

17-19 Chamberlain Way, Surbiton

It is proposed to build the new children's home at 17 and 19 Chamberlain Way in Surbiton. This is the site of two, two-story semi-detached houses that are owned by Kingston Council. The existing properties are empty and have been for several years and are in a bad condition.



This image is of the proposed site

Why this site

Buying a new house was deemed to be poor value for money compared to building a new property on council-owned land. Not only would stamp duty tax be significant, but properties exactly matching the requirements of the home are rare and would need additional adaptations after purchase.

It is proposed to demolish the existing buildings and build a new property on the site, on a similar footprint to the existing buildings. This will involve a planning application which would be submitted next year, likely to be around February 2024. Subject to planning permission, it is hoped that the new home would open towards the end of 2025.

Layout of the house

The council is trying to create a loving home environment for some of the borough's most vulnerable children. So, like any other family home, the interior of the children's home will closely resemble the interior of other detached family houses of a similar size in Surbiton. Like any other family home, we need enough bedrooms, a large living room and kitchen, bathrooms and secure outdoor space.

Transport Links

The property needs to have good transport links so children can get to school. And, as with any other property purchase, the site needs to be affordable.

Safeguarding

Location assessments must also consider risks to the children of locating a children's home in a certain area. The area around 17 and 19 Chamberlain Way has been assessed as being acceptable and provides a degree of privacy.

Access to local services

The Department for Education specifies that location assessments for children's homes should 'take into account any positive features in a local community that would offer benefits to children living in a children's home. For example, assessments could include evidence about opportunities for children to participate in leisure, sporting or cultural activities, or links with services that could support the child's ethnic or religious identity'.

Examples of these in the vicinity of 17 and 19 Chamberlain Way include:

- Corner House Arts Centre
- Fusebox youth arts venue
- Bushy Park - sport
- Hollywood Bowl
- White Spider Climbing
- Alexandra Park and Victoria Park
- Scouts groups
- Chessington Sports Centre

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