children's homes in Hackney.

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- Bayis Sheli: This is a home specifically for Orthodox Jewish children with a disability. Their Ofsted rating is 'outstanding'. A number of Hackney looked after children have lived there over time. All these children have maintained strong connections with their families and communities e.g. regularly attending community events.
- Montage: This is a home for up to 2 children aged 11-17 with social and emotional needs, opened in 2021. Their Ofsted rating is 'requires improvement'. We have never had a Hackney child placed here.

5.9

A statutory key performance indicator for Local Authorities, reportable to the DfE on an annual basis, is the proportion of looked after children living more than 20 miles from their family home, in recognition of how important it is to try and keep looked after children close to home. 12% of Hackney looked after children lived at a distance from home in 2022/3.

Proposals

5.10

Given the planning history and background information whereby the Caretakers House was deemed an ancillary use, the lawful use of the site as a whole appears to be that of a child care and community centre (previously a D1 use) now falling within use class E(f) -non-residential creche, day centre or nursery. So, since the proposed children's home would provide residential care, the proposed use would fall under Class C2 and a change of use planning application would be required. Legal

advice is currently being sought as to whether the Caretakers House is still regarded as class E(F) mindful that guardians have been living there as an HMO for a number of years and the original purpose of the building was that of residential dwelling for the caretaker (ancillary use). It is accepted that a change from C3 to C2 would still require a change of use planning application but the application of adopted planning policy may be different depending how the current use is viewed.

5.11

The existing building is in sound structural condition but in need of a full refurbishment. For its new role, the only external physical changes proposed to the external areas would be in the form of a new ramp and opening within the fence onto the pavement for easier access to the building.

5.12

Internally some changes are proposed to the ground floor layout to ensure the accommodation requirements are met for the proposed use but otherwise the works involve redecoration and new double glazed windows.

Appearance and Materials

5.13

The external appearance of the house itself will remain essentially unchanged except the windows will be replaced with new timber double glazed windows.

5.14

A new ramp will be built between the house and the

boundary fence to the road. This will be finished with a timber decked anti slip surface and timber balustrade with metal infill panels.

5.15

The new gate to the pavement will be a timber panelled gate.

5.16

Room sizes

Main living and kitchen area	22.0m ²
Additional office reception room	8.0m ²

First floor

Bedroom 1	12.0m ²
Bedroom 2	10.0m ²
Bedroom 3	9.0m ²

Overall gross internal area	91.0m ²
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Access

5.17

Access to the property is only currently via external steps.

5.18

The existing building is not especially large but would suite the requirements of the children's home together with supervision.

5.19

We are proposing the new ramp to allow for step free access to the ground floor only. Provision for a lift to the first floor would not be suitable for this type of building given the spatial limitations and as such,

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this specific building would not be used for disabled residential care. However the provision of the ramp will allow for any visitors to be accommodated.

Approach

- The scheme includes secure storage for at least 2no. bicycles
- Approach from street is step free

Approach to all entrance

- The principal entrances are step free with the pavement. A minimal fall of not greater than 1:100 will divert rainwater away from the building into flush, slot drains with below-paving drainage channels.
- The entrance ramp is 1.2 metres wide, the recommended minimum width.

Entrances

- The entrance doors and pathways will be illuminated by lighting controlled by a motion and daylight detection sensors. The direction of lighting will be carefully considered so that it doesn't disturb the neighbouring residences.
- There are no gates or raised thresholds to hinder wheelchair users, mobility scooters or baby buggies.
- The principal entrances have a clear opening width of 800mm.
- All internal areas within entrance are designed to be in excess of the required spatial standards.

Internal doorways and hallways

- All corridors are a minimum of 1000mm and door widths a minimum of 800mm clear width

Circulation space

- The living and ground floor visitor spaces are accessible and designed in accordance with DDA requirements. The kitchens are integral with the living spaces.

6. Sustainability

6.1

As the house is existing, certain elements of the property will be upgraded to meet current environmental standards:

6.2

New double glazed windows to replace existing single glazed windows and to achieve a higher level of airtightness.

6.3

New highly efficient condensing boilers

6.4

There will be minimal demolition but the result would provide much needed childrens accommodation by re-utilising an existing building.

6.5

Principle habitable rooms have large windows with unobstructed views over gardens. The proposals do

not have a demonstrative impact on neighbouring properties.

6.6

Refuse stores will have sufficient capacity to incorporate recycling of household and food waste.

6.7

Energy efficient lighting and appliances will be used throughout.

6.8

All rooms have large opening windows to allow for natural ventilation as well as high levels of natural daylight to both front and rear of the development.

7. Drainage

7.1

There are no proposed changes to the drainage both foul and surface water.

8. Landscaping

8.1

The main change relates to the provision of a new ramp, which will have a timber non-slip decked finish, timber handrails and metal perforated side panels.

8.2

The remaining areas will remain as existing with some localised repaving works to the entrance area.

Figure 3
Proposed floor plans and
elevations

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9. Conclusion

9.1

This application seeks planning permission change of use and external alterations.

9.2

The change of use will provide much needed safe and secure accommodation for children within the borough out of a building which has no current use. Its ancillary use of accommodation for the adjoining children's centre is no longer required.

9.3

The external changes proposed are relatively small scale and provide better access to the building for visitors.