

MUSLEY DOG GROOMING POD, OLIVERS FIELD, WHADDON RD

Proposal In Support the erection of a dog grooming facility
within the grounds of Mursley Farm Shop

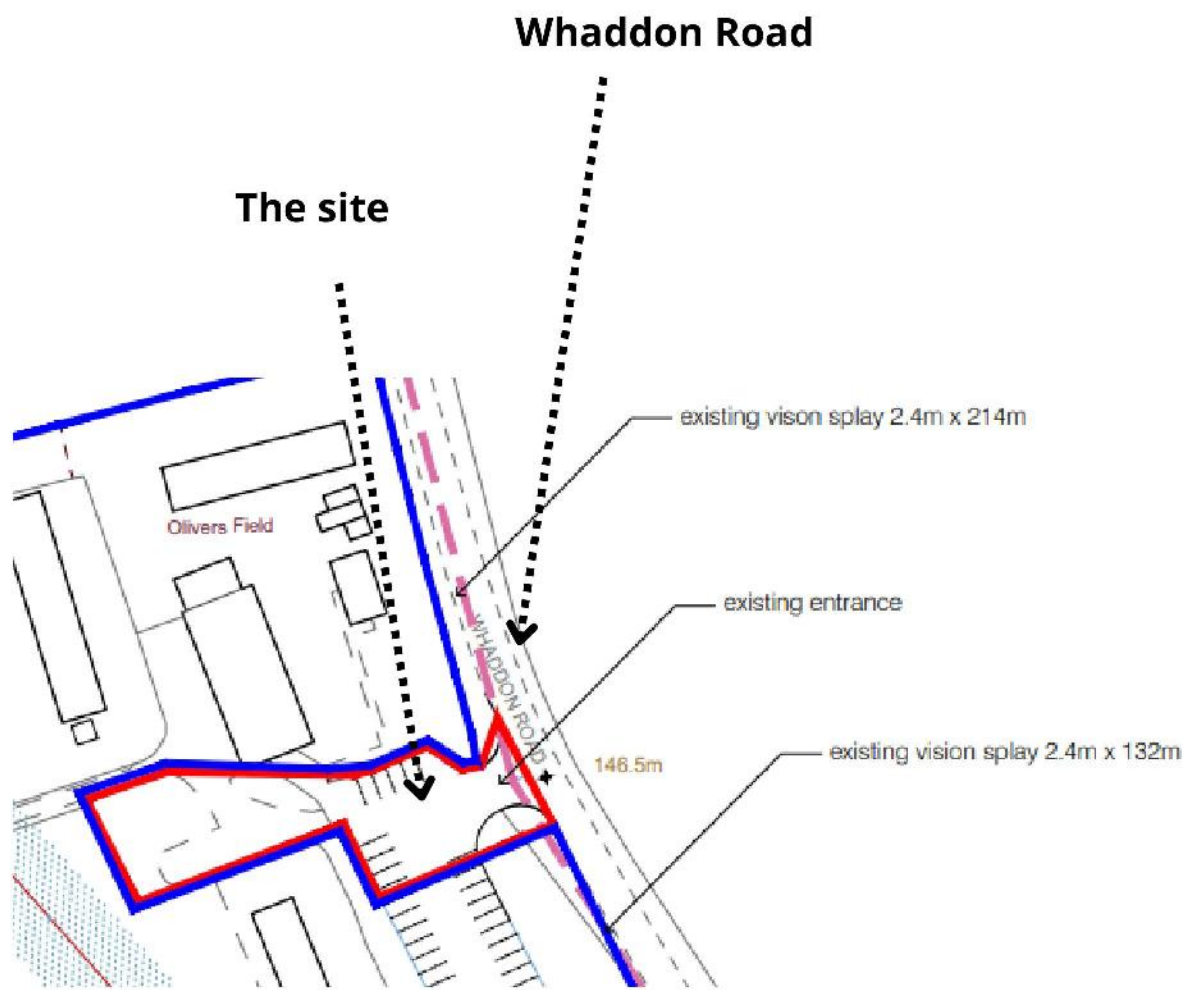
Design and Access Statement
V23-116-DAS01

VAUSS

Introduction

The application site sits within the vicinity of Mursley Farm Shop towards the southern end of Whaddon Road, Mursley and is accessed by the single existing entrance and parking facilities servicing Mursley Farm Shop. The application site lies within the Boundary of Mursley Farm Shop. The site is redundant land that would be surrounded by carpark, the farm shop a barn and an open paddock on the fourth side. The proposed development would be contained wholly within the Development Boundary and would not extend it further.

The application seeks to gain approval for a small prefabricated dog grooming unit to be placed on redundant space alongside the carpark within the grounds of Mursley Farm Shop. This site would lie adjacent to the recently upgraded Mursley Farm Shop, and would share its plentiful existing parking facilities and make use of its long existing existing entry and exit point off Whaddon Road which has extensive vision splays of 2.4m x 132m and 2.4m x 214m.



Site Location Plan
(Not to scale)



Image shows : View
of leaving the site to
re-join Whaddon Rd



Image shows: View of
entering the site from
leaving Whaddon Rd.

Site Ariel View



Site Entrance



**Entry / Exit point
from Whaddon Road**



**Entry / Exit point
from Whaddon Road**

Site Plan

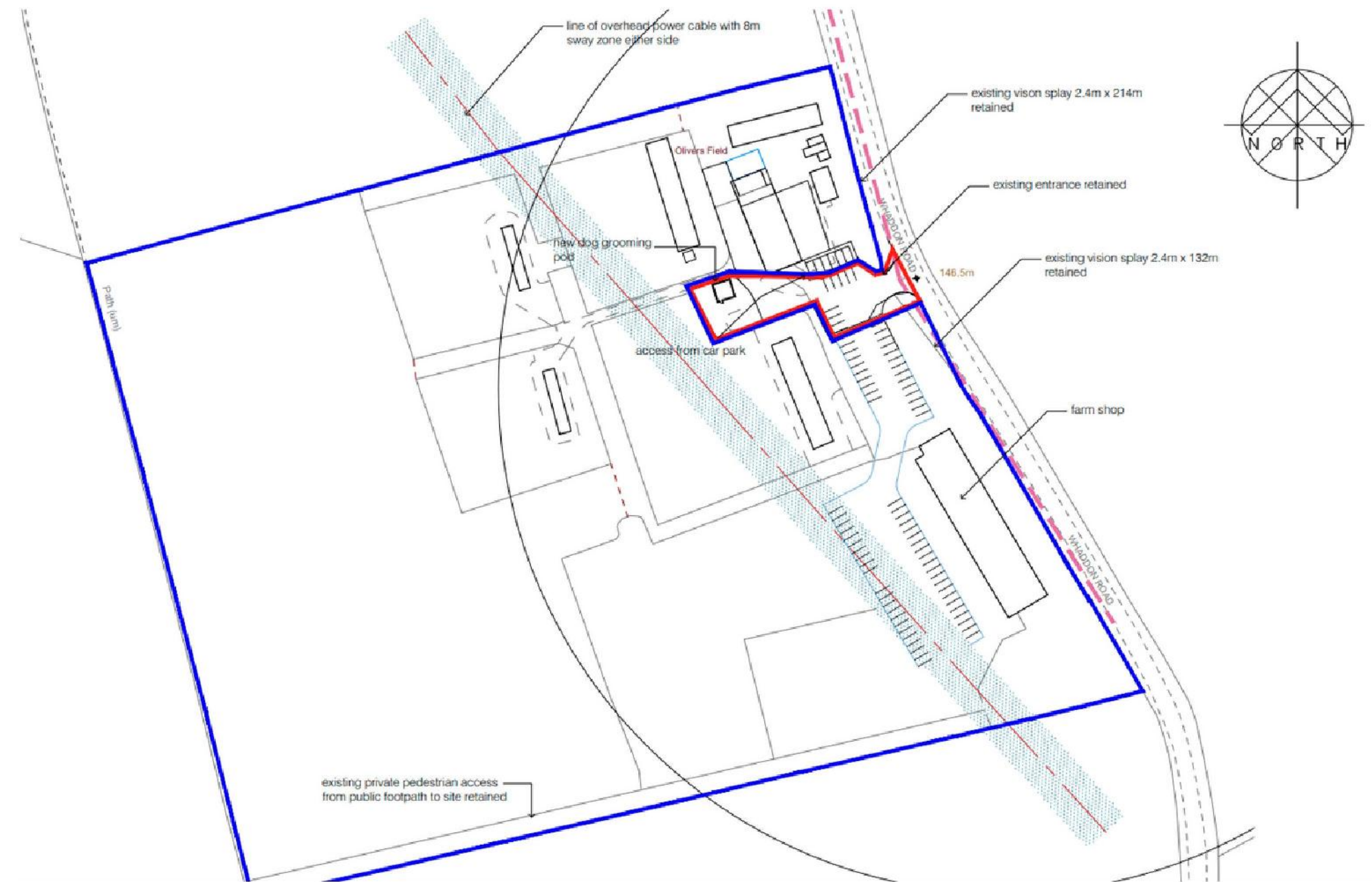
The access road into the site from Whaddon Road will not be at all effected.

The perimeter landscaping will be fully retained.

Car parking is plentiful and existing which is a shared resource for all businesses at the Farm Shop,

The existing pedestrian access will be retained and changed in no way,

There are no heritage assets on or alongside the site



Design and character

The proposed unit is very much in keeping with the farmyard feel of the site by merging a mix of UPVC and Metal cladding the design picks up and combines various materials found on buildings and elements upon the wider surrounding site. None of the trees within this site are protected by a tree preservation order and the site is not within a conservation area.



Sustainability

- Construction materials / building fabric:
 - Construction materials sustainably procured, BRE Green Guide to Specification rating A to C
 - All timber to be Forest Stewardship Council certified or Programme for the Endorsement of Forestry Certification
 - Non timber materials to be sourced from organisations with an environmental management system
 - Wood based products used for internal fixtures and fittings to be classified as formaldehyde E1 class as a minimum
- High efficiency gas boilers for hot water
- Efficiency:
 - Mechanical ventilation with heat recovery
 - Waste water heat recovery systems
- Internals / Fixtures & fittings:
 - Light coloured external facing surfaces with high reflective properties
 - Internal blinds
 - Low energy LED lighting

Waste and Recycling

Waste minimisation means reducing the amount of waste that would go for treatment or be disposed of to landfill. Waste prevention and minimisation can have significant benefits for both individuals and operators and assists in protecting the environment. Waste minimisation aims to increase the efficient use of materials and resources to reduce waste and the consumption of natural resources, reduce pollution associated with waste generation and handling and reduce the costs of waste disposal. Waste minimisation requires the reduction of waste at source, by careful consideration of materials on site at the earliest possible stage of the development. This approach helps to conserve time and resources and demonstrates environmental best practice.

SITE BASED WASTE MANAGEMENT

Various waste materials will be generated by the development and the applicant intends to deal with the waste generated on and off site by the following methods;

- Reusing top soil as landscape material
- Chipping green waste and timber for compost
- Transporting metal, plastics and cardboard to licensed recycling centres.

Practical project management opportunities will be employed that will assist in site based waste management, these include;

- Ordering materials 'just in time' to minimize on site storage time thus reducing the potential for damage.
- Keeping accurate cutting lists and quantity surveys to avoid over ordering
- Organising site facilities to encourage effective waste management
- Establishing a separate waste storage area on site
- Keeping waste materials in separate bins for recycling and reuse.
- Making sure different bins are clearly marked to avoid cross contamination.

DESIGNING FOR DECONSTRUCTION

Specific detailing for the deconstruction of the buildings aimed at maximising materials resources efficiently and flexibility of building use will be incorporated.

- Consideration of future requirements and possibilities for refurbishment will be considered. The buildings will be designed to be adaptable so that fixtures and fittings can be reused if a change of use occurs or when occupation or ownership of the building changes.
- Construction techniques will be employed that will make the eventual deconstruction of the building easier including;
- Simple fixing systems that do not require specialist tools.
- Reversible construction and assembly sequences
- Component parts that can be easily separated from each other
- Mechanical fixings rather than chemical fixing (glue) or welding
- Connections and components designed to withstand the dismantling process
- Materials and products that can be salvaged, recycled or reused in the future will be incorporated
- Copies of the detailed construction drawings for the building will form part of the formal documents when selling the house to assist in maintenance and deconstruction in the future.

Waste and Recycling

SUSTAINABLE MATERIALS

- Sustainable development practices that promote the prudent use of natural resources, waste minimisation and energy efficient will be incorporated.
- The selection of timber will be from sustainable sources that are managed by recognised bodies such as the Forestry Stewardship Council.
- Water based paints and varnishes will be used which are less harmful than oil based products.
- Mineral fibre cavity wall and roof insulation will be used as opposed to more harmful glass fibre alternatives.

WASTE DUTY OF CARE

Under section 34 of the Environmental Protection Act 1990 the Waste Duty of Care requires everyone to take all reasonable steps to keep waste safe. The Duty of Care applies to all controlled waste and to everyone who produces or imports, keep or stores, transports, treats or disposes of waste and includes acting as a broker and arranging the activities.

The applicant will also ensure that any waste transported off site is dealt with by a carrier who is authorised to transport, recycle or dispose of the waste safely and who is registered with the Environment Agency.

Access and Movement

PEDESTRIANS

- Pedestrians will be able to access the site by using the access point that is currently instated and will remain in use and totally unaffected by the addition of the dog grooming pod.

CYCLISTS

- Cycle access onto the site will be encouraged with cycle parking being already provided on site and available for guests of the dog grooming pod to use.

ROADS & PARKING

- The existing high standard vehicular access from Whaddon Road will be retained and unaffected.
- Compliant on-site parking and refuge / emergency / delivery vehicle turning space is provided for the proposed pod.

ACCESSIBILITY

The dog grooming pod will be accessible and there will be disabled parking facilities within a few meters from the premises.



Architecture

The Shires Studio

Brackley

07958 508 996

|

64 Banbury Road

Northamptonshire - NN13 6AT

Interior Design

VAUSS