

Design and Access Statement

Address:

219 Wrotham Road
Gravesend
Kent
DA11 7LL

1. Introduction

This statement supports the Full Plans Application to Change of Use from Class C3 (A) Dwelling house to a Class C2 Children's Home

2. Response to the Context

The property is a 3-storey semi-detached house that has 3 bedrooms the 4th bedroom will be used a hub to store important paperwork, 1 lounge, dining room, 1 kitchen, conservatory, outbuilding and 2 bathrooms.

3. Usage of the Property

The mission of our residential home is to provide a stable, therapeutic living environment for vulnerable children. We believe that all children, when given the proper support structure, can thrive.

The property at present is in residential use for a single-family home. The plan is to change the use from a C3 to a C2 to use as a children's home for three children with learning difficulties, aged between 5 and a maximum of 17 years old, together with 2 carers at any one time.

Residential Care Element. The three bedrooms upstairs will provide ample space, with one room for each child.

Outbuilding Administrative & Support: This will be where all administrative duties and tasks will take place for the home ensuring the home remains a homely environment for the children.

Fourth Smallest bedroom: This will be used as a hub for staff to store all required paperwork.

The carers will operate on a 12-hour shift basis, their shift pattern will be 8am-8pm and the next shift will begin 8pm-8am. The proposal is part of a wider Children's Residential Strategy, adopted by the then Social

Services department in April 2004 to improve outcomes for children in residential care by restructuring current residential placements into smaller, therapeutic domestic style homes.

Regarding parking our staff will be expected to make use of the excellent local public transport links, as a company we will run a no car zone policy. The only exception would be the homes manager who will work Monday- Friday 9am -5pm to which they can park on the drive which allows up to two cars. Visitors for the children will be very occasional as they will only consist of the local authority or 1 family member which will be planned and will be allocated the second space on the drive. The above will ensure there will be no impact on parking or traffic and will ensure there is no disturbance for our neighbours.

4. Amount

There are no structural work planned for the property. There will be some re-decoration of the property. The layout will remain the same.

5. Scale

No change in scale

6. Access and Inclusivity

There will be no wheel-chair access provided

7. Landscaping

The garden will remain the same

8. Appearance

To remain the same as existing