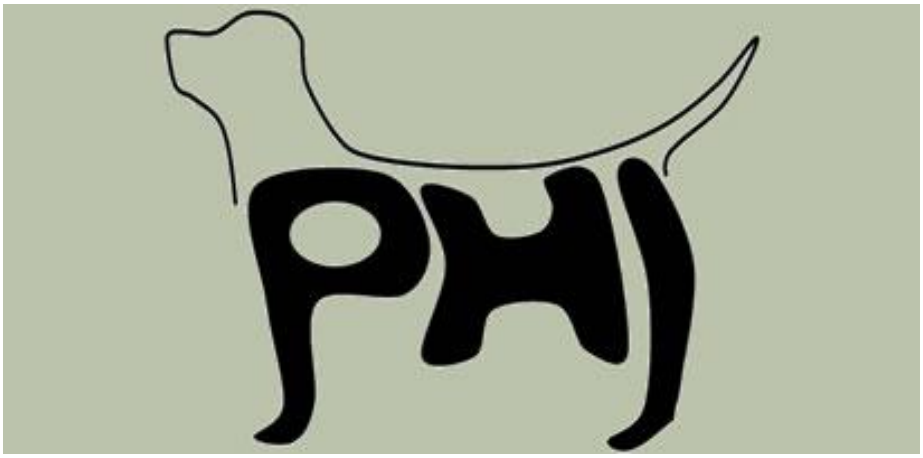
PROPOSED EXTENSION TO EXISTING KENNELS

AT

PULE HILL LODGE
RAG LANE
THURGOLAND



DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

BACKGROUND

Town & Country Planning consent was granted in March 2009 for the conversion of an agricultural building into boarding kennels.

The works were carried out and the business is providing luxury accommodation for dogs and have built up a substantial customer base.

To improve the level of accommodation and to provide adequate reception and administration facilities it is proposed that the existing building will be extended as shown on the submitted drawings.

The works will also include the relocation of the mandatory isolation unit from temporary buildings at the rear of the kennels into the existing stable block. This will not involve any alterations to the external appearance of the stables

THE SITE

Pule Hill Lodge comprises a small complex of buildings including a detached residential dwelling, a kennel block and stable unit.



VIEW TO KENNELS FROM FORECOURT

The site lies to the east of the A629 at the western edge of Thurgoland Village.

Pule Hill Lodge occupies a site of 0.15 hectares or thereabouts with an additional 0.72 hectares to the north and is situated in land designated as Green Belt.

Access is by private roadway that also gives access to Pule Hill Hall to the north and is a public footpath.

The building to be extended is a steel framed structure with an external facing of artificial stone and vertical timber boarding to the walls and corrugated sheeting with translucent panels to the roof.

To the north of the kennel block is an area enclosed within a retaining wall. This is the location of the proposed extension.



SITE OF PROPOSED EXTENSION

There are no trees or water features within the site that will be affected by the works.

The following series of images show views of the interior and exterior of the existing kennel buildings.



VIEW SHOWING ROOF SHEETING AND TIMBER BOARDING



INTERNAL VIEW OF EXISTING KENNELS SHOWING SUITES



INTERNAL VIEW OF EXISTING KENNELS SHOWING SOUND PROOF LINING TO WALLS AND ROOF

There are no immediate neighbours, the closest occupied buildings are Pule Hill Lodge, approx 300m to the north east, Copster House Farm lies 220m to the west and dwellings at Hill Crest and Copster Close at 220m to the south east.

Pule Hill Lodge, a detached dwelling is occupied in conjunction with the business.

THE PROPOSALS & DESIGN CONSIDERATIONS

The site proposed for the extension is ‘brown field’ and considered suitable for the small development proposed.

The use as kennels is established and an extension to the building is appropriate in this Green Belt location

There will be no alteration to the site access and the proposals will not adversely affect parking provision.

A pallet of materials and colours will be used on the extension to match those of the existing building.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation and requirements for means of escape and ventilation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The layout of the development was governed by the location of the proposed new entrance, access points and restriction due to site topography and the proximity of adjacent buildings.

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

Gradients have been determined in relation to existing site topography and with regard to providing suitable access and movement around the site for disabled persons.

SOCIAL & ECONOMIC CONTEXT

Due to the modest scale of the development there will be no significant impact upon local services.

It is unlikely that any new jobs will be created as a result of the development.

A Noise Assessment was prepared and submitted in support of the Town & Country Planning application for conversion of the former agricultural building into its present use. This included details of the wall and roof linings that were required.

These sound proofing works were implemented and will be adopted within the proposed extension. The Noise Assessment is attached.

ACCESS

There are no proposals to alter the site access arrangements

Both the external and internal layouts will meet or exceed the requirements of all relevant provisions of the Building Regulations, particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape

CONCLUSIONS

The applicant has demonstrated the commitment to providing high quality kennel accommodation. The proposed extension will provide 'family' accommodation to allow dogs from one household to be kept together. This is a facility with increasing demand from customers.

A designated reception, away from the main kennelling areas will be beneficial for dogs and their owners upon arrival and when leaving. The food preparation area, away from the suites, will be operationally beneficial to the day to day running of the unit.

The proposal is small and will not detract from the openness of the green belt.
The new building will be of a scale, design and appearance totally in keeping with the existing buildings.