

Planning Statement to Gravesham Planning Authority

Introduction

This statement provides detailed information regarding our proposal to set up a child residential care home at 19 The Fairway, Gravesend, Kent, DA11 7LN. Our intention is to transform the property into a nurturing and supportive environment for two children, with dedicated staff members ensuring their welfare and development.

Description of the Property

The property is a semi-detached residence comprising:

- Three sizable en-suite double bedrooms.
- A spacious kitchen/dining area.
- A living room with an additional bathroom.
- Two dedicated off-street parking spaces at the front to accommodate staff and visitors, along with on-street parking in front of the house.
- An outbuilding, which will be repurposed as a dynamic activity room tailored to the needs and interests of the children residing in the home, potentially serving as a gym, therapy room, or treatment room.

Usage of the Property

- **Residential Care:** The primary aim is to house and care for two children, ensuring their physical, emotional, and psychological well-being. The three bedrooms upstairs will provide ample space, with one room for each child and one reserved for the carer/support worker on duty.
- **Activity Room:** The outbuilding will provide a dynamic space tailored to cater to the unique needs of each child, such as a gym, therapy, or treatment space.
- **Administrative & Support:** The ground floor room at the rear of the house will serve as an office space for administrative tasks and can be used as an additional bedroom if necessary.

Staffing & Maintenance

We intend to employ eight staff members:

- **Care Home Manager:** Responsible for overseeing the overall functioning of the home, ensuring compliance with care standards, liaising with local authorities, and overseeing maintenance and cleanliness.
- **Senior Support Worker:** Assists the manager in supporting the care team.
- **Carer/Support Workers (six total):** Responsible for day-to-day care, emotional support, educational assistance, and recreational activities.

The Care Home Manager will be responsible for the overall upkeep and maintenance of the property, with daily cleaning handled by support staff on a structured rota. Professional

services (e.g., cleaning, plumbing, electrical, gardening) will be contracted for routine and specialist maintenance, ensuring a consistently high standard of care and safety.

Purpose & Vision

Our residential care home aims to provide a sanctuary for children aged **5 to 18 years**, offering a safe, loving, and supportive environment where they can thrive. We believe every child deserves a place where their unique needs are understood and catered to, and our dedicated team will work tirelessly to nurture their holistic development.

Quiet Hours

We propose quiet hours from **9:00 pm to 7:00 am** to reflect the routine needs of children and young people. This schedule ensures a calm atmosphere, supports neighbours' peace, and creates a nurturing bedtime environment. For special occasions like birthdays, staff will provide advance notice to immediate neighbours if extended activities are planned.

Parking & Travel Arrangements

- **Staff & Visitors:** Two off-street parking spaces are available at the front of the property, primarily for the Care Home Manager and the Senior Support Worker on shift. Additional staff members working shift patterns and visitors will use nearby on-street parking, which is non-restricted and readily available.
- **Children's Needs:** We will provide **secure bicycle storage** at the rear of the property or in the outbuilding, ensuring children have the option for safe, active travel. Additionally, transport for appointments or activities will be provided by staff using a dedicated vehicle, parked on-site or in nearby on-street spaces.

Conclusion

Our proposal seeks to provide not just a residence, but a genuine home for children, where they feel valued, supported, and safe. We humbly request the support of Gravesham Planning Authority in this endeavour, as we strive to ensure a brighter, more secure future for the children in our care.

Additional Note

Please note that there will be no significant work carried out to the internal or external areas of the property; this application is solely for a change of use.