

Design and Access Statement

34 Ringley Road, Whitefield, Bury, M45 7LE

Proposed Change of Use from C3(a) to C2

Our Ref

J149

Date

June 2025

Site Area: 1536sq/m

Existing floor Space: 388sq/m

Existing Employees: 0

Proposed Employees: Full Time – 4

Part Time - 2

1. Introduction

This Design and Access Statement supports a full planning application for the proposed change of use of 34 Ringley Road, Whitefield, Bury, M45 7LE, from a residential dwelling (Use Class C3(a)) to a children's care home (Use Class C2). The property will accommodate up to four children under the age of 18, supported by residential care staff providing 24-hour supervision.

This document sets out the design principles, site context, and access arrangements, and demonstrates how the proposal aligns with national and local planning policy.

2. Site Context and Character

The address of the site is 34 Ringley Rd, Whitefield, Bury, M45 7LE



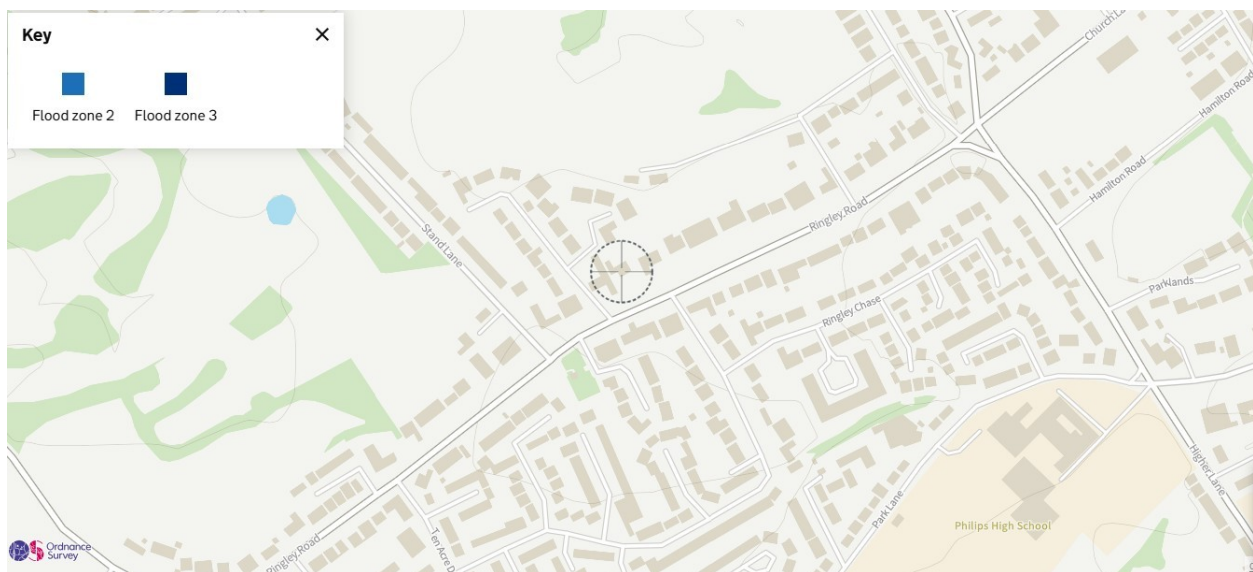
The site lies approximately 2m North of Prestwich, and sits within a predominantly residential area of Whitefield, characterised by a mix of Victorian and early 20th-century detached housing, interspersed with more modern residential infill developments. The immediate site context includes detached and semi-detached properties, some with converted garages and off-street parking. The architectural character includes traditional red brick-built facades, slate roofs and a well-established urban grain. The proposed change of use retains the domestic appearance of the dwelling, maintaining harmony with the local character, while delivering a much-needed community facility.

The site benefits from good access to public transport, services, and local amenities and is well connected by bus services, aligning with sustainable travel priorities. Local services include schools, health centers, green spaces as well as retail facilities.

Whitefield, in the Metropolitan Borough of Bury, is part of Greater Manchester and plays a key role in delivering housing and community infrastructure growth. The area serves a diverse community and is recognised for its potential to support inclusive, community-focused developments, particularly in relation to supported housing, social care facilities, and affordable housing provision.

The proposed site aligns with these strategic priorities, offering a sustainable, accessible, and community-integrated location for appropriate development. Any proposals brought forward will respect the scale, massing, and character of the existing neighbourhood and will contribute positively to Bury's wider vision for inclusive and resilient communities.

The site is in a flood zone 1 as identified on the environment agency flood map.



3. Proposal and Use

This application seeks planning permission for a Change of Use from Use Class C3(a) (residential dwellinghouse) to Use Class C2 (residential institution) to provide a small-scale, residential children's care home.

The proposed use will accommodate up to four children or young people under the age of 18 who require care in a supported, stable residential setting. The care model will be based on 24-hour staffing by trained professionals, in accordance with Ofsted standards and national safeguarding guidance.

The existing internal layout of the property, a two-storey plus attic-level dwelling, is well-suited to this use and requires only minor modifications to facilitate the change:

- Six bedrooms will be provided in total: four for the young residents and two designated staff sleep-in rooms, ensuring continuous overnight presence of care staff in line with regulatory expectations.
- One en-suite bathroom is to be removed from a second-floor bedroom to reconfigure the space into a functional staff bedroom.
- A staff rota system, developed and managed by the Registered Manager, will ensure appropriate staff coverage throughout the day and night, with staggered shifts and planned handovers.

Externally, the proposal makes efficient use of the existing infrastructure:

- The existing open driveway provides off-street parking for four or more vehicles, which is more than adequate to meet the operational needs of the home, including staff parking and occasional visitor space.
- Bin storage and waste collection will remain unchanged and is already established at the property boundary with no anticipated impact on the street scene or neighbours.

The proposal represents a low-intensity residential use, comparable in scale and character to a typical family home. It will be staffed by a small, consistent team and supervised to ensure minimal disruption to the surrounding community.

In line with the Local Plan and relevant planning policies:

- The proposal supports Policy by providing much-needed local capacity for the care of vulnerable young people within a community-integrated setting.
- It aligns with Policy as the site benefits from excellent access to public transport, education, health, and recreational services within Whitefield.
- The design approach maintains and enhances the character of the local area and ensures accessibility, natural surveillance, and privacy in accordance with Policy

The development offers a safe, nurturing environment for young people in need of support, while being designed to harmonise with the existing residential character of Fern Hill Road.

4. Amount and Density of Development

The proposed development does not result in any increase to the physical footprint or scale of the existing dwelling. The change of use to a small residential care home (Use Class C2) will accommodate four young residents and two staff members present on-site during overnight shifts, in a property that previously functioned as a large family home.

This represents a low-density, domestic-scale form of residential use, comparable to that of a typical single household. The internal modifications are minor and confined within the existing building envelope, ensuring no overdevelopment of the site.

The density remains in keeping with the character of the surrounding area, which is predominantly made up of single-family dwellings. The proposal supports the efficient reuse of existing housing stock to meet identified local care needs, without placing additional strain on local infrastructure or adversely impacting neighbouring properties.

5. Layout and Scale

The proposed development retains the existing domestic scale and form of the property, and the external footprint and height remain unchanged, ensuring that the development continues to sit comfortably within the established residential character of the area.

Internally, the layout has been carefully reconfigured to support the needs of a small residential children's care home while preserving a homely and non-institutional atmosphere. The proposed internal arrangement includes:

- Four private bedrooms for children or young people, each providing a secure, personal space.
- Two staff bedrooms, enabling a continuous 24-hour care presence through shift-based working patterns.
- Communal living, dining, and kitchen areas located on the ground floor, encouraging shared interaction while maintaining appropriate personal space.
- A spacious communal area Games area

The internal layout is designed to ensure safeguarding, appropriate supervision, and a homely environment. The arrangement of bedrooms and support functions allows for 24-hour staff availability and passive supervision, without compromising the comfort or privacy of the residents.

The rear garden remains accessible and unaltered, providing a safe, enclosed space for private outdoor recreation, contributing positively to the well-being of the children.

The overall scale of development is modest and aligns with that of a typical family home. The proposal introduces no overdevelopment or significant changes to massing, maintaining a residential feel that is entirely in keeping with the character of the area.

6. Landscaping

Existing landscaping is to be retained. Additional boundary fencing [e.g. 1.8m timber fencing] may be installed for safeguarding and privacy. This would be positioned if required to fall under permitted development whereby any fence would be inline or set back from the front façade of the building.

The rear garden provides a secure, enclosed outdoor space for recreation and wellbeing.

Existing trees both on and adjacent to the site are unaffected. This will help screen the site from public view, see street view below.



7. Access and Parking

Access to the site remains unchanged, via an existing vehicular and pedestrian access off Ringley Road. The large driveway accommodates 4+ vehicles, which meets the operational needs of the home. Staff shifts are staggered to prevent overlap and minimise localised traffic. The site is well-served by public transport links and supports sustainable travel options for staff and visitors. The site is within walking distance of bus and tram transport links, supporting sustainable travel.

8. Inclusive Design and Accessibility

The existing access arrangements meet the needs of ambulant residents and visitors. Internal layout adjustments will ensure sufficient circulation space and access to facilities. Should additional accessibility needs arise, the property can be further adapted in alignment with Part M of the Building Regulations.

9. Sustainability

This proposal supports the principles of sustainable development as outlined in the National Planning Policy Framework (NPPF), particularly in terms of making efficient use of existing buildings and supporting social infrastructure within established communities.

The development retains the existing built structure, which minimises embodied carbon impacts by avoiding demolition or new-build construction. All internal alterations are contained within the current building envelope, maximising existing infrastructure and utilities without placing additional burden on local services.

Where required, additional energy-saving measures such as low-energy lighting and efficient heating systems will be adopted, to enhance the building's overall energy performance.

Waste management practices will follow the local authorities established household collection system, with no increase in waste volume beyond what would typically be generated by a family dwelling of this size. Children and young people living in the home will be supported to adopt environmentally responsible behaviors, including recycling, responsible energy use, and the use of public transport for local travel.

The proposal also contributes to social sustainability by providing a safe, supportive home for vulnerable young people within a residential community. Integrating such provision into existing neighborhoods promotes inclusivity, stability, and access to opportunity for children in care.

10. Planning Policy Context

This proposal is consistent with the overarching objectives of the Local Plan and relevant national planning policies. The Local Plan encourages the provision of appropriate social infrastructure, including supported housing, to meet the needs of vulnerable groups within sustainable communities.

The Local Plan supports the delivery of residential institutions that provide care and support services, particularly when these are sensitively integrated into residential areas without adverse impacts on amenity or character. The proposal respects these requirements by maintaining the existing building's scale, layout, and external appearance, thereby protecting the street scene and neighbouring residential amenity.

Additionally, the development aligns with the National Planning Policy Framework's emphasis on delivering housing that meets local needs, including specialist housing for children and young people. The use of an existing dwelling supports sustainable development objectives by making efficient use of existing housing stock and minimising the need for new construction.

This proposal has been designed in careful consideration of local policies related to safeguarding, design quality, and the provision of social services, ensuring it meets both community needs and planning requirements.

11. Conclusion

The proposed change of use at 34 Ringley Road from a residential dwelling to a children's care home offers a sensitive, well-designed solution to local needs for supported housing. The development makes efficient use of the existing building, retaining its domestic scale and character, and requires only minor internal adaptations to provide a safe, homely environment for up to three young residents with 24-hour professional care.

The design balances safeguarding, supervision, and privacy. Sustainability is supported through reuse of the existing structure, energy efficiency measures, and encouraging responsible behaviours among residents.

The proposal aligns with national and local planning policies, supporting inclusive social infrastructure within a sustainable, accessible location close to local amenities and public transport. Overall, this development provides a positive community contribution by meeting an important social need without impacting the surrounding neighbourhood's character or amenity, and thus merits planning approval.

Appendix A

Profile Statement of the Client

Providing Homes for Children (residential homes)

1. Safety and Protection

Many children placed in residential homes have experienced abuse, neglect, or trauma. These homes provide a safe and supervised environment where their basic needs are met, and they are protected from harm.

2. Stability and Structure

Some children come from chaotic or unstable environments. Residential homes offer routines, boundaries, and consistent care, which can help children feel more secure and begin to heal.

3. Therapeutic Support

Children in care often have emotional, behavioural, or mental health needs. Residential homes usually have trained staff, therapists, and access to psychological support to help them process trauma and develop coping skills.

4. Social and Life Skills Development

Residential homes prepare children for adulthood by teaching essential life skills such as cooking, budgeting, communication, and self-care—especially important for older children approaching independence.

5. Education and Opportunities

Homes often work with schools or have on-site education services to support learning. Children may also get access to extracurricular activities and opportunities they might not have had previously.

6. Inclusion

Ensuring that children / young people are placed in the Bury area close to their community, friends, family and schools.

7. Response to the local Authority

Increasing demand for a range of bespoke residential placements working closely with Bury LA.

Properties we select and why?

Properties that are identified such as 4-bedded children's homes as a key model for providing high-quality care to children in need of support. The 4-bedded model aligns with the best practices in child welfare and has been shown to improve individualized care, emotional wellbeing, educational outcomes, and placement stability for children in care. The smaller, family-oriented structure fosters a sense of security and belonging while enabling better engagement with staff, stakeholders and their peers. This being our focus to drive the 3-bed model within the Bury community in selected areas.

Specification for our children's homes are detached 6 bedroomed properties where this gives suitable space for the children's own bedrooms and 2 staff bedrooms, where there is also sufficient living space inside and outdoor space which is not overlooked by neighbours, and there is suitable parking space for staff who own a vehicle.

All homes must be equipped and adapted to meet the legal requirements of Ofsted upon registration, as we create our 4-bed model, the children are provided with 1-1 staffing as part of their care planning agreement, meaning 1 staff member is to always be with a child.

Through due diligence and working closely with our stakeholders, we process the location risk assessment and will further communicate with Police and other forms of intelligence from partnering agencies. We also look at local schools that children can attend. This is also part of the robust matching process which is undertaken in a careful manner, supporting the running of the home whilst allowing children to become part of the local community.

How will our homes benefit the local community?

1. Supporting Vulnerable Children

- Protection and Care: Children's homes provide shelter, food, and education for vulnerable children, removed from unsafe family situations. This ensures that these children grow up in a stable environment, which is essential for their long-term development.
- Emotional Support: They can also offer emotional and psychological care, helping children to heal from past trauma and giving them the tools to lead fulfilling lives.

2. Reducing Social Problems

- By providing a safe space for children who might otherwise end up on the streets or in dangerous environments, children's homes reduce the likelihood of children falling into crime, addiction, or other social issues.
- They also help prevent child labour or exploitation by offering education and a structured environment.

3. Educational Opportunities

- Many children's homes partner with local schools or offer on-site education, which helps children achieve academic success that they might not have had access to otherwise.
- This improves their future employment prospects and reduces the cycle of poverty within the community.

4. Creating Jobs and Volunteering Opportunities

- Children's homes often employ local staff, such as caregivers, teachers, counsellors, and maintenance personnel, creating jobs within the community.
- They also offer volunteering opportunities for local residents who want to make a positive impact, which fosters a spirit of community and civic responsibility.

5. Promoting Social Awareness and Empathy

- The presence of a children's home in a community can raise awareness about issues such as child neglect, abuse, and poverty. This often leads to greater social responsibility and advocacy for children's rights.
- As the community engages with the children's home, it cultivates empathy, compassion, and a shared commitment to addressing social inequalities.

6. Encouraging Family Reintegration and Support Systems

- In some cases, children's homes aim to reunite children with their families once it is safe and feasible. This helps preserve family structures while also providing temporary care during difficult periods.
- Additionally, children's homes can work with local authorities and social services to strengthen community-based family support systems, making it easier for struggling families to stay together.

7. Reducing Overcrowding

- In areas where children's homes operate alongside overburdened social services, freeing up resources for other parts of the community.

8. Community Engagement and Awareness

- Many children's homes host community events, fundraisers, and awareness campaigns, fostering connections with the local population. This strengthens social bonds and encourages communal support for children's rights and welfare.

How are residential homes monitored and regulated by Ofsted?

Children's homes in England are monitored and overseen by **Ofsted** (the Office for Standards in Education, Children's Services and Skills). Ofsted is responsible for ensuring that these homes provide safe, high-quality care for children and young people. Homes once registered will be inspected once a year by Ofsted and have the powers to regulate, inspect and enforce compliance with the Act and relevant regulations. It is when inspecting children's homes, Ofsted consider the knowledge and understanding gained from previous inspections.

The Children's Homes (England) Regulations 2015

The Care Standards Act 2000

The Guide to the children's homes regulations, including the quality care standards.

Lastly The Regulation 44 Visitor is an independent person appointed by the Registered Provider of a children's home to carry out monthly monitoring visits under Regulation 44 of the Children's Homes (England) Regulations 2015.

Questions to nature of planning permission answers provided by client

Why is the home to accommodate 4 children /young people?

A home is designed to accommodate four children or young people to ensure:

- High quality, individualised care
- Better management of SEMH needs with therapeutic care package
- Compliance with regulations and safety standards
- A more homely, stable environment that supports relationships
- Appropriate use of space, staffing, and resources
- To be connected to their local community and feel secure

How will children be supported?

Staff will be trained and qualified with the home at all times, they will monitor and support children which of course are in line with Ofsted Children's Homes Regulations 2015. Children will have an allocated social worker, advocate if they so wish will be allocated a keyworker to make sure their voice is heard also they will have access to the clinical team by having weekly therapy sessions.

Are the police involved with setting up the services?

Yes, we are working closely with the police to set up children's homes and we have already established professional working relationships. There is to be a dedicated police liaison to the home that will create relationships between children, staff and the neighbours.

What is the reason for planning permission for children's homes?

Planning permission for a children's home is required because the use of the property is changing from a standard residential home (use class C3(a)) to a residential institution or care facility (use class C2). We understand this change can impact the local area in several ways, which is why local authorities need to assess and approve it, and it is therefore our intention to work with the Local Authority to ensure this proposal remains within statutory requirements and appropriate for the usage and activity proposed.

Location of the home?

There has been a location risk assessment completed in line with the said area. Risks have been reviewed and due diligence has been completed.

Vehicles at the home on daily basis?

There is a large driveway that has sufficient parking at the property, and it can be extended if required to, there may be visitors at time to time, for example social workers, again to add not all social workers drive and use public transport as to which the home is very accessible to bus routes and train routes. Appointments happen outside of the home for example clinical sessions for the children take place at professional venues away from the home. Children are encouraged to use public transport where possible which supports their development in independent skills and gives them experiences of use of trains and buses, staff will be encouraged to car share and any staff that are local to the area are also advised they can apply for the cycle to work scheme. On average there will be 4 vehicles in the driveway Monday to Friday and weekend perhaps 2-3 which will not disrupt any surrounding areas as it's a private driveway with clear gate way space.

Will traffic increase on the road?

Children's homes should operate to the same as a family home setting whereby, we don't anticipate the home will raise any significant traffic on the road than any other family home. Staff can use their own vehicle to transport children or if staff do not drive, they are urged to use public transport to support children with their independent skills. Staff have an earlier start time to the management team so therefore the cross over between staff will not impact any vehicles spaces on the driveway Monday – Friday and there is no management in over the weekend.

Staffing ratio?

1/1 staffing to support each child

Staffing levels?

The structure is as follows: 1 Registered Manager supported by a Deputy Manager, there will be 3 Team Leaders and 6 Support Workers. These will be reinforced by a pool of bank workers, or agency staff when necessary. The home will also be supported with 'on-call' staff also if necessary.

Shift patterns for staff and management?

The registered manager will be in the home Monday – Friday 9:00am – 5:00pm, the deputy manager also Monday – Friday 9:00am – 5:00pm. 3 Staff that are supporting children will work between the hours of 07:30am – 11:00 with 2 staff sleeping in and 1 leaving the home to leave shift at 11:00pm, then change-over of staff in the morning between 07:30am – 8:00am, handover period only requires 1 staff member so this gives space to switch staff over therefore a good range of time for staff leaving and coming in, thus not impacting traffic or parking arrangements.

Is there likely to be an increase in anti-social behaviors?

Reducing antisocial behaviours in children's homes requires a holistic and trauma-informed approach that recognizes the complex needs of the children in care. Many of these children have experienced abuse, neglect, or disrupted attachments, which can manifest in challenging behaviours. Building strong, trust-based relationships between children and caregivers is essential. This includes ensuring consistent staffing, offering one-on-one attention, and using attachment-focused methods like the PACE model (Playfulness, Acceptance, Curiosity, Empathy) to help children feel safe and valued. Staff will be trained in trauma-informed care and supported to access therapeutic interventions such as cognitive behavioural therapy (CBT) or dialectical behaviour therapy (DBT) for the children. Teaching emotional regulation and coping strategies can empower children to manage their own behaviours more effectively.

The registered manager will have clear structure and consistent expectations within the home helps create a sense of safety and predictability. Positive behaviours support plans that emphasize reinforcement rather than punitive can guide children toward better choices. At the same time, promoting social and life skills through structured activities, group sessions, and community involvement helps children develop empathy, communication, and conflict resolution abilities. A positive home culture that celebrates achievements, ensures physical and emotional safety, and includes children's voices in decision-making further reduces antisocial tendencies. Collaboration with external agencies such as schools, clinical professionals, and social workers is critical for continuity of care and addressing all aspects of a child's development. Ultimately, a stable, nurturing environment that prioritizes healing, development, and positive relationships is key to reducing antisocial behaviours in children's homes.

If there is an issue or problem that is raised by the community, who do they speak to?

We are keen for the work to be completed on the house and ground to be looked after so it ties in with neighborhood itself. When the senior registered manager is in place prior to the home opening there will also be further groundwork done, meeting and greeting the neighbours and starting to build positive relationships and inviting them to an open day of the home prior to the first child moving in. They will all be provided with a contact number and email address for the home.

How will the home collaborate with multi-agencies?

Communication – Regular meetings, designated contacts, and shared systems ensure smooth information flow.

Care Planning – Agencies jointly assess needs and contribute to residents' care plans.

Safeguarding – Concerns are shared promptly with agencies like social services or police to protect children and young people.

Review and Oversight – Regular multi-agency reviews and inspections check progress and ensure accountability.

Specialist Support – Referrals are made to services like mental health or therapy, with professionals sometimes visiting the home.

Training – Home staff may train together to ensure consistent, informed care.

Are children ever left at the property alone and can they leave the property?

Never. Children can leave the home, but they are to be accompanied by staffing ratio, which is on a 1-1 basis, should a child have a different care plan for example of the heading into adulthood then they may be allowed time out from the home without staff by their side. Children should experience leisure and lots of activities which give them a sense of achievement and enjoyment. Which supports their social development.

If a child had left the property would staff be aware of this?

Yes, the staff would be aware as all children are allocated 1 staff member to support that given day /night, there are also external door chimes that allow the staff to be aware of anyone entering or leaving the home.

Should a child not return at the allocated time?

All children will have their own individuated risk assessment and Philomena missing protocol that staff will follow in line with our missing from home policy. Staff will search the local area and contact any family or friends associates to gain intel of the child's whereabouts, police and professionals can be informed alongside parents or carers and should there need to be further updates to professionals like Ofsted this can be done by the senior registered manager.

Security of the home?

There is a house alarm system in place, there is no CCTV as not permitted. In addition to the homes grounds there is an established 1.8-meter-high timber fence round the side of the house left and right and rear of garden this is additional security measure. A timber gate each side of the house in line with the front elevation will be provided.

Will the home be Ofsted registered?

Yes.

Will the home be CQC registered?

No.

Will the property be registered with the Local Council commissioning framework?

Yes.

Conclusion

We do not feel that this proposal will make a detrimental impact to the surrounding area and will, instead, enhance the area. Contrary to some misconceptions, well-run children's homes are often maintained to high standards. A neighbourhood that shows it cares for all its members can be seen as desirable and stable. When a community supports all its members especially those in need it becomes stronger and more compassionate area.