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ARCHITECTURE PLANNING INTERIOR DESIGN
5 LADBROKE ROAD LONDON W11 3PA



Design and Access Statement

CLIMPING CAMPSITE CHANGE TO HOLIDAY LETS

Amount

The campsite occupies a triangular field surrounded by farmland, and this application applies to the whole site and is for a change of use and conversion of the buildings on the site.

Layout

The 3 existing buildings will remain and be repurposed.
A new vehicle parking and turning area will be created just inside the entrance gate.

Scale

The current buildings are single storey and will remain so, so no change of scale is proposed.

Landscaping

The site is bounded by natural hedgerows on the North and West sides which will be maintained and managed to give seclusion from the nearby public footpaths.

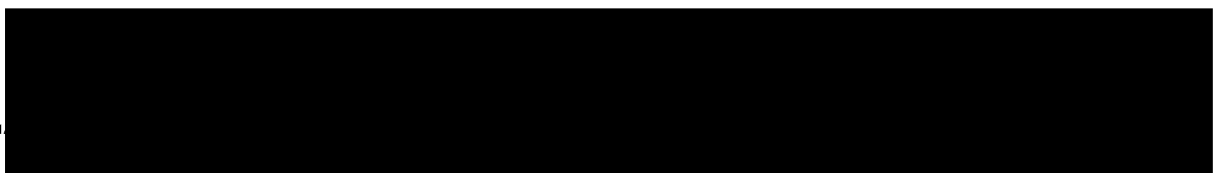
The East side is more open and bounded by Ryebank Rife, and will be kept that way as the public footpaths are more distant.

There are mature trees around the perimeter of the site which will be maintained.

The main building is to be converted to 2 self contained holiday lets, and each will have a private section of garden created by timber screening and planting with a small paved patio.

The new vehicle parking/turning area just inside the gate will be loose gravel, and will be large enough for turning dustbin and delivery lorries.

The remainder of the site will remain as mown grass and wild meadow around the edges to serve as a communal play area.



Appearance

The main building will remain as painted render with a corrugated pitched roof, but the openings will be altered and have new powder coated aluminium bifold doors and tilt and turn windows capable of taking double glazing. These will afford passive solar gain on the South elevation. The new doors will be timber boarded.

There will be black solar (photo voltaic) panels on the South roof slope, held 12.5 cm above the roof surface to prevent overheating.

The shower/toilet block will also remain as painted render with a corrugated roof, and the 5 green painted recessed brick panels will be replaced with vertical timber garage style doors so that the building can serve as a store for bicycles, garden furniture, parasols, barbecues, lawnmower and refuse bins etc.

The roof mounted water tank will be removed.

The timber shed which will serve as a bad weather games room will remain unaltered, except for the introduction of 4 rooflights and a set of powder coated aluminium bifold glazed doors.

Access

Access to the site is via a partially hard surfaced private lane already serving 7 houses as well as the campsite.

The lane is accessed from Crookthorn and Brookpit Lanes, at a bend in the road providing good sight lines in both directions.