Design and Access Statement

Proposed Application

This Design and Access Statement is for the proposed erection of 6nr dog kennels at Burton Abbey Farm, Carrs Lane , Cudworth, Barnsley on behalf of Mrs. S. Heaton.

Why is it needed?

I feel that there is a growing need for dog boarding in the area, both for day and overnight boarding. Many people working during the day cannot always keep a pet due to no one being around to look after it for long periods at a time.

Having the facility of dropping off their dog in the morning and picking it back up in the evening knowing it has been well looked after and exercised by a responsible person in safe surrounding could be the answer.

Having discussed the idea with many people it is clear that there are not enough facilities like this available in the area, so it was felt that providing this service would be a valuable asset to the community of dog lovers who, for whatever reason need to be away during the day or overnight.

What is it?

The Building itself will consist of 6nr individual kennels each with its own separate sleeping pen and outdoor exercise pen with free access for the dog between. There will be a corridor, with sink and storage facilities, running along the length of the building at the rear servicing all the pens.

Finally there will be an office and kitchen to the side, again with its own sink unit.

An isolation pen will be provided for quarantining purposes utilising an existing outbuilding totally separate to the main kennels.

Materials and Finishes

The building will be constructed of grey coloured fair face concrete blocks for the walls with white UPVC door and UPVC high level windows. The roof is to be grey coloured corrugated steel sheets sloping and running into white plastic guttering.

Surface water will be disposed of via the existing surface water drainage system already on site.

Foul water will go to a proposed proprietary septic tank system installed to BS6297.

Waste disposal (including dog waste is to be via BMBC Waste Management Service.

Access

While there is existing vehicular access to the proposed site of the kennels for servicing and waste facilities etc, this will restricted to staff use only in order to minimise any risks to staff, the public or any animals.

There is a lane (no through road) and turning area outside the main gate of the property where customers can park safely and walk their dogs into the existing main courtyard and to the kennels. If parking for longer periods, other than drop off or pick up, is required, then there is ample existing space in the main courtyard for up to 6nr cars. No new car parking or access facilities will be required.