

DESIGN AND ACCESS STATEMENT RELATING TO PROPOSED SITE EXTENSION AT:

Lady Margarets Park Caravan and Motorhome Club Site
Chirk
Wrexham
LL14 5AA

SEPTEMBER 2021

1. Proposed use of the development

The site will be used as a touring caravan and glamping site as an extension to an established existing touring caravan site. The field is currently used for a number of caravan rallies each year and informal recreation.

2. Proposals

The development will comprise:

- a. Installation of 15 glamping units of varying types, including two fully accessible units.
- b. Car park for glamping area and timber clab linen store to service the units.
- c. 15 new all-weather touring caravan and motorhome pitches
- d. New service point

3. Relevant Technical Advice Notes:

Technical Advice Note 5

Significant landscaping will take place as part of the development including indigenous species planting, predominantly to the boundaries, and a large portion of the site will be given over to a wildflower meadow interspersed with native trees.

Further details are provided with the ecology information.

Technical Advice Note 12

Glamping area

The proposals include installation of 15 glamping units of varying types.

Two of the units will be Equality Act compliant with ramped access plus sufficient space and facilities for wheelchair use. These will have a dedicated parking space next to the unit to allow for ease of access for those with impaired movement.

Ten of the glamping pods, provided by Modpod, will be contemporary in design and appearance, providing an attractive contrast to touring caravans and motorhomes also using the site. Two of these units will also have ramped access to allow those with mobility issues to use them.

Three en-suite safari tents will also be installed to maintain a good mix of different options for visitors.

A mix of sizes and berth numbers will be installed to keep the offering as broad as possible to appeal to the widest range of people possible, be it couples, families or groups of friends.

The glamping pods will be located on individual porous stone chipping bases (matching the stone topped touring pitches in appearance) with access via macadam footpaths. The paths will be sufficiently wide for wheelchairs and double buggies and will be located within an attractively landscaped wildflower meadow area.

Parking to the standard units will be provided in a separate macadam car park located close to the extension field entrance. In addition to the parking for the glamping units two additional spaces with electric vehicle charging facilities will be constructed to cater for the growing popularity in this type of vehicle

Installation of the glamping pods is part of a drive by the Club to diversify visitors to its sites. They will allow those who do not own a caravan or motorhome to visit the site and also provide the opportunity for extended families, where perhaps grandparents who do own a touring unit but their children do not, to stay on the site and enjoy a holiday together.

Provision of the glamping pods represents a sustainable form of development and its modest scale sits comfortably within the overall touring caravan site. It is considered to be beneficial in terms of supporting the local community and services by bringing a different type of visitor to the site than would otherwise use the caravan site.

Linen store

To service the glamping units a linen store will be constructed to store cleaning equipment and all the spare consumables necessary to manage and operate the units. This will be a flat roofed timber constructed store with vertical timber cladding.

All-weather pitches

The Club has found through extensive testing and evaluation that its current design of all-weather pitch offers the best access to those with mobility issues and their installation will offer a high level of usability as required under the Equality Act.

All-weather caravan pitches are especially popular with the elderly, who make up a large proportion of our membership, as they offer a more uniformed pitching surface than grass.

The pitches are constructed using loose stone chippings resulting in a free-draining medium that allows continual use during periods of inclement weather. They are a porous surface and do not result in any increased flood risk. The stone chippings will be to match the existing already present on site.

It is proposed to install 6 new all-weather pitches, 1 replacing the existing motorvan waste point to the north of the site and a further 5 replacing existing grass pitches.

Service Point

A service point will be installed to cater for the touring pitches providing water and waste disposal.

Drainage

Foul drainage will be dealt with via the existing connection to the main sewer in the north east of the site, towards Chirk Station.

Lighting

Keeping external lighting to a minimum is a policy the Caravan and Motorhome Club actively follows on its sites as it reduces potential disruption to site visitors at night. In spite of this, a level of external lighting is required on sites for health and safety purposes in order to allow for safe movement of pedestrians at night.

The extension will be lit with low level 1.1m high lighting bollards throughout, all of which are 3w led luminaires which direct light downwards. They will be located at key points to allow for safe pedestrian transition around the site.

Each glamping pod will have an eternal light controlled by a PIR and photocell to come on only when necessary to allow visitors to negotiate the ramps or steps up to the decking areas.

The service point will have three water point bollards, two 1.1m high and one 1.3m high, each again lit with a 3w LED luminaire and a shroud to direct light downwards. These low level lights are necessary to allow people to use the service point safely at night.

Each caravan pitch electrical hook-up point will have a single 3w low level LED light which will illuminate the location of the electrical cables where these rise up off the ground and present a trip hazard. On the standard non-serviced pitches these lights will be shared between pitches to reduce their number. These again are 1.1m high and with the all other lighting proposed are shrouded to project the light downwards

Technical Advice Note 13:

With reference to TAN 13 regarding pitch numbers, the extension field will provide:

15 all-weather touring caravan and motorhome pitches

15 glamping units consisting of:

- 2 fully accessible glamping pods
- 10 glamping pods
- 3 fully serviced safari tents

The proposals will expand the offering at this very popular site including allowing those without caravans or motorhomes to visit and enjoy the local area.

The extension field will be accessed through the existing touring caravan site and access to the highway will be the same

The extension field is well screened and additional boundary planting will be included to reinforce the screening to ensure the extension is not visually intrusive.

Technical Advice Note 15:

The Natural Resource Wales map shows the development area is not at risk of flooding.

Technical Advice Note 24:

The site is within a World Heritage Site Buffer Zone, however all views of the site from the Pontcysyllte Aqueduct and Canal are well screened by topography and substantial mature planting. Additional boundary planting to the existing field is also proposed to reinforce this protection of the views from the World Heritage Site.

Further information is provided with the heritage assessment of the site.

4. Overview

The CAMC operates 160 sites throughout the United Kingdom, providing touring and storage caravan pitches for its membership of over 350,000 households. The Club's ethos is to create attractive and well-managed caravan sites to a high standard with the minimum of on-site commercialism.

The CAMC is committed to a policy of equality, inclusion and accessibility in the delivery of its services to members of the public and in the employment opportunities afforded to existing and future employees where health and safety dictate that this is practical.

The CAMC fully recognise the diversity of cultural, religious and individual abilities of its members and employees and is active in ensuring that any potential sources of discrimination are addressed in both the physical attributes of the buildings it uses and in

the management practises and procedures it adopts where health and safety dictate that this is practical.

By its very nature caravanning is a difficult activity for people with certain disabilities to partake in fully – the levelling of a caravan or the erection of an awning for example. Because of this, site users with disabilities are generally accompanied by an able bodied companion capable of assisting with many tasks.

In spite of this the CAMC is committed to ensuring that the facilities it provides, uses and manages afford its members, clients and employees the opportunity to maximise their individual abilities and enjoy safe and, wherever possible independent participation. With this in mind the proposals include two full accessible glamping units able to be used by all, including wheelchair users.

5. Effective ongoing management

The CAMC acknowledges that works to the site presents issues relating to accessibility and inclusion which will need to be addressed if the obligations imposed upon them by the Equality Act 2010 as a service provider and employer are to be met.

The CAMC currently carries out programmes of review for compliance with legislation related to health and safety and fire precautions. The Club is also committed to on-going reviews of issues related to physical barriers, management practises and procedures which may affect accessibility.

The CAMC is further committed to ensuring that stringent levels of inspection, reporting, feedback and action associated with those areas of health and safety and fire regulations it is responsible for, are applied and linked to an on-going accessibility strategy.

Regular access audits, linked to inspections for fire precautions, health and safety and risk assessment will be carried out by the CAMC's health and safety officers.

The Club have utilised the services of an external specialist to carry out an independent audit to assess access to its buildings, it uses and the management practises and procedures it adopts with regard to meeting the needs of disabled people.

6. Staff development and training

The CAMC is committed to undertaking a structured programme of regular reviews of new technologies, constructional developments and training to ensure that the on-going and evolving obligations imposed by the Equality Act are met.

7. Intentions

The CAMC is a national and world renowned organisation that wishes to upgrade and refurbish their current portfolio of sites within the UK network as part of an ongoing programme to maintain the standards expected by their members and to meet the needs of current legislation.

The CAMC intends to fully comply with current regulations and good practice to make the proposed improvements as accessible as practical to both members of the public and employees. This is in line with Local Planning Policy, Building Regulations and the obligations imposed upon the Club as a service provider under the Equality Act.

