DESIGN AND ACCESS STATEMENT

FOR

NEW KENNEL BUILDING (RESCUE DOGS)

AT

CLIFFE KENNELS, HOYLANDSWAINE

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1 **DESCRIPTION**

The proposal is for a new single storey traditionally constructed kennel building with 24 pens and a small office/reception area and two drop off pens. The site is within the existing kennel site at the lower area to the south of the existing main kennels and office. The kennels have long been established on the site.

2 **USE**

The kennels have recently been contracted by several Local Authorities in the surrounding area (Kirklees, Wakefield, Barnsley and Leeds) and the South Yorkshire Police to handle their rescue and dangerous dogs. This requires a separate kennel facility to be available 24 hours a day and 7 days a week to receive rescue dogs. The proposal will not be manned 24 hours, but any out of hours call will enable a member of the staff to meet the L.A. representative or police or member of the public and the dog at the reception office. It is essential that these kennels are separate from the main boarding kennels to avoid the noise and disruption which may occur as new dogs arrive in the night. The facility is also required to be at least 10m from the existing vet isolation building for health and safety reasons.

3 **AMOUNT**

From the records available and the applicant's investigations the facility requires 24 pens to ensure sufficient accommodation is available.

4 **LAYOUT**

The plan indicates the most practical layout to provide the facilities required with a small office/reception area for the paperwork and two short-term holding pens.

5 **SCALE**

The proposal is single storey and with a pitched roof has an overall height of 5m to the ridge. However, the site of the building at the lower field level means that the scale and mass of the building is screened to the North and West by the natural bankings and existing buildings.

6 **LANDSCAPE**

The applicant would be willing to offer tree and/or shrub screening within a comprehensive landscape scheme to the South of the site or as may be required by condition.

7 **APPEARANCE**

The plain elevations are required for the practicality of the internal layouts. Natural light would be provided from the roof lights as shown. The external walls are to be a good quality artificial stone to the L.A. approval and a dark tile pitched roof will provide the traditional construction required.

8 ACCESS

The building is within the established kennel site and the existing access from Barnsley Road remains unchanged. Vehicle parking and turning in the immediate vicinity of the kennel will ensure operation of the facility without any disturbance or disruption to the existing kennels at the higher level. A ramp to the building will be available as disabled access should this be required but the general pubic will only need access to the building at very occasional times. Therefore a disabled toilet facility is not required. Toilets are available within the existing office building to the North.

9 CONCLUSION

The facility is urgently needed to provide the necessary emergency accommodation for rescue dogs and any confiscated dangerous dogs in the Kirklees, Barnsley, Wakefield and Leeds areas. Once taken in the dogs need care and attention and possible veterinary work prior to being rehomed if possible. The separate kennel building proposed is necessary to avoid disruption to the other animals housed on site and has been carefully sited to do this most effectively.
The kennels have been operating successfully for many years and there are no residential properties for several hundred yards. By having a separate building located on the site as shown we believe any noise or disruption will be minimal. Should the application not be approved the housing of any incoming rescue or dangerous dogs in the main kennel area will cause much more disturbance.