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Design & Access Statement

Change of Use: C3 (Dwelling house) to C3b (Residential Accommodation for up to 6 Persons)
Location: 4 Brights Avenue, RM13 9NN

Proposal change of use from Class C3 (single dwelling house) to Class C3b – residential accommodation providing supported living for 2 patients and 2 on-site staff.

Site Address: 4 Brights avenue, Rainham, RM13 9NN Essex,
Application Type: Lawful Development Certificate Change of Use

Blessday services LTD confirmed Class Clarification: C3b applies to accommodation for up to 6 residents where care/support is provided; it remains residential use, not sui generis or C2. No more than 6 persons will occupy the property at any time.

Site & Existing Context

The property is a semidetached dwelling within the Rainham residential area; surrounding uses are predominantly residential (C3).

The building is well-served by public transport, amenities, and community services. No external alterations are proposed – only internal reconfiguration to facilitate the new use.

Policy Compliance

National Planning Policy Framework (NPPF) Supports safe, suitable, accessible housing, including supported living.

The proposal delivers a vital housing type without significant harm to neighbours or the area.

Local Plan

Policy H1: Delivering a mix of housing types – this proposal meets identified need for supported living.

Policy BE1: Character and appearance – no external changes, so no impact on the street scene.

Policy CN1: Amenity – the use operates within normal residential hours; no noise, traffic, or parking affects beyond a normal household.

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Why C3b Applies

Maximum occupancy: 4 persons total (2 patients + 2 staff) – well under the 6-person C3b limit. Staff provide on-site support/care, not medical treatment or 24-hour institutional care.

It is a home, not a hospital or care home.

Access Design Statement

Approach & Context
The property is accessed as existing from 4 Brights avenue. No changes to entrance, driveway, or footway. All existing pedestrian and vehicle accesses remain in use.

Internal Accessibility

Circulation routes are wide enough for wheelchair/passage assistance (minimum 750mm clear width).

Level access from main entrance to ground floor living areas, Internal doors have clear opening, widths of at least 775mm. Steps within the property will have secure handrails; any necessary ramps comply with Document M.

WC and bathroom provision designed to be accessible and usable by people with limited mobility, Lighting levels are adequate throughout to assist those with visual impairment.

External & Communal Areas

Gardens and external areas remain private for occupants; safe, secure boundaries maintained and No shared communal areas with the public – this is a private household.

Equality Act 2010

The design ensures the accommodation is accessible to all intended occupants, adaptations can be made internally as needs change – the layout is flexible and amenity & Operational Management.

Occupancy:

2 service users + 2 staff. Staff are on-site to provide support, not to generate constant external traffic, hours: Support is provided as required; no commercial/public visiting hours. Visitors are infrequent and by appointment.

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Noise:

The property will be occupied and used quietly, consistent with a normal residential dwelling.

Parking:

Existing on-site provision is sufficient; staff use off-site parking or public transport where possible. No additional on-street parking demand.

Waste:

Standard domestic waste collection; no commercial waste volumes.

Neighbours:

The use does not introduce activities that would harm residential amenity.

Conclusion

This proposal represents a sustainable change of use within Class C3b, delivering much-needed supported living accommodation in a residential neighbourhood. There are no external changes, no harm to character, no adverse impacts on neighbours, and the building meets accessibility standards. The use is appropriate for the location and compliant with national and local planning policies.

Recommended Lawful Development Certificate.