

Chantry Wood Camp Site Design Brief November 2013



1. Background

The Chantry Wood campsite is situated on the North Downs within Chantry Wood, just three miles from the ancient town of Guildford. Chantry Wood is viewed as one of Guildford Borough Council's most prestigious countryside sites. The Woods are a major feature of the villages of Shalford and Chilworth, whose skyline it dominates to their north.

- Chantry Wood is a public open space on green belt land
- It is situated within the Surrey Hills Area of Outstanding Natural Beauty.

1.1 Character of the site

1. Located hidden within Chantry Wood, the camp site is beautifully situated enjoying fine views to the south of Guildford and set in 78 hectares of woodland owned and managed by Guildford Borough Council. The woodland is popular with walkers. Conservation management is important as there is a variety of flora and fauna, coppice, wildlife habitat and specimen trees.
2. The location is isolated and not overlooked, with the exception of some distant houses to the south.
3. The campsite currently consists of open grass within Chantry woods with open views to the south and woodland to all other sides.
4. **Barn.** A large barn is situated on the campsite. This is divided into two with one half being used for storage and the other is for use by campers.

5. **Toilet blocks.** There are two brick/concrete built toilet blocks, one on either side of the barn. These are just brick shells that house the chemical toilets when campers are present.
6. The campsite is currently booked by youth groups only throughout the year, but primarily during the summer time.
7. Staff do not supervise the campsite, with responsibility for emptying the toilets into the cesspit resting with the user.
8. The site is used by individuals or groups of a size up to 100 at a cost of £3 per night.

1.2 Services

9. Mains water is supplied to a water tank and standpipe on the campsite via an underground pipe running from the campsite entrance on Halfpenny Lane (TQ021484) running southeast to the water tank.
10. There is a cesspit on the campsite, used for emptying the chemical toilets.
11. A gas main runs north to south through the Wood. Exact location to confirm.

1.3 Access

12. The nearest road is Halfpenny Lane situated approximately 340 metres from the campsite.
13. The track from the road to the site is unmade and rough. A 4 x 4 is advised or travelling on foot. A separate improvement to the access track is planned as part of the overall improvements to access routes in the woodland.

1.4 Site hazards

In general, Chantry Woods are a very safe place for people to visit.

The main health and safety issues are: -

1. Trees overhanging footpaths
2. Footpaths suffer from erosion, which can expose tree roots and make the paths uneven
3. Felling operations normally involve felling across footpaths
4. Mountain bikers cycling through the woods at speed, especially in the summer.
5. Dog fouling, especially around the main entrance, is a constant problem.

2. Objectives and Goals of the new design

1. Broaden the appeal of the camp site to other ages and groups
2. Install sustainable toilet block with showers
3. Infrastructure to support up to 100 users per night
4. Seek external funding for sustainable power/design features.

3. Budget and Schedule

1. Completion is scheduled for spring 2015
2. The budget is £110,000, subject to an Exec report and Full Council approval.

4. Target Audience

1. There is a strong interest in what happens in the Woods by many of the regular users and they like to be kept informed of developments. Residents and users of the woods will need to be consulted and involved.
2. The improved campsite will be aimed at youth group bookings and adult group bookings as well as individuals.

5. Scope of the Project

1. New building block to include two ladies toilets and two gents toilets, a 'washing-up area' and up to four showers, two ladies and two gents (subject to environmental services advise on requirements for this group size). An outdoor covered area is desirable attached to the building.
2. Exploration of the best drainage options is required.
3. Exploration of the best sustainable power source is required.
4. Removal of the existing two toilet blocks.
5. The site must be left clean and tidy with all construction arisings removed.

Future works, when funds available, and not included in this project:

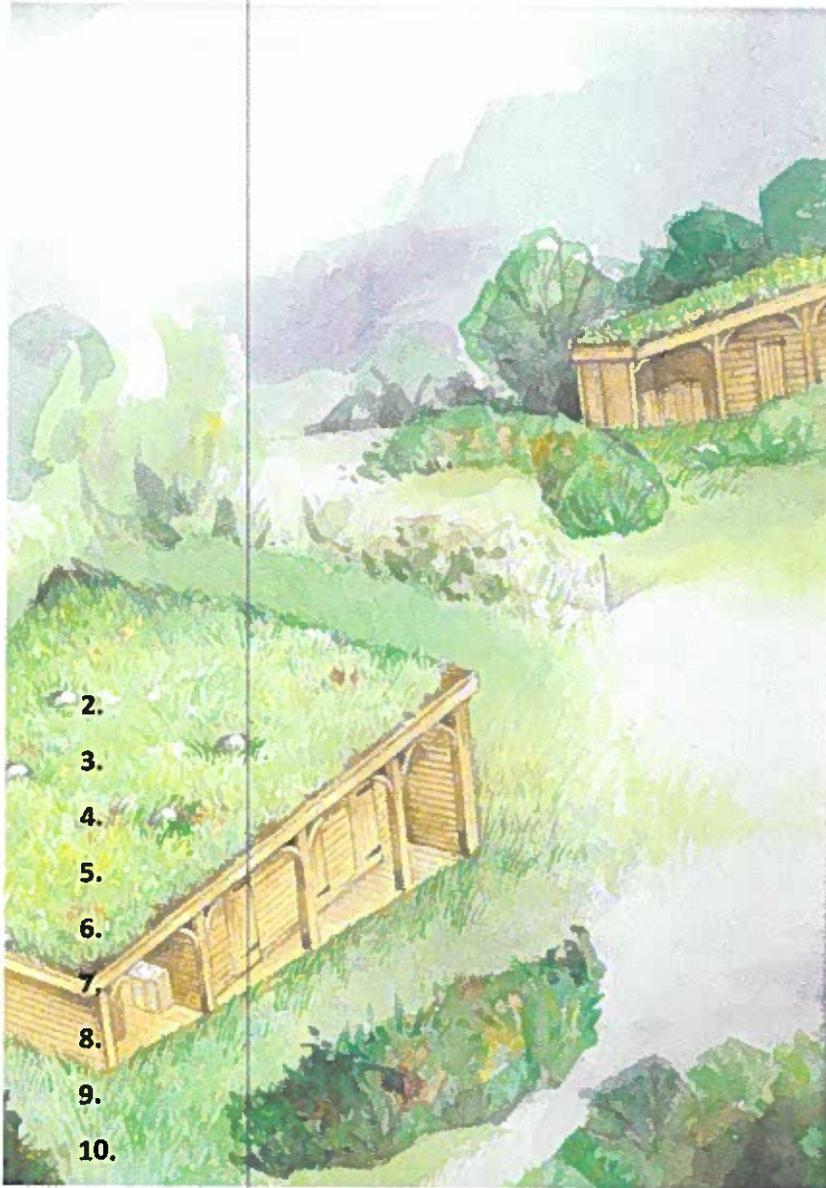
1. Reinforced grass parking area
2. Refurbishment of the barn for indoor use by campers
3. Access road improvements.

6. Guidance

Conform with planning regulations and building regulations.

1. Overall Style/Look

1. Blends in with the environment and location
2. Sustainable design
3. Appropriate materials in keeping with rural surroundings and the barn.



Artist impression of proposed new building

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2. Siting

1. Close to the position of the existing barn
2. Set back to make the most of the views and southerly aspect.

3. Layout and use

1. Future adaptability
2. Privacy for showers and toilets –separate male/female units

3. Disability access/usage
4. Space saving design
5. Outside covered porch area for dining/activities
6. Scaled to minimise 'blot' on the landscape – low-level height.

4. Materials

1. FSC timber, ideally sourced locally
2. Green roof option, if not needed for power source
3. Robust and vandal resistant fixtures and fittings
4. Shuttered windows for security
5. Recyclable and renewable materials should be explored
6. Potential for a cedar clad modular building?

5. Sustainable design

1. Built for longevity
2. Suitably sourced timber
3. Minimised energy consumption
4. Modern standards of insulation, glazing, air tightness and energy efficiency
5. Renewable power such as solar hot water/pv or hybrid required. Note: consideration to security and visibility
6. Roof structure fit for purpose (solar panels, green roof etc)
7. Passive design
8. Light tubes to increase natural light
9. Rainwater harvesting potential for flushing toilets
10. Consider suitable shower options, e.g. solar powered
11. Demonstrate best practice in sustainable design.

6. Detail

1. Showers and toilets in accordance with British standards and guidelines for use
2. Low maintenance e.g. ease of cleaning
3. Floor surfaces non slip, textured finish 'stone appearance', easy to wash or hose down

4. Concrete textured finish walls and ceiling in light colour for ease of maintenance and cleaning. Consider graffiti removal.
5. Heat sensitive light fittings (no switches or power points).

7. Definite “Do Nots”

1. Exceed the stated budget
2. Damage trees/wildlife/flora
3. Cause a hazard to the public using the woods
4. Create any future health and safety risks to users of the campsite or surrounds (electric shock, sharp points, trip hazards, exposed water/legionnaires etc).