

# St Georges Hill Lawn Tennis Club

Groundskeeper Shed and Padel Court

Design and Access Statement

March 2023



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# 1.0 Introduction



# 1.0 Introduction

## 1.01 Context

St George's Hill Lawn Tennis Club appointed DB3 Architects as Architect to compile this Design and Access Statement in support of the full planning application for the new enclosed Padel Court and Two-Storey Groundskeeper Shed on site of the existing Tennis Club.

## 1.02 Purpose

The purpose of this Design and Access Statement is to describe and present the design intent for the proposed development of the new Padel Court and Groundskeeper Shed.

This statement addresses the requirements of Article 8 of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (As Amended) regarding Design and Access Statement to accompany planning applications of this nature.

This document is also submitted to meet the requirements of Section 62 of the Town and Country Planning Act 1990, inserted by the Planning and Compulsory Purchase Act 2004 which came into force on 10th August 2006. It takes account of the advice set out in DCLG circular 01/2006, "Guidance on changes to the development control system." It has also taken account of the CABE Publication, "Design and Access Statements – How to write, read and use them." The planning application to which this Design and Access Statement relates is seeking Full Planning Consent for a 'Development of a new Sport and Leisure Facility'.

This report should be read in conjunction with the supporting planning application drawings and reports submitted as part of the planning application.

## 1.03 Approach

This Design and Access Statement will seek to demonstrate how the design proposals submitted for the planning application have been informed by the following stages:

**ASSESSMENT** – with reference to national and local planning policies the site and its surroundings is assessed and reviewed; these include the physical, social and economic characteristics.

**EVALUATION** – the design proposals presented in this document have been developed after reviewing the information contained within this and the supporting documents.



[www.maps.google.co.uk](http://www.maps.google.co.uk)



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## 2.0 Evaluation





# 2.0 Evaluation

## 2.01 Overview

- 3 x Padel courts
- Groundskeeper shed
- Storage
- Staff kitchen
- Staff W/C and showers
- DDA W/C

## 2.02 Site Introduction

The site is located in the Borough of Elmbridge in Surrey, around 17 miles south west of central London. The proposed Padel Courts and Groundskeeper Shed will be located to the East of the grounds of the existing Tennis Club. Both the Padel Courts and Groundkeeper Shed will be accessed from Warreners Lane and East Road in the exclusive gated estate of St George's Hill.

The site is located north of Surrey, with good links to Central London as well as being easy driving distances from near by towns and villages such as Hersham, Epsom and Oxshott.

The site can be accessed via M25 meaning it can be accessed from further afield, through Addlestone. Access can also be made via the A245, through Cobham.



www.maps.google.co.uk

Aerial view of the proposed development area



www.maps.google.co.uk

Location of the proposal development within the club grounds



# 2.0 Evaluation

## 2.03 Site Photographs

2.03.1 View looking towards to proposed site from road

2.03.2 View looking towards site area from corner of the tennis court

2.03.3 View from carpark towards proposed site

2.03.4 View from access road within the grounds towards proposed site



2.03.1



2.03.2



[www.maps.google.co.uk](http://www.maps.google.co.uk)

Aerial view of proposed site with site photographs annotation



2.03.3



2.03.4



# 2.0 Evaluation

## 2.04 Site Analysis

Initial consideration was given to the sites' constraints and opportunities, which were summarised as being:

### Constraints:

- *An existing tennis court will be lost to make way for the new Padel Courts*
- *Padel Courts are likely to be visible from neighbouring houses*
- *The existing buildings are not fit for purpose*

### Opportunities:

- *The existing sheds and portacabins will be replaced with better quality, more attractive buildings*
- *A new storage area will help keep any groundskeeper equipment out of sight*
- *Staff will have an updated dedicated area to rest*
- *Outdoor Padel Courts will add extra amenities for members of the club*



Opportunities and Constraints diagram







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## 3.0 Design Summary

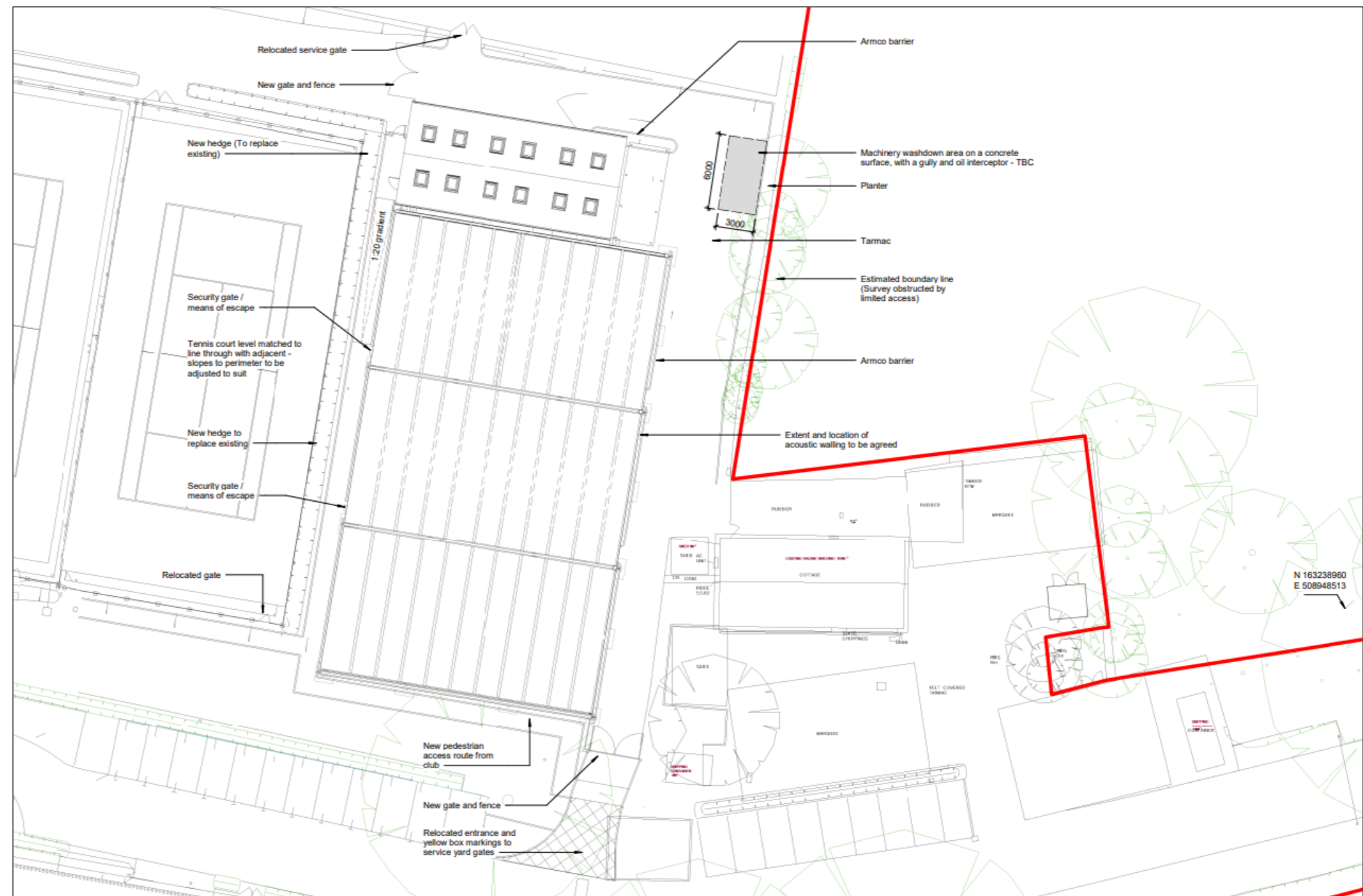


# 3.0 Design Summary

## 3.01 Masterplan

The key design aims of the proposal are;

- Fully accessible, family friendly active environment that promotes a healthy, social lifestyle.
- Safe and secure for members to use facilities in state-of-the-art spaces.
- Encourages the local community members to attend the Club for more reasons other than just to play tennis.
- Staff and Groundskeepers will have a dedicated space to rest and store specialist equipment to help maintain the grounds of the club.
- New landscaping to provide better access Padel courts and contains staff areas.



GA Plan of proposed development



## 3.02 Design Principles

The driving concept is to provide an attractive and usable development with a clear entrance, good accessibility and a clear connection with the site and associated activities. The design approach is to provide a simple layout partnered with a clean design, noting the restrictions of the site.

The visual integration of the facilities was one of the most important guiding principles for design decisions, and led to the creation of an entrance space which provides direct access to the new facilities. New Padel Courts will be directly accessed from the existing main pedestrian pathway of the site, with a new pedestrian pathway being created to provide convenient and easy accessible entrances to the courts.

The Groundskeeper Shed will be located to the rear of the Padel Sheds with access to the new Padel Courts, existing tennis courts and existing leisure building. There will be a designated area to the rear of the shed to allow staff to clean down equipment before being stored. This area will be out of site and off limits to club members but located conveniently for staff and groundskeepers.

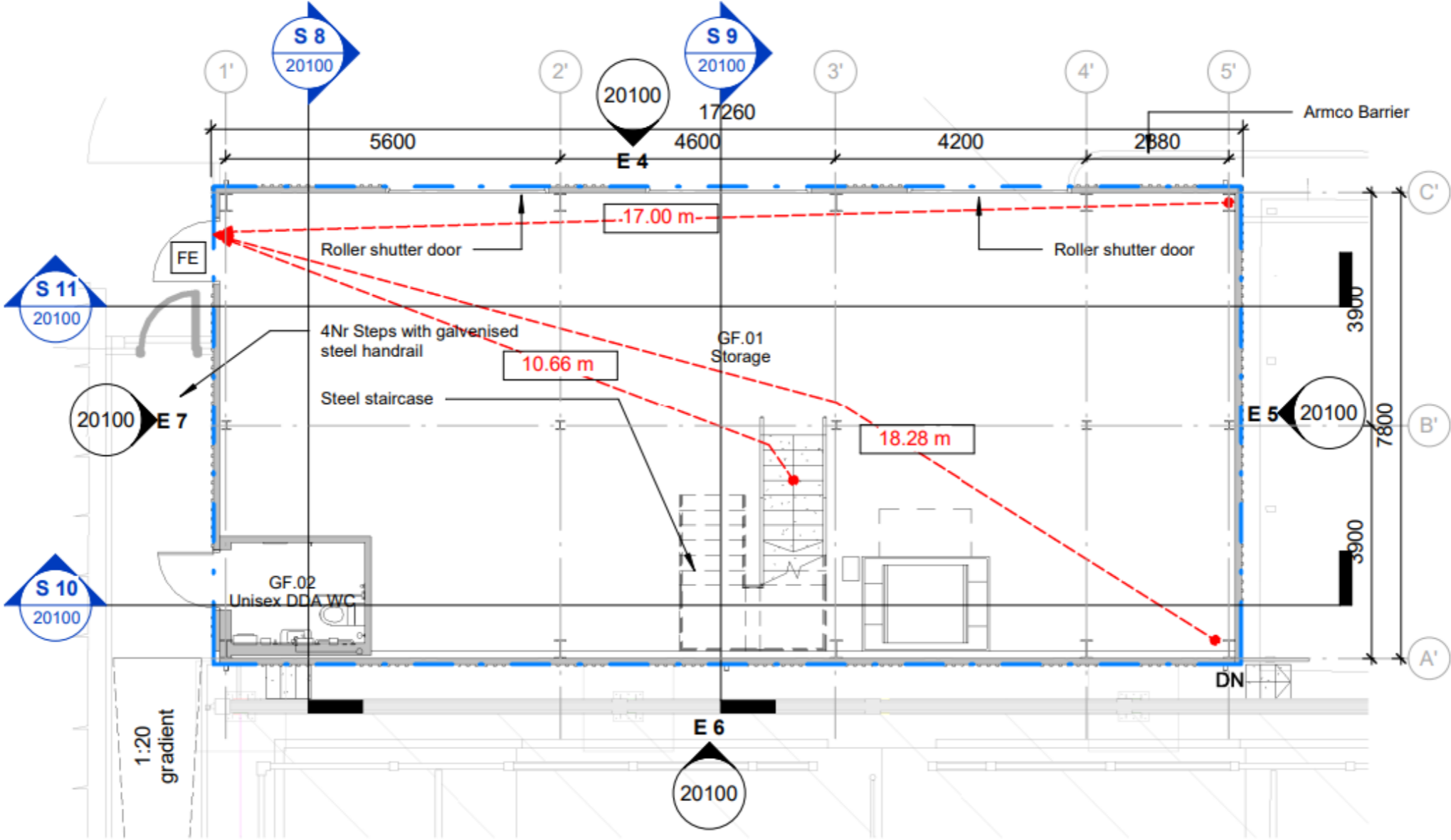
The Padel Court and Groundskeeper Shed have been designed to take advantage of its surroundings, it will be contained within the site but kept separate from the original Clubhouse that has been there since 1913, when the tennis club first opened.



Padel court  
and  
groundskeeper  
shed



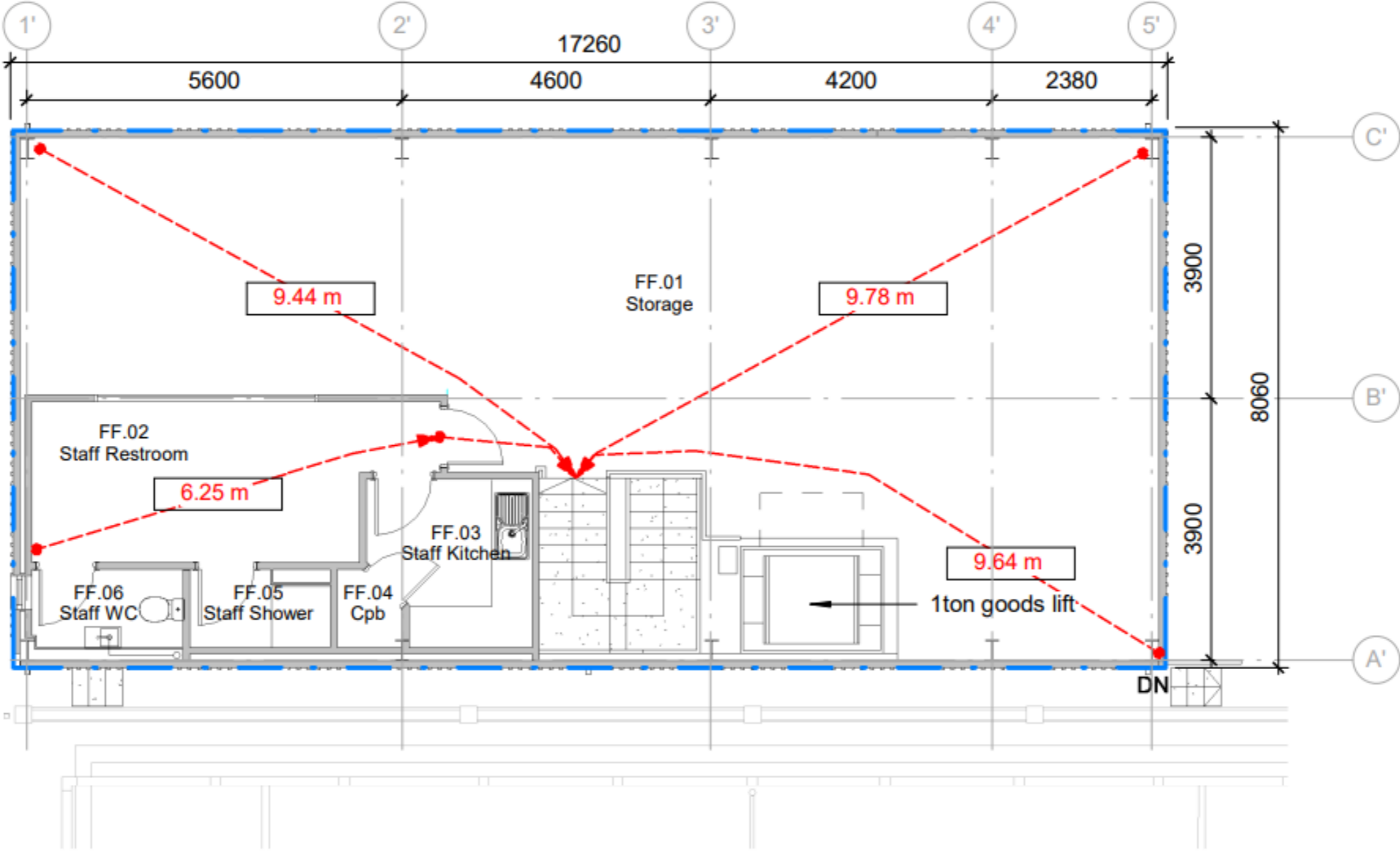
# 3.03 Floor Plans (Groundkeeper Shed)



**GA Groundskeeper Ground Floor**

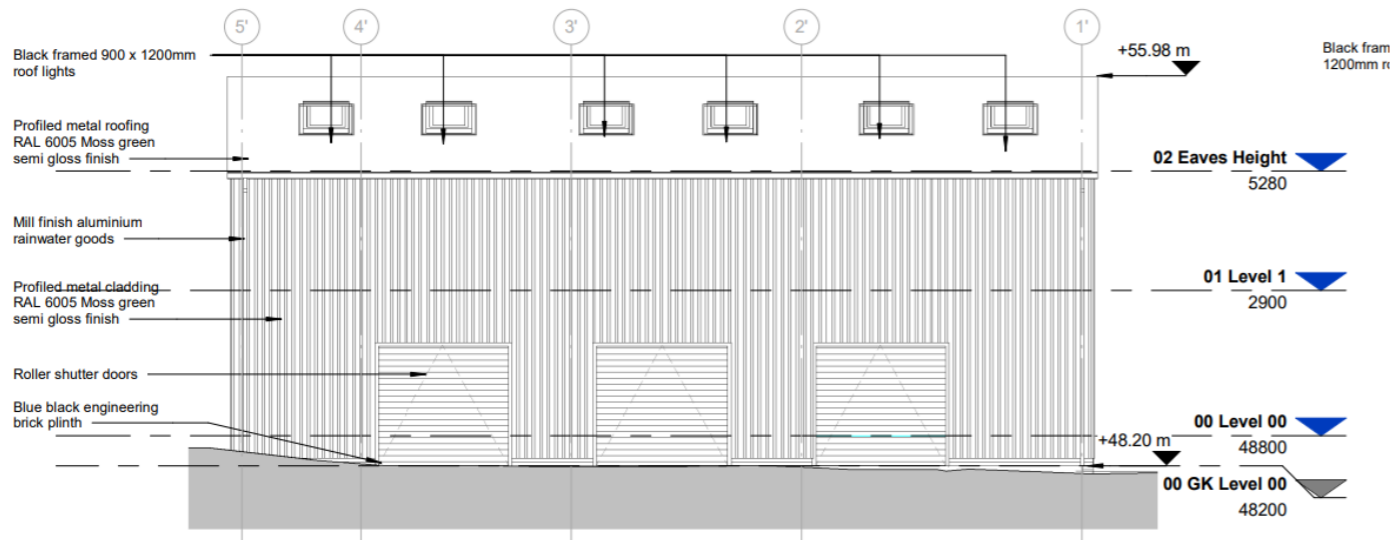


# 3.03 Floor Plans (Groundkeeper Shed)

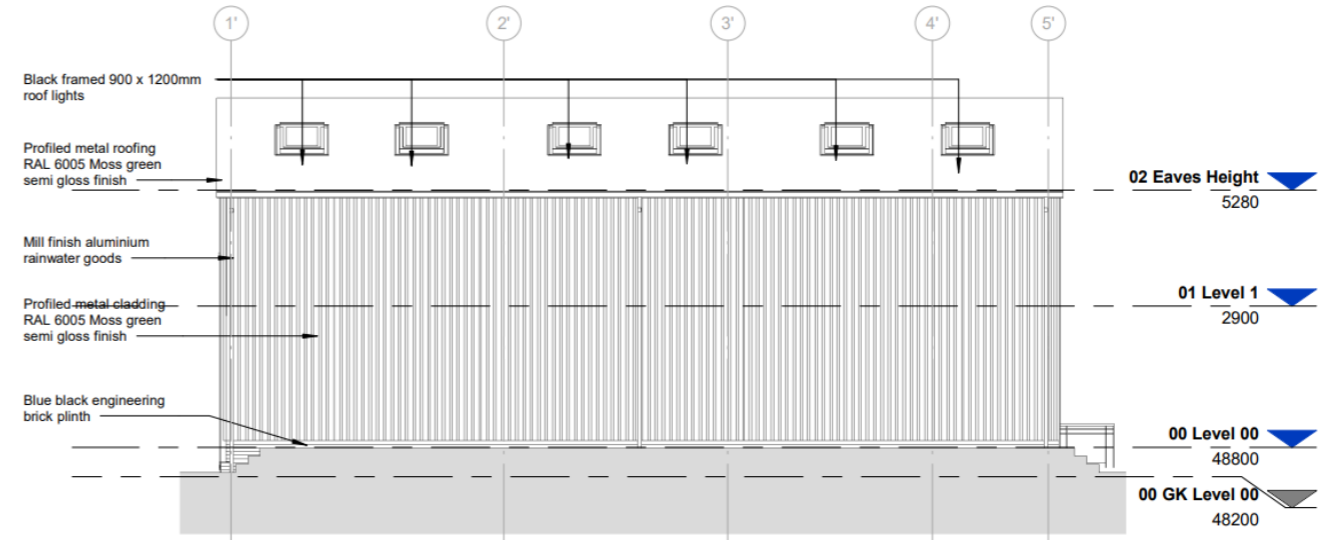


**GA Groundskeeper First Floor**

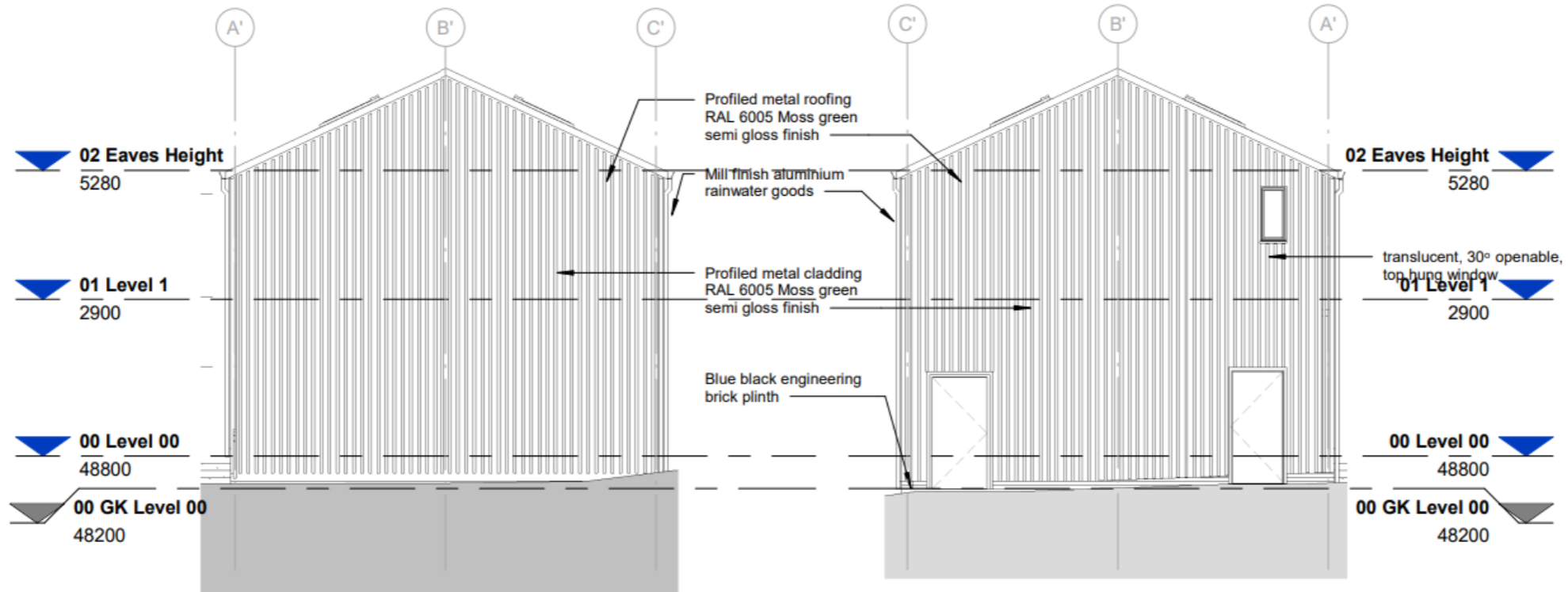
# 3.04 Elevations (Groundkeeper Shed)



North Elevation - Groundkeeper



South Elevation - Groundkeeper

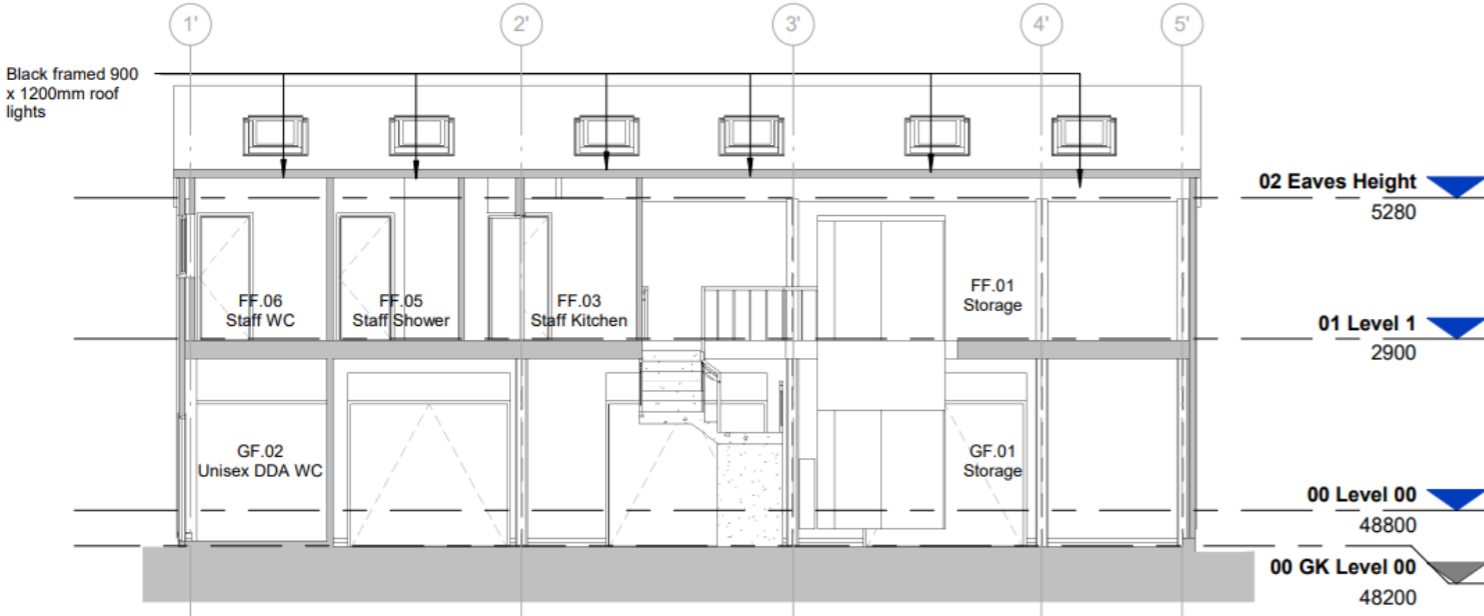


East Elevation - Groundkeeper

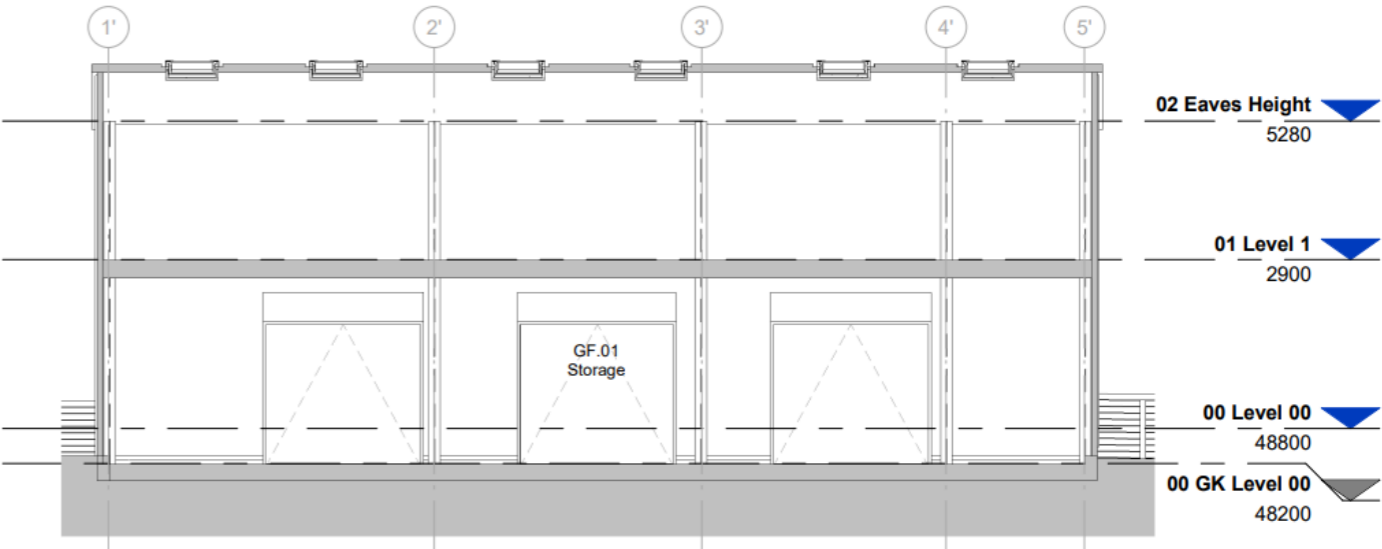
West Elevation - Groundkeeper



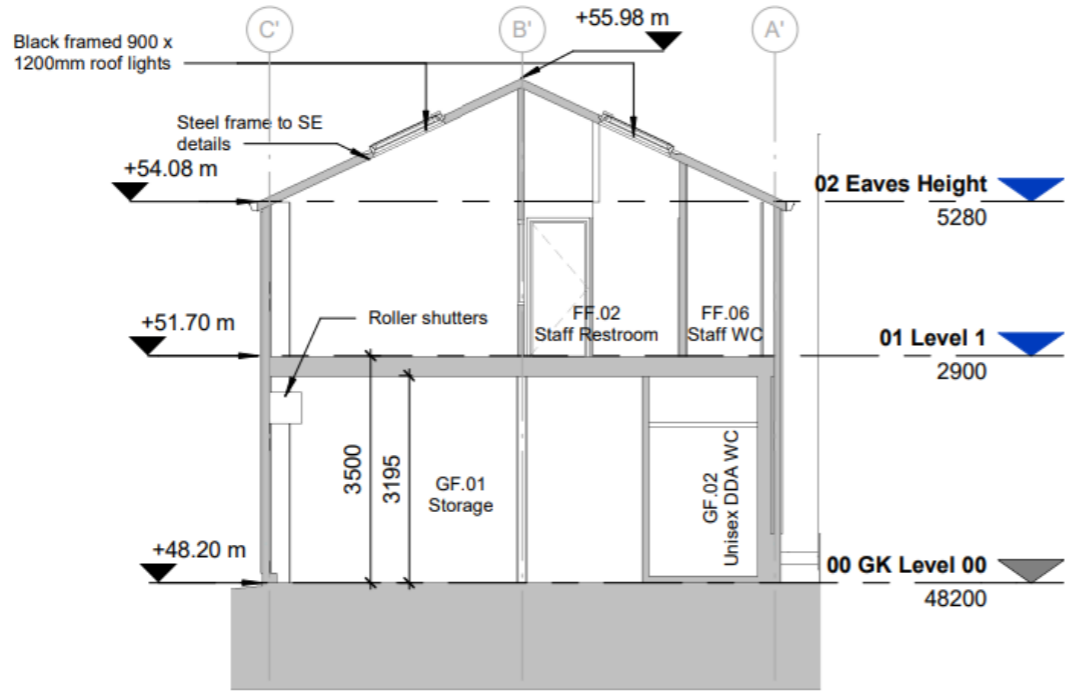
# 3.05 Sections (Groundkeeper Shed)



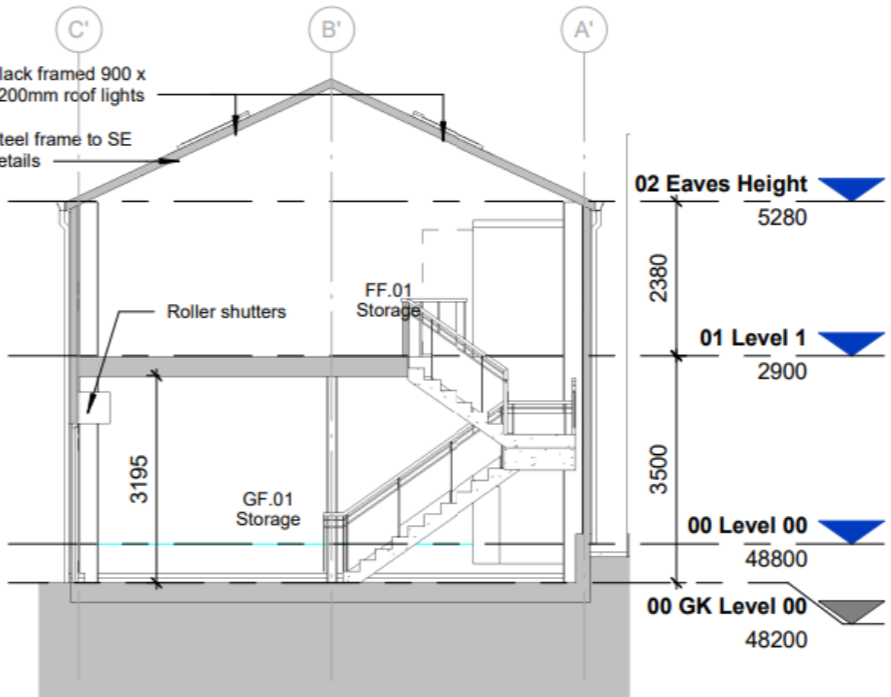
Section 5



Section 7

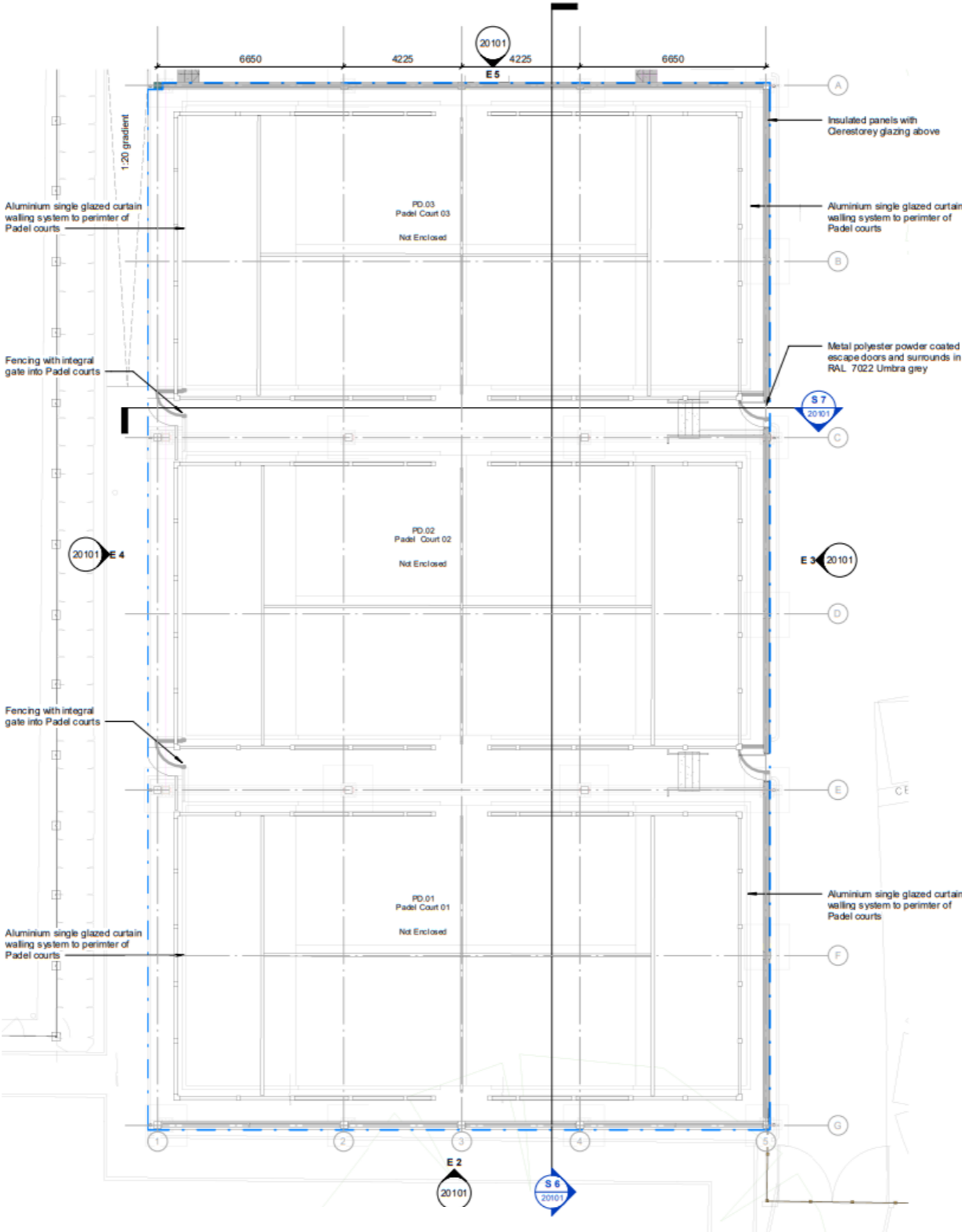


Section 3



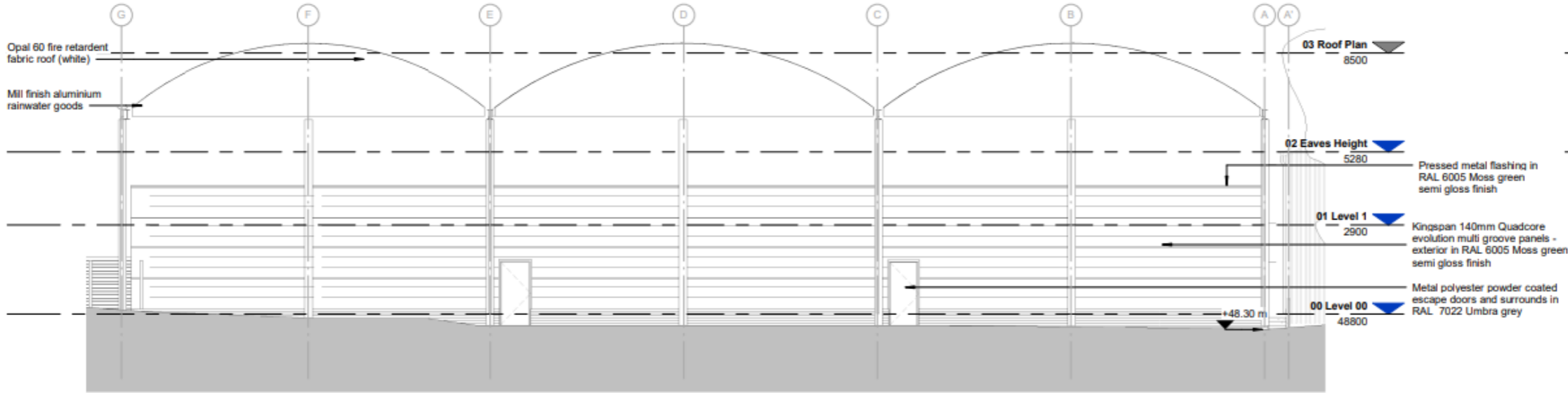
Section 4

# 3.06 Floor Plans (Padel Court)



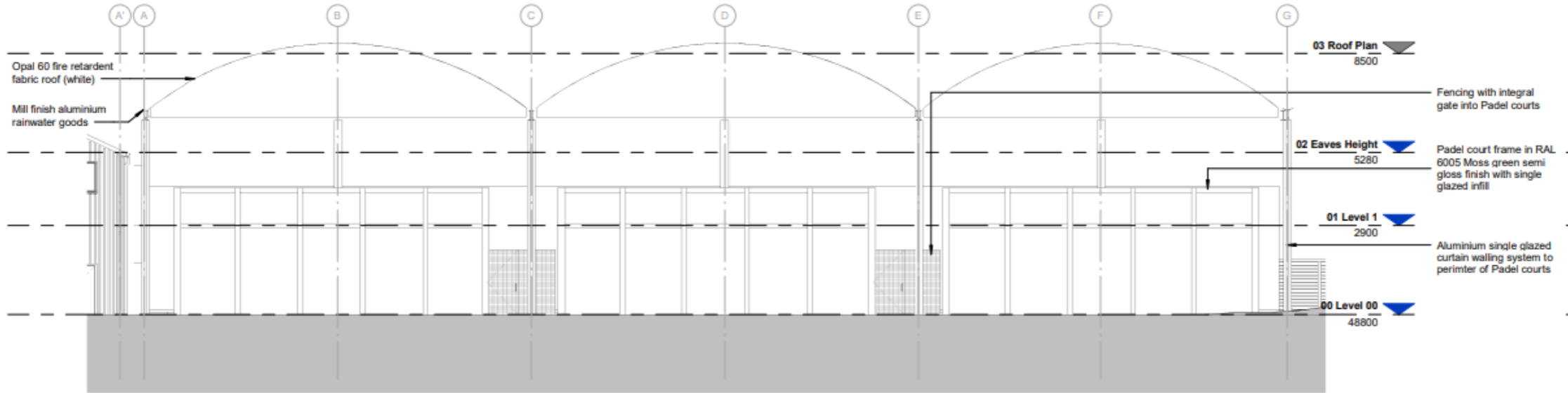
GA Padel Court Ground Floor

# 3.07 Elevations (Padel Court)



**East Elevation - Padel Court**

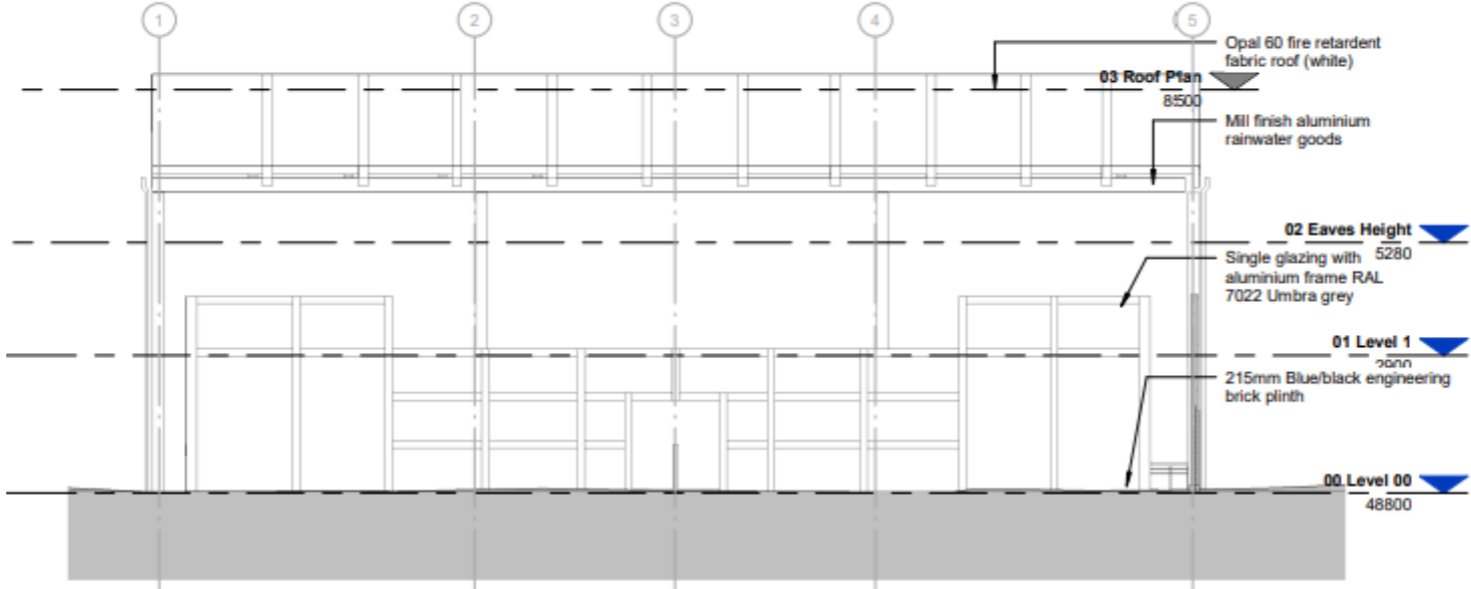
1 : 100



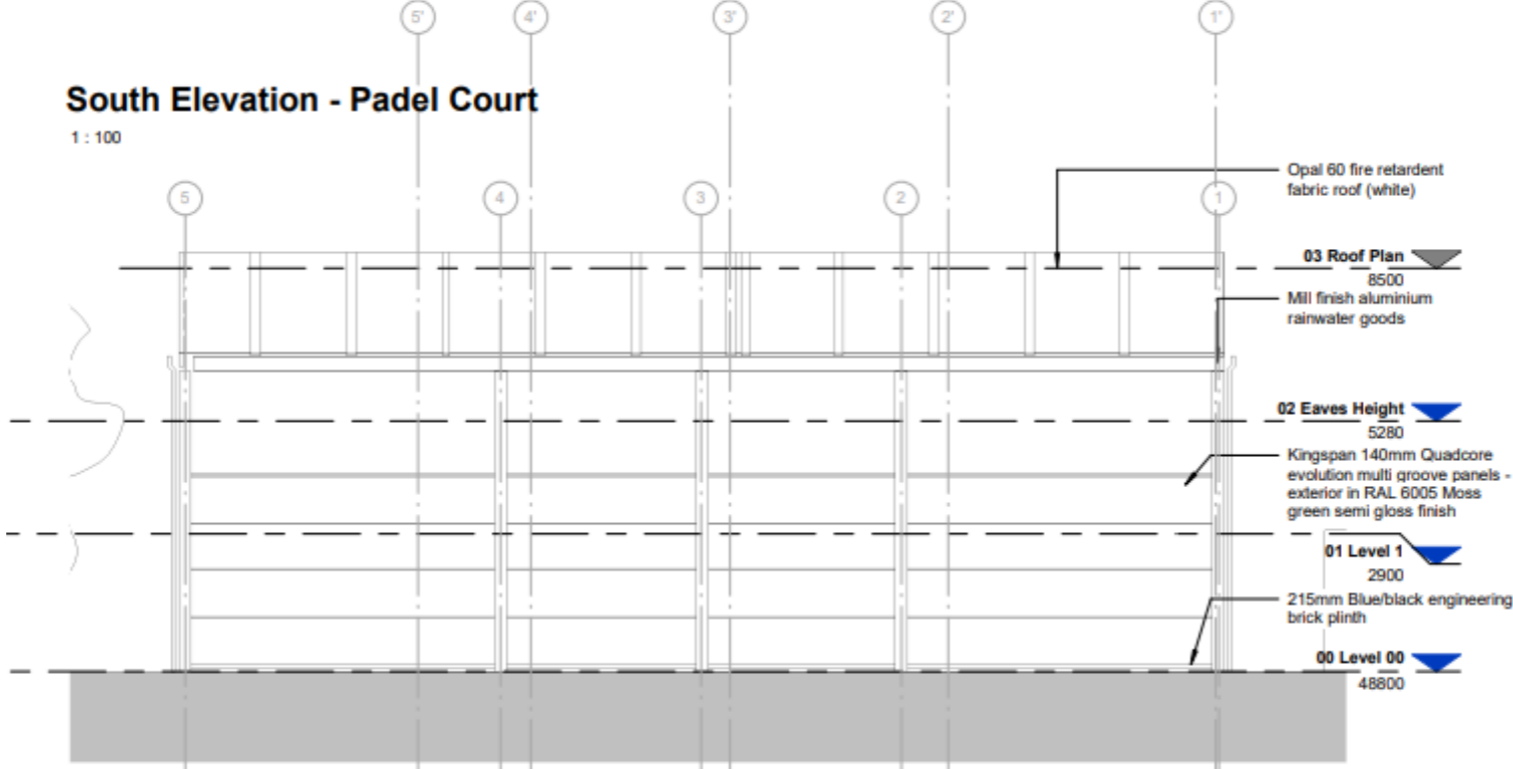
**West Elevation - Padel Court**



# 3.07 Elevations (Padel Court)



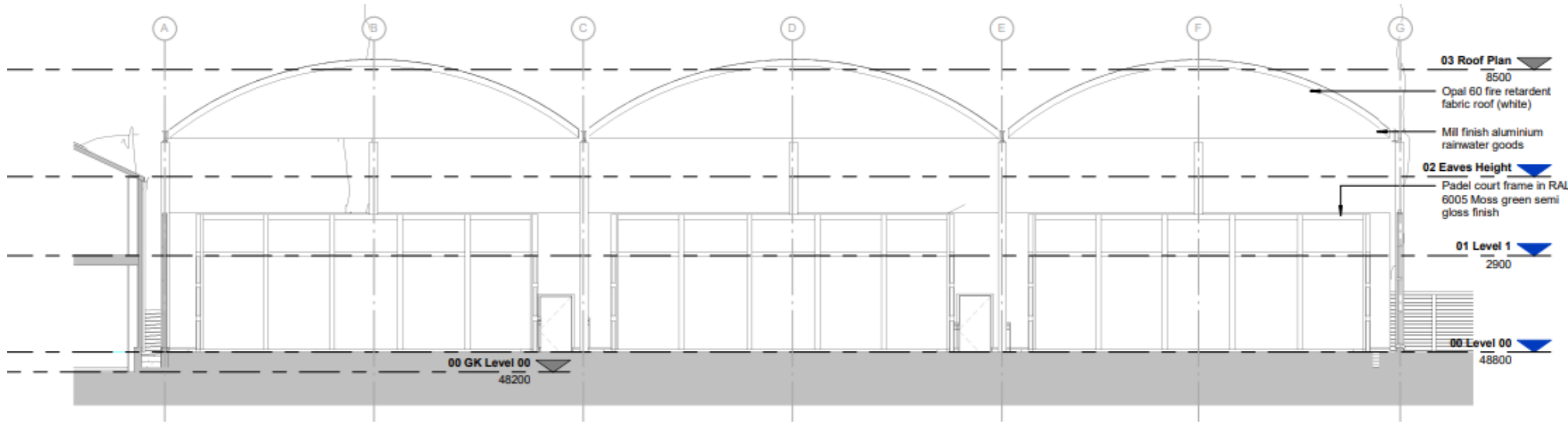
**South Elevation - Padel Court**  
1 : 100



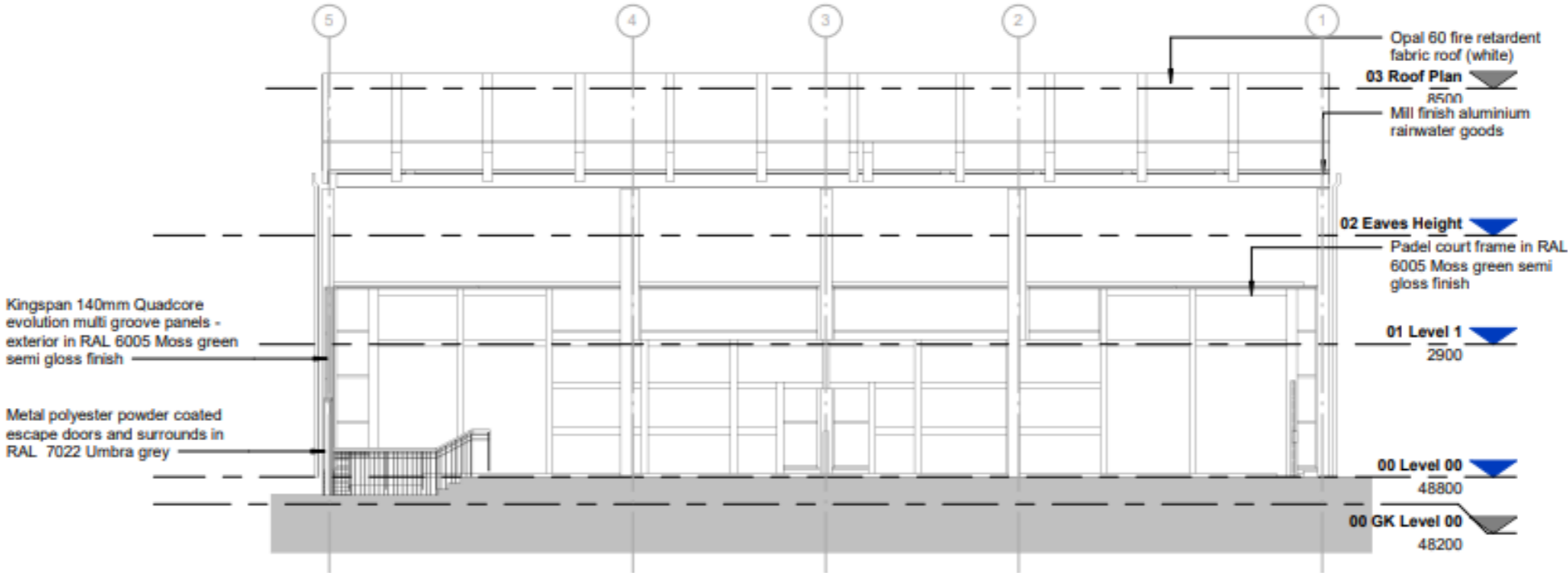
**North Elevation - Padel Court**



# 3.08 Section (Padel Court)



Section AA



Section BB

# 3.09 Façade Details and Materials (Padel Court)

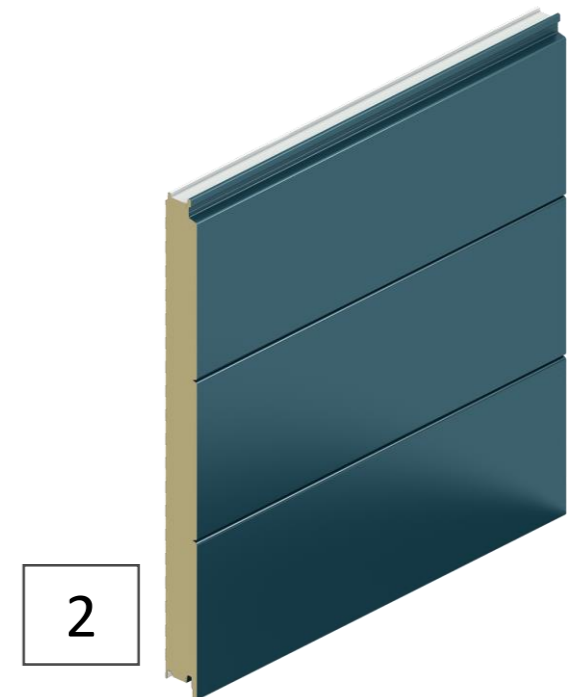
1 Opal 60 fire retardant fabric roof (white) as covering to all proposed Padel courts

2 Kingspan 140mm Quadcore evolution multi groove panels - exterior in RAL 6005 Moss green semi gloss finish to the east and north elevations

3 Glazing with aluminum frame RAL 7022 Umbra grey to west elevation in between fencing with gates

4 RAL 7022 used on door and window frames

5 Mesh wire fencing with gate





# 3.09 Façade Details and Materials (Groundskeeper Shed)

1 Black framed roof lights

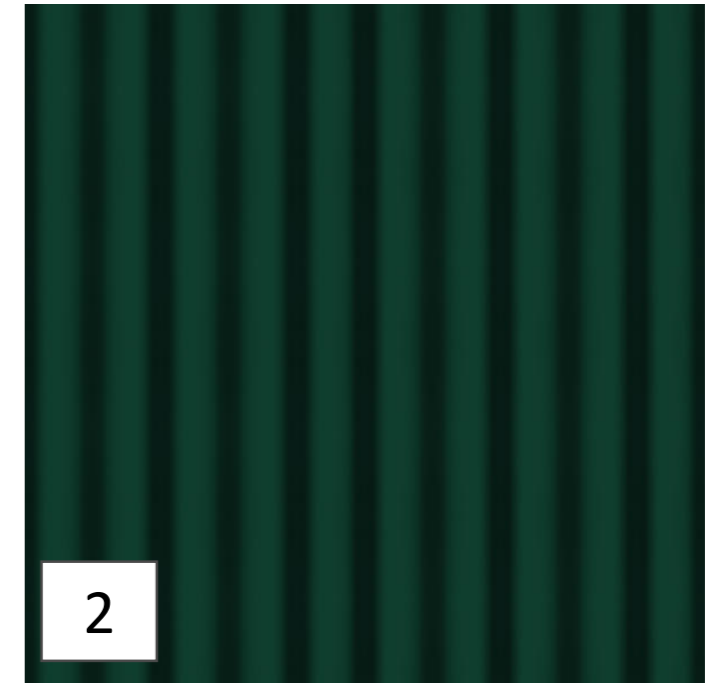
2 Profiled metal roofing RAL 6005 Moss green and Profiled metal cladding RAL 6005 Moss green

3 Roller shutter door in RAL 6005 Moss Green

4 RAL 6005 to be used across the building



1



2



3



4

## 3.10 Access

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- The design will comply with the requirements of the Equality Act 2010, Code of Practice BS 8300 and the requirements of Approved Document Part M of the Building Regulations. A key driver of the decision to relocate fitness facilities outside of the existing clubhouse is the difficulty of achieving vertical circulation to facilitate DDA access to the multiple floor levels within the building.
- The surfaces throughout the facility will be suitable for wheelchair users and ambulant disabled people, facilities the Club desperately needs, and the existing fitness facilities built within the adapted c100 year old Clubhouse, are not suitable for wheelchair access and are heavily restricted for disabled users, as an issue the Club is concerned about and wants to correct.
- The team will consider the needs of potential customers and staff including those who may have a wide range of disabilities, including:
  - People with mobility impairment
  - People with visual impairment
  - People with hearing impairment
  - People with learning disabilities
- **Access**
- The current site has vehicular access from Warreners Lane and East Road. This will be unaffected by the proposed works. Club members and staff will be able to access by foot from the main access way for the site.



## Contact

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