

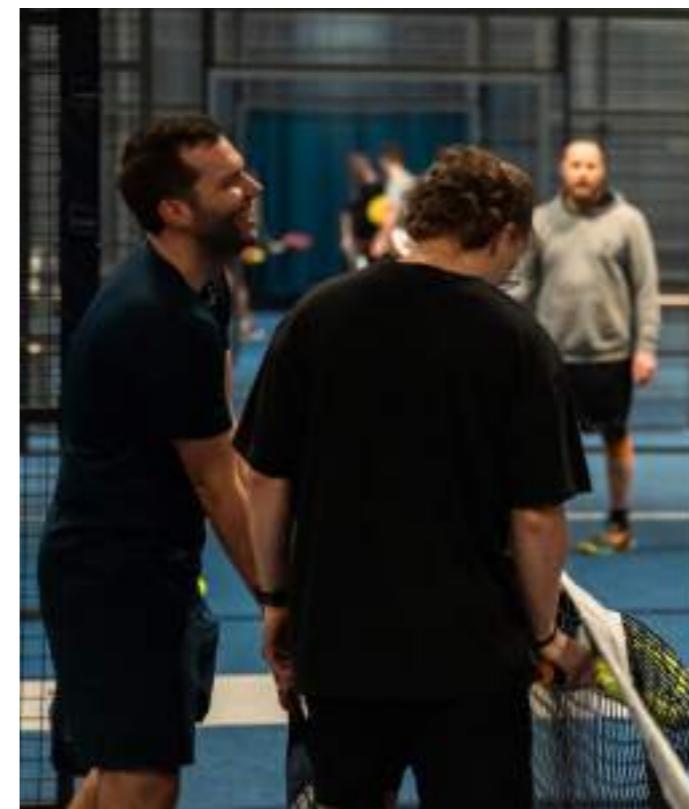
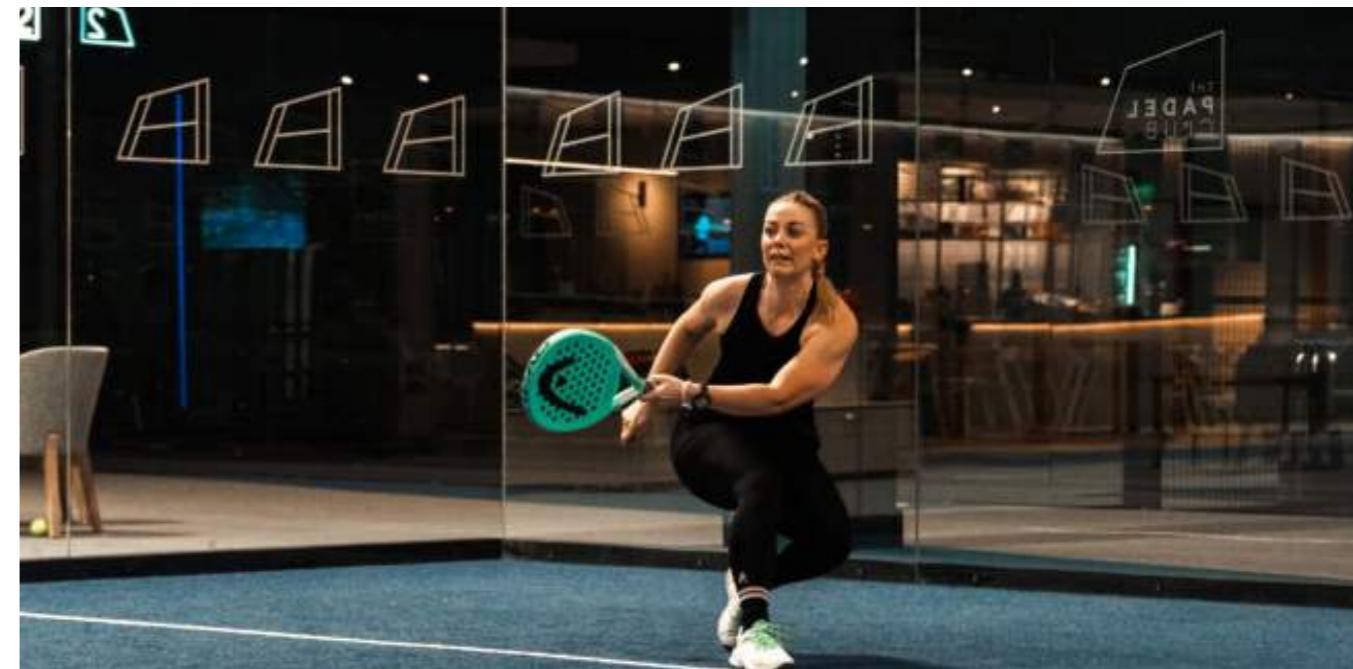
Saunders

Architecture + Urban Design

THE PADEL CLUB, Q LEISURE BRIGHTON

DESIGN AND ACCESS STATEMENT
PROPOSAL FOR A NEW PADEL CLUB

NOVEMBER 2025



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1.0 Introduction

This Design and Access Statement has been prepared on behalf of The Padel Club, in support of their application for planning consent for a new club at QLeisure, Brighton. This document should be read in conjunction with the full suite of documents submitted with the application.

The Padel Club, is a forward-thinking sports facility dedicated to expanding access to padel - a fast-growing racket sport blending elements of tennis and squash. With a vibrant and inclusive ethos, the club aims to cater to players at all levels.

The proposed scheme at QLeisure includes the development of four high-quality covered padel courts, two external courts, and a clubhouse, all within a site of approximately 0.6 acres. The design seeks to deliver a premium experience - offering well-lit, weather-protected courts and comfortable social and spectator spaces in the clubhouse.





2.0 The Brief

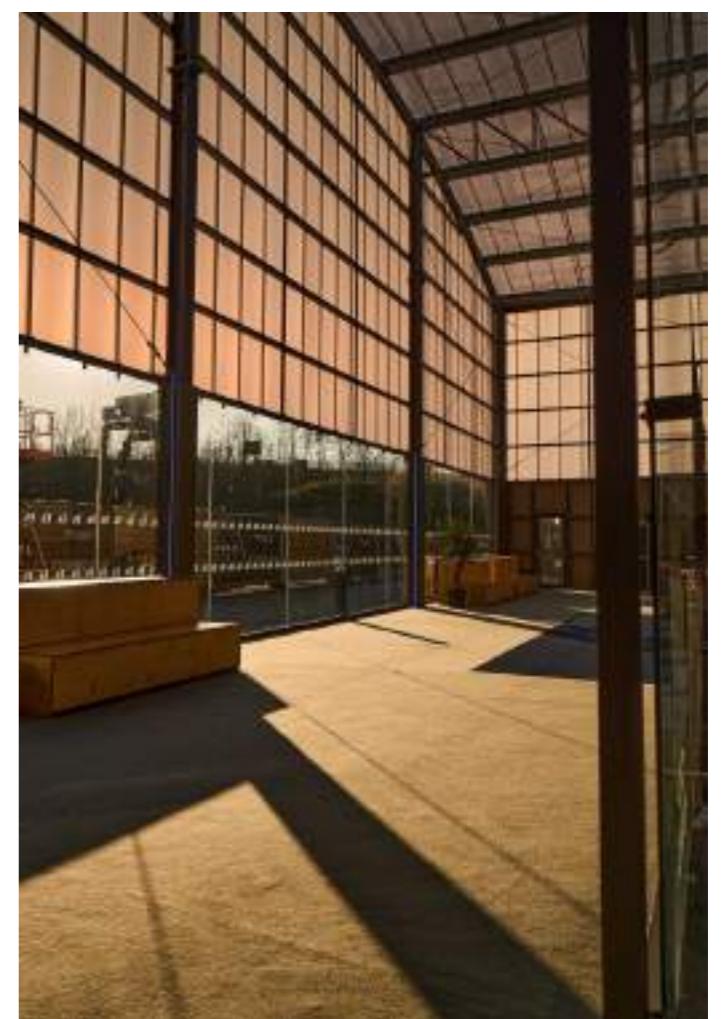
2.1 THE CLIENT BRIEF

The Padel Club run successful clubs across the UK and now plan to open a new club in QLeisure, Brighton. They are committed to providing the very best environment for enjoyment of the sport, in association with the necessary changing, social and parking facilities.

The club has researched local demand and are confident that the facility will be well used by the local community.

The proposal for QLeisure is to provide a new club with the following facilities:

- 4 covered courts
- 2 outdoor courts
- a clubhouse
- an outdoor social area



STANDARD PADEL CLUB FACILITIES AND MATERIALS

3.0 The Site

3.1 SITE CONTEXT

The general site context of the development is varied with a mixture of buildings and activities. The site is adjacent to the A23 road going to Brighton/London. The site itself is accessed from the west via a communal car park which is also used by visitors of QLeisure Go-Karting and the Drive-In Coffee House. There is an informal footpath which runs along the perimeter of the application boundary where there are views towards the lodges at the lower level as well as the karting track and open fields to north of the site.

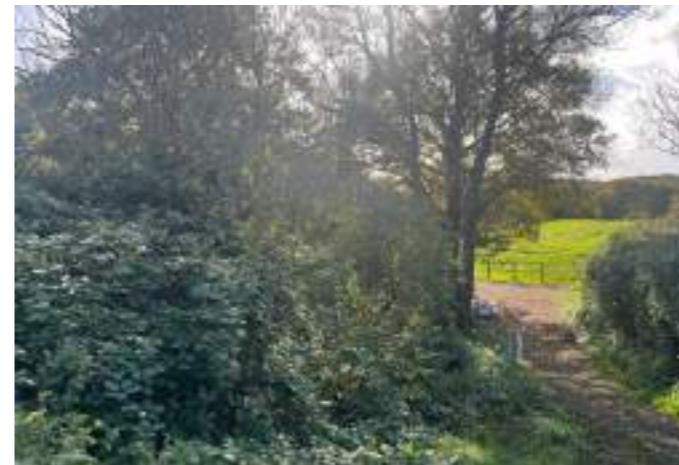


FIG 1 - AERIAL VIEW

3.2 SITE PHOTOGRAPHS



FIG 2 - KEY PLAN



3.3 SITE SURROUNDINGS



WESTERN AERIAL VIEW



NORTHERN AERIAL VIEW

3.4 SITE ANALYSIS DIAGRAM

The site directly borders the A23 to the east, which leads from London to Brighton. Along with the adjacent QLeisure Go-Karting track to the south of the site, this poses a severe noise constraint for any development within the development site. Another significant site constraint is the embankment to three sides of the existing astro-turfed football pitch. Beyond the embankment the site is surrounded by a significant area of open fields. The site, along with other existing buildings, are only accessible via a main road from the west. Existing buildings within the site will be removed to make way for the new clubhouse and other proposed facilities.

There are several additional constraints affecting the site. Drainage is limited by the embankment surrounding the astroturf pitch, which restricts natural water runoff and requires an engineered drainage solution. Construction access, particularly for installing the canopy, is challenging due to limited entry points. Refuse collection could also be problematic because of the distance from the collection point and the footpath surface.

KEY	
	SITE BOUNDARY
	ACCESS
	TOP OF EMBANKMENT
	NOISE SOURCE
	SLOPE DOWN



FIG 3 - SITE CONSTRAINTS PLAN

3.5 PLANNING BACKGROUND

The application site comprises a rectangular area predominantly occupied by an all-weather artificial football pitch, which forms the central feature of the site. Located along the southern edge of the pitch are a series of outbuildings used for storage purposes which are set on a hardstanding area.

The specific area to which this application relates is located on the northeastern portion of the site. This parcel of land was previously granted planning permission (Ref: 10/03266/FUL) for use as an outdoor paintball activity zone. It is currently unoccupied and suitable for redevelopment within the context of the site's established recreational use.

The site falls within the designated Countryside Area of Development Restraint (CADR), as defined by the Mid Sussex Local Plan (MSLP).

The Flood Maps for Planning have been reviewed which reveal that the site is in Flood Zone 1 and therefore have no risk of flooding. The site is not subject to any surface water flooding issues.

KEY	
	DISTRICT BOUNDARY
	NEIGHBOURHOOD PLAN AREAS
	PARISH BOUNDARY
	FLOOD ZONE
	SOUTH DOWNS NATIONAL PARK
	PROPOSED EMPLOYMENT SITE

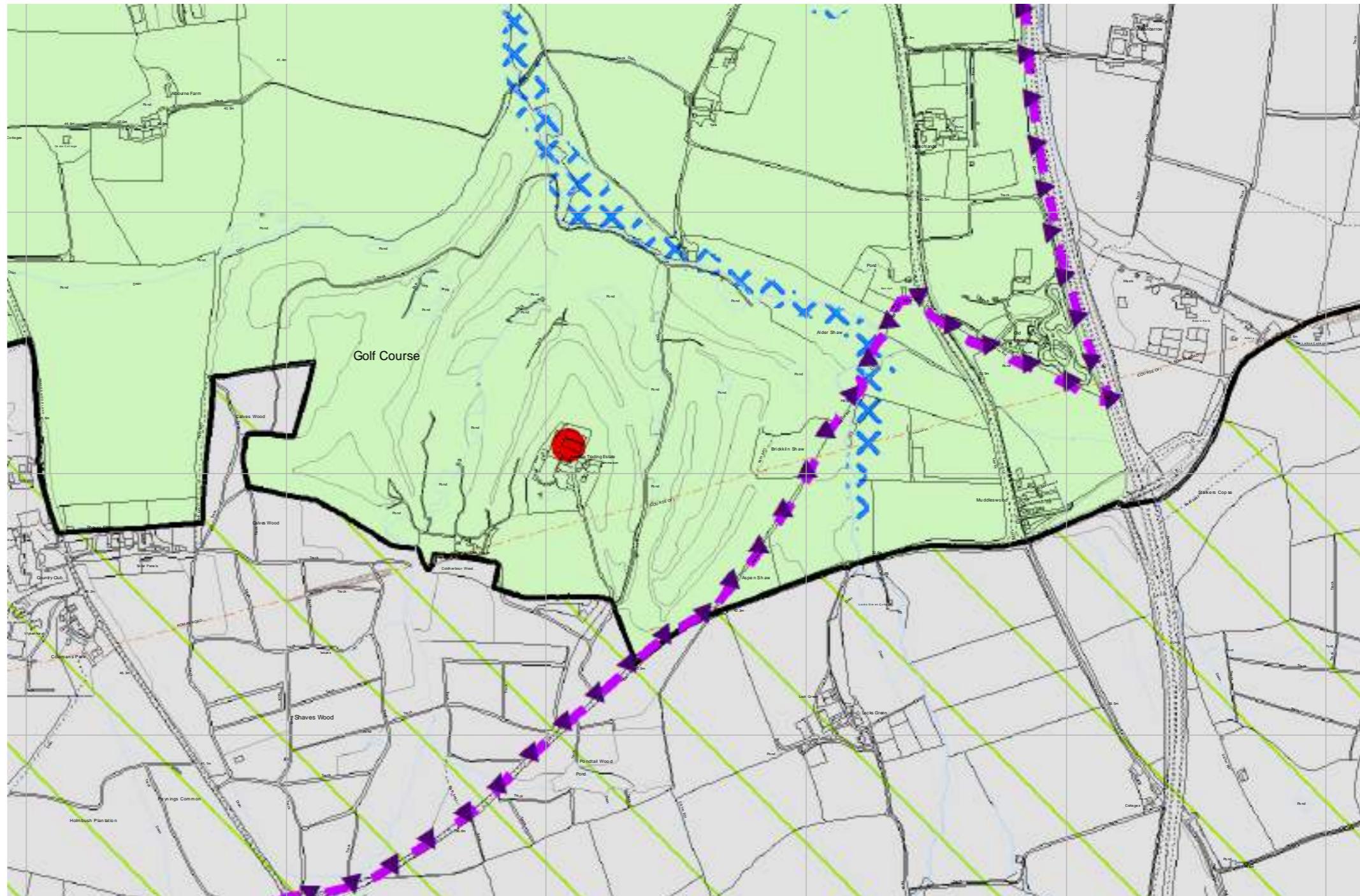


FIG 4 - POLICY MAP

4.0 Proposal

4.1 SITE LAYOUT

The proposed design has been developed to respond to the factors raised from the site appraisal and the requirements of The Padel Club. The main elements of the development are:

- Clubhouse building with reception, wcs/showers and servery seating, with external partially covered seating terrace.
- 4 indoor padel courts with court canopy enclosure.
- 2 outdoor padel court with lighting.
- Ancillary storage and refuse areas.
- External spaces including seating areas and warm-up area.
- Landscaped footpath leading to the club

The immediate proximity of the steep embankment on three sides of the existing astroturf has played a huge role in the layout and orientation on the main elements proposed, the court canopy housing the indoor courts, the clubhouse and the outdoor padel courts, which are all located along the perimeter of the site to provide rational and clear circulation in between club amenities. Levels within the site are retained as predominantly flat, with the current gravel footpath and space outside the existing buildings being replaced with new resin bound finish and complemented with external lighting and soft landscaping features.

To the southern boundaries of the development site are existing businesses, activity centres as well as two lodges which all share a car park. Pedestrian access to the site is partly shared with visitors of shooting range to the west and lodge owners. The proposal therefore considers the proximity of club amenities in relation to the site entry point. The refuse compound, warm up space, and clubhouse entry have been located towards the southern end of the site.

New planting has been introduced along the southern boundary to help revitalise the entry sequence into the development. There is also a dense body of existing vegetation along the southern boundary, along the embankment, as well as lower parts of the eastern boundary. This will be retained to shield the site, particularly the clubhouse building, from potential access via the top of the embankment.

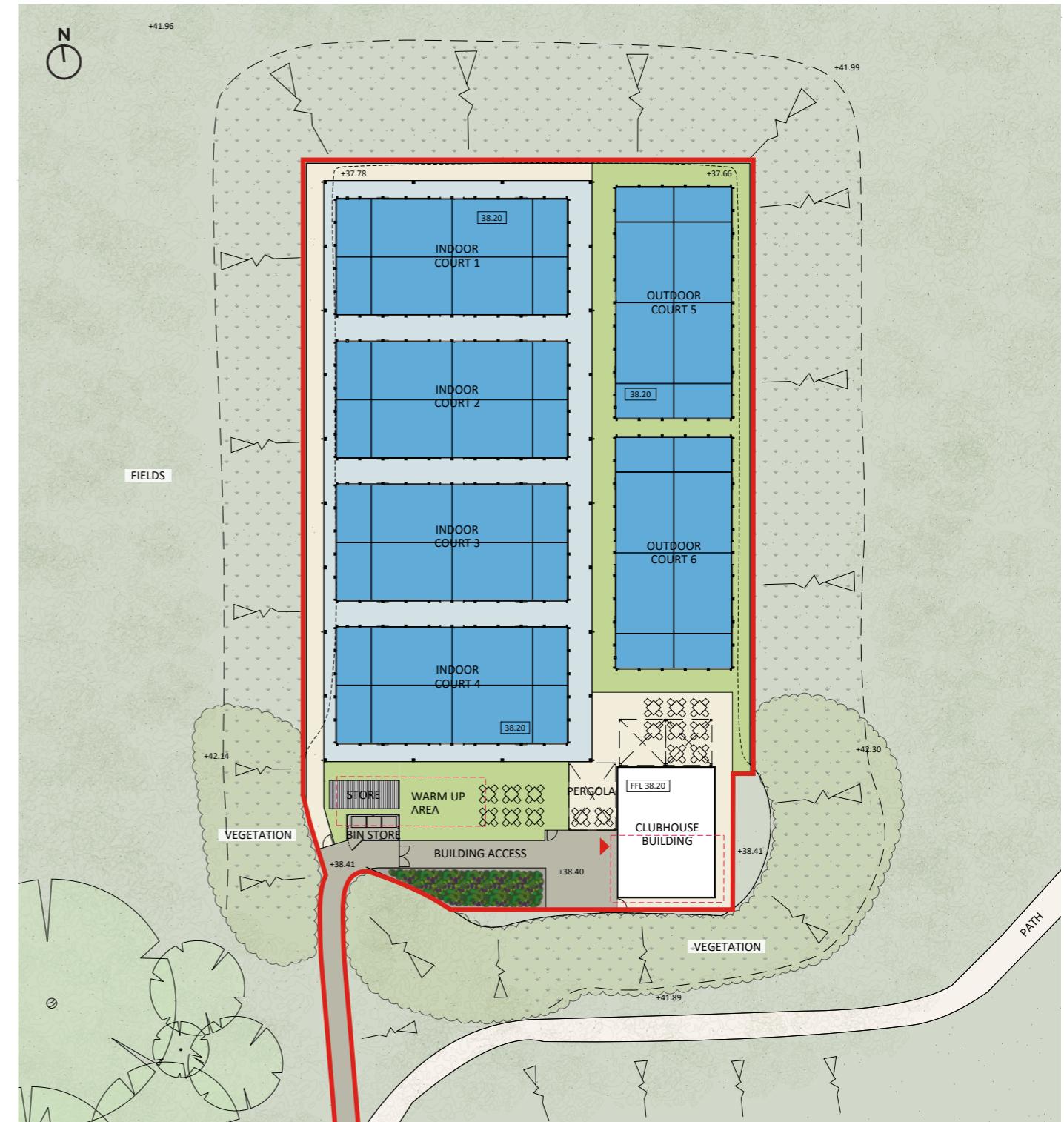


FIG 5 - PROPOSED SITE LAYOUT

4.2 BOUNDARY TREATMENTS AND LANDSCAPING

A wire mesh security fence will define areas requiring greater protection towards the south of the site, spanning from the lower western corner of the court canopy.

To ensure controlled access and safety along this side of the site, this boundary will continue along the southern boundary of the site. On the eastern boundary, a high-level fence is proposed around the outdoor padel court, designed as a ball-stop enclosure to contain play and ensure safe operation of the facility. At the top of the site, the high-level fence will abut the court canopy.

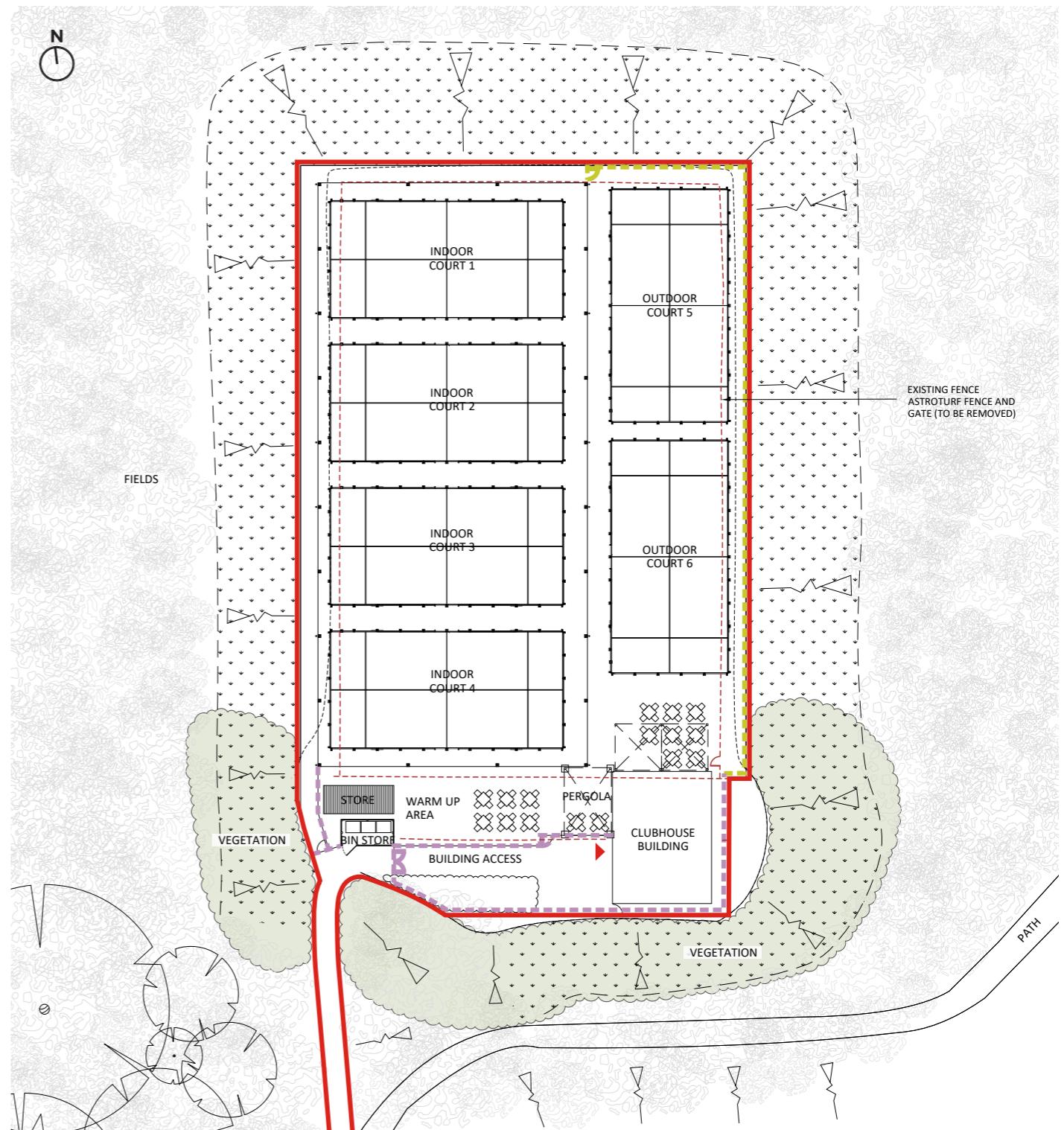
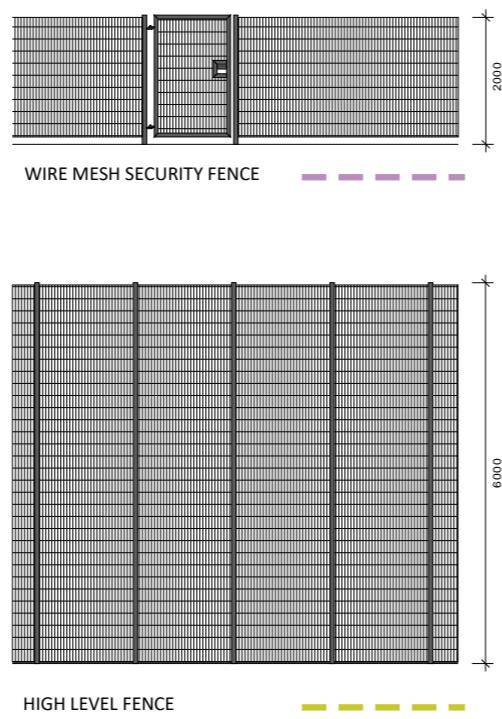


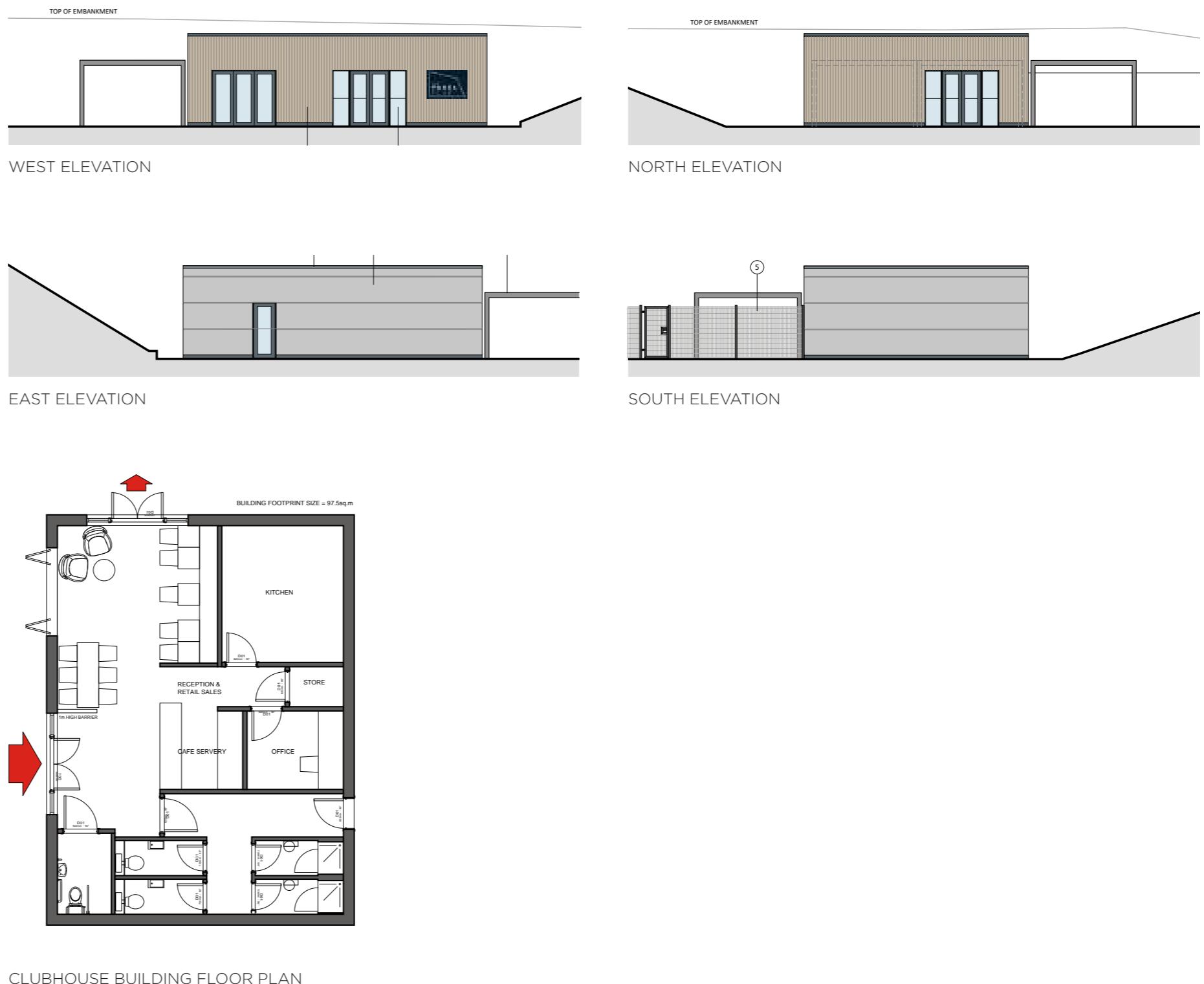
FIG 6 - PROPOSED BOUNDARY TREATMENTS

4.3 BUILDINGS AND MATERIALS: CLUBHOUSE

The proposed design of the clubhouse has been developed to respond to requirements of The Padel Club as well as orientation and access of the space in relation to the rest of the site. The clubhouse building is accessed from the western side adjacent to the pergola. Internally, the clubhouse includes a social space with ample seating, used for socialising before and after games. The clubhouse also includes a reception and shop club shop for merchandise as well as storage facilities for players. The main provisions of the clubhouse are:

- Reception and club shop for merchandise
- Café/servery
- Kitchen
- Office
- Store
- Internal seating for socialising with access to external pergola and recreational space
- 1x Accessible WC
- 2x WCs
- 2x Shower/changing rooms

Materially, the clubhouse building uses two cladding treatments depending on the orientation of the elevation. For the west and north elevation, a vertical timber cladding will be used to provide visual interest to the public facing parts of the clubhouse. On the rear of the building (south and west) which faces the embankment sloping up, a grey insulated metal cladding is used.



4.4 BUILDINGS AND MATERIALS: COURT CANOPY

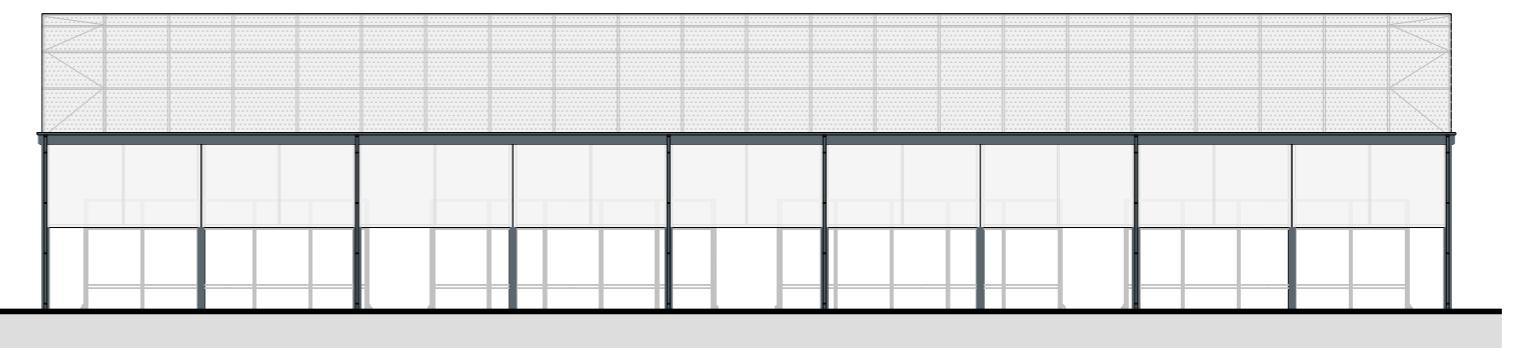
The proposed court canopy structure is designed to provide weather protection for four padel courts. The canopy and internal courts are subject to detailed design by a specialist.

The north & west elevations face onto the existing grass embankments. The remainder of the eastern and southern elevation will be predominately open at low level with unobstructed access to the outdoor courts, clubhouse and other ancillary spaces.

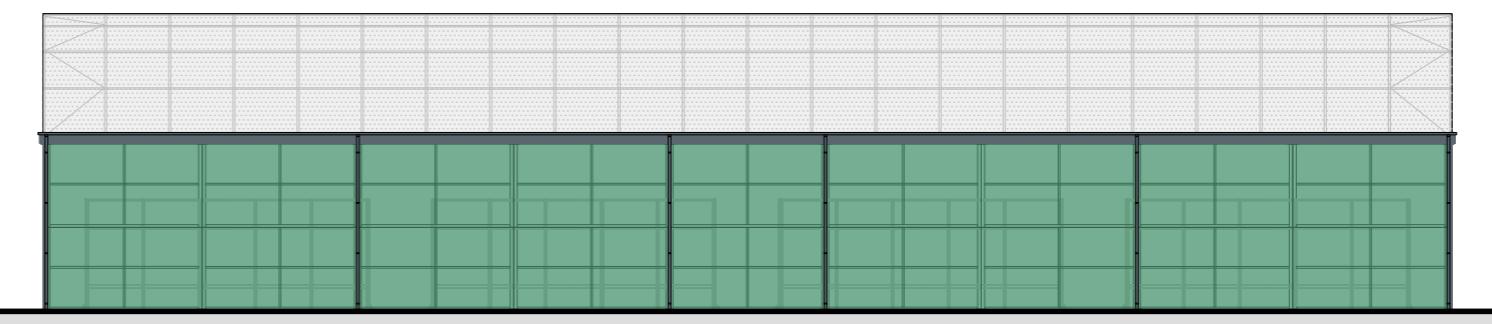
The structure of the internal court canopy consists of cold-formed structural steel sections, the frame features a tapered trellis form for strength and visual lightness. The canopy measures approximately 50.7m in length, 23.3m in width, with a ridge height of about 10.6m and eaves height of 6m.

The external canopy covering will be finished in high-performance Opal roof fabric made from high-tenacity polyester cloth with a varnish finish in Opal White (Opal 60). Serge Ferrari Protect mesh fabrics in White (332-1323) will be used on the South and East elevations facing site entrance and club facilities.

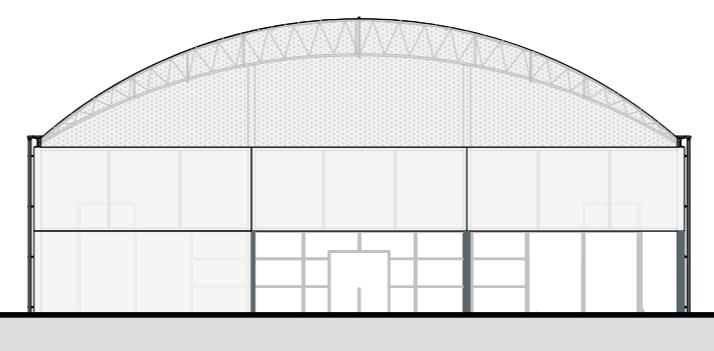
Serge Ferrari Protect mesh fabrics in Green (332-50201) will be used on the North and West canopy elevations for visual integration with the surrounding environment and to reduce intense light being emitted from the canopy



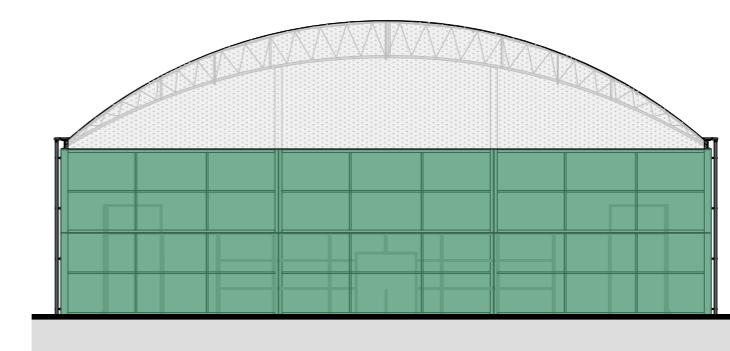
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

4.5 ECOLOGY

The 0.24ha site is predominantly hardstanding, with a small area of modified grassland and artificial unsealed surface. More ecologically valuable habitats of treelines, woodland and scrub can be found adjacent and within the wider landscape.

The site potentially supports habitat for amphibians, reptiles, bats, birds, badgers, invertebrates and other small mammals. While most impacts can be mitigated through reasonable avoidance measures, one bat survey was required on each building to rule them out.

The results of the surveys strongly suggest the likely absence of a bat roost within the dwelling on site, allowing the project to progress without a mitigation license being required.

As a precautionary measure a suitable lighting contractor has been consulted and all lighting designs have been carefully considered to comply with best practice standards in regard to external lighting and bats (BCT & ILP, 2023).

Due to the scale of development and intervening distance to statutory designated sites, no detrimental impacts are expected.

Opportunities for ecological enhancement have not been provided as the client has a 15-year lease on the site. This means they could not fulfil the BNG 30-year management prescriptions for habitat creation / enhancement. The client will therefore need to obtain habitat units from an off-site provider to meet the +10% mandate in the Environment Act (2021).

Subject to a sensitively designed scheme, which gives due consideration to the survey and mitigation requirements outlined herein, no major ecological constraints have been identified which would preclude the provision of a well-designed development.

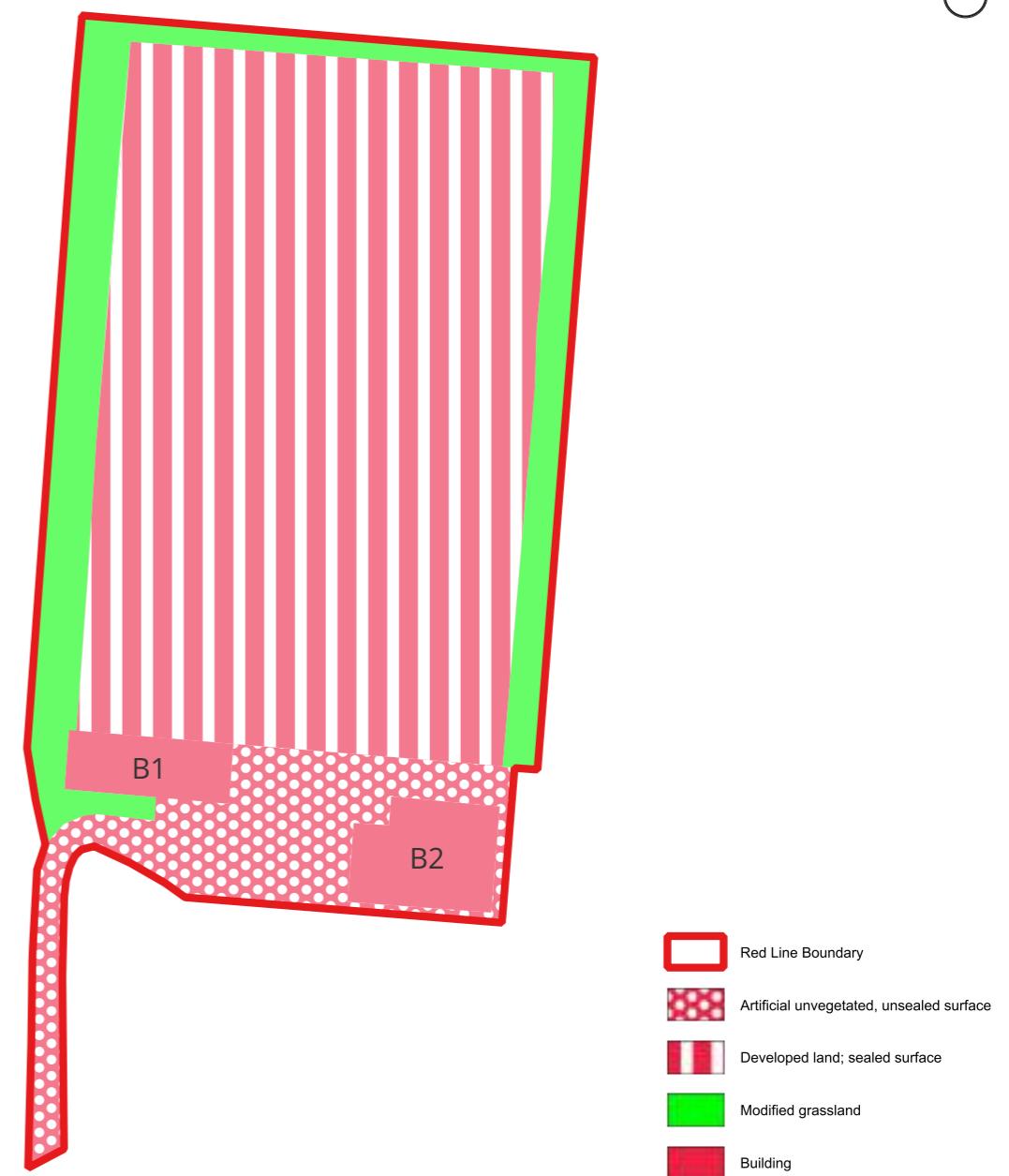


FIG 7 - HABITAT PLAN

4.6 ACCESS AND PARKING

Vehicular access to the proposed site will be via the existing shared car park serving neighbouring leisure facilities within the Q Leisure complex. The car park is reached by a narrow 85m access road, leading from the existing turn-in off the B2118, with no vehicular or pedestrian connection from the A23 to the east. The car park itself is informal, with a gravel surface and no marked parking bays.

From the car park, several gravel footpaths lead to different facilities. The footpath serving the proposed site is approximately 2m wide, winding into the space and enclosed by a steep embankment. The proposal includes upgrading this pathway to enhance accessibility, surface quality, and user experience. The improved route will remain the single point of pedestrian access to the site, providing a clear, direct, and attractive approach to the clubhouse entrance.

4.7 REFUSE

A refuse store has been provided to the south of the court canopy, to be serviced from the pedestrian footpath stemming from the shared car park outside the hours of operation of the club.

KEY	
	SITE BOUNDARY
	VEHICULAR ACCESS
	VEHICULAR EXIT
	PEDESTRIAN ROUTE
	SHARED PARKING AREA



FIG 8 - ACCESS DIAGRAM

4.8 LIGHTING

The lighting of the proposed development shall be designed in accordance with the Lighting Strategy for the Application Site outlined in the DFL Report.

The lighting strategy has been written in line with the relevant British Standards, industry and local policies to ensure it is unlikely to give rise to obtrusive light with the potential to affect human, environmental and ecological receptors. Through the application of this lighting strategy sensitive receptors will not be adversely affected by obtrusive light. Biodiversity has been protected through strict control of luminaires, outputs, directions, application of spill shields and control methodology. The Proposed Development is not expected to affect human receptors, given its location and the limited viewing angles into the development.

Through careful design and mitigation, the lighting strategy ensures the lighting installation at the proposed development will be in accordance with British Standards, and Local Plan Policy (DP29).

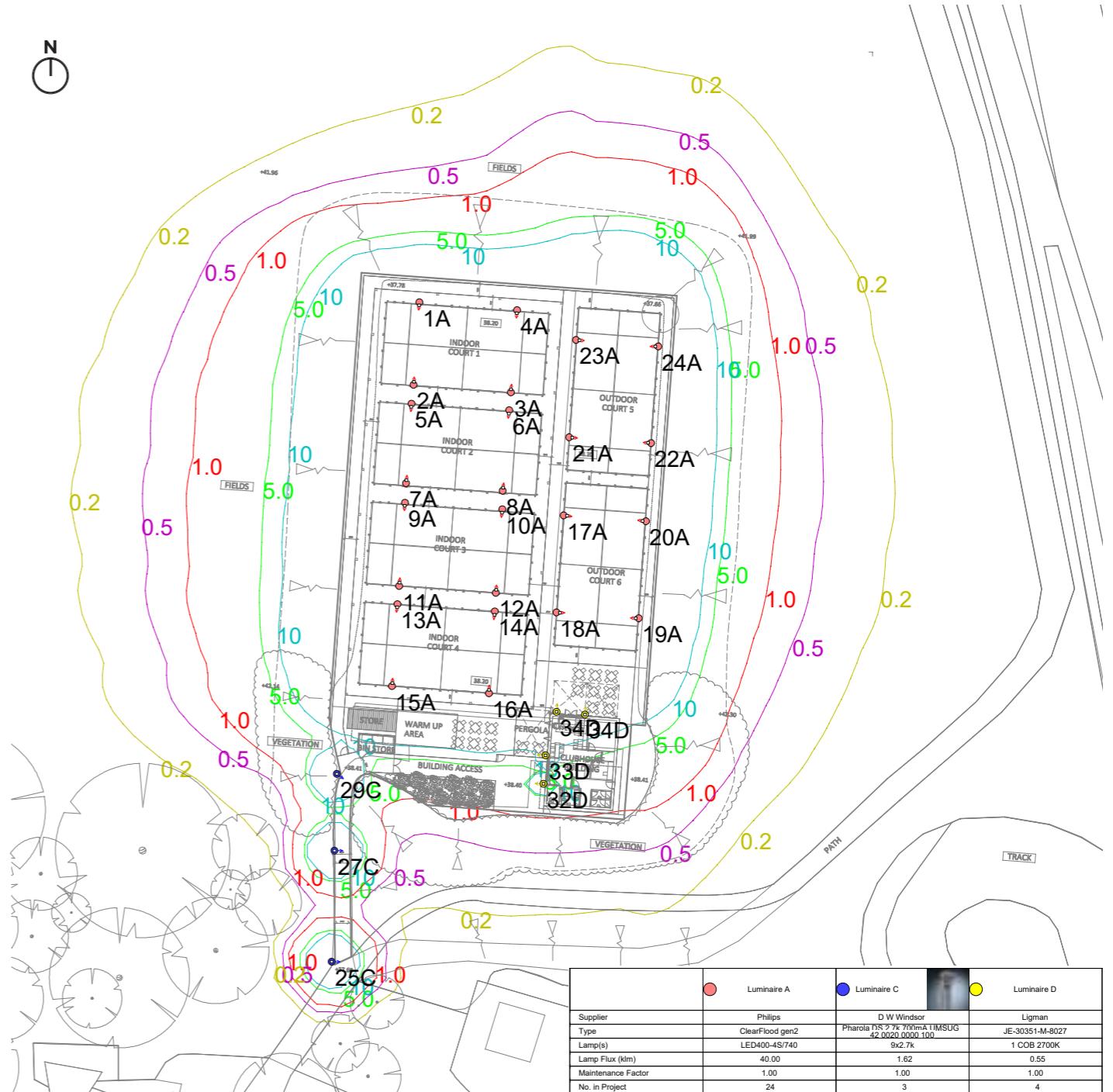


FIG 9 - LIGHT SPILL DIAGRAM

4.9 DRAINAGE

The site is located within Flood Zone 1 according to the Environment Agency Flood Map for Planning and the nearest area located in Flood Zone 2 is approximately 230m west southwest of the site. Therefore, the site is considered to be at very low fluvial flood risk.

With reference to the Risk of Flooding from Surface Water (RoFSW) Extent and Depth Maps, the site is located in the Very Low surface water flood risk category

The surface water drainage strategy for the development will look to use Type A total infiltration pervious pavements and geocellular soakaways for the attenuation and disposal of surface water.

The results of the hydraulic modelling shows that the surface water drainage strategy as outlined above can attenuate and infiltrate the surface water generated in the 1 in 100-year + 25% critical rainfall event without flooding. This manages flood risk on- and off-site and reduces overall local flood risk. As such, surface water management should not form an impediment to the progress of this planning application.

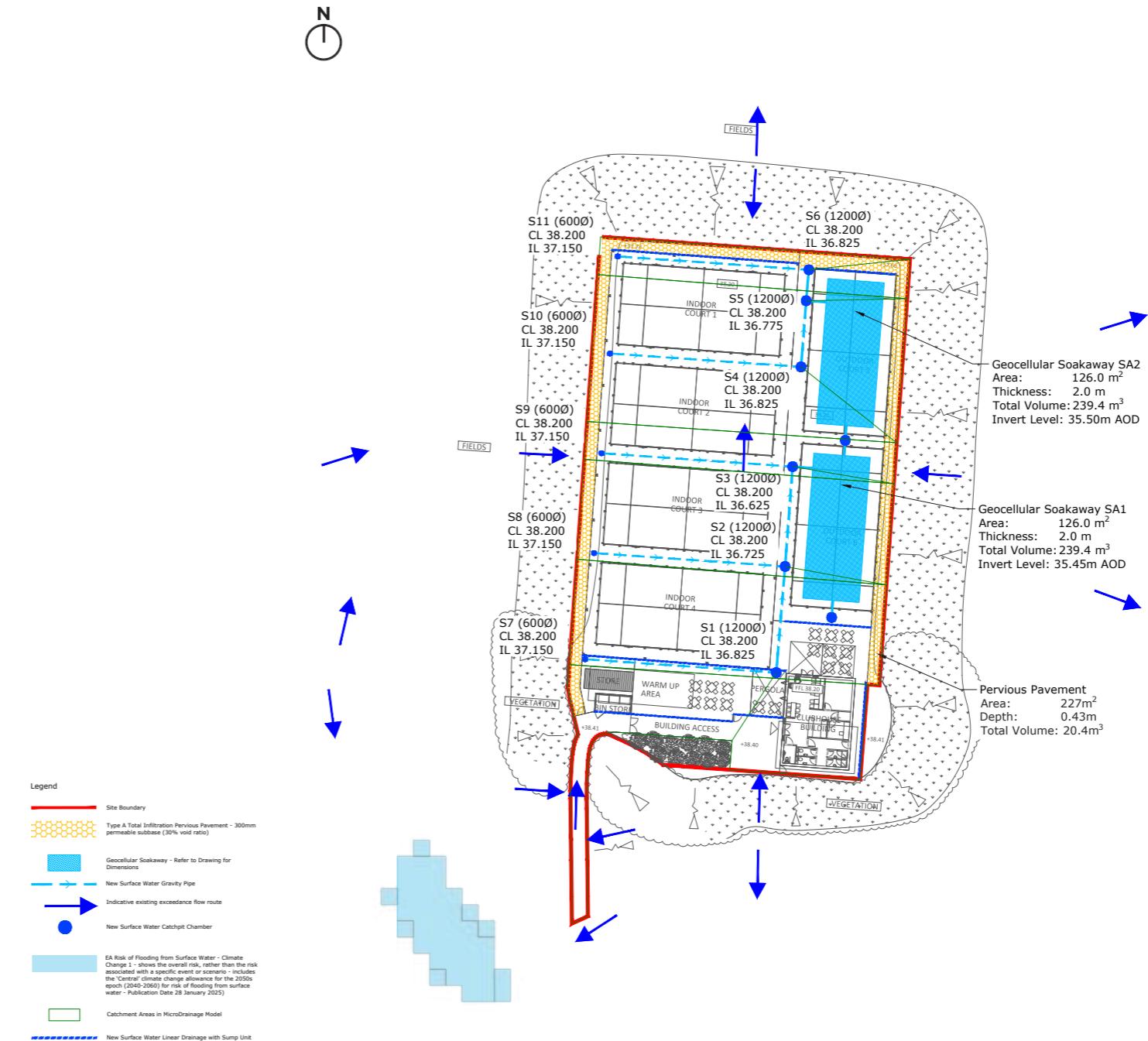


FIG 10 - DRAINAGE STRATEGY

4.10 SUSTAINABILITY

The proposed Padel Club at QLeisure, Brighton prioritises sustainability through material selection and construction methods. Both the clubhouse and court canopy use modular, demountable components designed for easy disassembly and reuse, reducing waste and embodied carbon. The canopy's structural steelwork is manufactured locally in West Sussex, minimising transport emissions. The clubhouse incorporates durable, low-maintenance, and locally sourced materials to ensure long-term efficiency and a reduced environmental footprint. In terms of sustainability, the geocellular soakaways proposed are low maintenance and promote sustainable water management by reducing the reliance on traditional drainage systems.

The proposal ensures that the lighting is not outside of the obtrusive light limits for the Environmental Zone in which the Application Site is located, is sensitive to the area, and provides a recognised standard level of lighting for all adoptable areas requiring illumination. Luminaires will distribute light downwards only to reduce the potential for light spill onto the boundaries surrounding the buildings and upwards towards the sky. All lighting is to emit a cool white colour temperature light (4000 Kelvin or less) as opposed to the colour temperature, this is to further reduce the potential for adverse effects on the surrounding environment. The fabric of the proposed court canopy roof covering is woven in such a way that it offers 60% natural light translucency inside the structure, a sustainable solution that ensures no running costs during daylight hours.



SUSTAINABILITY PRECEDENTS IMAGES

5.0 Conclusion

This Design and Access Statement sets out the proposals for a new Padel Club in QLeisure, Brighton. The design takes into account the existing constraints of the site in order to provide safe access, appropriate parking, high-quality facilities for the club

The Padel Club have opened successful clubs in a number of locations across the UK and it is proposed that the new club in QLeisure will bring high quality facilities to the local area.

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