18 MAR 2009

Design and access statement,
For
Rose Cottage Cattery,
Ashby Road, Stapleton, Leics LE9 8JF

DEVELOPMENT SERVICES
18 MAR 2009
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The proposal is to build a 14 unit kennel at the above address.

Reference drawings: -
AK1087, plan and elevations of the kennel
Site plan
Block plan

Site analysis: -

It is proposed to build the kennel on the site of the existing stables, which are to be demolished. This work can only be undertaken if the conditions shown on Trigger 6, enclosed, are met.

The kennel will be built using the same materials as the existing buildings on the property. The two walls facing inwards will be rendered and painted white and the two outward facing walls will be rendered and painted green.

New foundations, complying with Part A of the building regulations, are to be dug and a concrete exercise area, is to be laid. A gully is to be fitted, running the length of the building and sited to receive foul run off from the exercise area and kennels. The exercise area and the kennel floor to have a minimum gradient of 1:60 angled towards the gulley. The foul water is then to be piped to a cess pit. Storm water from the roof to be piped into the culvert.

A 240v ac power supply will be connected to the building.

Mains water, to a sink, will be piped to the kennels.

Impact on neighbours: -

To minimise the impact on neighbours the kennels will be sited at the furthest point from the road that is allowed, have sound insulation fitted to all walls and the roof will have sound insulation fitted and be covered with green felt. The outward facing walls will be painted green.

Access: -

A new access at 90 deg to Ashby Road is proposed. This access will be 4.8m wide, hard surfaced for a minimum of 5m with a minimum gradient of 1:12 and have 6m control radii on either side. See the block plan for more details. The design of the new access has been seen and approved by Mr M Lennon of LCC highways dept. See block plan for details.

09/00201/FUL
Cheque sent to Cashiers
Alison
18/3/09