

38 Firsby Road N16 6QA

Design and Access Statement

November 2024

Application for Change of Use and external extension

HP ARCHITECTS LTD



Design & Access Statement

Application for Planning Consent for Change of Use and external extension

Contents

1. Introduction
2. Existing site context and buildings
3. Planning history
4. Planning policies
5. Proposed development
 - Appearance
 - Materials
6. Sustainability
7. Drainage
8. Landscape
9. Conclusion

Drawing index for submission

1504-EX-100	Existing Location & Block Plans
1504-EX-01	Existing plans
1504-EX-02	Existing elevations
1504-PL-01	Proposed plans
1504-PL-02	Proposed elevations

Design & Access Statement

Application for Planning Consent for Change of Use and external extension

1. Introduction

1.1

This design and access statement has been compiled for the planning application for change of use to 38 Firsby Rd.

1.2

The property is not within a conservation area.

1.3

The existing building was originally built as a semi-detached dwelling but now falls within the demise of the adjoining Oldhill Community School.

1.4

The former house was constructed in the early 1900's and comprises essentially two storeys of accommodation but over five split levels within a garden.

1.5

The proposals are for a change of use of the dwelling from use class F1(a)(non-residential education?) 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.

Design & Access Statement

Application for Planning Consent for Change of Use and external extension

2. Existing Site and building

2.1

The former dwelling was constructed in the early 1900s and comprises five split levels of main accommodation. The walls are brick stocks and it has a slate roof.

2.2

The front elevation comprises of two bays, of which the right hand bay is only at upper ground level whereas the left hand bay rises to roof level. The windows are sliding UPVC sash double glazed windows. Internally, accommodation comprises 2 main reception rooms on the upper ground floor, the kitchen and utility room to the rear, and four bedrooms and a bathroom to the upper floors. There are w.c.s at each landing and there is also a cellar.

2.3

There is an amenity area which surrounds three sides of the building which is a mixture of soft and hard landscaped. Boundaries to the site are defined by 1.8m close board fencing. There is a brick plinth wall to the street boundary with metal railings on top. Pedestrian access is via a gate to the street elevation.

2.4

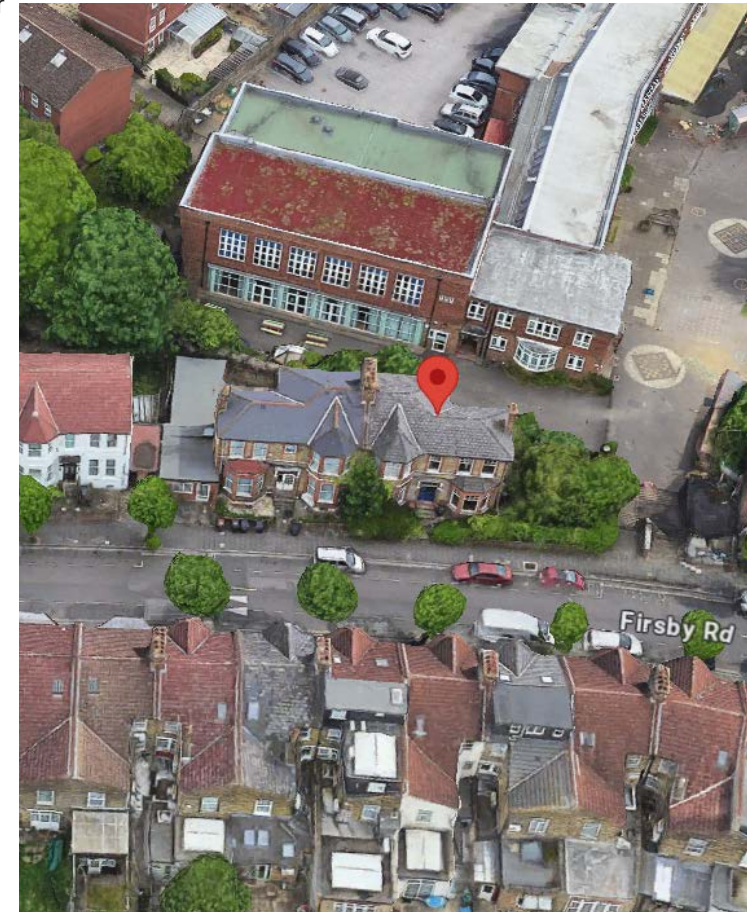
The surrounding area is mainly residential to the north, west and south generally two stories with rooms within the roof. To the east is the Oldhill Community School.

2.5

The LB Hackney has held Title Absolute for the application site since 2011 and the Title plan includes the adjacent Oldhill Community School, which is a fully inclusive, two form entry school with a Children's Centre and an Autistic Resource Unit. The school offers places for children from 6 months to 5 years in the child care facility and education for 3 to 11 year olds in the school.

Photo 1

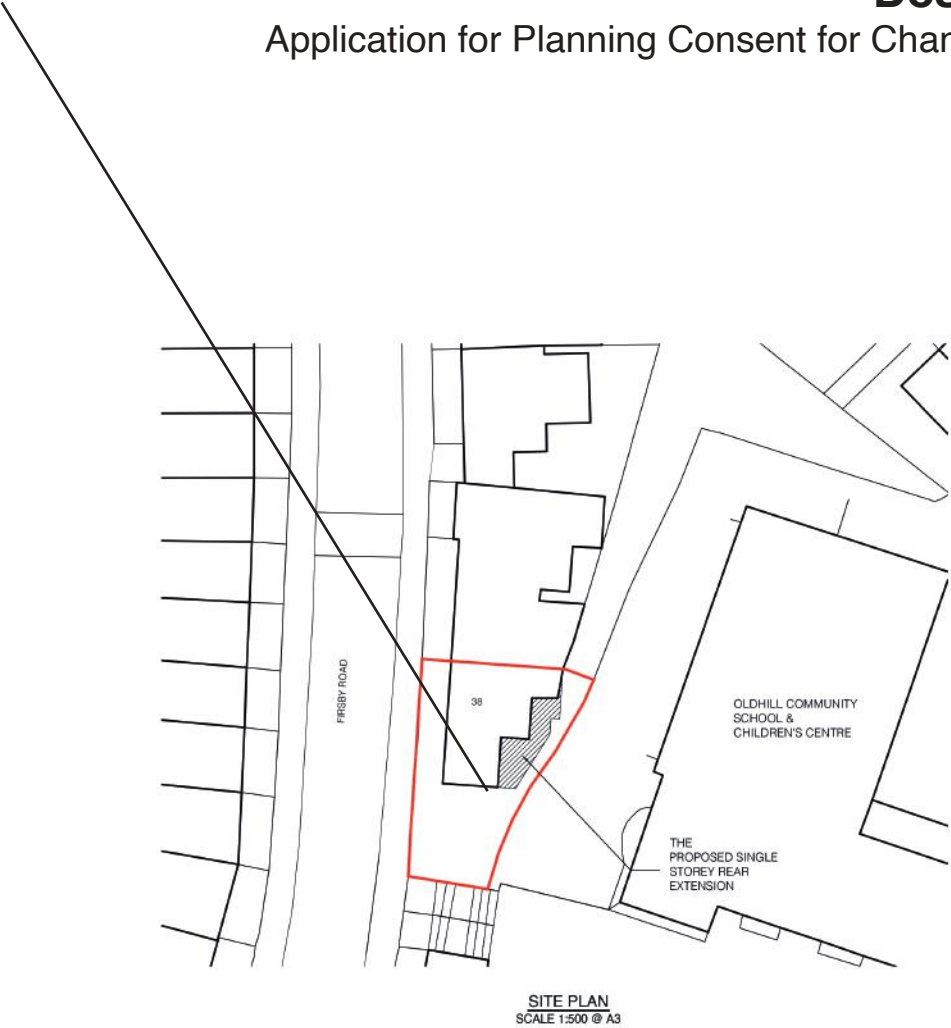
Aerial view of site



Design & Access Statement

Application for Planning Consent for Change of Use and external extension

Figure 1
Application site location plan



Design & Access Statement

Application for Planning Consent for Change of Use and external extension

Photo 2
External view



Photo 3
External view to proposed gate location



Photo 4
Internal view



Design & Access Statement

Application for Planning Consent for Change of Use and external extension

Photo 5
External view



Photo 6
External view to proposed gate location



Photo 7
Internal view

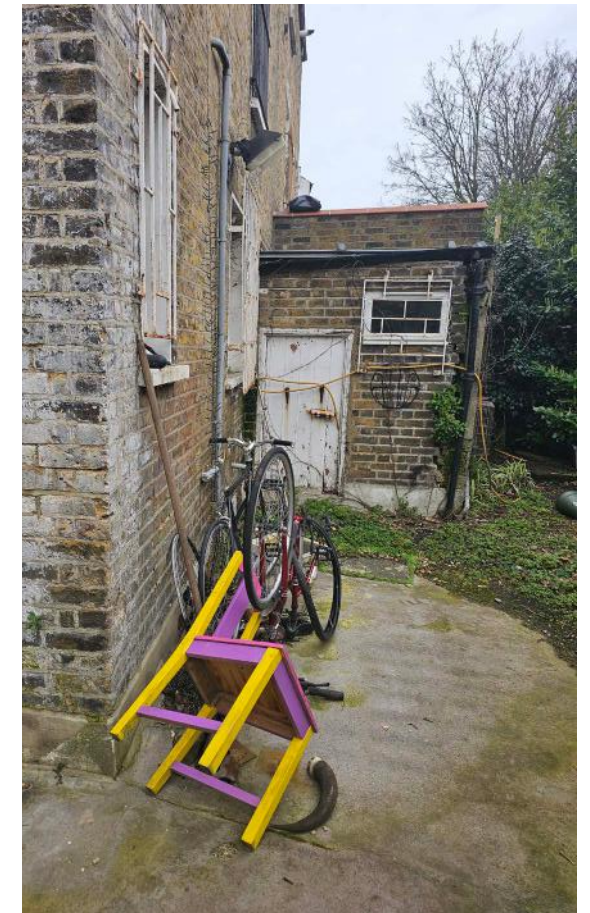


Figure 2
Existing floor plans

38 Firsby Road N16 6QA Design & Access Statement

Application for Planning Consent for Change of Use and external extension

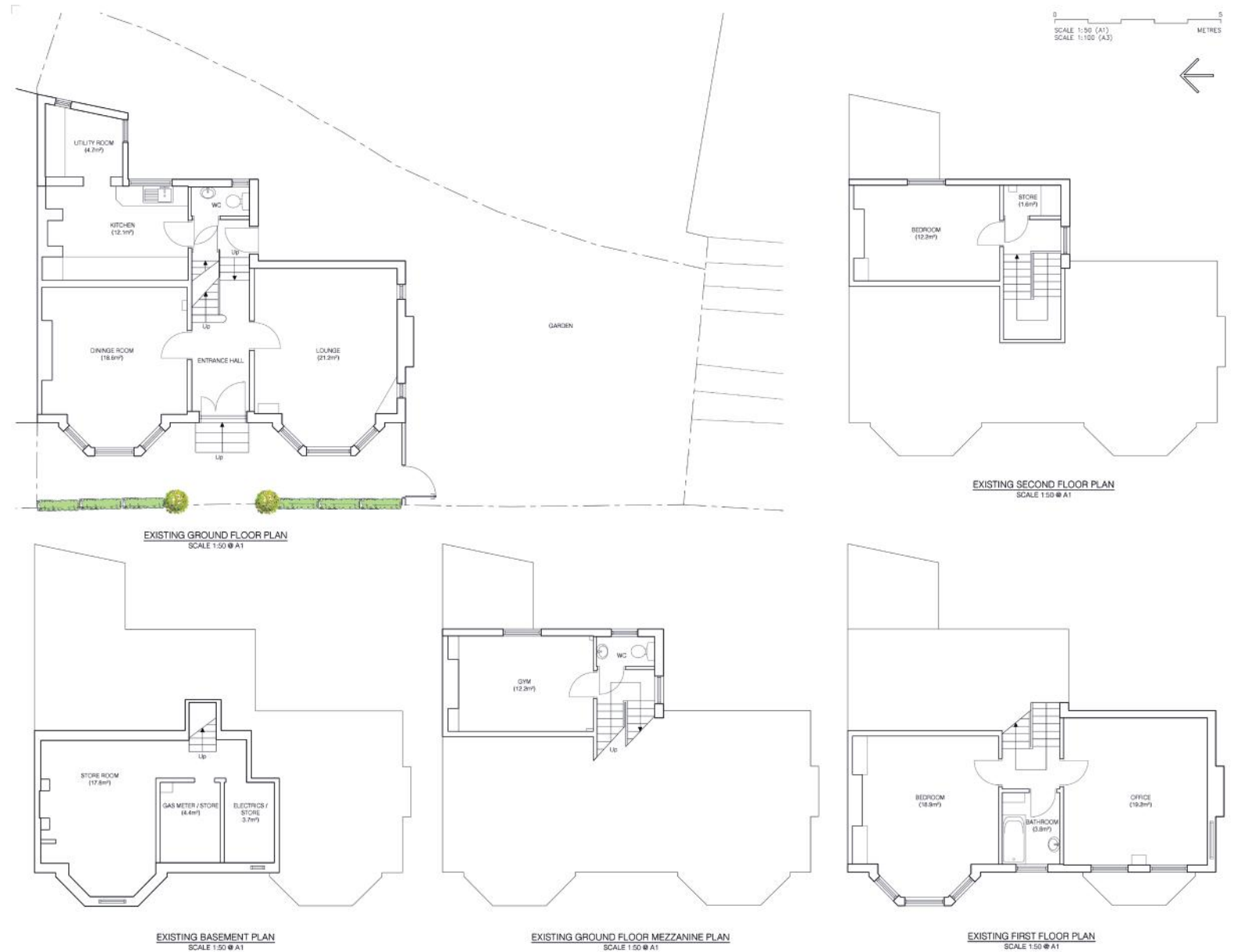


Figure 3
Existing elevations

38 Firsby Road N16 6QA

Design & Access Statement

Application for Planning Consent for Change of Use and external extension

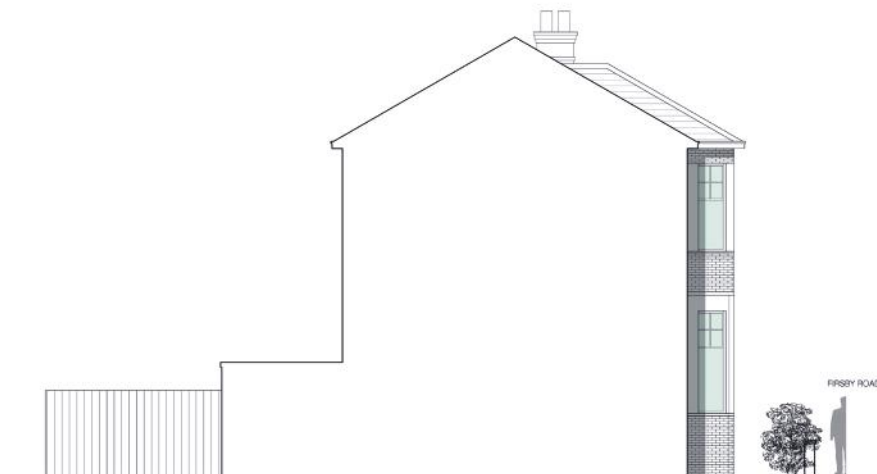
SCALE 1:100 (A3)



EXISTING FRONT ELEVATION
SCALE 1:50 @ A1



EXISTING SIDE (SOUTH) ELEVATION
SCALE 1:50 @ A1



EXISTING SIDE (NORTH) ELEVATION
SCALE 1:50 @ A1



EXISTING REAR (EAST) ELEVATION
SCALE 1:50 @ A1

Design & Access Statement

Application for Planning Consent for Change of Use and external extension

3. Planning history

3.1

Recent planning history for the overall site of 38 Firsby Road and adjoining school for approved or rejected schemes:

2006/1900 - Erection of two bicycle shelters in the school playground. Approved 15.9.06

2006/1739 - Submission of details required by condition 2 (EXTERNAL MATERIALS) of planning permission ref: 2005/2608 for extensions and alterations to school. Approved 27.7.06

2006/0775 - Submission of details required by condition 3 (details of roof edges etc.) of planning permission ref: 2005/2608 for extension to school. Approved 3.5.06

2005/2608 - Extensions and alterations comprising single storey front extension and canopy on Old Hill Street elevation, first floor infill extension to court yard area, alterations including part rendering of elevations Approved 12.1.06

2005/1467 - Repositioning of existing unauthorised security fencing at rear (fronting Firsby Road). Approved 30.8.05

2004/2686 - Replacement of existing metal fencing with new 2.4m high palisade fencing at the rear of the school(fronting Firsby Road). Withdrawn 28.4.05

Design & Access Statement

Application for Planning Consent for Change of Use and external extension

4. Planning policies

Local Planning Policy

4.1

The Hackney Council Plan has been the basis for the proposed development at 38 Firsby Rd.

The proposals are for a change of use of the dwelling from use class F1(a)(non-residential education?) 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 applicants site was built as a residential home and was then brought under the same demise as the school.

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 but this is aimed at students from one or more

Design & Access Statement

Application for Planning Consent for Change of Use and external extension

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 is within the demise of the adjoining school it is classed as ancillary to the school 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 school 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.

Design & Access Statement

Application for Planning Consent for Change of Use and external extension

5. Proposed development**Brief and proposals**

5.1

The existing building is two stories and domestic in scale. It has not been used as ancillary to the school for a considerable time, and is occupied by guardians, and has become surplus to requirements.

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 proposals are for a change of use of the dwelling from use class F1(a)(non-residential education) 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.

Design & Access Statement

Application for Planning Consent for Change of Use and external extension

- 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 existing building was deemed an ancillary use, the lawful use of the site as a whole appears to be that of F1(a)(non-residential education?). 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.

5.11

The existing building is in sound structural condition but in need of a full refurbishment. For its new role, an external extension is proposed to the rear, to partially replace an existing ground floor flat roof extension.

5.12

The main essence of the new layout is to create an independent unit to be occupied by one person associated with the children's home (age range 13-17); and three additional bedrooms for the children's home itself and one bedroom for staff.

5.13

Internally some changes are proposed to the ground floor layout rear primarily to ensure the accommodation requirements are met for the proposed use but otherwise the works involve redecoration and kitchen and sanitary ware.

Appearance and Materials

5.14

The external appearance of the house itself will remain essentially unchanged.

5.15

The new rear extension would be built in brick to match existing and with a single ply flat roof.

5.16

The new gate to the front garden will be a timber panelled gate.

5.17

Room sizes
Independent studio flat 38.6m²

Remainder:
Main living and kitchen area 21.0m²
Office reception room 10.3m²

Staff bedroom 12.0m²
Bedroom 2 18.9m²
Bedroom 3 19.2m²
Bedroom 4 12.0m²

Overall gross internal area 204.0m²

(existing gross internal area) 184.0m²

All rooms are a minimum of 2.5m in height (except basement).

Access

5.18

Access to the front of the property is only currently via external steps whereas to the rear is a level threshold.

5.19

The existing building is of a size which would suite the requirements of the children's home together with supervision.

Approach

- The scheme includes secure storage for atleast 2no. bicycles

Design & Access Statement

Application for Planning Consent for Change of Use and external extension

- Approach from street to the rear entrance is step free
- The entrance path 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.
- 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

6. Sustainability

6.1

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

6.2

The existing double glazed windows will be retained.

6.3

New highly efficient condensing boilers

6.4

There will be minimal demolition but the result would provide much needed children's 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

Any new connections will be made into the existing drainage runs on the site.

8. Landscaping

8.1

The existing garden to the south remains relatively unaffected by the scheme.

8.2

The path access to the rear will remain hard landscaped with a pervious block material.

Figure 4
Proposed floor plans

38 Firsby Road N16 6QA

Design & Access Statement

Application for Planning Consent for Change of Use and external extension



Figure 5
Proposed elevations

38 Firsby Road N16 6QA

Design & Access Statement

Application for Planning Consent for Change of Use and external extension

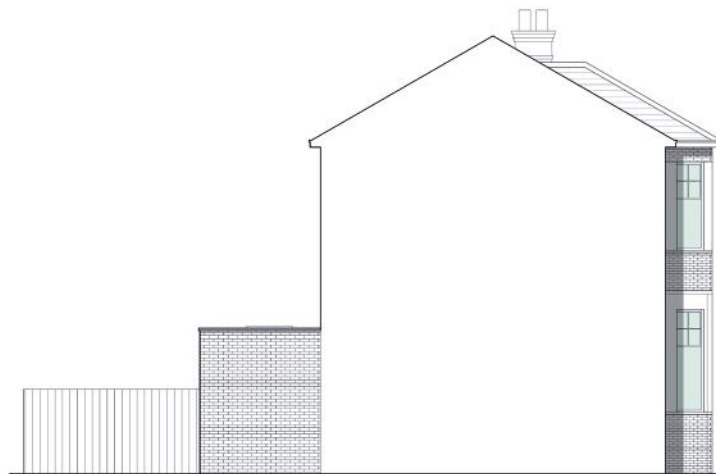
SCALE 1:100 (A3)



PROPOSED FRONT ELEVATION
SCALE 1:50 @ A1



PROPOSED SIDE (SOUTH) ELEVATION
SCALE 1:50 @ A1



PROPOSED SIDE (NORTH) ELEVATION



PROPOSED REAR (EAST) ELEVATION

Design & Access Statement

Application for Planning Consent for Change of Use and external extension

9. Conclusion

9.1

This application seeks planning permission change of use and external alterations including new rear ground floor extension.

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 succinct and located to the rear.