

Padel Court Development, Crabbet Park, Crawley, RH10 4SS

DESIGN & ACCESS STATEMENT

PL00 - July 2026



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Site Analysis

Site Location: Crabbet Park, Crawley, RH10 4SS

Site Area: 0.61 Ha

This Design and Access Statement has been produced to support a planning submission for the development of land adjacent to Crabbet Park in Crawley to create a new padel court facility. There will be 6no. padel courts for up to 24no. persons and will include new changing rooms, a cafe, a business suite, a shop for padel equipment and a warmup area.

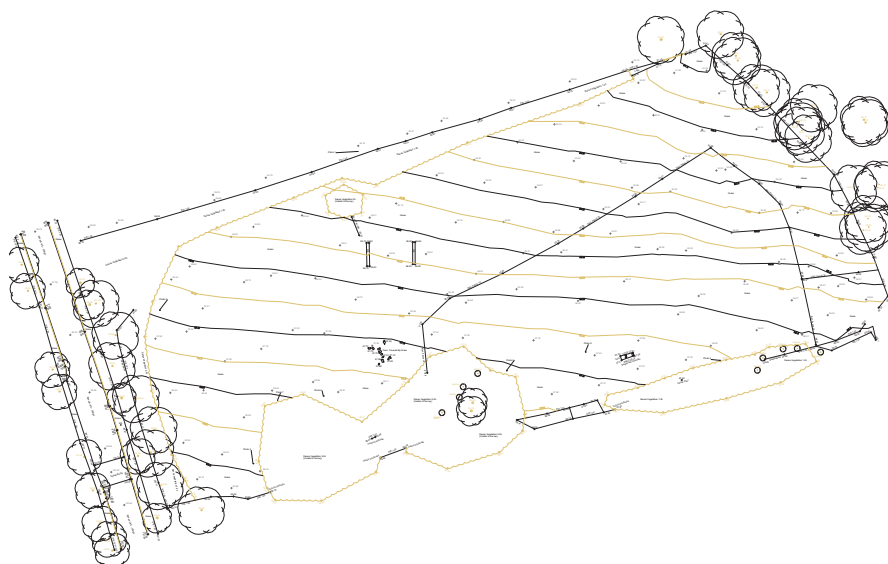


The site is surrounded by trees to the East and West and fields to the South, whilst there is built development to the North that includes a hotel, flats and sports facilities with a gym and swimming pool. The inclusion of padel courts will support the other uses adjacent to the site.

The site boundary is as indicated on the Location Plan Drawing 049-001. It is located adjacent to the M23 motorway and 6 miles from Gatwick airport.

This report should be read together with the submitted drawings that accompany the planning application.

Existing Site



The site consists of grass and shrubs and is occasionally used for grazing by livestock. There are dense trees and shrubbery bordering the site and an ancient woodland to the west of the site. A wood picket fence surrounds most of the site which is on an incline, falling from the South-west corner to the North-east corner. There is approximately an 8m difference in height between the two extents of the site.

Site Photographs



Precedent



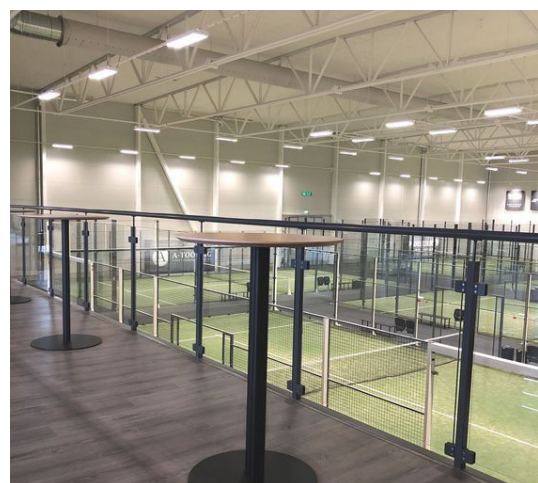
Nottingham Padel Courts



The Barns at Wellington Padel Courts



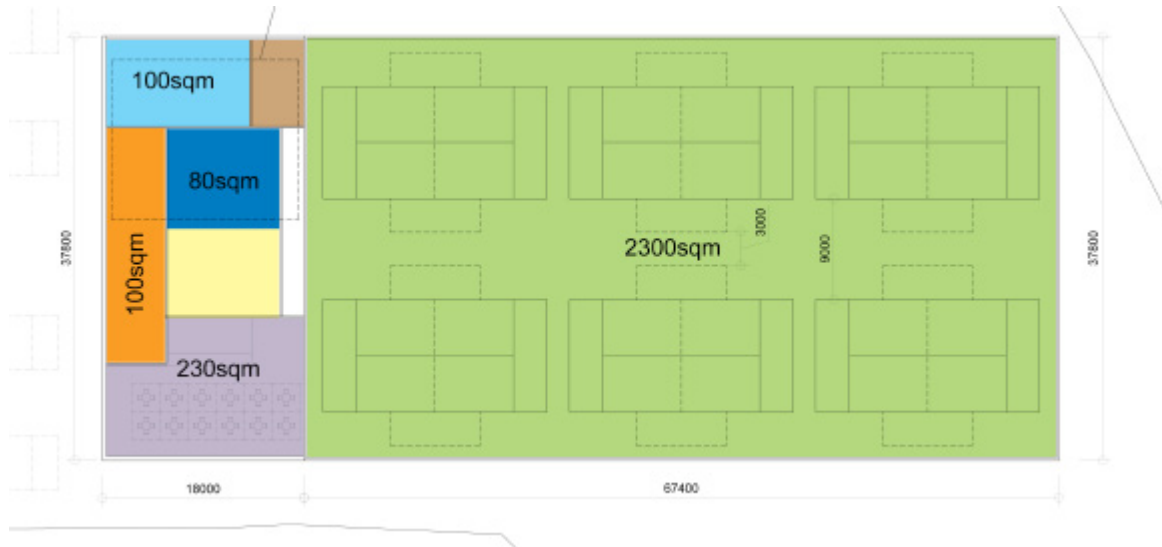
North Hertfordshire College Sports Hall



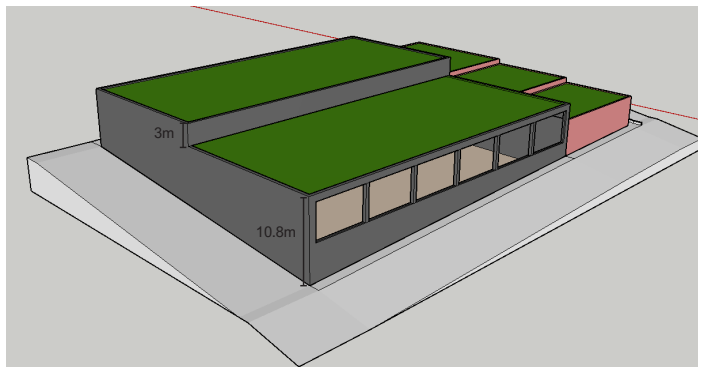
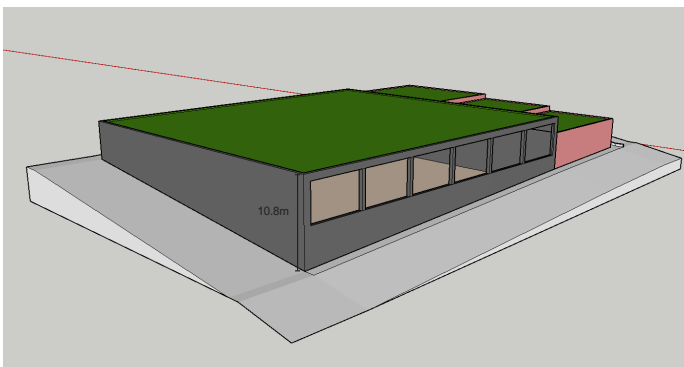
Padel Court 9 - Sweden

Design Development

The design brief was to provide new padel courts with an ancillary building to support its use. Successful padel courts typically have a social aspect, therefore a moderate sized cafe is included alongside a business area for those who wish to work before or after playing. The proposed uses were taken into consideration to support the local gym and hotel and not compete for footfall.

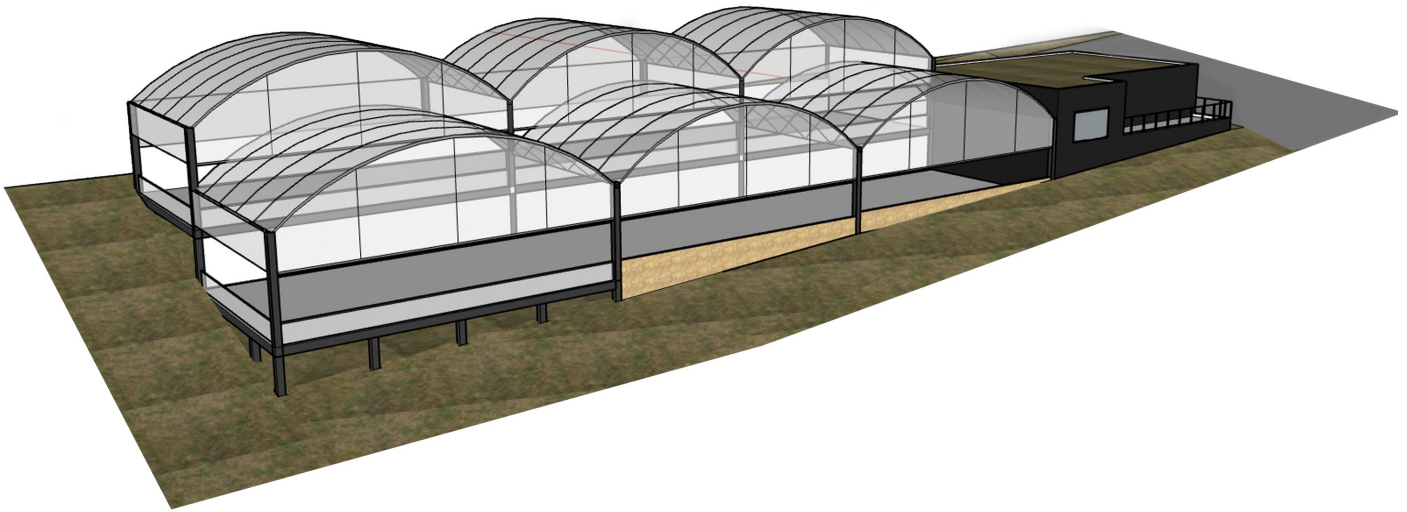


Initial designs looked into placing the building on one storey, however this would require excessive excavation across a large footprint. Alternatively we looked at raising the building out of the ground, but as the minimum clearance height for padel courts is 8m, this created a tall structure. To reduce the height and perceived mass we stepped the building with the slope and then looked toward lightweight structures for a lesser visual impact.



Design Proposal

We opted for courts that resemble a lightweight and translucent structure similar to Nottingham Padel Courts. The ancillary building was reduced to the essential sizes and areas to support the buildings use. The ancillary facilities equate to 533sqm GIA whilst the courts are 2195sqm GIA.



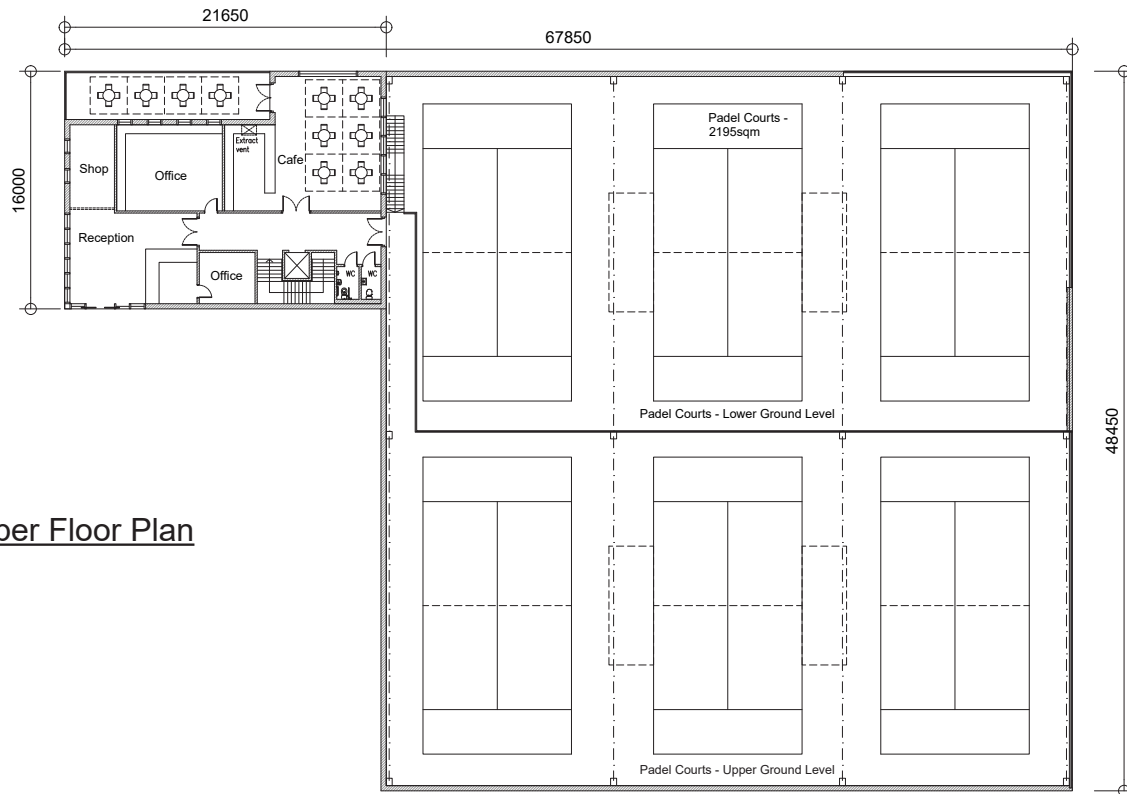
To account for the level differences, the padel courts have been tiered with the landscape to reduce the height and the ancillary building has also been stepped back at first floor to create a cafe terrace. The lower ground floor keeps a limited footprint and the courts will sit on screw piles to reduce excavation.

The padel court cover is formed from a flexible polyester sheet over a steel frame. The ancillary building is to be clad in black aluminium cladding panels to evoke the rural surroundings and has a sedum roof to invite biodiversity and reduce hard surfaces. There are small amounts of visible retaining wall which are to be stone clad.

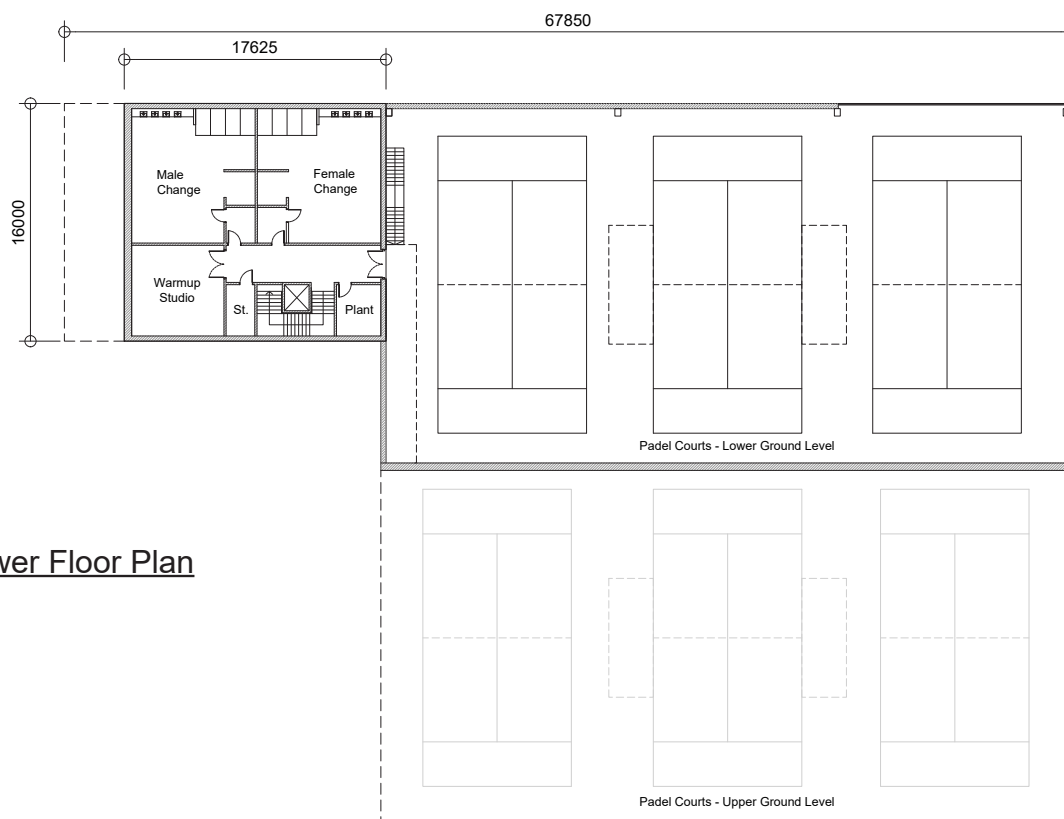


Access

Upper Floor Plan



Lower Floor Plan



The building has been designed to allow for wheelchair and ambulant access throughout. The courts also allow for wheelchair access, with the lower court reached via a central lift. There is an accessible WC located on the entrance level, whilst the changing rooms on the lower level will have provision for an ambulant WC.

The main entrance is located close to the car park and leads directly through to the courts. As the courts are split over two levels, an additional stair is provided. The cafe overlooks the padel courts internally and has a large window that overlooks the sites to the north with additional space on a small terrace. A business area sits adjacent the cafe to allow for users to work before or after games.



Site Plan

The site will be accessed via an existing road that leads to Crabbet Park, the Holiday Inn hotel and Nuffield Gym. A pre-application was submitted to West Sussex County Council and the response recommended that 30 car parking spaces were provided, 4 of which will be accessible spaces, alongside 8 cycle spaces. There are large areas of grass and trees retained, in particular the building will be located outside of a 15m buffer zone from the ancient woodland to the west, and the foundations will be screw piled to minimise potential impact of the roots.