

8860 – Design & Access Statement

New goat barn & cattery
Redgate Farm Animal Sanctuary
233 Shaw Lane, Markfield
Leicestershire, LE67 9PW



RIBA 

Chartered Practice

General Info

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Company Biography

HSSP Architects Ltd was established in 1966 and is a professional Company which has always prided itself on its quality service and client relationship. Based in Melton Mowbray, Leicestershire we work throughout the East Midlands and UK.

Issue Record

Revision	Date	By	Checked	Admin	Note
0	15/09/2023	KES			First Issue
P1	06/11/2023	KES		SAM	Planning Issue

0.0 Executive Summary

This Design and Access Statement is prepared in support of a proposal for a new goat barn and new cattery at Redgate Farm Animal Sanctuary, who are seeking to upgrade their existing facilities.

Due to their expertise working at Waltham Centre for Pet Nutrition (part of the Pedigree Petfoods/Mars group) for around 40 years, HSSP Architects were appointed to design the replacement buildings.

1.0 Introduction

1.1 Brief and aspirations

Redgate Farm are an animal shelter that rescues, rehabilitates and rehomes animals. Based between Coalville and Markfield, Leicestershire, the sanctuary was founded in 1986. The Farm cares for a variety of animals including cats, goats, pigs, sheep, rabbits, ducks, geese, and chickens. Cats, rabbits, and chickens are available for adoption.

Currently the buildings on site are in an ad hoc arrangement, and of varying ages.

The charity approached HSSP Architects to design a new cattery building, to upgrade existing facilities and improve the user experience for people and cats alike. It was established that the best location for this would be in place of an existing goat barn and stables, which are tired and now too small to cater for the expansion the Farm has seen over the years. A design for a new goat barn was therefore added to the brief. This will be located further south within the site on an area which is currently open greenery (please refer to the site plan drawing).

2.0 Site Assessment

2.1 Site location

As noted, the Farm lies between Coalville and Markfield, off Shaw Lane (A511). There is good access to the site from the M1. Redgate Farm is between Bardon Hill, Cliffe Hill, and Old Cliffe Hill quarries. The site is not within a conservation area.

2.2 Site description

The site is made up of a collection of barns and small buildings, which have been added to as the Farm has evolved over the years.

The buildings are clustered at the north of the site, with open greenery to the south. There is a memorial garden which is approximately 300 sq.m. in size and is unaffected by the proposals (refer to site plan drawing).

Below: Greenery in the south area of the site.



The existing goat barn and stables form a 'u' shape around a concrete courtyard (see photos).

Below: Existing stables







Below: Various buildings around the site (north area)





2.3 Site context

The application site sits within the wider farm context, as shown in the site location plan.

2.4 Site history

The site has been a sanctuary since 1986. Refer to paragraph 3.4 for planning history.

2.5 Local character

The buildings within Redgate Farm are either simple masonry buildings or steel portal frame agricultural buildings with metal roofs, wooden barn doors, and all have simple elevational treatment.

Neighbouring buildings along Shaw Lane are early 20th century terraced houses with either facing brick or painted elevations.



3.0 Planning Policy

3.1 National planning policy framework

The proposals satisfy the National Planning Policy Framework (NPPF). The NPPF refers to:

[Paragraph 84]: "Planning policies and decisions should enable

- a) the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses"

[Paragraph 93]: "To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

... d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community..."

- The scheme aims to improve the functionality of an established local charity to allow it to continue to prosper.

- It also seeks to improve the visitor experience of a community facility. The sanctuary allows families to connect with the natural environment through its farmyard setting.

3.2 Local plan

Markfield is a Key Rural Centre, which the Local Plan states “will be the council's focus for improvements to employment, services, facilities...” (Paragraph 4.33). Expanding the sanctuary has the potential to provide employment opportunities, which is also stated in the Local Plan specifically for Markfield and other Key Rural Centres (Policy 7).

3.3 Neighbourhood development plan

Not applicable.

3.4 Application site planning history

Other applications for Redgate Farm since 2000:

- 06/00607/FUL – Covered walkway in front of dog kennels, 2006 (approved)
- 04/00365/FUL – New animal treatment room, 2004 (approved)
- 01/01084/ADV – Display of sign board, 2001 (approved)

4.0 Consultation

None undertaken.

4.1 Design guidance

The design was informed by HSSP Architects' knowledge gained from working with Pedigree Petfoods over the last 40 years. Government regulations informed the sizes of the cat pens (Gov.UK: 'Cat boarding licensing: statutory guidance for local authorities').

4.2 Professional consultation

Not undertaken.

4.3 Community involvement

None undertaken.

4.4 Outline application

Not applicable.

4.5 Pre application advice

None undertaken.

5.0 Design Concept

5.1 Opportunities and constraints

- Remove existing stables and replace with new cattery in similar footprint.

- Add a new goat barn to replace the stables, at the south of the site.

5.2 Client brief

Cattery:

- Provide approximately 12 pens of varying sizes to house single cats, groups of cats that live together, and cats with new litters of kittens. Cats can be at the sanctuary for several months while they are treated and prepared for rehoming.
- Provide facilities for meeting prospective owners.
- Rationalise the visitor experience and functionality of the facility.

Goat barn:

- Provide new goat barn with 6 pens and a central open area.
- Dimensions to be 22.6m x 13.8m (double the size of the existing goat barn).

5.3 Proposed design strategy

- Cattery to echo the footprint of the existing goat barn and stables. Main entrance to be from the north with a small visitor lounge on approach.
- Cat runs accessed from pens. Separate treatment and isolation rooms. Dedicated food prep, laundry and drying areas.
- Position goat barn within the existing open green space for goats to move easily between the field and pens.

6.0 Proposed Design

6.1 Use

Sui generis – animal rescue.

6.2 Amount

GEA of existing barn and stables to be demolished = 230 sq. m

GEA of new cattery = 220 sq. m

GEA of new goat barn = 310 sq. m

Additional sq. m = 300 sq. m

6.3 Layout

The cattery echoes the footprint of the existing goat barn and stables, forming a 'u' shape around a concrete courtyard. The goat barn is situated further south within the site, so animals can move directly between the open green space and the barn.

6.4 Scale

Both new buildings will have pitched roofs. The goat barn will be a typical steel portal frame with a 3m haunch height and 13° pitch. The cattery has 30 and 35° pitches formed with timber trusses. Whilst this will be taller than surrounding flat roof buildings, the building remains single storey and will have little to no impact on the surrounding context.

6.5 Landscaping

No trees will be removed for the proposal, though some trees behind the new cattery may need to be trimmed. Concrete will be resurfaced as necessary and a planter and bench added in the cattery courtyard area, for use by staff and visitors.

6.6 Appearance

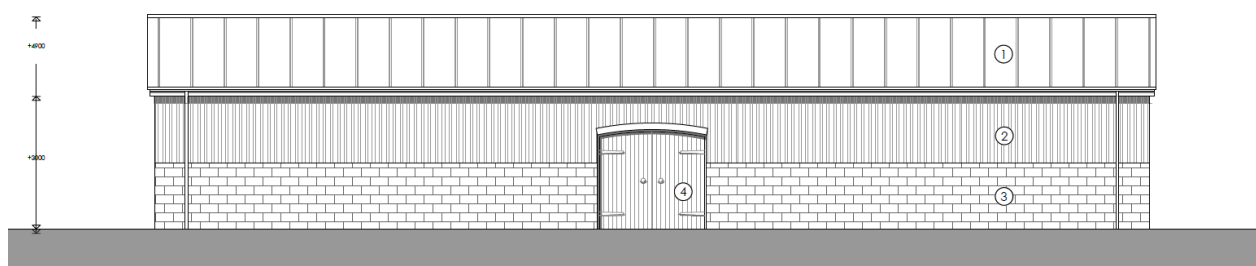
The elevational treatments have been designed with the agricultural setting in mind. Designs have however been kept reasonably simple; the sanctuary operates as a charity and must be mindful of costs.

The cattery will be masonry constructed, with off-white render to feature areas. Roof tiles will be concrete pantile. There will be brick header features above openings.

The goat barn is a steel portal frame building, with concrete block plinth and timber boarding above.



Above: Proposed cattery. Below: Proposed goat barn.



6.7 Masterplan

Not applicable.

6.8 Site plan

Refer to submitted drawings.

6.9 Floor plans

Refer to submitted drawings.

6.10 Elevations

Refer to submitted drawings.

7.0 Access

7.1 Design and policy approach

Existing access remains. Parking provision and general site turning manoeuvring remains unchanged.

7.2 Consultation

None undertaken.

7.3 Vehicular access

Vehicular access remains unchanged. Parking provision remains unchanged.

7.4 Pedestrian access

Existing pedestrian access remains unchanged.

7.5 Site and building entrances

The site entrance off Shaw Lane is unchanged. The main entrance to the cattery is from the north. The goat barn is accessed through the field, from the east side. The barn will only be accessed by staff and animals.

7.6 Inclusive design

There will be ramped/sloped access to the cattery via the main entrance. A disabled WC is provided, with ramped access to comply to Approved Document M.

7.7 Public/private space

Not applicable.

7.8 Emergency service access

As existing.

7.8 Sustainable travel

Unaffected by proposals – as existing.

8.0 Appendices

None.