

DESIGN AND ACCESS STATEMENT RELATING TO PROPOSED WORKS AT:

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

APRIL 2021

1. Proposed use of the development

The site will continue to be used as a touring caravan site.

2. Proposals

Overall, the development will comprise:

- a. Demolition of existing toilet block and replacement with new building in the same location
- b. Internal refurbishment of the existing reception building
- c. Reconfiguration of reception compound and replacement of dilapidated timber tractor store
- d. Installation of additional warden accommodation unit and construction of new compound
- e. Relocation of information room and installation of wardens utility pod and new compound
- f. Replacement of 17 grass pitches with 14 new all-weather, serviced or premium pitches
- g. Conversion of 19 existing all-weather touring pitches to serviced and premium pitches
- h. Creation of new camping area with 8 tents and associated car park
- i. Replacement of existing motorvan waste point and service point with all-weather pitch and service point
- j. Replacement of existing service point with new motorvan waste point and service point
- k. New play area

3. Relevant Technical Advice Notes:

Technical Advice Note 12

Toilet block

The existing toilet block is to be demolished and replaced with a new building in the same location. The existing building is restrictive in terms of facility numbers and access and is now in a poor state of repair having not benefited from a major refurbishment for almost 20 years. The new building is being constructed in the same location to minimise visual impact.

It is not considered economical to extend and refurbish the existing building and the preference is to construct a new building meeting all latest regulations and providing facilities in line with the Equality Act. The new block will have a self-contained disabled WC and shower room as well as ambulant disabled facilities in the main male and female areas.

The building has been designed with a tiled pitched roof and brick faced external walls to match the existing building being replaced. The new building will also provide level access to all public areas, something the present building does not offer.

Where suitable, material from the demolished block will be crushed and used in the foundations and subbase of the new building. This will primarily include the existing concrete slab and brick/blockwork walls.

The toilet block will have a block paved perimeter path allowing level access to all areas. Construction will require reconfiguration of the grass banking which is to allow the block to be oriented with the full disabled facilities nearest to the level access from the road end. A water point, bin store and dog/bike wash, will be constructed next to the new toilet block. This will be to the Caravan and Motorhome Club (CAMC) standard design with level access from the adjoining path.

Water booster

Due to the available water pressure on the site the existing toilet block requires cold water tanks in the roof space to provide sufficient water. As this represents a legionella risk due to summer ambient temperatures in the roof space the new block will be fed from a separate booster tank and pumps, also serving the whole site. The booster will be located on the line of the existing incoming site water main and be surrounded by 1.8m high timber palisade fencing. It will also provide the necessary flow rates for the new serviced and premium touring pitches.

Camping area and car park

In order to diversify the on site offering for visitors it is intended to include 8 new camping pitches in the centre of the site, these will allow those who would like to stay on the site, but perhaps do not have access to a caravan or motorhome, the opportunity to do so. A car park will be constructed for the camping area adjacent to the toilet block and this will have 2 additional spaces with electric vehicle charging points to cater for the growing popularity in this type of vehicle.

Play area

The site currently has no play area for younger children so it is intended to install a new facility in the centre of the site. This will be designed and installed by a specialist company and comprise a mix of play equipment, rubberised safety surface and perimeter fence to keep users safe.

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.

Serviced Pitches

Serviced pitches are all-weather pitches with permanent water and grey waste water connections which are popular with those who have difficulty in ferrying drinking and grey water to and from service points, especially the Clubs older members.

The proposals are to install 6 new serviced pitches and convert 17 existing all-weather pitches to serviced.

Premium pitches

4 'premium pitches' will be installed, 2 new and 2 converted from existing all-weather pitches. Premium pitches are 11m deep serviced pitches with a 6m spacing to the nearest pitch, instead of the standard 3m. They have privacy planting between and each has its own brick bbq and picnic bench. These are a new offering from the Club and are proving very popular with families who would like a bit more space and privacy around their pitch.

Reception refurbishment

The existing reception building is now wholly inadequate to operate a caravan site the size of Lady Margaret's Park, especially in the customer facing area. Since first being constructed the amount of office and computer equipment has increased markedly and the existing sizes of the front and back office are considered unsuitable.

To minimise the visual impact of the refurbishment scheme the reception will be increased in size and refurbished by moving the reception area into one of the existing garages and extending the back office area into what is currently the

customer facing reception area. Alterations will be made to the existing doors and windows but all changes will be accommodated within the existing building footprint.

To the rear of the reception building is a series of dilapidated timber lean-toos and sheds. These are too small to store the tractor and grass cutting equipment used on this so will be removed and a new 'car port' style tractor store constructed.

Motor van waste point

The existing MVWP is poorly located and of a very old design. The Clubs new style standard motor van waste point will be installed in a new location, replacing an existing service point, with a new service point constructed behind it. The new location will assist with traffic management and safety.

Service point provision

The site currently has 5 service points around the site, these are all in a poor state of repair and not ideally located. All 5 existing service points will be removed, 2 will be replaced with new in approximately the same locations, one will be relocated towards the east of the site and additional facilities provided at the new toilet block.

Assistant site manager facilities

A second accommodation unit will be installed in a compound adjacent to the recently installed existing unit. This will be to match the existing facility in size, scale and finish and give the assistant site manager, who are on site through the winter, more comfortable living facilities then reside in their caravan or motorhome

At present during peak times a third site manager couple is required to help manage the site and deal with arrivals and departures. At present they have no dedicated facilities and the intention is to construct a compound, affording a level of privacy, and a utility room/bathroom pod so they are not forced to just use the facilities in their caravan or motorhome for the duration of their time on site. The compound will have a porous gravel surface, the same as the all-weather pitches, with 1.8mm timber fencing to the sides and rear and 1.2m timber fencing to the front.

Road widening

For safety reasons the main site spine road from the entrance past the toilet block will be widened to 5.5m to allow for 2 way traffic. This will allow the units sited on the pitches in the northern part of the site to exit without needing to drive right around the site reducing traffic movements in front of the pitches towards the south of the site.

Entrance reconfiguration

The proposals include a reconfiguration of the entrance to make accessing the site and managing arrivals easier. The tight final turn into the site will be eased to make negotiation easier for the ever increasing unit sizes and the barriers relocated.

The existing barriers require replacing so the intention is to relocate them in front of the reception where the site managers can see them from the check-in desk to assist in managing arrivals. A second entry barrier will also be added to reducing queuing into the site at peak times.

Information room

The current information room requires replacement as the roof is leaking and in a poor state of repair. The replacement will, as with the existing, be a simple timber shed on a basic concrete base. The facility will be relocated nearer the toilet block to allow for the new assistant site managers compound.

Technical Advice Note 13:

With reference to TAN 13 regarding pitch numbers, the site currently operates with 101 touring pitches and the proposal is for 98 touring caravan pitches and 8 camping pitches.

The proposals are to improve the quality of this popular existing tourism site and ensure its continued popularity for years to come.

Technical Advice Note 15:

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

Technical Advice Note 24:

As stated in TAN 24 the location of the site within a World Heritage Site Buffer Zone is a material planning consideration. With this in mind the proposals have been specifically designed to be in keeping with the existing site in scale, layout and design with the substantial mature boundary planting retained to protect the World Heritage Site from any adverse visual impacts.

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.

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.