

Ashworth Valley Campsite.

Ashworth Road, Rochdale.
OL11 5UP

Design and Access Statement Sleeping Pod's

Proposal: Installation of 4x six-berth sleeping Pod's
and Octagonal Round House Hut.

Location: Ashworth Valley Scout Campsite, Norden, Rochdale. OL115UP.

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1. Introduction.

The design and access statement supports a planning proposal for the installation of four sleeping Pod's each accommodating six people at Ashworth Valley Campsite.

The provision of a round house catering hut seating 24 people.

The Development is designed to complement existing facilities and infrastructure, expand overnight capacity, enhance inclusivity and tear-round usability.

2. Site Context.

Ashworth Valley Campsite is a well-established outdoor activity and camping site situated in a scenic wooded valley near Rochdale. The site is used by Scouts, Guides, schools and community groups for outdoor learning and adventure.

Existing Infrastructure includes:

Access Road:

A single-lane access road from Ashworth Road, suitable for cars, minibuses and small service vehicles.

Car park;

A tar-mac surfaced car park located near the site providing space for drop-offs, minibuses and staff vehicles.

Site Facilities;

Large bunk-houses with kitchen and dormitory spaces

Modern toilet and shower blocks.

Outdoor activity zones (archery, climbing etc.)

Fire pits, shelters and a main meeting hall

Designated tent camping fields and woodland areas

The pods will be installed near these facilities for convenience, safety and integration into group activities

3. Proposed Development.

Number of Pod's 4

Capacity per Pod 6 people

Total additional bed spaces 24

Pod Dimensions (each)

Width 4 metres

Length 3.4 metres

Height 2,5 metres

Pod Features

Timber-clad insulated structures

Internal bunk platforms

Minimal low energy LED lighting

Natural ventilation

Raised on pad foundations to protect ground and allow drainage

Octagonal Round House

Capacity 24 people for catering purpose.

Round House Dimensions

Width 6.53 x 6.53metres

Height 5.0 metres

Siting Considerations

Located within walking distance of main facilities and car park

Pod's and Round House positioned on gently sloping previously cleared land

No impact on tree root zones or protected habitats

Orientation to reduce wind exposure and visual impact

4. Access and Movement.

Vehicular Access

No new access roads required

Existing single lane road from Ashworth Road used for deliveries drop-offs and emergency vehicles

Installation to use lightweight utility vehicles or trailer via this route

Parking

Existing car park remains sufficient for staff and group arrivals

No increase in vehicle traffic expected as the pod's serve groups already visiting the site

Temporary lay-down area for delivery/installation coordinated with site staff

Pedestrian Movement

Pod's and Round House accessible via compacted gravel footpaths

Step free entrances with optional ramps

Paths lit with low-level solar or LED lighting for safety

5. Inclusive Design and Accessibility.

At least one Pod to be wheelchair accessible including:

Wide entrance doors

Ramp accessed

Lower bunk arrangement

Turning space inside

Proximity to accessible toilets and main hall

Clear signage and contrast markings where required

Site staff trained in supporting guests with additional needs

Round House to have level access.

6. Environmental Sustainability.

Materials:

FSC-Certified timber, eco-insulation, weatherproof non-toxic finishes

Foundations:

Minimal raised Pod's base avoids excavation and root damage

Energy:

Solar-powered internal lighting or connection to low-voltage site system

Water:

Pod's use existing toilet/shower blocks, no new plumbing or waste systems needed

Biodiversity:

Tree lines, habitats and drainage patterns remain undisturbed

Lighting:

Low-glare, motion-activated, downward-facing lights to reduce light pollution

7. Integration with Existing Facilities.

The new Pod's and Round House are intended to complement not replace existing facilities. They offer a mid-way option between traditional tent camping and indoor bunkhouse use.

Toilet and Showers:

Located nearby in the existing blocks

Main Hall and Kitchens:

Used for group meals and activities

Bunkhouse:

Reserved for winter use or large groups-Pod's offer overflow or alternative accommodation

Activity Fields:

Pod's are sited to avoid interference with games or activity zones

8. Management and Maintenance.

Pod's and Round House managed by existing campsite staff

Cleaning and turnover between user groups

Routine maintenance and seasonal inspections

Fire safety signage and extinguisher access in place

Cooking not permitted inside Pod's shared outdoor cooking shelters are used

9. Conclusion.

The proposed installation of four 6-person sleeping Pod's and 1 No Octagonal Round House with catering facilities at Ashworth Valley Campsite represents a low-impact, well-integrated enhancement to the site's facilities.

The Pod's support the centre's educational and inclusive values by:

Expanding capacity without overloading infrastructure.

Offering all-weather, accessible accommodation

Maintaining harmony with the existing woodland environment

Using sustainable, durable materials and minimal groundwork

The Pod's are designed to be an asset for the long-term future of Ashworth Valley, enhancing its ability to host a diverse range of users year-round.