



SINCE 1907

## CARAVAN AND MOTORHOME CLUB

# Design and Access Statement

### CLUMBER PARK CARAVAN AND MOTORHOME CLUB SITE

The purpose of this report is to seek approval for the site redevelopment project at Clumber Park, which includes the demolition of two toilet blocks and construct new, additional all weather, serviced and premium pitches, a new play area, a new site manager accommodation unit and various sitewide works..



#### Contact Details:

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#### Site Address:

Clumber Park Site  
Caravan and Motorhome Club Site  
Lime Treed Avenue  
Clumber Park  
Worksop  
Nottinghamshire  
S80 3AE

## **BACKGROUND**

This 20 acre woodland, 174 pitch site is located within 4,000 acres of National Trust parkland and is within close proximity to the A1 in the heart of the East Midlands. The site lies to the south east of Worksop and is within easy reach of neighboring cities and towns including Nottingham, Sheffield and Lincoln. Clumber Park provides 174 touring pitches comprising 87 hardstandings, 81 grass pitches as well as 6 tent pitches. The site is popular with both families and weekend stays as well as being attractive for local cycling enthusiasts.

## **PROPOSED PROJECT**

### **1. Toilet Block**

The existing toilet blocks were originally constructed when the site came onto the network in 1981, Both facilities are now in a tired and dilapidated condition and in need to be demolished to and replaced with new to meet current standards.

Both blocks are to be located and constructed in such a way that they will provide guests with the facilities required including; a disabled bathroom, family room, laundry and dish wash areas.

The northern block will provide facilities for 90 pitches and will include both a disabled wet room and separate disabled toilet facility as well as the dish wash and laundry being separated. A large family room is also included and offers both a baby bath and standard shower.

The southern block will provide facilities for 80 pitches and will also provide both a separate disabled wet room and toilet facility. There is also a family room, however the laundry and dish wash room is now shared.

The reasoning to two blocks is for easy access, limiting the traveling distance and to cater for everyone occupying the site. The building is to be constructed using red facing brick, uPVC doors and windows, dark grey roofing tiles and bat boxes integrated into gable ends.

### **2. Pitch Improvements**

With 50% of current pitching being grass, the introduction of additional hardstanding (and serviced) pitches will provide the site with additional pitching available during the wetter periods of the year

The site currently lacks any serviced pitches yet is the second most highly visited site by families on the network (c.25% of all visits), therefore 3No. grass pitches will be converted to all-weather and 45No. Serviced pitches will be installed as part of the development. Serviced pitches appeal to families so this is to be installed within both the east and west of the site to ensure guests have choice of location.

### **3. Serviced Pitches**

The club is proposing to convert 23 No. grasses pitches to all-weather serviced pitches which consists of an individual ground level inlet to accept grey water. Further shared facilities include illuminated electrical hook up bollard and drinking water

22No. existing standard all-weather pitches are to be upgraded to serviced pitches, making it 45 serviced pitches in total.

#### **4. Premium Pitches**

The installation of 4 new premium pitches, these are 11x9m pitches with 5m separation finger, which are fully serviced (providing illuminated electrical hook up bollard, facilities for drinking water, an individual ground-level connection to accept grey water disposal) and include a larger 'private' area including a BBQ and picnic bench and hedge between each pitch for privacy.

We have found through extensive testing and evaluation that the design of the all-weather pitch offers the best access to those with mobility issues and their installation will offer a high level of usability under the Equality Act 2010.

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, so they do not result in any increased flood risk. The stone chippings will be to match the existing already present on site.

#### **5. Site Manager's Accommodation Unit**

The existing site manager accommodation unit is now very dated, due to its age is now in a poor state. It is proposed that this unit be removed and replaced with a newer model to ensure that site staff are provided with suitable living accommodation whilst at work on site. New fencing around the site manager's compound is also required for traffic management purposes and install a footpath to the side of the road to ensure pedestrian safety

#### **6. Motor Van Waste Point**

The existing 2No. Motor van waste points are to be replaced with new, Both existing motor van waste points are located in front of the existing toilet blocks and are difficult to access as the road is narrow, which causes traffic to build up when in use. Due to both the toilet blocks being rebuilt, there is the opportunity to rebuild and enlarge both MVWPs to Club standard with open grills and black waste disposal points.

#### **7. Service Point**

Currently, 2 of the 4 service points on site do not have CCEP facilities. It is proposed that by replacing these 2No. service points to meet the current Club standard, which will include new tanks to house chemical waste will reduce visitors' travel distance to empty containers and enhance their experience.

### **8. Wardens Utility Pod**

The Caravan Club is proposing to install a new warden's utility pod which consists of a bathroom and a small kitchen, the pod will be constructed with vertical timber external cladding, felt roof and uPVC doors and windows.

### **9. Security – Barriers & Bike Store**

Over the years the site has had issues with security, with bike theft being the main target for thieves and large number of non-visitors driving on to the site. The provision for an external barrier and more cycle lock up space would prevent this and make the site less attractive target for thieves

### **10. Play Area**

The existing play area is separated by a small fence, with one half being a small ball games area and the other being a playground with equipment that caters for all ages. Unsurprising, considering its age, following a safety inspection a proportion of the play area raised concerns. A new play area is therefore proposed that will satisfy all age brackets on this family orientated site. An enlarged new multi-use games area will be constructed including a permeable tarmac surface together with higher fencing to suitably enclose the play area

### **11. E.V Charging Point**

2No proposed electrical vehicle charging points to be installed within the visitor's car park near reception.

## **PROPOSED USE OF THE DEVELOPMENT**

1. The site will be used as a touring caravan site

## **OVERVIEW**

2. The Caravan and Motorhome Club operates over 200 sites throughout the United Kingdom, providing touring and storage caravan pitches for its membership of 350,000 families. The Club's ethos is to create attractive and well-managed caravan sites to a high standard.
3. The Caravan and Motorhome Club 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.

4. The Caravan and Motorhome Club 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
5. 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.
6. In spite of this The Caravan and Motorhome Club 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.

#### **INFLUENCING LEGISLATION AT OPERATIONAL LEVEL**

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

#### **EFFECTIVE ON-GOING MANAGEMENT**

11. Regular access audits, linked to inspections for fire precautions, health and safety and risk assessment will be carried out by the Caravan and Motorhome Club's health and safety officers.
12. The Caravan and Motorhome 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.

### **STAFF DEVELOPMENT AND TRAINING**

13. The Caravan and Motorhome Club 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.

### **PROPOSED USE OF THE DEVELOPMENT**

14. The site will be used solely as a touring caravan site.

### **INTENTIONS**

15. The Caravan and Motorhome Club 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.
16. The Caravan and Motorhome Club fully intend to 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.