

Business Plan – Little Worlds Child Development & Role Play Centre

1. Proposed Use and Development Description

Development Description:

Proposed change of use from a vacant furniture workshop (Use Class B2) to a **children’s development and role play centre (Use Class E(d))** with **ancillary café (Use Class E(b))**, and minor external alterations to the building (part retrospective).

The centre will provide a safe, imaginative, and educational environment for children to engage in creative, imaginative and physical role play. The activity is primarily **recreational** but incorporates elements of **early years learning and development and social opportunities**, consistent with the principle that children learn best through high quality play environments and experiences.

2. Ethos and Concept

Little Worlds Development & Role Play Centre is designed to inspire children through imaginative play within themed, child-scale environments. Each room or “zone” replicates a familiar setting — for example, a Palace, market stalls, performing arts theatre, arts and crafts area, construction workshop, etc — allowing children to explore real-world roles through pretend play.

Children will be provided with **costumes and props** to encourage immersion in their chosen role. Trained staff will be on hand to **guide play**, encourage cooperation, and support social interaction, while still allowing freedom for imaginative exploration. There will also be a weekly schedule of organised activities, led by qualified Early Years Practitioners designed to provide fundamental learning opportunities and new skills to children. Activities will include baking, cooking, art and design activities, messy play opportunities.

There will also be a natural, physical soft play structure to support boisterous play, taking risks and developing all round strength and physical skills.

- **Focus:** Imaginative, creative, physical and exploratory play in a high quality early years environment.
 - **Developmental value:** Allows children to express themselves, in all areas of early child development with the support of qualified, experienced staff. Building communication skills, confidence, and friendship.
 - **Facilities:**
 - Main play village with multiple themed zones and a physical play structure
 - Separate baby play area specifically designed for non-mobile babies
 - A safe, specific Toddler area for children aged 12 months to 24 months, providing role play, physical play and imaginative play opportunities.
 - Support from qualified Early Years professionals to expectant parents, new parents and families on all aspects of baby and child development.
 - Ancillary café with refreshments for families attending
 - Reception and seating area for parents and carers
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3. Operating Hours and Session Management

The centre will operate on a **pre-booked session basis** to manage capacity effectively. Sessions are designed to avoid overlap between groups, ensuring a smooth transition between play periods and minimal congestion to nearby parking facilities.

Proposed Operating Hours:

- Monday to Friday: **9:30 AM – 4:00 PM**
- Saturday and Sunday: **9:30 AM – 5:00 PM**

Session Structure:

- Sessions will run for **90 minutes**, with a **45-minute break** between each session to allow for cleaning, reset, and staggered arrivals/departures.
- **Maximum occupancy per session:**
 - 40 children (plus accompanying adults)
 - 5 staff members on site during standard operation

Booking System:

- All sessions will be **pre-booked online** via a digital system.
- Walk-in entry will not be permitted to control numbers

Sound and Environment:

- No amplified music or microphones will be used within the centre.
- This ensures that children can communicate clearly with staff and each other, supporting speech and language development and maintaining a calm environment.

Travel and Access:

- Most families attend together (one car per family).
 - Local nurseries may arrive by **minibus**, scheduled to avoid overlap.
 - The site is also accessible on foot and by local public transport.
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4. Ancillary Café

The café is **ancillary to the main play centre use** and will **not be open to the general public**. It is provided solely for adults and children **attending booked sessions**.

Café Description:

- Small counter-service café located adjacent to the waiting/seating area.
 - Offers light refreshments such as:
 - Hot and cold drinks (tea, coffee, soft drinks, juice)
 - Simple snacks (sandwiches, wraps, fruit, pastries, biscuits)
 - Light hot meals such as jacket potatoes, toasties, paninis.
 - Children's snack boxes (fruit, crackers, yogurt, etc.)
 - Limited cooking with extraction; food prepared using countertop appliances (toaster, microwave).
 - Café seating: approx. 40–45 seats.
 - Waste and recycling managed in line with Environmental Health standards.
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5. Staffing and Supervision

- **Centre Manager (Full-time)**
- **3–4 Play Supervisors** (Early Years trained)
- **1 Café Assistant**
- **Cleaner/Maintenance** (shared or part-time)

All staff will hold enhanced DBS checks and first aid certification.

Play Supervisors are trained to lead and support role-play activities safely and inclusively.

6. Community and Educational Benefits

The centre provides an important community benefit by:

- Supporting early childhood learning through play.
 - Providing social opportunities for parents, carers, and grandparents.
 - Offering inclusive sessions for children with additional or sensory needs.
 - Supporting parents, carers and families in all aspects of early years development.
 - Creating partnerships with local nurseries and schools and educational agencies.
 - Hosting cultural and seasonal celebrations promoting community cohesion.
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