
SUPPLEMENTARY PLANNING GUIDANCE

The Adopted 2004 Plan for the Environment, Ealing's Unitary Development Plan, provides the policy context for decisions on planning applications and other proposals concerning development and transport in the London Borough of Ealing.

These policies are clarified and amplified where appropriate by Supplementary Planning Guidance (SPG). This Guidance may bring together planning and other considerations (e.g. Building Regulations, Environmental Health, Transport) which need to be taken into account by people proposing development or affected by development. The guidance can be used in determining planning applications, and it has the legal status of a 'material consideration', which the local planning authority is entitled to take into account in making decisions.

Supplementary Planning Guidance (SPG) continues in force as long as the Unitary Development Plan policy that it supplements is in force. Under the Planning and Compulsory Purchase Act 2004, unitary development plans will be progressively replaced by new Development Plan Documents in a Local Development Framework. The local planning authority may choose to produce Supplementary Planning Documents (SPD) to supplement development plan policies in the Local Development Framework.

SPG 15

Residential Care Homes

This guidance supplements Policy 5.7 in the Adopted 2004 Plan for the Environment, which establishes that the amenities of residents, staff and visitors should be allowed for in the development of residential care homes.

Lifts

Lifts should be provided to give access to upper floors of accommodation. This could include a chair lift in a small home where the staircase is wide enough, elsewhere the lifts should comply with SPG 7 'Accessible Ealing'.

Bedrooms

Bedrooms should be 12 sq.m for a single and 28 sq.m for a double room, though slightly larger rooms may be required for people with learning difficulties and for wheelchair users. Minimum sizes allowable are 10 sq.m and 15.5 sq.m. No more than 1 in 4 rooms should be double rooms.

Bathrooms and WCs

Bathrooms and WCs should be provided on each floor used for sleeping accommodation, with at least one bathroom for every 10 residents and one toilet for every 4 residents. The rooms should be large enough to maneuver a wheelchair.

Sitting and Dining Rooms

Sitting and dining rooms must be adequate to allow residents a reasonable social life, with 2.3 sq.m for sitting and 1.3 sq.m for eating, for each resident. At least two separate rooms should be provided for sitting/eating, unless spacious bedsitters are available for each resident. Alternative rooms may be required in larger homes.

Kitchens

Kitchens should have a minimum area of 15 sq.m.

Laundries

Laundries should not lead off the kitchen for hygiene reasons, and should be easily accessible to staff and residents.

Other Rooms

Other rooms should include adequate storage for linen, cases and wheelchairs. Accommodation for staff to sleep in should have separate washing and toilet facilities. A staff rest room may be needed in a larger home, but an office may suffice in a smaller one. Residents should have somewhere to receive visitors or medical treatment and a pantry to make cups of tea.

Garden Space

Garden Space should be at least 75sqm for a small home. Extension to an existing home or construction of a new one should allow for adequate amenity space which is sunny for at least part of the day. Extensions/new construction should also allow for potential parking areas, to enable alternative use of the premises to be implemented in the future (e.g. a hostel for active residents or flats).

Supplementary Guidance, as the title suggests, is to guide development. It is not meant to be definitive, and much of the guidance represents minima which are to be improved on if possible in the interests of good design.

If you would like further advice on this guide, please contact:

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