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**Report: Design and Access Statement**

**Client: RSPCA**

**Property Address: RSPCA Newport Animal Centre**

**Date: 3 September 2025**

**MDB Associates**

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### Appendix A: Schedule of Photographs

|                       |                                         |
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|                       | For and on behalf of MDB Associates LLP |
| Date:                 | September 25                            |

## **1.0 Assessment of Site & Its Context**

### **1.1 Basis of Proposal**

- 1.1.1 This design and access statement is prepared in accordance with the guidance as provided by Newport City Council for Design and Access Statements by MDB Associates on behalf of The RSPCA.
- 1.1.2 This application is made for full planning permission to allow for the following works to be completed to RSPCA Newport Animal Centre:
  - 1. Internal refurbishment works to the existing isolation cattery including the erection of three new glazed canopies to the external day spaces.

### **1.2 The Animal Centre**

- 1.2.1 RSPCA Newport Animal Centre is situated along Hartridge Farm Road just off the A48 on the eastern edge of Newport. The centre is located on approximately half a hectare of land and is surrounded by a school, Llanwern Golf Club and a railway line to the rear. The centre caters for abandoned and sick domestic animals including dogs, cats and around 55 other small domestic animals.
- 1.2.2 The centre has a number of buildings including two dog kennels, a reception building with stores, a first floor residential unit, and two catteries. The works will be to the cat isolation block as identified on the accompanying site location plan.

## **2.0 Design, Appearance & Sustainability**

### **2.1 Purpose of Proposal**

- 2.1.1 The RSPCA are undertaking an extensive programme to provide better living facilities to their catteries at all of their centres nation-wide. The current facilities within the isolation cattery are no longer fit for purpose and an internal refurbishment programme has been proposed.
- 2.1.2 The cattery isolation block currently has 22 individual pens located on the east, west and south elevations of the block respectively.
- 2.1.3 As part of the works, the external day spaces to the individual cat pens will be provided with new glazed canopies to provide better weather protection. This will comprise of three individual canopies, with one to each of the three elevations as marked in the accompanying drawings.

## **2.2 Proposed Relationship to the Existing Building and Setting**

- 2.2.1 The centre is located in a semi-rural location and is surrounded by dense lines of trees and hedging. The proposed works to the cattery isolation block will have a minimal impact as seen from the neighbouring properties.
- 2.2.2 The existing surrounding buildings within the centre are not of an historical nature and the addition of the new canopies will have a minimal impact on the centre.

## **2.3 Neighbourly Issues**

- 2.3.1 The proposals have not been discussed with the owners of the neighbouring properties surrounding the animal centre. However, the proposal will have a minimal effect on the view as seen from pedestrian level and / or the properties down the street.

## **2.4 Accessibility**

- 2.4.1 Access to the building will remain as existing for the duration of the works.

## **2.5 Impact on Public Routes**

- 2.5.1 The proposals will not have an impact on the public routes.

## **2.6 Landscaping**

- 2.6.1 There are minimal alterations proposed to the existing landscaping. The canopies will require footings, with two of the canopies being located on grass patches. These are mowed grass areas which provide minimal natural habitat to the surrounding wildlife.

## **2.7 Consideration of Appearance and Alterations**

- 2.7.1 The proposed alterations and works will respect the nature of the surrounding area. All materials and methods of construction proposed are sensitive to the nature of the property and surrounding area.

## **2.8 Materials**

- 2.8.1 We have specified all materials used to be in keeping and sympathetic to the existing fabric of the building and the surrounding properties. The proposed works are as identified above and on the attached drawings.

## **2.9 Impact on Street Scene**

- 2.9.1 There will be a minimal impact to the street scene.

## **2.10 Sustainability of Proposal**

- 2.10.1 The proposals will use materials to meet a notional 30-year life span.
- 2.10.2 The canopies have been designed to fall back towards the cattery isolation block meaning the existing rainwater system will not need to be adapted to accommodate the proposals.

## **2.11 Storage of Waste and Recyclable Materials**

- 2.11.1 The proposal does not affect the existing facilities in respect of storage of waste and recyclable materials.

## **4.0 Summary & Conclusions**

- 4.1 In our opinion, the proposed alterations along with the addition of the new glazed canopies will have a positive impact on the existing isolation cattery block.
- 4.2 The works are necessary to provide a better quality of life for the cats housed within the existing isolation block.
- 4.3 The choice of proposed materials is sympathetic to the existing building and respects the vernacular.

## Schedule of Photographs



**Photo A :** Entrance to the animal centre looking South from Hartridge Farm Road



Photo B : Entrance to the animal centre looking North back up Hartridge Farm Road



Photo C : Main entrance to the isolation cattery looking West



Photo D : View of the external day spaces to the isolation cattery looking North



Photo E : View facing South with the external day spaces to the existing cattery isolation block on the left.



Photo F : View of the rear of the isolation cattery looking East



Photo G : View of the rear and side of the isolation cattery facing West.