

Design and Access Statement

Project Title: Hurstpierpoint Lawn Tennis Club – Clubhouse Alterations

Applicant: Mr Simon Newman, Little Withiel, Tot Lane, Hurstpierpoint, Hassocks, BN6 9QW

Date: 20/08/2025 **Ref:** HLTC-DAC-REV 1

1. Introduction

This Design and Access Statement accompanies the planning application for alterations to the clubhouse at Hurstpierpoint Lawn Tennis Club. It explains the design approach and demonstrates how accessibility and inclusivity have been addressed.

The proposals do not involve any extension to the existing building. They comprise:

- Removal of the existing entrance and three windows on the east elevation, replaced with two larger windows to improve views of the courts;
- Replacement of the existing fire escape doors and window on the south elevation with bifold doors opening onto a new level viewing terrace;
- Relocation of the accessible entrance to the west elevation, served by a 1:12 gradient ramp, which will also act as a fire escape;
- Internal alterations including removal of the inset entrance door and repositioning of the galley kitchen into the current storeroom area to create a more open and usable space.
- Replace the existing felt roofing tiles with a light weight artificial slate roof. The new roof will have a textured surface and riven edges to compliment other adjacent roofs in the conservation area. This artificial slate roof will only be constructed if funds allow.

Hurstpierpoint Lawn Tennis Club, founded in 1903 and located on the recreation ground since 1925, is a well-established community sports club. The site currently accommodates three floodlit artificial clay courts and the clubhouse.

2. Site and Surroundings

The clubhouse is located on South Avenue recreation ground, just behind Hurstpierpoint High Street. The building is single-storey, set within a community sports setting, and is separated from residential properties by open space.

The proposals do not alter the footprint, scale, or position of the clubhouse and will have no adverse impact on neighbouring buildings or amenity.

3. Design Principles

Use

- Retained as an existing tennis clubhouse.

Amount and Scale

- No increase in footprint, height, or massing.

Layout

- Existing layout largely retained with internal rearrangement and a new viewing terrace to the south.

Appearance

- External finishes will match or complement the existing building.
- New east elevation windows and south elevation bifold doors will be aluminium-framed in charcoal grey.
- The new terrace will use composite decking in a grey teak finish. The retaining wall will be rendered white with sandstone-coloured composite capping.
- Existing paving slabs will be reused for the new accessible west entrance.

Landscaping

- Boundary treatments remain unchanged.
- A new planter will be incorporated along the west edge of the terrace and a hedge established to soften and unify the appearance of the boundary wall.

4. Access

- Existing site access and parking arrangements remain unchanged.
- The accessible entrance will be relocated to the west elevation, with a 1:12 ramp and level threshold.
- The new viewing terrace will be level with the clubhouse floor, ensuring step-free access.
- Overall, the proposals improve inclusive access compared with the current arrangement.

5. Policy Context

The proposals accord with national and local planning policies that support:

- High-quality design and use of appropriate materials;
- Inclusive and accessible facilities;
- Enhancement of existing community and recreational infrastructure.

No conflict with planning policy arises.

6. Conclusion

The proposals represent modest but important upgrades to a valued community sports facility. They will improve accessibility, create a more flexible and usable clubhouse space, and enhance the viewing experience for spectators.

The works will not enlarge the building, alter its scale, or harm the surrounding context. The scheme is therefore considered an appropriate and positive enhancement of the existing clubhouse.