

## DESIGN & ACCESS STATEMENT

● EXISTING KENNELS TO BE DEMOLISHED



VIEW 07 - VIEW OF BUNGALOW, KENNEL COMPLEX AND SENSORY GARDEN LOOKING NORTH



VIEW 08 - VIEW OF VOLUNTEER ROOM, STABLE BLOCK AND MEET AND GREET LOOKING NORTH EAST

● EXISTING KENNELS TO BE DEMOLISHED

The current kennel block is the original unit in situ at the time of ACC purchase of the rehoming site. Following the site purchase in 2014 the block had minor and cosmetic upgrades.

At the time of the major site redevelopment in 2021, the scope of work on the kennels was limited to refurbishment only. This was due to the requirements for the block demolition, and ground works, causing significant delays to obtaining full planning permission. The management team therefore decided to postpone a full redevelopment of the kennel block until the other major site works were complete and operations could resume.

The kennel refurbishment in 2021 was therefore limited to works which made the kennels brighter, and warmer and attempted to address some of the construction issues such as installing additional roof timbers to support the weight of increased insulation, upgraded electrics for energy saving lighting, heating, and upgrading external windows and doors on each kennel for better ventilation and security. In addition, we purchased and installed two separate single occupant kennels which are used to 'hold' dogs in isolation for health and behaviour assessment prior to being placed in the main unit.

While these works enabled ACC to intake dogs for rehoming, we were fully aware that the accommodation would require upgrading work in the future to bring our kennels up to an acceptable standard and to fully meet proposed new regulatory requirements. The costings for the additional refurbishment were given at £60-£70k (2022).

Since the 'surface' repairs and upgrades have been completed there has been further degradation of the main unit structure and grounds which are now causing serious issues to the building fabric. The surface coatings of the concrete floors are lifting due to the crumbling and splitting of the main concrete base, the walls are also crumbling, and the gaps are attracting vegetation into the dog areas.

The kennel surface deterioration is making cleaning and maintenance impossible. Flaking paint from the concrete floors impacts directly on the welfare and safety of the dogs in situ. Further general work on the kennels is neither practical nor cost effective and a waste of valuable resources. The management team have considered this at length and are of the view that full demolition with rebuild of a modern up to date kennel block is a more pragmatic option.

In further consideration of the above, the cost to provide a modern sound, safe, secure, and fit-for-purpose unit would increase significantly on the original notions for a refurbishment. These costs would now need to include a programme of demolition, digging and setting a stable foundation, constructing a larger building (across the existing footprint of the building and open space), and internal fit out. In addition to the building replan and construction work, the costs of construction materials, labour and equipment hire fees have also increased significantly. Environmental impact and sustainability are a feature of the charity's values, and any redevelopment of the kennel block would need to take these issues into account. Choosing a construction method that uses materials from sustainable source is paramount. The recent developments have paid due consideration to renewable energy powering the site. Energy efficiency and renewable energy to power a new kennels will form an integral part of the project design