

DESIGN AND ACCESS STATEMENT

Proposed Padel Centre UNITS A1, A2 and A3 CONSORT WAY, BURGESS HILL

Change of Use – Storage (B8) to Padel Court Facility

Site Address:

Capital Hair and Beauty
Unit A, Consort Way
Burgess Hill, RH15 9TJ

Agent:

KTA Architects
Winslade House
Winslade Park Manor Drive
Clyst St. Mary
Exeter EX5 1FY
01392 36033



Contents

1. Introduction.....	2
3. Site Location	3
4. Design.....	4
4.1 Use	4
4.2 Amount	5
4.3 Size of Building.....	5
4.4 Scale	5
4.5 Site Layout.....	5
4.6 Appearance	6
4.7 Site Approach and Connections	6
4.8 Site Levels	6
5. Access	7
6. Transport and Parking.....	7
10. Conclusion	7

1. Introduction

The following document has been prepared by KTA Architects on behalf of our client to outline the design proposal for a new padel court centre within an existing building located in Burgess Hill. The design process has been informed by input from professional consultants to ensure the proposal responds appropriately to its context, whilst meeting the client's requirements.

This report includes an analysis of the site and its surroundings, identifying key constraints which have been considered and addressed within the proposed design.

This document should be read in conjunction with all other drawings and supporting documents submitted as part of this planning application.

Project Title: Unit A, Consort Way

Proposed Use: Padel Court Facility (Change of Use from Class B8)

Site Location: Located within an established industrial estate adjacent to Consort Way, Burgess Hill.

1. To repurpose the existing building to accommodate four indoor padel courts, together with associated changing facilities and ancillary leisure spaces.
2. To maximise the provision of on-site parking, ensuring the development operates efficiently and in accordance with relevant planning and highway requirements.
3. To deliver a high-quality recreational facility that promotes health and wellbeing, whilst integrating appropriately within the existing industrial context.

3. Site Location

The proposed development site is situated alongside Consort Way in Burgess Hill, within a well-established industrial and commercial area of the town. Burgess Hill is located in West Sussex, approximately 10 miles north of Brighton and 45 miles south of London, providing strong regional connectivity.

The site benefits from close proximity to key transport routes, including the A273 and A23, allowing efficient access to the wider road network, including the M23 and the South Coast. Public transport services are also available nearby, with bus and rail links enhancing accessibility for visitors and staff.

Nearest Bus Stops: Located along Albert Drive, approximately a 4-minute walk from the site.

Nearest Train Station: Burgess Hill Station, approximately a 20-minute walk from the site.

The immediate area comprises predominantly industrial and commercial units, including occupiers such as DPD, Roche, and Edwards Vacuum. The proposed change of use to a padel court facility is considered compatible within this context.

The site is located within reasonable proximity to local amenities, including retail and food outlets. Existing infrastructure, including utilities and road networks, is well established.



4. Design

4.1 Use

The proposed development involves the change of use of the existing unit from Class B8 (storage and distribution) to a padel court facility.

The building will be repurposed to accommodate four indoor padel courts, together with associated reception, changing facilities, and ancillary leisure spaces.

A new mezzanine floor is proposed within a small portion of the building to provide additional ancillary accommodation.

The facility will operate as a recreational sports venue catering for casual and organised use.

The proposed use is considered compatible with the surrounding commercial and industrial context.

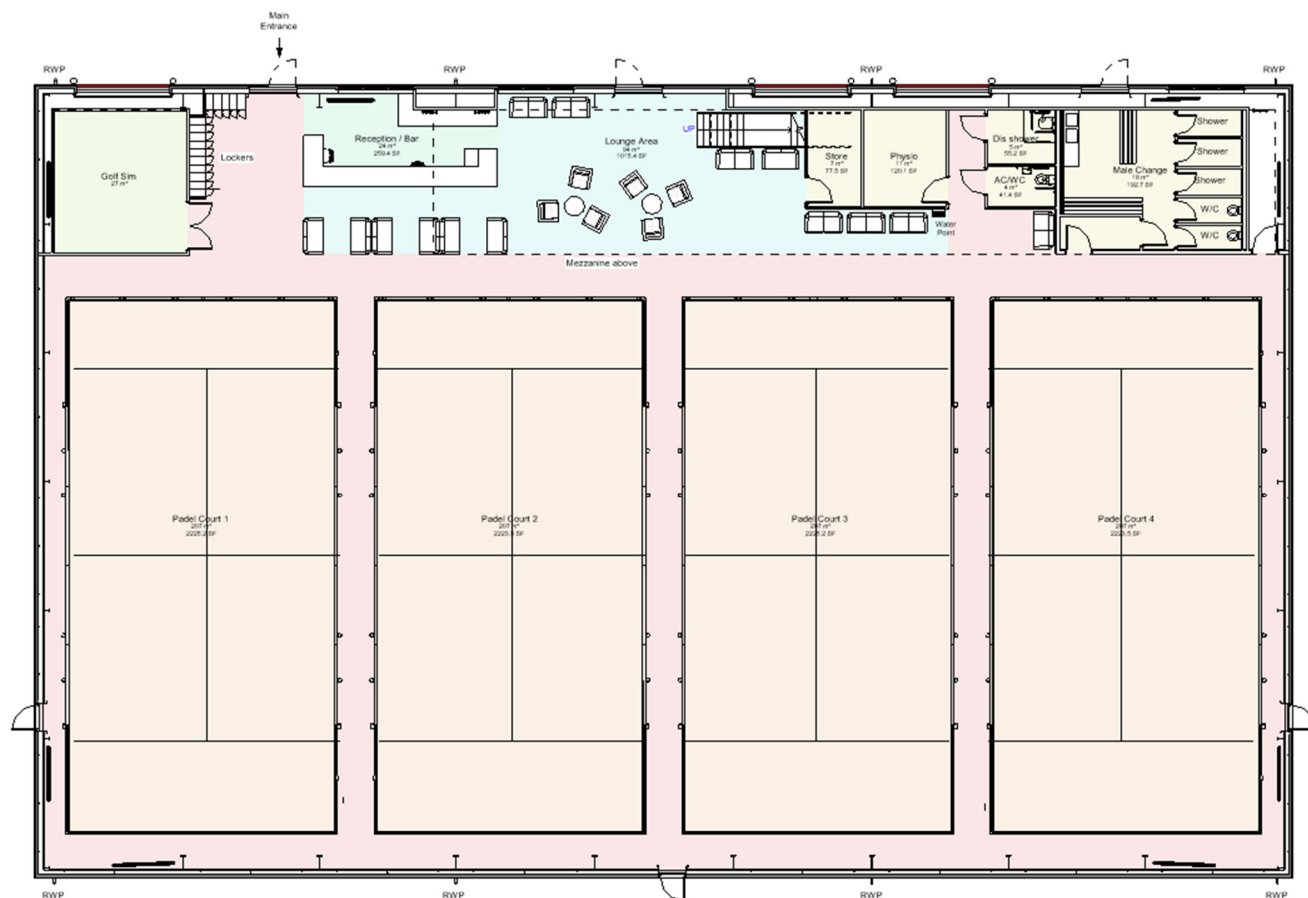


Figure 1 Proposed Ground Floor Plan

4.2 Amount

The proposal comprises the change of use of the existing building to accommodate four indoor padel courts, together with associated ancillary facilities.

A small mezzanine level is proposed within part of the building.

No extension to the building footprint or external alterations are proposed.

4.3 Size of Building

The proposal relates to the reuse of the existing building, with no extension proposed.

Existing building footprint: 1,434.6m²

Existing site area: 2,744.6m²

All areas are approximate.

4.4 Scale

The scale of the building will remain unchanged.

The existing double-height space is suitable for padel courts.

The mezzanine will be internal only and will not affect external height or appearance.

4.5 Site Layout

The site is accessed via Consort Way, leading into an existing car park serving the unit.

The proposal retains the established access arrangements, with the parking layout reviewed and enhanced to provide additional on-site parking to support the proposed use.

Pedestrian access is provided via the existing entrances, with level thresholds maintained to ensure safe and convenient access.

Adequate provision is maintained around the building for emergency access and means of escape, in accordance with Part B of the Building Regulations.

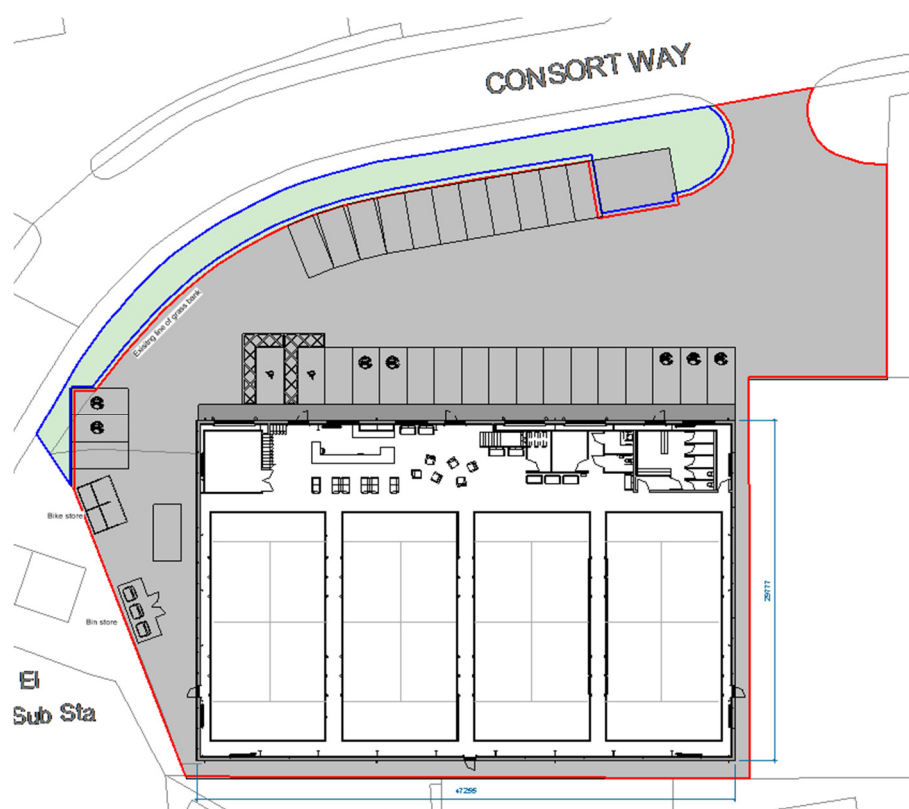


Figure 2 Proposed Site Plan

4.6 Appearance

No changes to the external appearance of the building are proposed as part of this development.

The existing materials, including wall cladding, roof finish, and external elements, will be retained in full, preserving the established character of the building within the wider industrial context.

All proposed works are internal in nature, and the required fit-out to accommodate the padel courts and associated facilities will not result in any alteration to the external form or appearance of the building.



4.7 Site Approach and Connections

The site is accessible via Consort Way and benefits from good connectivity by a range of transport modes, including private vehicle, pedestrian, cycle, and public transport.

Existing pedestrian routes provide safe and convenient access to the building, with nearby bus stops and Burgess Hill railway station supporting access by public transport.

4.8 Site Levels

The site is generally level.

No changes to levels are proposed.

5. Access

The development has been designed to ensure inclusive and convenient access for all users.

Step-free access is provided from the existing car park into the building, with level thresholds maintained at entrances.

Internal circulation routes have been carefully considered to allow clear and efficient movement between the courts, reception, and changing facilities.

Accessible WC and changing facilities will be provided in accordance with Part M of the Building Regulations, ensuring the building is usable by all visitors regardless of mobility.

6. Transport and Parking

Access via Consort Way is retained.

Parking and traffic are addressed in the Transport Assessment.

Existing cycle parking is available on site and will be retained as part of the development, supporting and encouraging sustainable modes of travel.

10. Conclusion

The proposed development represents the sustainable reuse of an existing building within an established industrial area, making efficient use of previously developed land and reducing the need for new construction.

The change of use to a padel court facility will provide a high-quality recreational destination, supporting health, wellbeing, and active lifestyles for the local community.

The proposal involves no external alterations to the building, ensuring the character and appearance of both the site and the surrounding area are fully preserved.

The development has been carefully designed to operate effectively within its context, with no adverse impacts anticipated in terms of access, parking, or neighbouring amenity.