



**Woodland Caravan Park**  
Gelliwig : Botwnnog : Gwynedd LL53 8RG

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## DESIGN AND ACCESS STATEMENT

### 1. INTRODUCTION

The planning submission involves the removal of three existing storage and welfare structures. These are to be replaced with a single store building on much the same location.

The existing structures are no longer serviceable as they are of low headroom and not suitable to access using tractors and mounted machinery.

The store building will house the equipment used to service the Caravan Park.

### 2. ENVIRONMENTAL SUSTAINABILITY

The proposed building is located within the boundary of a static Caravan Park which itself is positioned amongst woodland and farmland. The site is surrounded on three sides by native and ancient woodland. Being clad in natural weathered pine and using dark green roof colour material the building should sit comfortably within its environment.

The proposed building will allow the machinery associated with the maintenance and up-keep of the site to be stored on the site rather than having to be transported there for each task. This will reduce traffic movements to and from the site, especially towing vehicles.

The proposed store building will be clad full height and to all elevations using rough sawn treated pine boards. Over time these boards will weather and blend into their woodland environment. The roof materials will be galvanised steel coated with a dark green coating. The galvanised coating should give a serviceable life of over 35 years and would then be fully recyclable when in need of replacement.

All run-off water will be collected from the building and channelled to the existing watercourse, some 30m from the proposed site. This would be a continuation from the three existing building currently sited.

A metered water supply is currently available on the site within the existing buildings. It is proposed to utilise this supply within the store building.

One of the existing buildings currently houses a redundant toilet block which in turn is connected to the site waste system. The site has a septic tank facility with an Environment Agency Discharge Consent in place. Any foul water from the building would be directed into this existing system.

The site operates a waste management system where waste is collected in one collection point and removed from the site. The site also has a comprehensive recycling facility to deal with glass, metal, cardboard, paper and plastic bottles.

There is no proposal to heat the building in any way therefore no insulation is proposed.

The steel portal frame forming the frame of the store structure will be hot dipped galvanised to protect the steel and extend the life of the building. It is envisaged that this frame will have a life in excess of 50 years.





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### **3. MOVEMENT TO AND FROM THE DEVELOPMENT**

Movement to and from the proposed development will utilise the existing access gateway to the site. The construction of the store will reduce movements as machinery required to maintain the site will be stored on site rather than being transported there each time required.

### **4. CHARACTER**

The proposed store building will be sited where the existing buildings are located.

The building will sit in the south west corner of the site surrounded on two sides by dense native trees. The height to the eaves has been reduced to a minimum but allowing access to the store by tractor and tractor mounted implements. This height being the key factor that the existing stores are not suitable.

The layout of the building aims to cover the existing structures areas and utilise the land keeping a linear distance from the boundary line.

Due to physical constraints such as housing of site electricity distribution the position of the store is governed on the western edge and therefore the area to the east would become redundant due to the location of the gas distribution tanks. The proposal aims to utilise this potentially redundant area as a secure store therefore dictating the dimensions of the building.

Every effort is made to allow the building to blend into the woodland environment by using dark green colour roof sheets and natural weathered pine overlapped cladding boards.

The building will sit in the existing Caravan Park parking area / turning area with minimal landscaping required.

### **5. COMMUNITY SAFETY**

The proposed structure is on private land and will not have public access. As much as possible the building will be obscured from the public highway.

The building will be fully clad and securely locked at all times thus not posing any risk to the general public.

### **6. ACCESS**

The access to the site will not be affected by the new development due to existing similar structures being in place.

