

18 Liverpool Gardens, Worthing, West Sussex, BN11 1RY

Applicant: WADARS Ltd.

7th October 2013

Site address:

Lot 2, Hangleton Farm,
Hangleton Lane,
Ferring,
Worthing,
West Sussex. BN12 6PP

My ref. 13-045

Your ref.

Design and Access Statement

Amount

The existing and proposed uses together with associated areas are detailed on the accompanying Summary of Proposals document dated 7th October 2013.

Building F is a range of 10 stables and will be dismantled and re-erected in a different location on the site.

Buildings H and J will be reduced in size.

All other buildings will remain as existing.

Layout

The layout of the site as existing will remain largely unchanged.

The site is predominantly a private site for the operational purposes of the charity.

There will be a Visitor Reception primarily for potential animal adopters to visit the site.

This will be positioned close to the car park with suitably accessible paths in order to accommodate disabled visitors and to avoid any disruption to the animals.

The main change is the resiting of Building F and the reduction in size of Buildings H and J. This allows for the formation of an access track from the car park at the east to the fields to the west.

The access track is required as the existing east to west access track to the north is not part of the application site and will not be controlled or available for use by the applicant.

The access track is positioned at the south of the site in order to minimise the degree to which it affects the existing site use.

The dog kenneling will be positioned to the far east of the site in order to ensure that, with robust acoustic mitigation measures, any noise from the kenneling will not present a nuisance to the dwellings to the west of the site.

Scale

The scale of the buildings on the site will not change. As mentioned above, 2 buildings will be reduced in size and one building will be repositioned. No new buildings are proposed.

The repositioned building is a range of 10 stables which is a low building with a shallow pitched roof. It will sit comfortably in its proposed location relative to the site and the buildings to the south.

Landscaping

Landscaping will remain largely unchanged but for the introduction of the access track to the south. This will be finished with shingle.

This surface is inkeeping with other elements of existing landscaping.

Appearance

The appearance of the buildings on the site will not change. As mentioned above, 2 buildings will be reduced in size and one building will be repositioned. No new buildings are proposed.

Context and Use

The context of the site and the use of the various buildings is outlined on the accompanying Summary of Proposals document dated 7th October 2013.

Access

Access to the site will remain as at present.

This comprises a private entrance from Hangleton Lane accessing the two car parking areas.

Visitor access to the Visitor Reception will be via suitably accessible paths in order to accommodate disabled visitors and to avoid any disruption to the animals as mentioned above.