



DESIGN, ACCESS AND MANAGEMENT STATEMENT

CHANGE OF USE FROM C3 DWELLING TO C2 RESIDENTIAL INSTITUTION FOR PROPOSED CHILDREN CARE HOME, FOR UP TO 4 CHILDREN OR YOUNG PEOPLE.

72 DICKENSON ROAD, MANCHESTER, M14 5HF

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1. INTRODUCTION

- 1.1. The following Planning, Design, Access and Management Statement accompanies a Change of Use Planning Application, via the Planning Portal to Manchester City Council. The proposals are to use the existing house [which falls within the C3 Residential Use Class Order] at 72 Dickenson Road, Rusholme, Manchester, M14 5HF as a residential children's home [which falls within the C2 use class order]. The intention is to create a residential children's home to 4 cared-for children or young people, with a maximum of 4 full time residential carers, [2 sleeping overnight], and living as a single household, within the existing 4 bedroomed dwellinghouse.
- 1.2. The children will be placed with North Star Carehomes Ltd under the care of their Local Authority, and they will ensure that the children will have an opportunity to live as a single household that will be fully registered and compliant with the necessary quality care standards set out by the Government in legislation and health and safety regulations. The ethos at North Star Carehomes Ltd is to provide the highest level of care to the children within the environment of a single 'typical' household; whilst giving them the best opportunities to have positive outcomes in their development. They do this by having a fully experienced Care Team including access to a psychologist, organising/working with the necessary external agencies catered to suit the individual requirements of each child. This will involve 24 hour a day care based at home to provide the 'normality' of a single household, by having structured plans that will give security to the children, the home and the local community.
- 1.3. The intention is to register the home for children with emotional and behavioural difficulties (EBD) social, emotional and mental health needs. Placements will be planned and those children who require medium to long-term placements will be accommodated. North Star Carehomes Ltd will be operating in accordance with the requirements and ethos of the Quality Standards 2015 and Children's Home Regulations 2015 (Care and Standards Act 2000).
- 1.4. This Planning, Design, Access and Management Statement has taken into account the DCLG Circular 01/2006 and has been written in reference to the Guidelines set out in the CABE document 'Design and access Statements' (how to write, read and use them).
- 1.5. This statement should be read in conjunction with the existing and proposed drawing scheme provided with the Application

2. THE SITE

- 2.1. The site is situated at 72 Dickenson Road, Rusholme, Manchester, M14 5HF. It is a semi-detached, two-storey dwelling along a major road in a sustainable location and a site area of 183.5m², edged red on the extract from the OS Plan below [not to scale].



- 2.2. The site has no off-road parking although it has had planning approval for erection of a garage. There is a large parking site further down the road, 1 minute drive from the site run by NCP.
- 2.3. The site is within easy walking distance to open public spaces and local amenities such as pharmacies, restaurants, shops and schools. The house will remain typically as a single-family residence in terms of size and number of occupant's, waste bins storage and collection.

3. MANAGEMENT PLAN

- 3.1. The children's home will be operated by a local company, who will provide employment to local people, helping to contribute to the local economy. They will also rely on the support of external agencies to monitor and ensure that the home is functioning in line with regulations, guidance and legislation in meeting the needs of the children, staff and that of the local community.
- 3.2. North Star Carehomes Ltd are committed to transforming the lives of cared for children aged 7 – 18 who are facing the profound challenges of childhood trauma. Their principles are anchored on providing a compassionate and nurturing environment, with an unwavering dedication to make a difference to every young person we care for.
- 3.3. North Star Carehomes Ltd are a trauma-informed service offering a safe, stable and secure home where every child can embark on a journey of healing and growth. Through their personalised, holistic, and child-centred support packages, they strive to understand the unique experiences of each child. They believe in the transformative power of kindness, understanding, and therapeutic care, devoted to helping every child flourish and restore hope. Together, they are shaping positive outcomes for children and building bright futures.
- 3.4. The home will be treated as a family household, and their staff will have the required qualifications and a wealth of experience to manage cared for children who have emotional and behavioural difficulties.
- 3.5. To occupy the children there will be structured after school groups and sports clubs for the children, that they will be encouraged to be involved in, should they wish to go out.
- 3.6. The home will provide in-house entertainment and education media in the form of the computers, gaming consoles, board games, books, magazine and newspapers etc for the children to use. Each child will sign a 'Behaviour and House Rules Contract', which reinforces expected standards of behaviour and boundaries with strict consequences should they not adhere to these. Within the home there will also be a dedicated Activities and Games room to keep the children entertained.

4. POLICY CONSIDERATIONS

4.1. Relevant Site Planning History

098198/FU/2011/S1: Retrospective change of use of property from residential (Use Class C3) to offices (Use Class B1):

Decision: Refuse & Enforce

Date of Decision: 08/02/2012

088098/FU/2008/S1: Change of use of residential dwelling (Class C3) to offices (Class B1)

Decision: Refused

Date of Decision: 16/02/2009

062541/FH/NORTH2/01: Construction of a single garage at rear of dwelling.

Decision: Approved

Date of Decision: 20/09/2001

4.2. Use Class Order

The principle of the typical policy for Local Environment will state that the Council will protect and improve environmental quality and amenity by ensuring development is not located in areas where it could be adversely affected by neighbouring land uses and does not have an unacceptable impact on the environment.

Furthermore, a development should not cause significant harm to the amenity of the occupants, and future occupants of the development, and should not have a significant, adverse impact on the visual amenity of the surrounding area, including landscape and townscape.

We feel, the proposed change of use is an ideal and appropriate use in this location and will not result in an adverse impact on the visual quality and amenity of the local environment. We feel that it will have a positive impact on the local environment by creating a much-needed resource for the most vulnerable cared for children within our community.

The house will operate as a single household residence, as defined in the Town and Country Planning (Use Classes) order 1987 (England) (as amended), we feel, by how it will operate, it will fall within the same C3 Dwellinghouses Use Class, but because of policy the Change of Use from C3(a) to C2 is required.

There will be a maximum of 4 children, living with a minimum of 2 trained specialist care workers with 2 sleeping overnight, and living together as a single household. The carers will typically work 8-hour shifts and seamlessly transfer to ensure continuity and physical and emotional security for the children. The applicant has extensive relevant knowledge and experience within the Children's social and cared for sector within the Greater Manchester area.

4.3. National Planning Policy Framework

The National Planning Policy Framework (NPPF) was revised in December 2024 and sets out the Government's planning policies for England and how they should be applied.

Paragraph 1 of the Framework states that:

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied¹. It provides a framework within which locally-prepared plans can provide for housing and other development in a sustainable manner. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective.

Section 2, Paragraph 8 of the NPPF defines 'sustainable development' and states that:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;

an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 135 states that:

Planning policies and decisions should ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;*
- *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise

This is a scheme that has clearly been shown to be compliant with the provisions of the Development Plan and that material considerations identified also support the proposed development.

4.4. Planning Need

There is a vital need in the community [and throughout the country] for this type of use/ accommodation for children/ young people. The pandemic has placed additional pressure on the social care sector and the increased number of children who have been placed in local authority care are in need of safe, family-centred, nurturing homes based in safe neighbourhoods.

Ofsted will require a locality risk assessment before approving the property as a children's home. Planning is therefore not the only form of regulation which controls the suitability of the location. A basic principle in assessing a planning application is whether there is other legislation which is more appropriate to regulate the proposed development. In the case of children's care homes, the relevant powers are set out in:

- Care Standards Act 2000
- The Care Standards Act 2000 (Registration)(England) Regulations 2010
- The Children's Homes (England) Regulations 2015
- Children's Homes and Looked after Children (Miscellaneous Amendments) (England) Regulations 2013

5. PROPOSED SCHEME

5.1. Site Layout

The proposed layout retains the existing site layout with a rear garden for amenity. There are no layout changes.

5.2. Scale and Mass

The house is a 2-storey domestic dwelling and set within an established primary residential area along a major road. There will be no changes to the scale and mass.

5.3. Landscaping

Front: The dwelling has no front garden but more of a front yard giving it an established separation between the dwelling and the pavement.

Rear Garden: The existing garden is reasonably sized for residential amenities. The existing boundary provides ample screening and privacy. It is proposed that these will be maintained and made good where necessary.

5.4. Design and Appearance

The house is a bay-fronted 2-storey domestic dwelling and set within a primary residential area. It retains existing features of the immediate and surrounding architectural typology characterized by ground floor bays and arched entrances. These will be retained.

External doors and windows are all uPVC-framed, white-coloured with double glazing. It is proposed that these will be retained.

Generally, there are no works proposed to the existing external appearance.

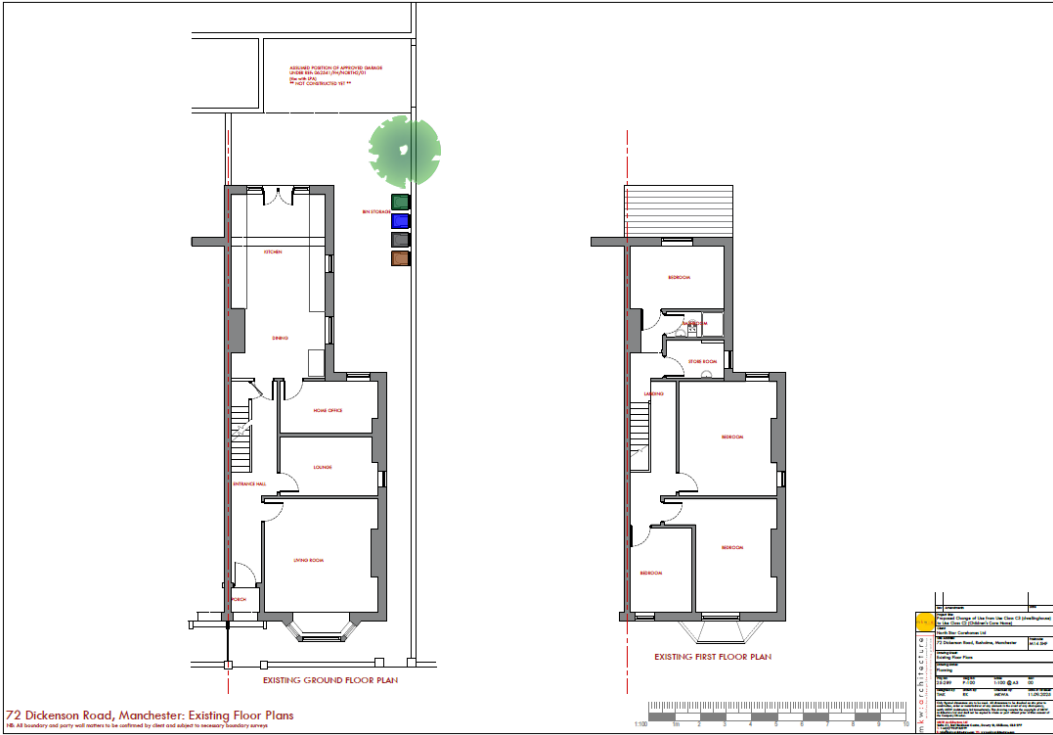
5.5. Access

Existing access off the main road, Dickenson Road.

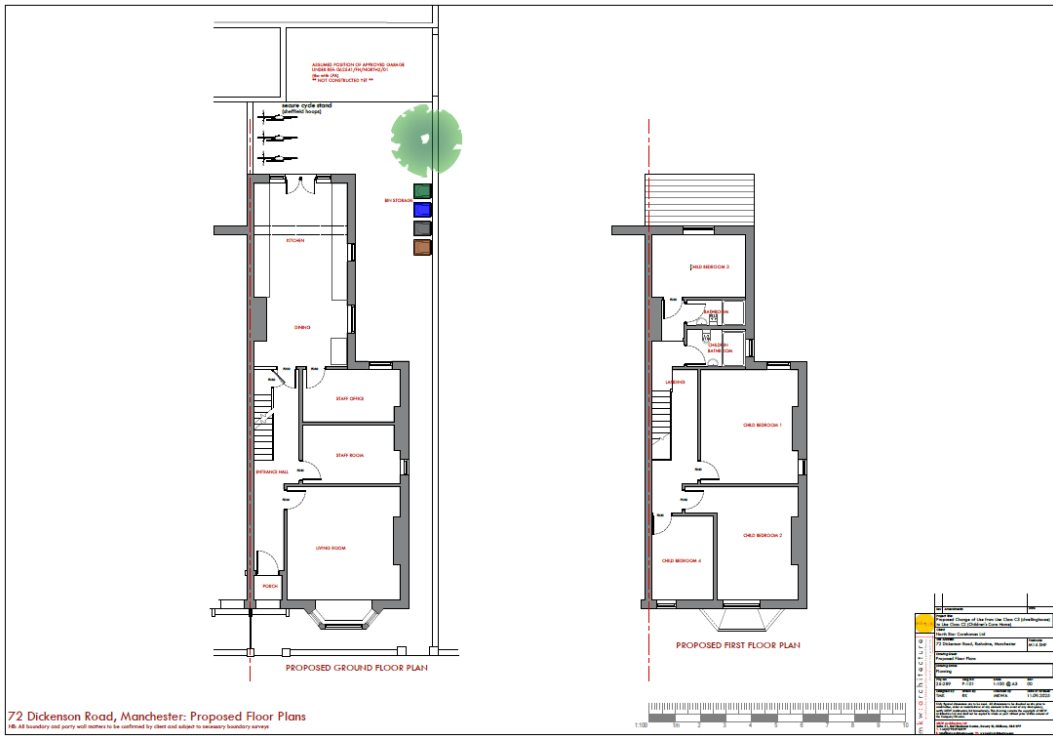
5.6. Residential Amenity

There are no perceived amenity issues. There are no external changes to the building that would give rise to overlooking, overbearing or privacy concerns.





Existing Plans and Elevations



Proposed Plans and Elevations

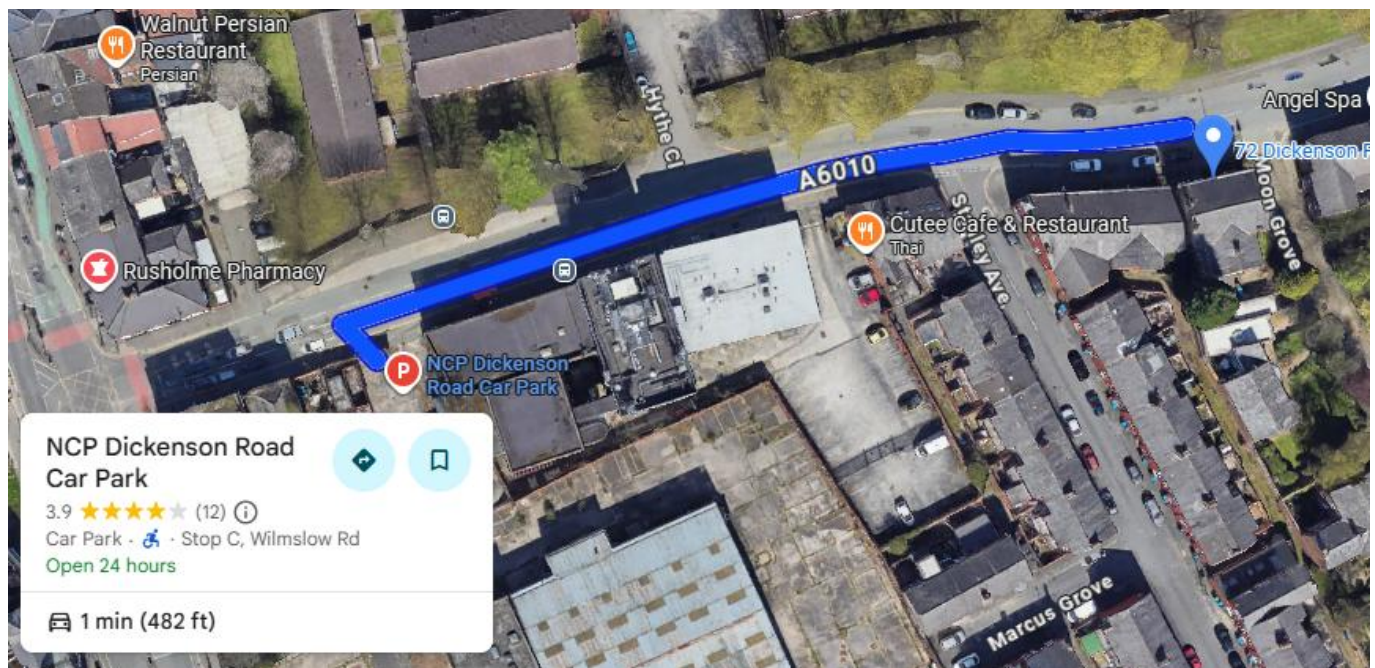
6. ACCESS STATEMENT

Entry to the main dwelling is via steps at the front door. Level access will be provided at the rear should there be a need for wheelchair access/assisted access for any residents, staff or visitors. This will be in line with Company's Management Access Plan [perhaps clear signage and an accessible bell and/or audio entry system], that ALL staff are to be made aware of, and should be adhered to.

72 Dickenson Rd is in a highly sustainable location, close to other districts. It is in Rusholme, Manchester, in the Greater Manchester area, 2 miles south of the City Centre. Rusholme is bounded by Chorlton-on-Medlock to the north, Victoria Park and Longsight to the east, Fallowfield to the south and Moss Side to the west. It has a large student population, with several student halls and many students renting terraced houses, and suburban houses towards Victoria Park.

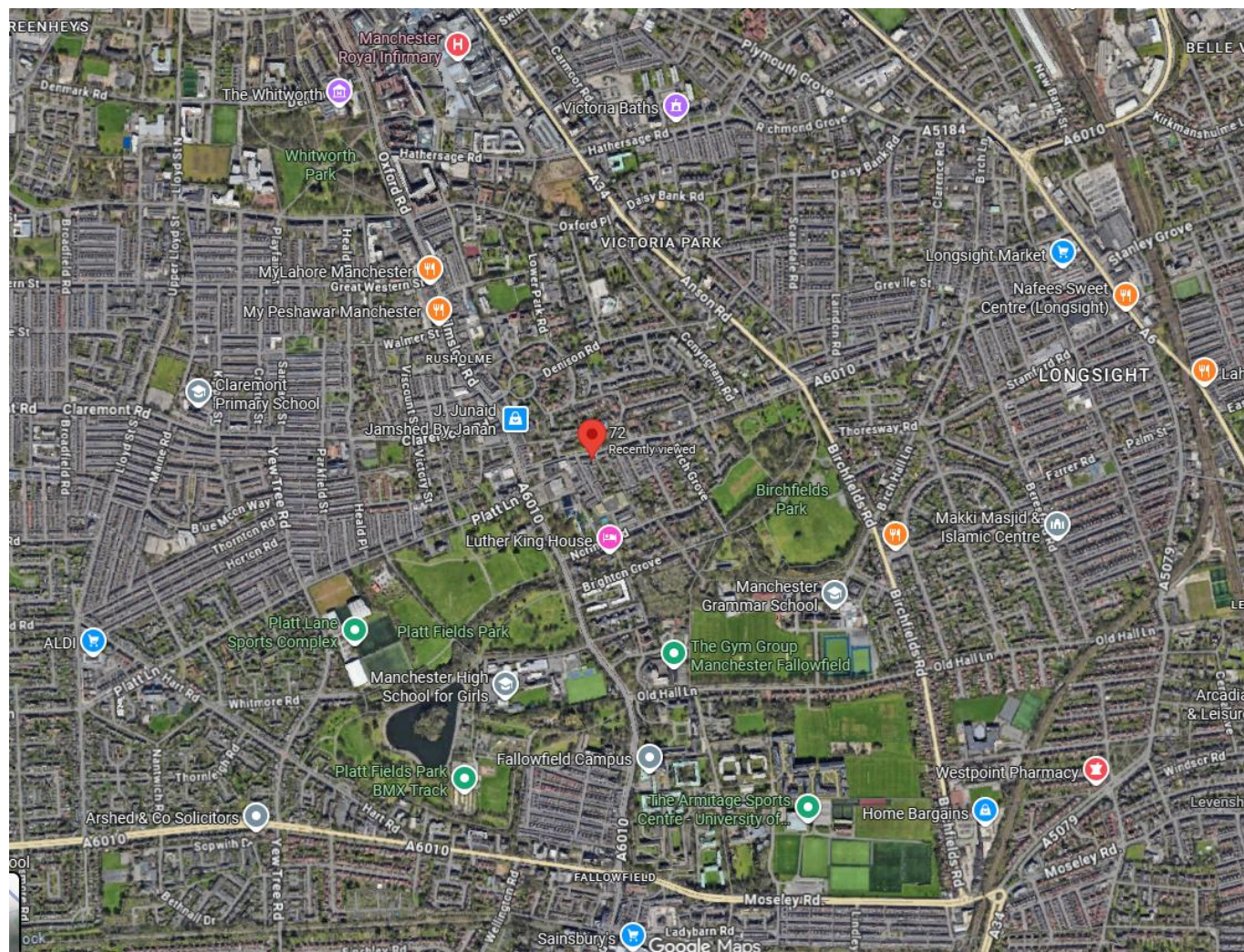
No parking provision is provided within the curtilage of the building although the site has previous approval for erection of a garage at the rear. There are existing parking waiting restrictions on the roadside in front of the building.

NCP (National Car Parks) operate a designated parking site 1 minute drive from the application site. This can be used by staff and visitors.



Cycle provision has been proposed at the rear of the site. Given the highly sustainable location, cycling and use of public transport by the staff will be encouraged.

Local buses along Dickenson Road include 42, 43, 53, 142, 143, 428. Nearest train station is Mauldeth Train Station (1.9 miles, 8 min drive) offering rail connections to local and regional towns and cities.



M56 and M60 are the closest motorways including the A5103, A6010 and A56 offering a closer link to the wider road network.

Rusholme District Centre is only a few minutes' walk offering local amenities and facilities at less than 0.5 miles of the site and Manchester City Centre is only 2.2 miles away.

Rusholme Pharmacy is only 3mins walk from the site.

7. CONCLUSION

Taking into account the planning policy and guidance at a national level and the other material considerations, the proposals would comprise high quality, sustainable development and should be considered favourably.