

WEALD TENNIS CLUB | DESIGN + ACCESS STATEMENT

The Weald Squash and Tennis Club | South Bank | Hassocks | West Sussex BN6 8JP

06 August 2024

A Doc (99) 01 RevA

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ARCHITECTS

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ANALYSIS

INTRODUCTION ANALYSIS

The following document sets out the site analysis and design proposals for a new padel court to replace a tennis court at Weald Squash and Tennis Club, South Bank, Hassocks, West Sussex, BN6 8JP, prepared by Fletcher Crane Architects. This document has been prepared for planning submission for review by Officers at Mid-Sussex Council.

Situated on a significant site to the south of Hassocks, Weald Tennis club currently has in the order of 10no tennis courts, 4no mini courts and 4no squash courts with an associated club house. 10no of the tennis courts are floodlit. The site is surrounded by residential homes and commercial premises.

The proposals seek to replace Court '7' with 2no padel courts; covered and artificially lit. These courts would be located to the south eastern corner of the application site.

The application is supported by:

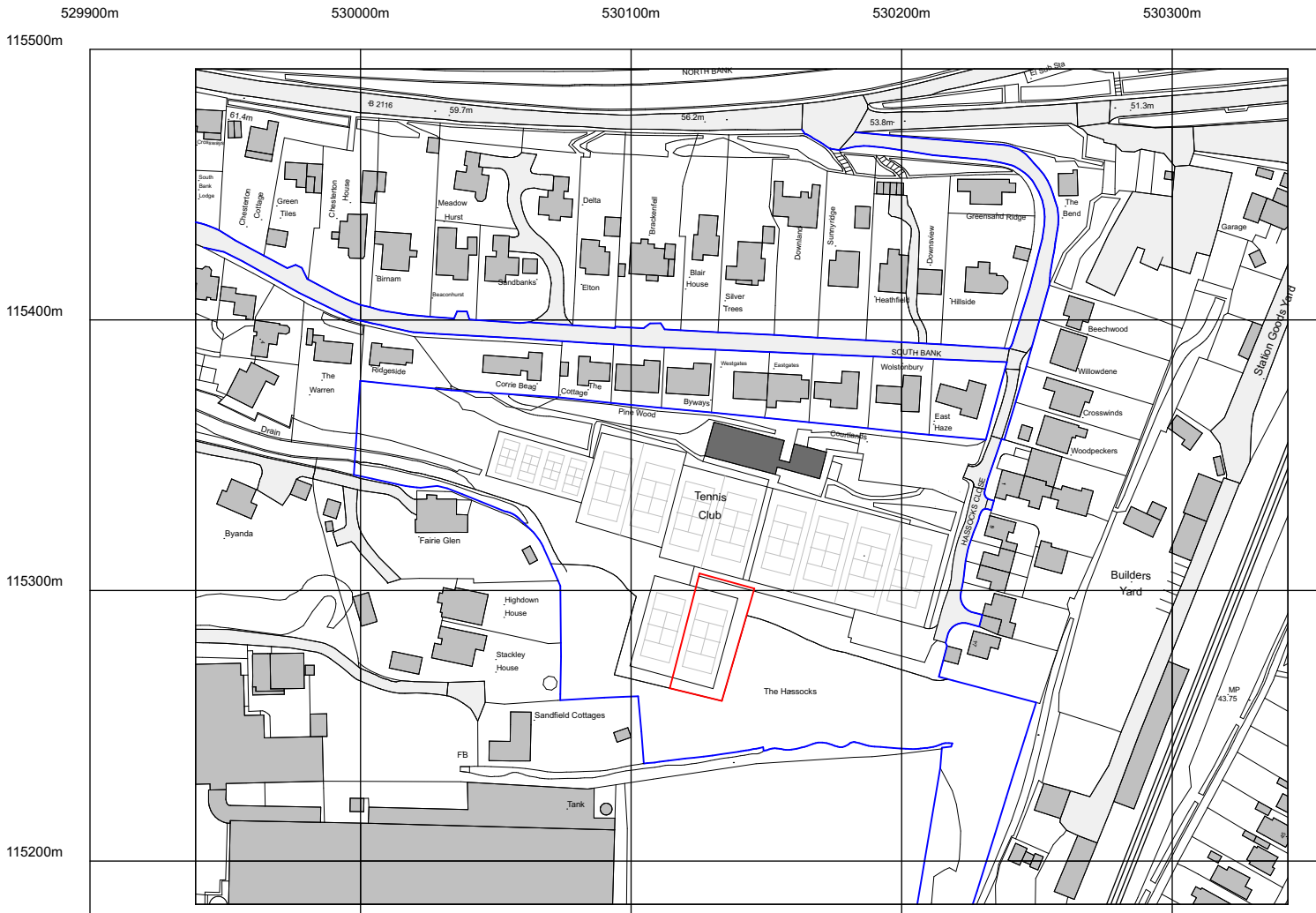
- *Planning suite of drawings by Fletcher Crane Architects*
- *Club statement by Nick Reason, on behalf of Weald Lawn Tennis Club Committee*
- *Planning statement by Helen Greenhalgh, Verve Planning*
- *Arboricultural report by SMW Tree Consultancy*
- *Noise assessment by Sustainable Acoustics*
- *Lighting report by Luminance Pro*



View towards 2no southern courts (Court 7 and 8).

LOCATION PLAN

1:1250 @A4



— ownership boundary

— site boundary

SECTION 01 PROCESS

ANALYSIS

SITE LOCATION

The site is located to the south of Hassocks in West Sussex. The neighbouring area is generally residential in use on reasonable sized plots. To the south west of the site lies a number of commercial premises including South Downs Nursery. The site occupies an east-west position with a public road running adjacent to the site along Hassocks Close (servicing a number of homes developed on previous club owned land several years ago).

SITE CHARACTER

The Weald Tennis and Squash club has 10no full sized courts (hard court and artificial clay) along with 4no mini courts and 4no internal squash courts. The club house and squash courts are located centrally along the northern boundary of the site. 10no of the courts are currently floodlit. There is a club car park which has had landscaping upgrades in recent years.

The southern and western boundaries are characterised by mature planting. The northern boundary slopes upwards towards South Bank Road (owned by the club) where residential properties are situated along the ridge. To the eastern boundary, Hassocks Close contains a row of relatively new homes (previously club owned land).



SITE PHOTOGRAPHS ANALYSIS



View towards 2nd southern tennis courts (site).



View from club house looking towards the eastern tennis courts.



View from club house looking towards the western tennis courts.



Southern courts surrounded by mature trees barrier.



View looking east looking towards southern courts (site) with houses in background.



View towards southern courts (site) with mature tree barrier to boundary.



View from south western corner of southern courts (site).

SITE PHOTOGRAPHS ANALYSIS



South western boundary treatment.



View looking north over southern courts (site) towards squash and club house.

PLANNING APPRAISAL ANALYSIS

CLASSIFIED AREAS/LISTINGS

The site does not sit within a conservation area. There are no listed buildings or structure on or anywhere near the site.

FLOOD RISK

The site lies approximately 500m away from a watercourse and is in the lowest flood risk zone (1). In any case, the proposal is not affected.

PLANNING HISTORY

DM/16/0553	floodlights	-granted
12/04198/FUL		-granted
12/02975/TREE		-split
12/02221/FUL		-granted
12/02222/ADV		-granted
09/00952/FUL		-granted
08/02370/FUL		-granted
07/00253/FUL		-granted

PARKING

Not applicable to a potential application.

ARCHAEOLOGY

There is no designation as within the boundary of nearby the site boundary.

TREES

The proposed structure lies within close proximity to mature planting. A tree report accompanies the application.

PRE-APPLICATION

A pre-application meeting took place in 2021 which considered a covered structure over boths court 6 and 7 which was viewed positively by the assigned Officer.

OPPORTUNITIES + CONSTRAINTS ANALYSIS

OPPORTUNITIES

- **Excellent existing tennis and squash facilities** and associated club house provides a great facility for the community.
- Create **new padel courts** to Court 8 to add to the appeal of the club.
- Careful understanding of the **sun path** to ensure the **massing and form** of the development is commensurate with the adjacencies.
- Wonderful site location with significant **mature plantings to boundary**.

CONSTRAINTS

- Consider the **adjacent properties/sites** which border the club to ensure a commensurate relationship.
- Consider the **trees** in close proximity to ensure any new structure does not do undue harm.
- Consider **views** from and to the structure. Consider the use of **lighting** within the structure.



THE PROPOSAL

SECTION 03 USE THE PROPOSAL

EXISTING USE

Court 7, located to the south western corner of the site is currently utilised as an outdoor tennis court. It has existing floor mounted flood lights.

PROPOSED USE

The proposed use is changed to a 2no padel courts, with roof structure and integrated artificial lighting.

The proposed scheme seeks to add a dome roof over the courts and finished in a fabric sheeting. Metal mesh walls and glass walls will be utilised.

Lighting would be integrated into the new structure and hung from the truss structure.

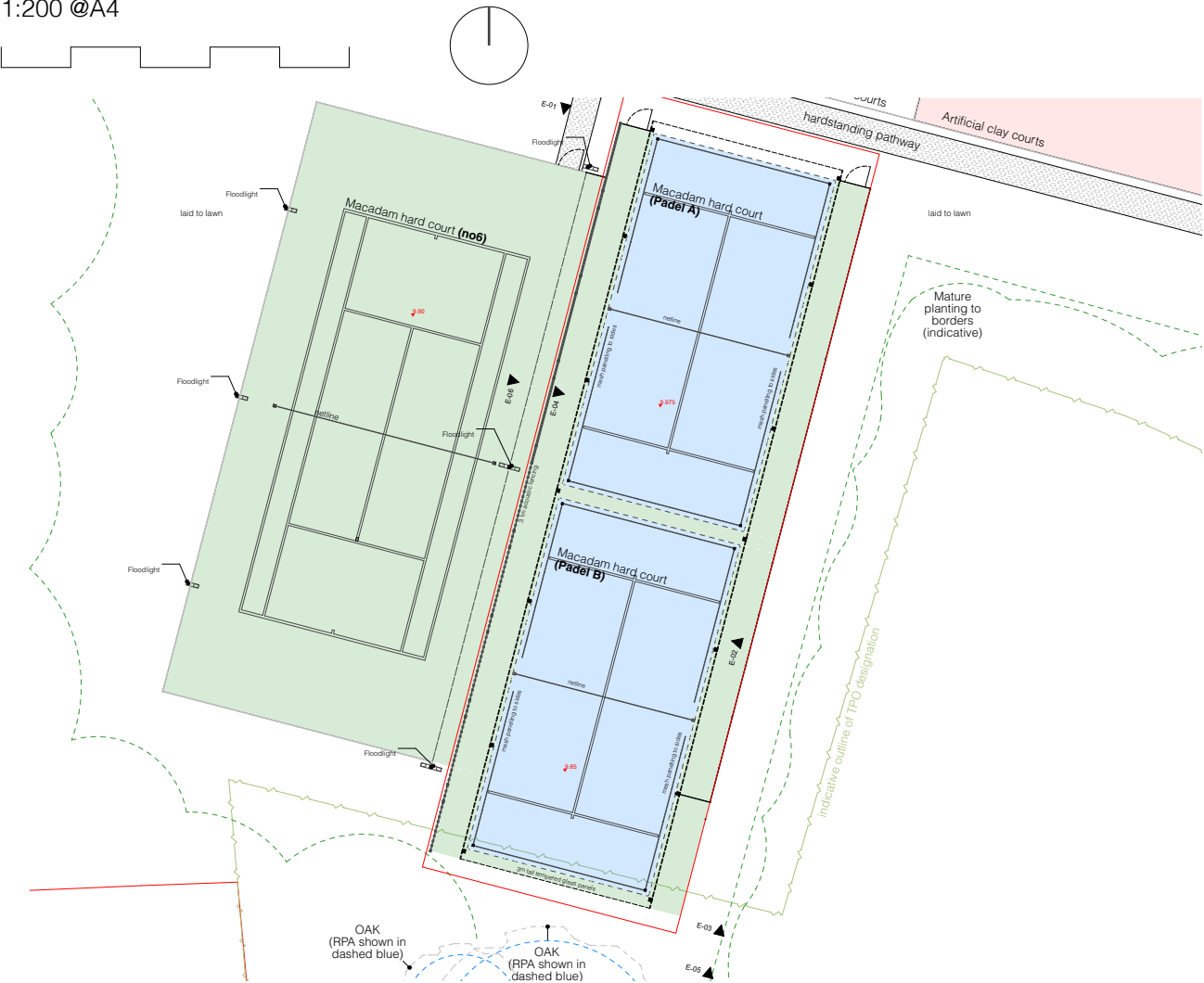
SECTION 04 LAYOUT THE PROPOSAL

The proposed siting/layout/access to the tennis court is unchanged.

The proposed entrance to the new padel courts would be along the concrete pathway. An acoustic wall will also be installed on the western side to protect neighbouring properties to the west.

The proposed position of the courts have been moved forwards by 1m following an on-site meeting with Officers.

PROPOSED SITE PLAN 1:200 @A4



AERIAL VIEW - PROPOSED THE PROPOSAL

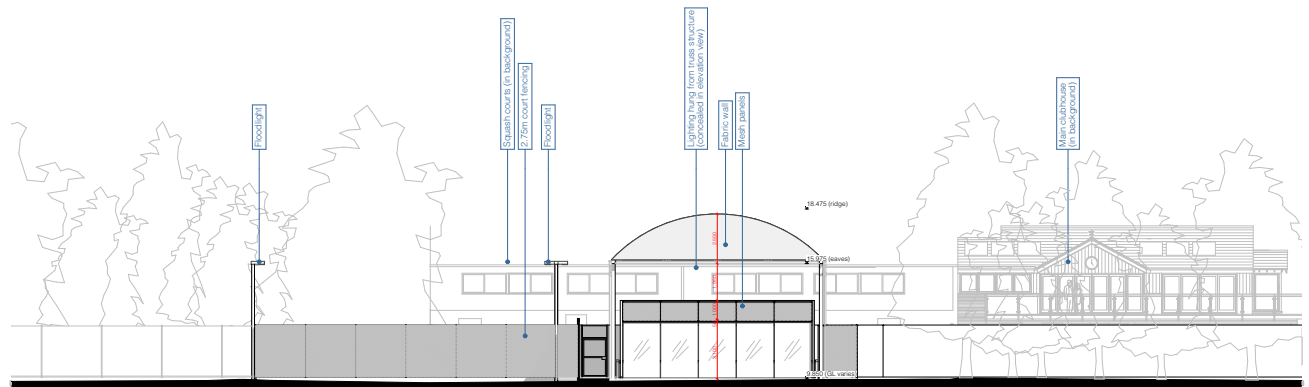
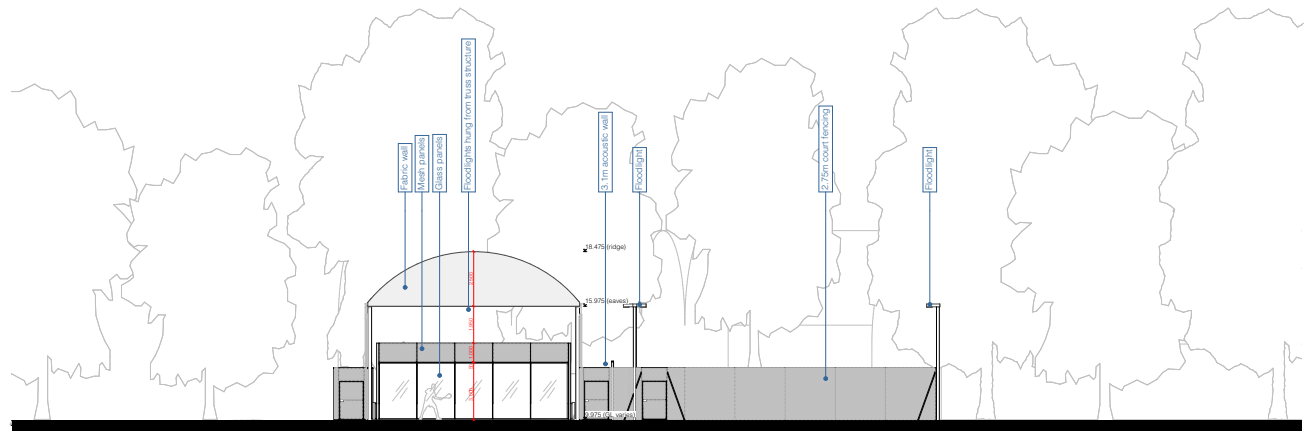


SECTION 05 SCALE ANALYSIS

The proposed massing of the new structure seeks to be of a commensurate scale with the overall club facilities whilst allowing for a generous amount of ceiling height for padel. As demonstrated within the site sections and proposed elevations:

- The proposed structure would measure 8.7m from court level to the ridge.
- The proposed structure would measure 6.2m to the eaves.
- The overall size in plan would be 43.5m x 11.5m and fully cover the 2no padel courts.
- The scale of the structure would be of a commensurate scale with the other facilities on the site, such as being of a similar overall height to the squash building and club house.
- The overall distances to neighbouring properties are significant (see page 13) and therefore there is little chance of any perceived overbearing.
- The significant bank of trees around the southern boundary will also screen any perceived impact from neighbouring adjacencies.

The proposed position of the courts have been moved forwards by 1m following an on-site meeting with Officers.

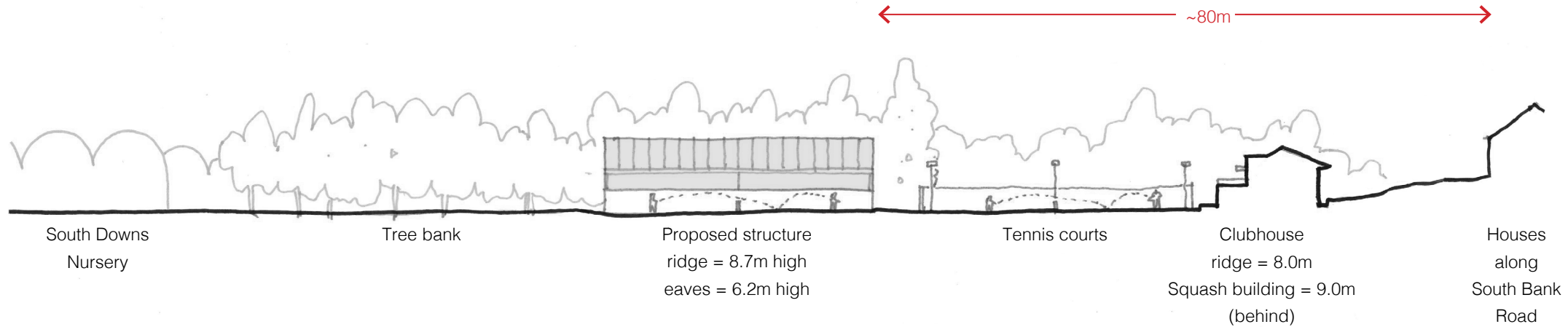


SITE SECTIONS

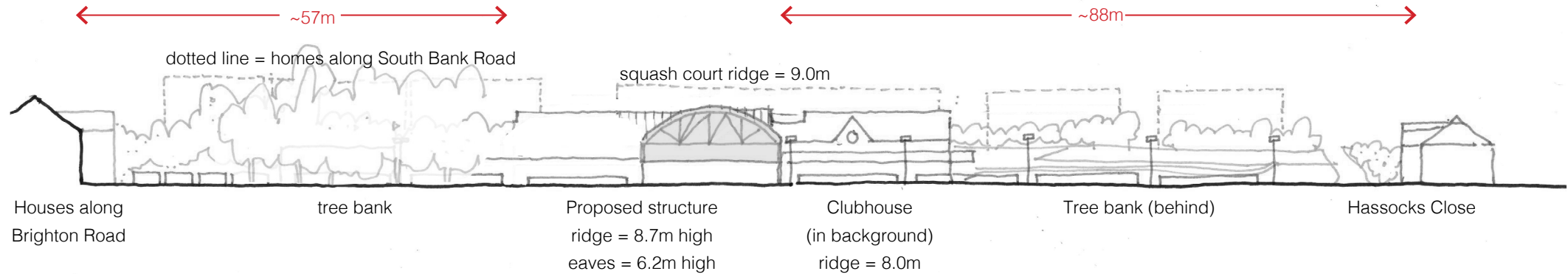
NTS @A4



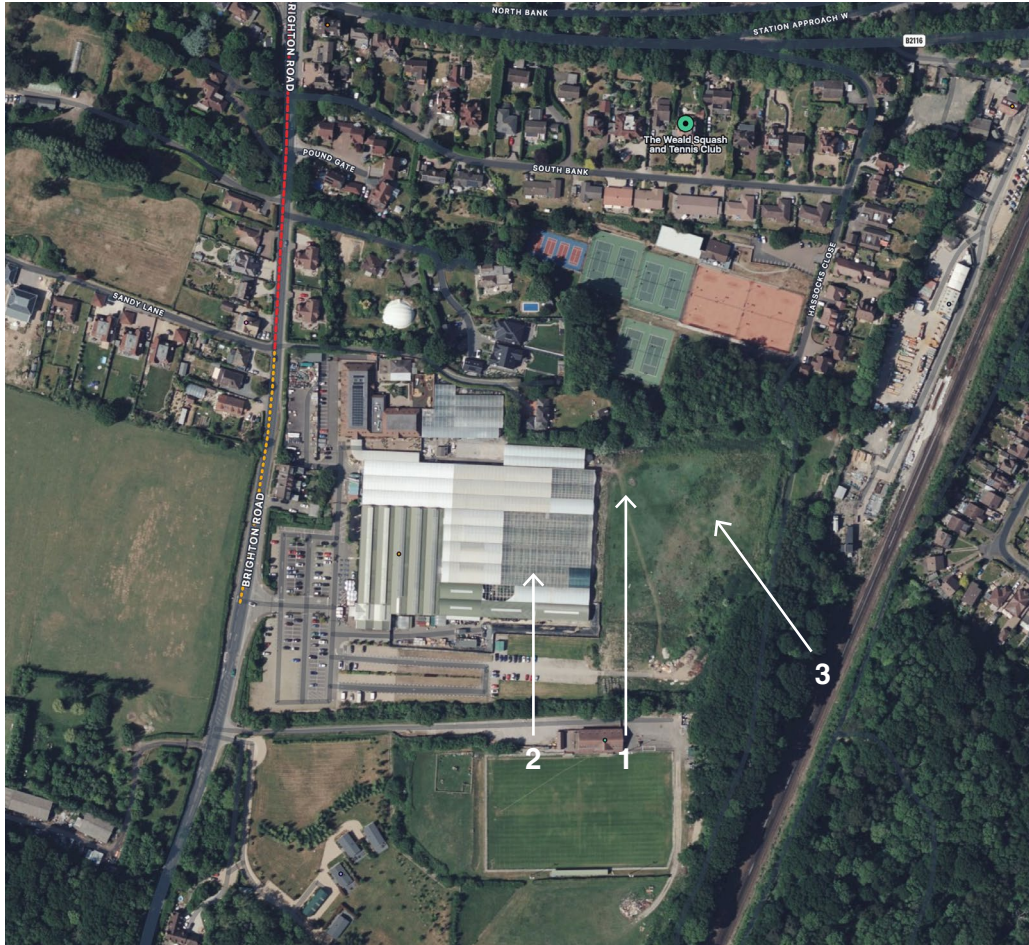
NORTH - SOUTH



EAST - WEST



WIDER VIEWS THE PROPOSAL



1 - view looking north; the club cannot be seen in the distance.



2 - view looking north from the car park looking towards the nursery.



3 - view looking north west towards the club, which cannot be seen in the background.

VIEW OF NORTHERN (FRONT) ELEVATION
THE PROPOSAL



SECTION 06 APPEARANCE

THE PROPOSAL

The proposed structure will be steel framed and made from a series of trusses. Walls would be constructed using glass panels, mesh cladding and a fabric domed roof. The colour of this is proposed as white. The final design of this would be developed by the chosen fabricator.

LED Lighting will be internally mounted on the main frame. The control of the times lighting is allowed is referenced in the planning statement.

The court surface would remain as macadam and be painted in a matching colour to court 6.



Example of padel court structure. The club has begun discussions with Trevor May Contractors who have previously undertaken similar structures approved by the Lawn Tennis Association (LTA).

SECTION 07 LANDSCAPING

THE PROPOSAL

The landscaping associated to the proposal will remain as per the existing condition.

SECTION 08 ACCESS

THE PROPOSAL

The access associated to the padel courts will remain as per the existing condition.

SECTION 09 SUMMARY

THE PROPOSAL

As set out in this pre-application document, the proposal has emerged from a rigorous process of assessment, involvement, evaluation and design. The proposals seek to attain a high standard of design while ensuring that it is compatible with the scale and character of the surrounding vicinity. The new structure will ensure the continual upgrade and offering of facilities at Weald Tennis and Squash club which will benefit the wider community.

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