This statement supports the planning application for change of use at Eleanor Lodge Camborne Close, Northampton.

1.0 Background to Planning Application

1.1 Eleanor Lodge, Camborne Close, Northampton is a residential unit for adults with a learning disability. The Unit’s primary function is to act as short term residential placement facility to enable detailed assessment of client’s needs. This enables Health and Adult Social Care to make informed judgements, alongside the individual and their carers, regarding long term support needs, with the main focus being to integrate clients back into the community with appropriate levels of support.

1.2 It is proposed to relocate the office element of the Specialist Dementia Care Service from Princess Marina into a discreet self contained part of Eleanor Lodge. This service provides care in the community across the county to people with a high level of dementia, enabling the most vulnerable clients to remain in their own home for as long as possible. One key area for service growth is to improve the service to adults with both dementia and a learning disability – a factor that this relocation will support.

2.0 Planning

2.1 The area proposed to be used within Eleanor Lodge was formally a respite unit for adults with Learning Disability. This service is now delivered elsewhere within the county and therefore staffing levels at Eleanor Lodge have been reduced accordingly. Therefore the impact of additional staff into Eleanor Lodge would be negligible.

2.2 The proposed area measuring 79.03m2 will be used as an administrative base for the Specialist Dementia Service as outlined in 1.2 above. This area is highlighted within appendix 1

2.3 The current planning for this area of the building comes under Class C of the Use Classes Order - “Residential institutions – Use for the provision of residential accommodation and care to people in need of care.”
2.4 Planning Permission for a change of use is required. The area proposed as an administrative base for Specialist Dementia Services would be regarded as an “office” under Class B (“business”).

3.0 Statement of Use

3.1 The Specialist Dementia Team consists of a Registered Manager, 5 supervisors (who work on shift patterns to cover the office from 7am – 11pm, 7 days a week) and a business support officer all of which are office based.

3.2 In addition there are a group of specially trained carers who deliver a service out in the community. Whilst these staff will periodically visit the main office base mainly for management supervision; record keeping is often undertaken at offices within their own locality and the service is currently working towards greater use of mobile working technology, which will greater reduce the reliance on office bases.

3.3 It should be noted that customers of the Specialist Dementia Team will not be seen on site. All work with customers is undertaken within the customers own home/community environment.

3.4 The Specialist Dementia Team fully acknowledges the need to manage the comings and goings via a separate entrance to the property which leads directly to the proposed area for their administrative base. The team are also aware to limit the number of people of site at any given time, balanced against the essential need to undertake/complete the business/activity need.

3.5 Car parking is available on site and is to be shared with existing staff at Eleanor Lodge.

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