

Design & Access Statement

Change of use of unused buildings to boarding kennels and cattery at:

Salthouse Farm, Salters Lane, Werrington, Staffordshire, ST9 0AD



Introduction

The applicant has identified an opportunity to establish a modern high quality boarding kennel and cattery in the Staffordshire countryside. The proposed boarding kennels and cattery would make use of existing buildings on site that are currently unused.

Application Site Appraisal

The application site is located within a rural area. The proposed kennels and cattery would be surrounded by open fields in all directions. There is a hardstanding area in front of the buildings which would provide parking facilities. Access to the site is suitable for all types of vehicles.

Design Proposal

The applicant has identified an opportunity to convert 2 existing buildings to provide the local community with a modern boarding kennel and cattery facility.

In order to maximise the potential of the project the applicant has engaged the services of Kennelbuild, who are experienced practitioners in the design and construction of kennels and catteries. The kennels will provide boarding accommodation for dogs and will meet or exceed all regulations required by the Model Licence Agreement for Dog Boarding Establishments 2016. The cattery will provide boarding accommodation for cats and will meet or exceed all regulations required by the CIEH Model Licence Agreement for Cat Boarding Establishments.

The total number of dogs and cats to be licensed on site are as follows;

No Of Kennels	Size	Number of Dogs
24	Varied	48
24	Totals	48

Cattery	Size	Number of Cats
8	Double	16

Highway Considerations

This proposal covers both a kennel and cattery which would involve a number of traffic movements as customers will drop off or collect their pets. Salters Lane already has commercial businesses on it with a scrap yard close to the proposed kennels and cattery. Vehicular access along this road is suitable for most vehicle types. The proposed kennels and cattery would be open from 07:00 - 19:00 Monday - Friday. There may be occasional drop offs or collections outside of these hours. The boarding kennels will have a member of staff present 24 hours a day who would deal with these visits.

Average occupation for a kennel and cattery of 60% capacity would generate approximately 7 extra traffic movements per day.

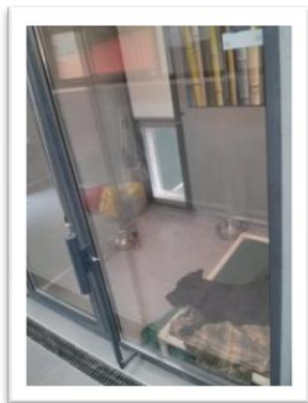
Kennel Construction

The construction of the new kennel and cattery will comply with or exceed the guidelines set out in the Model Licence Conditions for Dog Boarding Establishments.

All materials used in the construction of the kennels have been specifically selected for their suitability in a kennel environment. Special consideration has been given to noise attenuation, insulation, durability, ease of cleaning, appearance and the mitigation of stress within the animal.

In this proposal the boarding kennels have been designed so that each kennel consists of a separate bed and run area fully contained within the building. This will limit the amount of noise breakout from the kennels.

New floors will be cast with a 1:80 fall discharging to a linear drain at the front of the kennels. The drains will be connected to the main sewer system.



Kennel Bed area



Kennel Run

Cattery Construction

The construction of the new kennel and cattery will comply with or exceed the guidelines set out in the Model Licence Conditions for Dog Boarding Establishments.

All materials used in the construction of the cattery have been specifically selected for their suitability in a cattery environment. Special consideration has been given to insulation, durability, ease of cleaning, appearance and the mitigation of stress within the animal.

Acoustics

The kennels are fully contained within the building which will limit the amount of noise disturbance. The site is within an open rural area with the nearest noise sensitive property more than 250m away. These factors will limit the impact of dog barking on residential amenity.

Drainage

Foul water drainage will be connected to a new suitably sized septic tank and effluent trench. Surface water drains will remain as is currently in place.

Disabled Access

This application aims to address the obligations for reasonableness under the Disability Discrimination Act 1995.

The main entrance doors to reception are suitable for wheelchair access. Due to the nature of the work required within the kennels all staff must be able-bodied. Therefore not all non-public spaces will be wheelchair friendly.

Site Photographs

