

DESIGN AND ACCESS STATEMENT

The Old Rectory

This Design and Access Statement has been prepared in support of the proposed change of use application relating to The Old Rectory. The proposal relates to the provision of professionally managed supported living accommodation designed to assist vulnerable residents in progressing towards greater independence and long-term integration back into the community.

1. Site Context and Existing Property

The Old Rectory is a substantial existing property situated within an established residential and community setting. The property benefits from close proximity to local transport links, healthcare facilities, shopping amenities, and support services. The property is well positioned within a sustainable urban location and benefits from access to local community infrastructure, healthcare services, employment opportunities, and public transport.

2. Proposed Development and Use

The proposal seeks permission for the change of use of the property to provide supported living accommodation for single adult male residents requiring varying levels of support and guidance. The accommodation will operate *within a professionally managed environment with structured support, supervision, welfare assistance, and communal facilities*. The overall operational model is intended to support residents in developing greater confidence, responsibility, life skills, and long-term stability, with the wider aim of assisting reintegration back into the community. As part of the wider support pathway, residents who demonstrate readiness for increased independence may, where appropriate, progress towards lower intensity accommodation settings within the community while continuing to receive suitable support. Internal accommodation arrangements will be designed to meet relevant HMO standards and provide safe, functional, and well managed living environments.

3. Design Principles

The proposal has been developed to ensure that the property continues to integrate appropriately within the surrounding area while delivering a practical and sustainable supported living model. The application primarily relates to a change of use of the existing building and does not involve significant external alterations to the appearance or character of the property. Existing communal spaces, gardens, and external amenity areas will continue to be utilised for resident wellbeing, recreation, and community interaction. The overall design approach prioritises resident safety, dignity, operational functionality, supervision, and long-term sustainability.

4. Impact on the Surrounding Area

The property is considered well suited to the proposed use due to its size, location, and accessibility to local services and community facilities. The accommodation will operate within a professionally managed framework with structured staffing arrangements, management oversight, resident support procedures, and welfare monitoring systems in place. CCTV monitoring, staff supervision, emergency contact arrangements, and ongoing resident engagement will assist in ensuring that the development operates responsibly and minimises potential impact upon neighbouring properties. Due to the nature of the proposal, no substantial visual impact upon the surrounding streetscape is anticipated.

5. Access and Movement

Existing pedestrian and vehicle access arrangements will remain in use. The site benefits from excellent accessibility to local services and public transport infrastructure, including nearby bus routes and access to the South Tyneside Metro system, allowing residents to travel safely and independently throughout the wider region. The proximity to transport services assists residents with attending healthcare appointments, education, training opportunities, employment opportunities, and wider community integration activities. The site also includes facilities for refuse storage and cycle parking to encourage sustainable transport and responsible waste management practices.

6. Accessibility and Safety

The layout of the accommodation has been designed to allow safe circulation throughout the building for residents, staff, and visitors. Appropriate fire safety systems, emergency procedures, CCTV monitoring, and management arrangements will be implemented in accordance with relevant regulations and licensing requirements. Staffing arrangements and management oversight will provide ongoing resident support while contributing to the safe, stable, and responsible operation of the accommodation.

7. Conclusion

The proposal represents an appropriate and sustainable use of the existing property and will provide professionally managed supported living accommodation within a suitable and accessible location. The development has been carefully designed to support resident wellbeing while minimising impact on neighbouring properties and maintaining the character of the surrounding area. The proposal also forms part of a wider support pathway intended to encourage residents towards greater independence and successful reintegration into the community. It is respectfully considered that the proposal represents a positive, community-focused development and should therefore be supported.