Planning Statement for the change of Use of 96 Saunders Close

The Bungalow is located in Saunders Close, Kettering and is situated within the boundaries of the Henley Site which is already occupied by Olympus Care Services Ltd. The company is wholly owned by NCC and is commissioned to deliver front line community support to adults including disabled and elderly people. The proposed change of use for the building (B1) to (D1), is an existing service already provided on site within the much larger Henley building.

This change of use proposal complies with Policy 7 – Community Services & Facilities pg.60

Development should support and enhance community services and facilities, where appropriate by:

1) Providing on site where necessary or contributing towards accessible, new or enhanced community services and facilities to meet the needs arising from the development utilising, where possible, opportunities for the co-location of facilities or the use of existing suitable sites;
2) Safeguarding existing facilities…
3)…or that the facility is being relocated and improved to meet the needs of the new and existing community;

The Bungalow will support the reduced customer base of approx. 10 adults who have a learning disability who are now older and more infirm. The days they attend vary and the average daily attendance is 7 on site. The site acts as a small discreet base to access everyday community based activities right in the heart of Kettering town centre such as walking, shopping and other leisure/day time pursuits locally suitable for older or disabled people. Reducing the need to travel and supporting people locally, within the heart of their local community.

This proposal also meets with the policy statement;

II. ENSURING HIGH QUALITY DEVELOPMENT

CONNECTIVITY pg.64

4.4 …………………………………. This sets out the importance of having local facilities within walking distance, but noted that if there are barriers, such as major roads, that need to be crossed to access these facilities this can be a significant issue for parents, children and young people as well as elderly people. It also emphasises the importance of centrally locating facilities in communities to ensure that all residents have easy and safe access to these.

The Bungalow Internal space - Will promote activities of daily living through day time activities such as basic cooking & crafts and provide a safe place to spend the day when not out in the community, offering families short breaks from caring. The customers are existing customers who were already receiving day time support on the Henley Site. The staff that support them, are also existing staff. To support this, the Change of Use of rooms are;

Room 01 – Lobby – Is already wheelchair accessible and will remain as the main entrance

Cupboard 02 – Is the existing electric meter cupboard

Room 03 – Managers Office – Retained as an office for staff to store files and update care plans

Room 04 – Meeting room – IT equipment removed. Will be used as Activity Room 3

Room 05 – Meeting Room – Will be used as Activity Room 2

Room 06 – Bathroom – The toilet has had drop down disabled grab rails added.

Room 07 – Domestic kitchen – Retained existing equipment and use
Room 08 – Dining Room – IT equipment removed. Resume use as a Dining Room

Room 09 – Main Office – IT equipment removed. Will be used as Activity Room 1

The Bungalow External space –

The land has existing ramp access to the rear garden however, the garden is currently inaccessible due to uneven hard standing and lawn.

The front entrance & drive is accessible and will be kept clear of any vehicles and will act as front and side entrance/exit only. The Bungalow blends in well with the adjacent residential properties and is adjacent to a public footpath, giving immediate access to the local park and wheelchair access into the local town centre, which complies with;

POLICY 8 – NORTH NORTHAMPTONSHIRE PLACE SHAPING PRINCIPLES pg.64

a) Create connected places by ensuring that it:
   iv. Provides direct routes to local facilities within or outside the site to create more walkable neighbourhoods;

b) Make safe and pleasant streets and spaces by
   iv. Ensuring that streets and spaces, aren’t overlooked, active, feel safe and promote inclusive access;

v. Creating legible places which make it easy for people to find their way around; and
vi. Contributing, towards enhancements to the existing public realm.................................................... and to encourage walking and cycling.

Sue Green