DESIGN & ACCESS STATEMENT

FOR

Proposed cattery building at

Stevedon Cattery, Stevedon House, Swindlers Drove,
Spalding, Lincs. PE12 6BS

1. Design Statement

Stevedon Cattery is proposing a new cattery building positioned directly opposite the existing cattery block within a site area of 0.073ha, creating a balanced and easy to navigate layout. The new building will contain 11 pens (2 cats per pen). All pens will match the size, layout and stye of the existing cattery pens, ensuring consistency, comfort, and familiar routines for both staff and cats.

The building will use the same wood and wire construction as the original cattery. Each pen will include a sleeping shelf, litter area, secure frontage, and walkway. A storage area will be positioned at the entrance to the proposed cattery.

A designated waste collection area is positioned away from both buildings. This keeps the site tidy, prevents odours near the pens and supports good hygiene and welfare practice.

Watering systems in the new building, will operate exactly the same as in the existing cattery, ensuring consistency and reliable daily routines.

The new building will work alongside the original block, with both using the current kitchen for food preparation and office for customer reception, administration and record keeping. The car park has already been enlarged to support the extended facility.

The entire site is owned and managed by Geoffrey, Norma and Steven Wright ensuring continuity, care and high welfare standards throughout.

2. Access Statement

Access to the site remains unchanged. The entrance from Swindlers Drove continues to serve both buildings whilst the enlarged car park provides ample space for customers, staff, and deliveries.

The shared office sits centrally between the two buildings, giving visitors a clear and welcoming point of arrival,

Walkways inside the new building match the width and layout of the original cattery making movement safe and straightforward for staff.

A designated waste collection point is located away from both buildings and away from customer routes, keeping the site clean and ensuring waste handling never interferes with daily operations.

Emergency exists are positioned at the ends of each wing, providing direct external access if needed.

3. Appearance

The new building has been designed to match the existing cattery in appearance. It will use the similar materials, colours and roofline so that both buildings appear as one coordinated facility.

The single storey height ensures a modest profile that blends well with the surroundings. Its position opposite the existing block creates a neat, balanced layout.

4. Layout

The new building form is rectangular in shape containing eleven cattery pens (2 cats per pen) complete with storage room.

All pens match the approved dimensions already in use at Stevedon Cattery.

The new building sits directly opposite the original, creating a simple and intuitive site layout. A waste collection area is placed at a safe distance

from both existing and proposed pens to maintain hygiene and keep the site pleasant for visitors.

5. Scale

The scale of the new building is modest and in keeping with the existing cattery. Its single storey height ensures a low profile and its footprint fits comfortably within the established grounds of Stevedon House.

Pen sizes remain identical to the approved dimensions already in use, ensuring consistent welfare standards and familiar working practices for staff.

6. Landscaping

No landscaping changes are required. The existing boundaries and trees / planting remain untouched within the proposed site area.

7. Access for Emergency Services

Emergency access remains unchanged. The site entrance allows direct access for emergency vehicles and external doors at the ends of each wing provide quick entry and exit. The internal layout offers clear visibility and easy circulation throughout.

The waste collection area is positioned so it does not obstruct any emergency routes. Approved fire extinguishers will be positioned within the proposed as per the existing cattery.

8. Conclusion

The proposed cattery is practical, friendly and compliments theexisting Stevedon Cattery. Positioned opposite the existing block, it creates a tidy and balanced layout while maintaining the familiar pen design, materials and welfare standards already approved on site.

The facility is owned and managed by Geoffrey, Norma and Steven Wright, ensuring continuity of care and responsible oversight. A

dedicated waste collection area, placed away from the buildings, supports good hygiene and smooth daily operations.

The already enlarged car park allows the cattery to grow responsibly in line with demand. The proposal maintains high welfare standards, complies with DEFRA requirements, and preserves the rural character of the site.

8th September 2026