

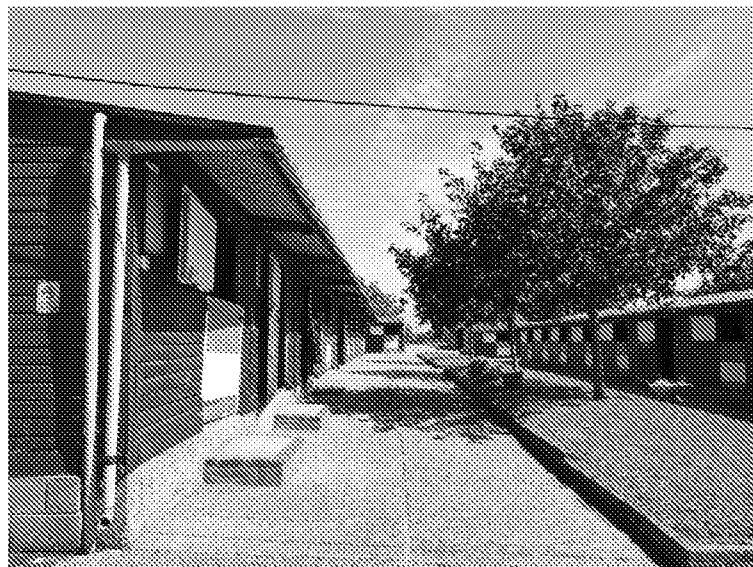
DESIGN & ACCESS STATEMENT

Wadars, Hangleton Lane, Ferring. BN12 6PP

Animal Rescue Centre




wadars



AMdesign Architects



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INTRODUCTION

This document sets out the design and access statement to accompany the Full Planning Application for further developments to the animal rescue centre at Wadars, Hangleton Lane, Ferring, West Sussex. BN12 6PP.

BACKGROUND

Wadars, formerly the Worthing and District Animal Rescue Service, is a leading rescue and rehoming charity and has been caring for and protecting sick, neglected, and injured companion animals and wildlife since 1969.

Our objectives are the rescue, rehabilitation, and release of wildlife & the rescue and rehoming of companion animals.

In any one year, we re-home around 300 cats, dogs and other small companion animals. We also respond to more than 1,300 wildlife rescues. We never put a healthy animal to sleep.

Working in partnership with other charities, such as Cats Protection, Dogs Trust and the RSPCA, along with other agencies including the local dog wardens, we promote responsible pet ownership. All of our pets are vet checked, neutered, vaccinated, microchipped and receive worming and flea treatments prior to homing.

We also work alongside local vets and other specialist wildlife organisations such as the Bat Conservation Trust, Badger Protection Societies, Swan Rescue, Fox Rescue, RSPCA Mallydams and Brent Lodge, to help ensure the best outcomes for sick, injured or abandoned wildlife. During the summer months, we can take more than 50 calls a day to our wildlife helpline.

We employ a small team of 12 (primarily) part time staff, who are supported by over 100 regular volunteers. This means that we are able to use our funds to greatest effect with more than 90p in every £1 going to directly to animal welfare.

Throughout the past 50 years, we have had to use commercial catteries and kennels, as we have never had our own premises. This has often caused difficulties, especially with distressed wildlife being transported long distances for the rehabilitation which they need before release, or a lack of opportunity to spend time with difficult to home animals.

Our premises at Hangleton Lane will enable us to provide a seamless service for rescue and rehabilitation of wildlife, and the rehoming of abandoned and unwanted pets, with the needs of the animal at the heart of everything that we do.

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Design & Access Statement

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We currently have a single cattery unit on site that has the provision for 5 intake and 10 rehoming pens with ancillary accommodation and a separate 2 pen isolation unit. During the past few years, we have also used the existing facilities for the short term rehabilitation of gull chicks and other birds, a place for displaced feral cats until a suitable permanent environment can be found, and the hibernation of hedgehogs.

Ultimately, we plan to provide suitable accommodation for all of our rescue and rehoming work. Using the natural environment, we can create calm, tranquil, appropriate settings for each specie. Sympathetic planting and the natural layout of the land will enable us to create sight, sound and scent barriers, whilst attracting native wildlife back onto the Downs.

These proposals are for the long-term project for the Wadars organisation. Once constructed it will provide jobs, work experience for students and volunteering opportunities and a place for the education of the public in responsible animal/pet ownership and the conservation of the natural wildlife in our community.

SCOPE OF WORK

The submission is to develop the animal rescue and rehoming centre to include:

1. A reception building, with ancillary staff accommodation.
2. An education and training building, with ancillary accommodation.
3. Kennels
 - a. A canine isolation building
 - b. A canine rehoming building
 - c. A canine intake building
4. 2 no. cattery buildings
5. A wildlife rehabilitation unit.
6. Conversion of the existing barn into staff accommodation.

PLANNING ITEMS

The most recent planning applications relating to the Wadars site have been;

FG/101/18/PL – New cattery for animal rescue centre.

FG/128/13 – Alterations and change of use of buildings B through to K from equestrian/agriculture to animal rescue centre.

FG/129/13 Internal alterations and partial change of use of main building A, from equestrian/agricultural to animal rescue centre comprising offices at ground floor and associated staff accommodation at first floor level.

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Design & Access Statement

Wadars, Hangleton Lane, Ferring. BN12 6PP

ACCESS

Before Wadars took over the site it was part of a large equestrian centre of which, 86 stables were located within the boundaries, which generated a significant amount of daily traffic up and down the lane, including horse owners, horse boxes, feed and bedding deliveries, and people employed in the yard.

Since Wadars took on the site the amount of traffic in the lane has drastically reduced, and because going forward we will not be a 'a public attraction', visitors to our premises will be limited to people who genuinely wish to adopt an animal from us, give an animal to us or those donating items to the charity.

At present, on weekdays the site has a maximum of eight vehicles on site, made up of paid staff and volunteers who help us to clean animal enclosures and run the office. In addition, occasional visitors deliver donated items to the charity, including pet bedding and feed. At the weekend we have six staff and volunteer vehicles on site.

Once the animal rescue and rehoming centre is fully operational, in addition to current levels, we will have an additional eight vehicles on site on weekdays, and six at the weekend (we will be closed to the public on Mondays). A final check of the animals would be carried out at 6pm by the member of staff who is living on site. Our opening times for people wishing to adopt an animal will be 11am to 3pm, six days a week.

The existing access to the site is to be maintained, with adjustments to the entrance for easier vehicular movement. A new driveway along the southern boundary will be constructed, with a track leading up to the wildlife unit. New path way routes are proposed into and around the proposed buildings. Existing car parking provision will be retained and additional staff parking will be provided adjacent to the new driveway.

SITE

5no, small existing trees will be felled, but 20no. new trees will be planted as part of the works. The existing mature landscaping will be retained and added to (see landscape statement).

There is no mains drainage to the site. The drainage of foul water is to an existing septic tank located under the southern car park at the front of the property. The proposal would include the provision of additional sewage treatment plant.

Additional soakaways will be provided on site along with a new pond.

The property is connected to mains water.

Existing three phase electrical services would be extended.

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DESIGN PHILOSOPHY

The new buildings replace stable blocks which have been removed due to their poor condition. The new buildings are intended to be low-key within the site. The scheme proposed relates sympathetically with the existing area and visually integrates with the site in design, form, and materials.

The proposed buildings will sit behind the existing main building on the site, are well away from the road and therefore the additions will have minimal impact, if any, on the street scene.

For security and safety reasons, once all animals are on site, a staff member's presence on the premises will be required. Aside from in emergencies, they should not need to access the animal buildings at night and so any security or low-level lighting around the site will not generally be on after 6pm. This is in the best interest of the animals, to be kept quiet and dark at night so that they are able to rest without being disturbed.

Careful consideration of the impact of the scheme on the surrounding area has been undertaken. We do not create any adverse overshadowing, overlooking or overbearing that effects any neighbouring properties.

The construction materials proposed for the new building reflect the existing buildings and local environment. A controlled palette of good quality materials is proposed, to include facing brickwork plinths, horizontal weatherboarding, rendered blockwork and simple profiled metal sheet roofing systems.

CONCLUSION

The proposal complies with the relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

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