

DESIGN & ACCESS STATEMENT

Proposed Padel Club at Stand Cricket & Tennis Club, Hamilton
Road, Whitefield, Manchester M45 7WF.

FLH Architectural Services

September 2024

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1. INTRODUCTION

The Design & Access Statement has been prepared by FLH Architectural Services and submitted in support of a detailed planning application for: the Stand Cricket & Tennis Club, Hamilton Road, Whitefield, Manchester M45 7WF

The Design & Access Statement will attempt to explain the design principles and concepts that have been applied to the proposed development, and also demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. This shall be covered in the following areas:

- Existing Appraisal of the Building - location and context.
- Layouts - The layout of buildings within the proposed development.
- Appearance - The appearance of buildings.
- Scale - The precise height, width & length of buildings.
- Access - Access - Access to & within site for vehicles & pedestrians.
- Landscape - Landscape proposals.

2. EXISTING APPRAISAL OF THE BUILDING - LOCATION AND CONTEXT

Stand Cricket Club were established in 1853, and we are located on the fringes of the town centre in Whitefield, Bury between Hamilton Road and Higher Lane.

The Manchester cricket club were founder members of the Northwestern Cricket league which was formed into the Lancashire and Cheshire Cricket League until 1992. They then became a member of the Central Lancashire League between 1993 and 2004 in which Stand CC had limited success (highest position 4th 1995), moved into the Lancashire County League for the 2005 season.

Since joining the LCL the club have won the Walkden Cup (2008), the Hulme Trophy (2009), the 2nd XI Last Six Competition (2010) and the 3rd XI League, the Bryden Trophy (2006, 2007, 2008).

Stand are Founder members of the Greater Manchester Cricket League in 2016, winning the Second Division as champions and the First Division Title in 2018.

First Class players have included Warren Hegg of Lancashire County Cricket Club and England, Norman McVicker of Warwickshire CC and Leicestershire CC Hugh Milling of Ireland.

Stand Cricket Club has been long been a favourite venue for private functions and corporate events. The clubhouse overlooks the cricket pitch and is surrounded by protected trees giving the venue lovely outdoor space with plenty of outdoor seating, making it Whitefield's biggest beer garden.

Just moments from the M60 and the Metrolink, we're easy to reach and find – which is just one reason why we're such a popular venue.

There are currently no permanent padel courts in the immediate or surrounding area. We propose to add to the existing sports offering at Stand Cricket & Tennis Club by building an accessible 4-court dedicated Padel facility in partnership with the Cricket Club.

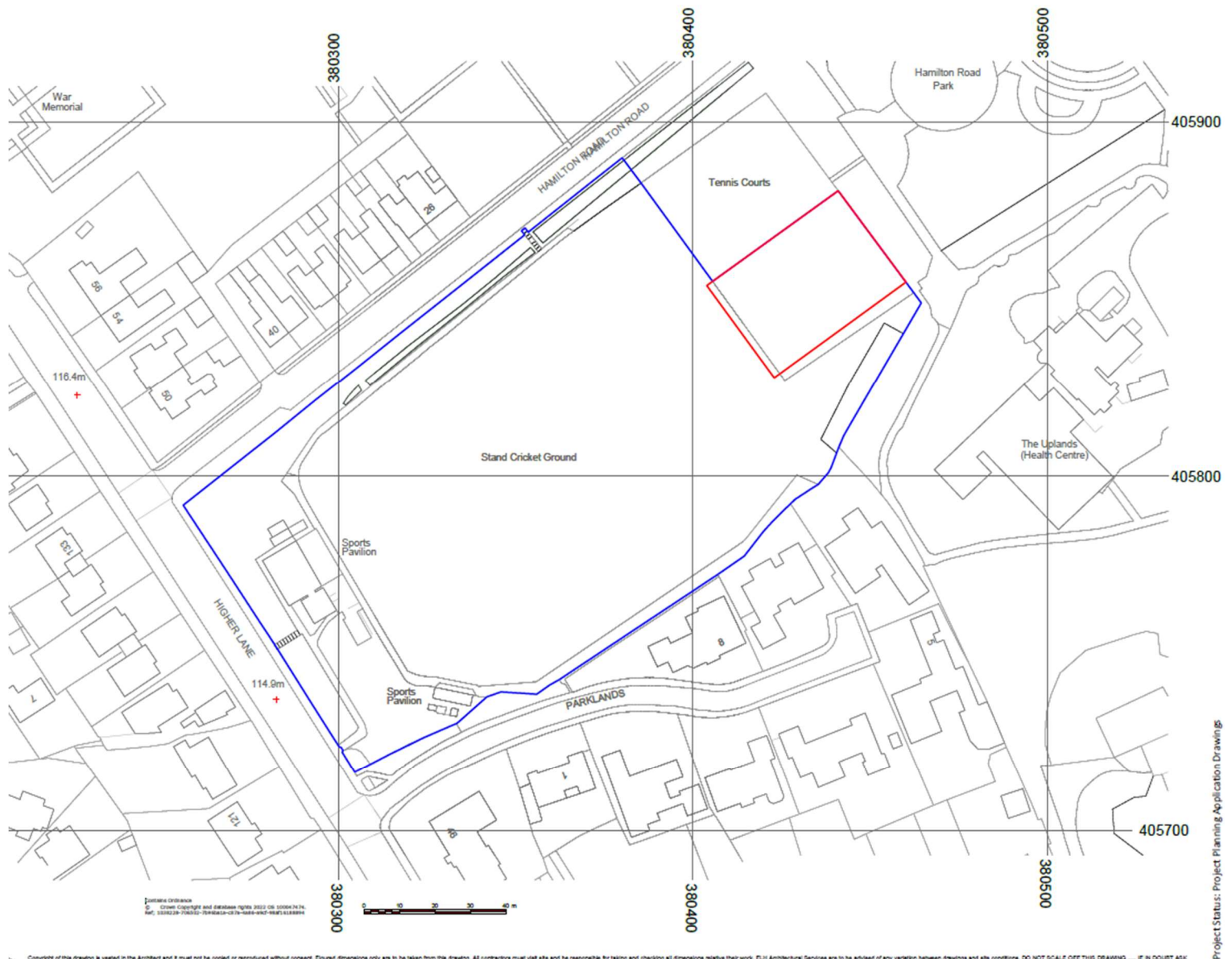
The club will require only basic groundworks with all courts being covered by a lightweight canopy. There will be an additional social space under the canopy to cater for tournaments, club nights and social events for padel players.

The proposed site currently hosts a cricket pitch, nets, and three tennis courts along with childrens play area to the rear of the site.

No adverse impacts from the proposal are currently anticipated, such as a loss of other sporting facilities, removal of trees/ shrubs as the proposed padel courts are to be installed on the space where existing tennis courts were positioned. Nor should there be any congestion arising from a shortage of parking due to the number of public spaces within the surrounding area.

The Stand Cricket & Tennis Club are very supportive of the proposal, particularly because of the benefits it will bring to the community, such as through greater participation in and socialization through padel.

Site Location (Please do note - Not to Scale on this specific document):



Both Site Location Plan (Scale 1:1250) & Block Plan (Scale 1:500) which has been referenced on document A4224-01-03 Site Block Plan & A4224-02-03 Site Location Plan.

3. LAYOUTS - WITHIN THE PROPOSED DEVELOPMENT

An introduction to Padel:

Padel Tennis is a hybrid racket sport which combines elements of tennis and squash. It is very popular in countries such as Spain and Sweden and stands out even amongst other racket sports because it can be picked up easily by anyone, including novices.

As it is played on a smaller court than tennis, mostly as doubles, and is enclosed on all sides it depends less on physical prowess and more on tactics, which allows players who are less physically mobile to participate fully.

Both men and women can easily play together as power has far less advantage.

The game can be easily scaled allowing players who have high level racket skills to still really enjoy playing. Padel can also be picked up relatively easily by non-racket sport players.

Community members who may have tried and given up playing racket sports such as tennis, badminton and squash find it much easier to play competitive rallies in padel quickly so players can really enjoy the sport from the moment they step onto the turf.



Padel within the UK:

In 2019, the LTA (also the national governing body for padel tennis) formally adopted padel tennis into its operations. At the time there were 6,000 active padel tennis players in the UK. By November 2021, this had increased to an incredible 89,000 players. 2023 saw a record number of competitions, with over 200 events across the country, demonstrating the level of interest.

Padel tennis facilities have continued to grow. In December 2023, the LTA confirmed that there were 350 padel courts in the UK, up 600% from 2019. 70 new courts were built in 2022, 130 last year

and similar numbers are expected for 2024. Demand continues to outstrip supply of courts. In the UK, courts are often located in larger cities where the opportunity is seen to be the greatest and not in smaller conurbations such as Whitefield.

By contrast, as of January 2023, Spain had 15,300 courts and Sweden had 4,200, indicating just how much more there is to come in the UK.

Padel in Whitefield:

In 2023, the LTA identified 65,308 adult tennis players in the UK, of which 32,559 played at least once a month. They identified an additional 9,362 children who played at least once a week. This shows the popularity of tennis and the size of the pre-existing market for padel tennis.

Manchester has 27 LTA registered venues, boasting 92 courts. Manchester also has 21 park venues that are bookable, but with only local padel courts available at The Northern, Wilmslow & Huddersfield LTC available to play at. Simply NOT enough.

This is a clear gap in the market in one of the fastest growing cities in the country, both by population and economy. For context, Bristol has a population of over 450,000 and at the time of writing has 33 Padel Courts all which are operating successfully.

Manchester has a population of around 569,000 (2022) which suggests, on a like-for-like basis, even at this early stage that the city could accommodate so many more padel facilities than already exist.

Prestige Padel proposes to build a fully accessible Padel club with 4 outdoor courts, covered with an all-weather lightweight canopy. The club will be open from 7am-10pm on both the weekdays & weekends, 7 days a week (except for Christmas Day and New Year's Day).

The all-weather canopy and floodlights will allow the Community to access the sport all year round, thereby nurturing the habit of regular and consistent participation in sport. The backs of the courts will comprise a combination of 12mm glass panels (for rebound of the ball) and mesh barrier.

Entry to each court will be from the side, close to the net. Spectators will be able to view the game from all sides.

Off-court - In those countries where the sport has become well-established, Padel is often a gateway to socialising with other players. Players frequently gather after a game over a drink, watch other Padel games or other sports on TV at the club. We will therefore incorporate social spaces into the club where members of the community will be able to spectate, mingle and relax. We will use the spaces to hold club social events, mini-tournaments and club nights when we will also make available a variety of alcoholic and non-alcoholic and hot and cold beverages.

On court – We will also have a certified coach whose role will be to provide 1-1 coaching for players really looking to optimise their game or to provide introductory sessions for players new to the sport. They will even help run children's holiday camps. This will really benefit all members of the community irrespective of level, gender, or physical condition and help them to engage and get the most out of Padel.

Community Benefits:

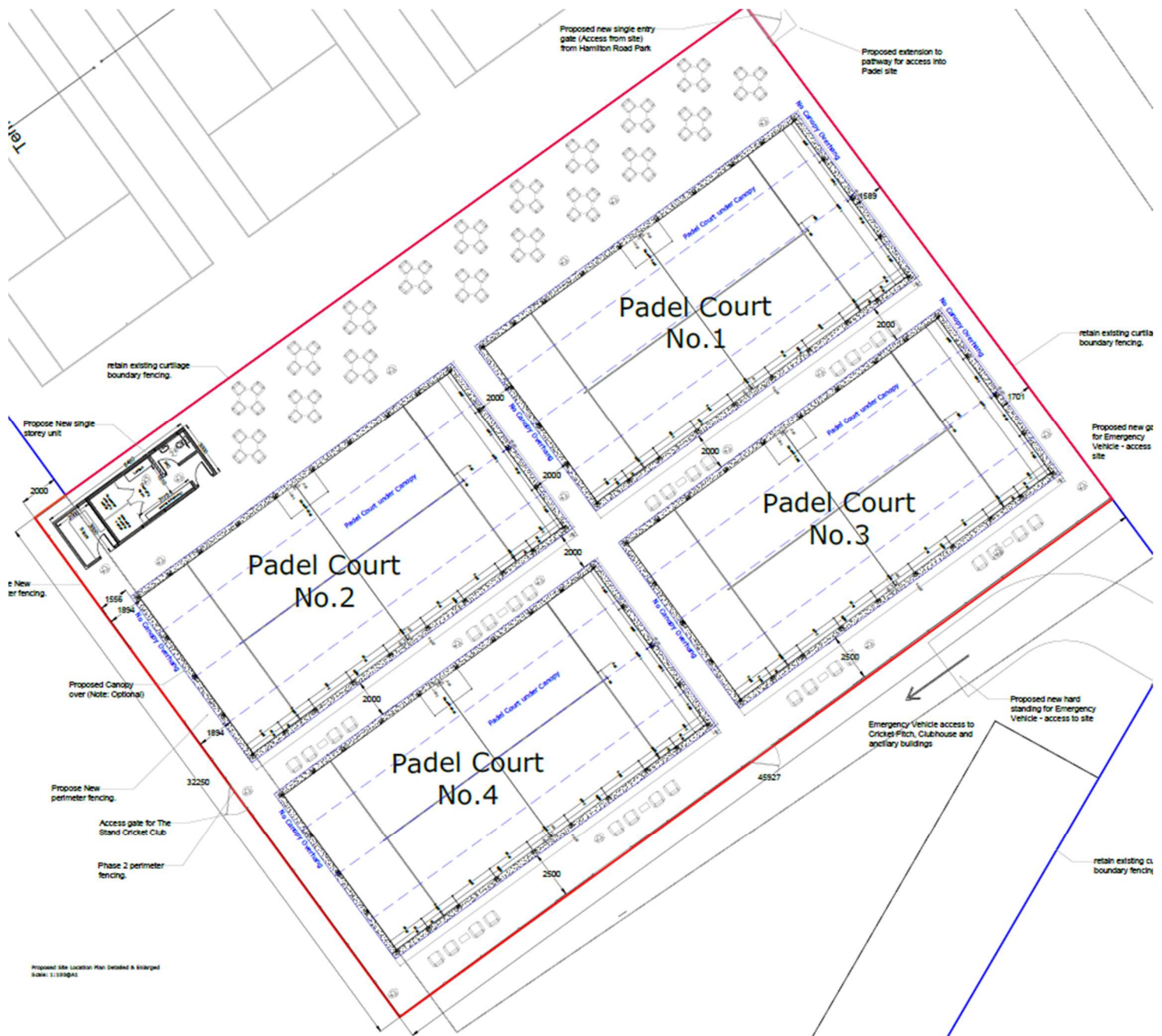
We are determined to encourage and support community participation in Padel.

Base dimensions:

The size of each padel court is prescribed by the LTA as 20m long and 10m wide. The site will resemble an 'L' shape, including viewing areas, outdoor terrace, covered social spaces, accessible toilets and changing facilities. At its longest and widest it will measure 49m and 54m. Whilst all of the courts will be outdoor, all are covered under a lightweight canopy so that people can enjoy the facility throughout the year. The entire club will be enclosed by a security fence.

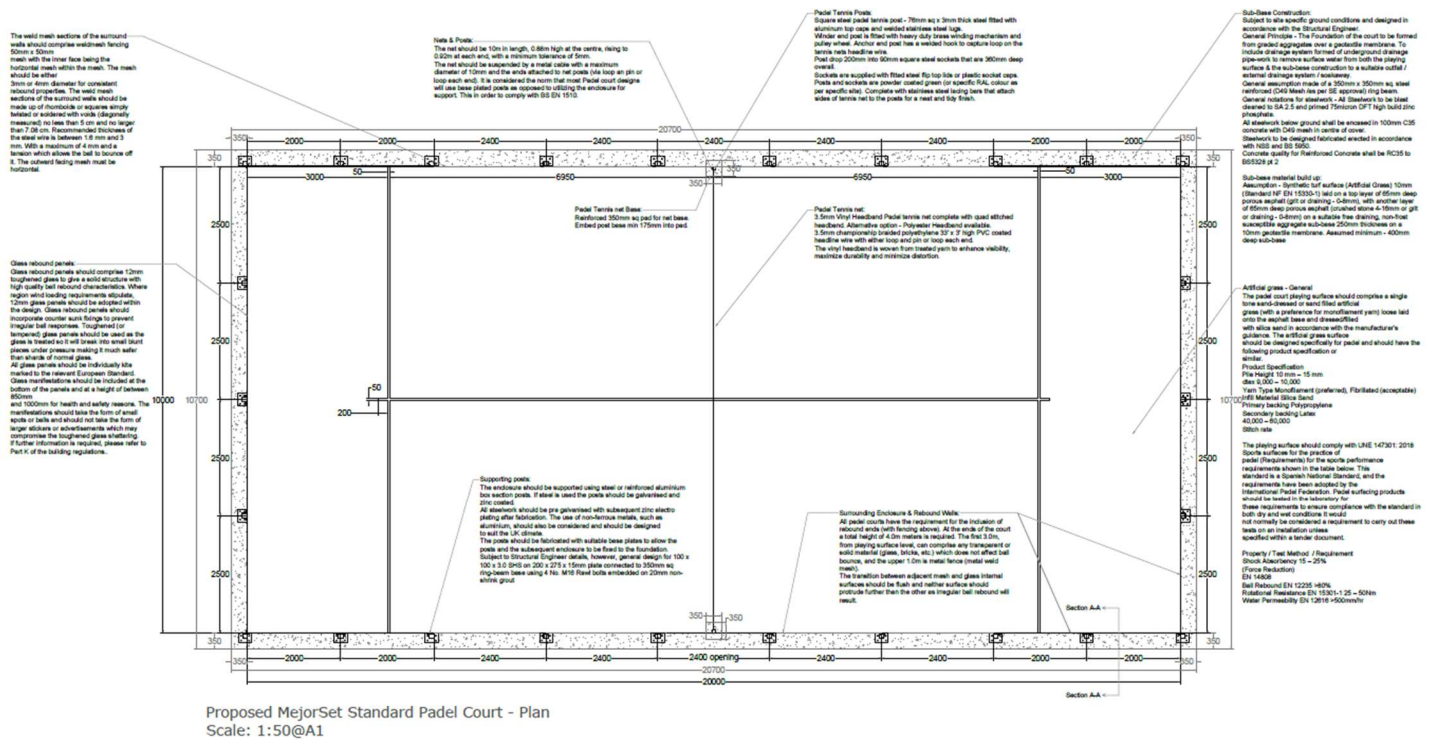
Location of the padel club:

We have proposed to locate the padel club where there were 2 former tennis courts in the ground to the rear of the cricket pitch. The site is 1472 sqm. The area is a flat greenfield site, surrounded by trees and hedges with existing ample car parking spaces on surrounding streets..



Proposed Site Plan showing the layout only.

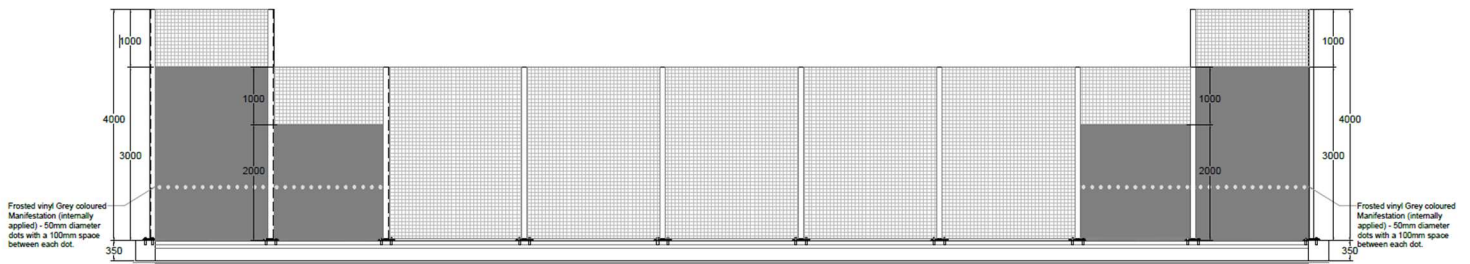
Proposed Padel Court:



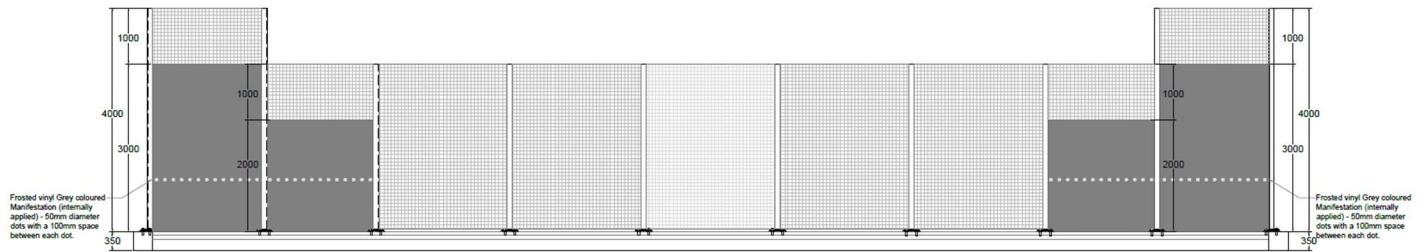
Proposed Padel Court Plan only.

4. APPEARANCE - THE APPEARANCE OF BUILDINGS

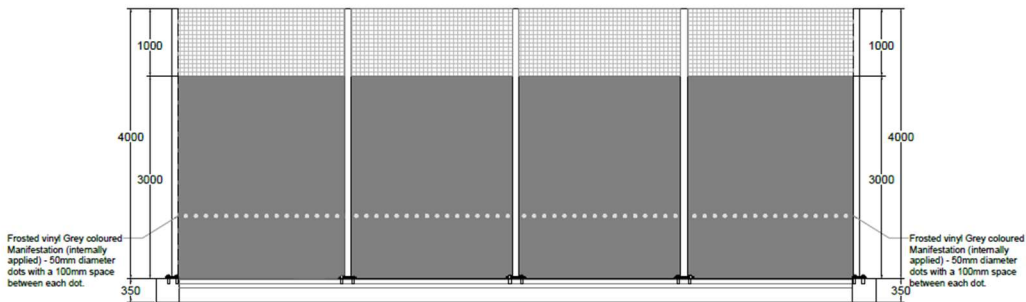
Proposed Elevations of a Padel Court (Please do note - Not to Scale on this specific document):



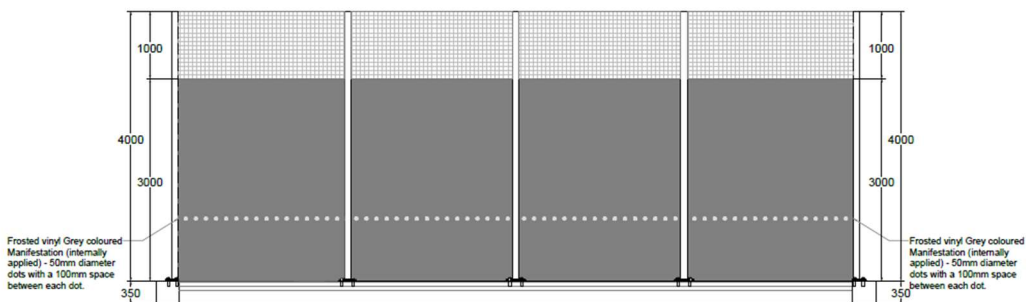
Proposed MejoSet Standard Padel Court - Elevation
Scale: 1:50@A1



Proposed MejoSet Standard Padel Court - Elevation
Scale: 1:50@A1



Proposed MejoSet Standard Padel Court - Elevation
Scale: 1:50@A1



Proposed MejoSet Standard Padel Court - Elevation
Scale: 1:50@A1

All Proposed Elevations have been referenced on document A4224-09-0 Standard Documentation - Elevations.

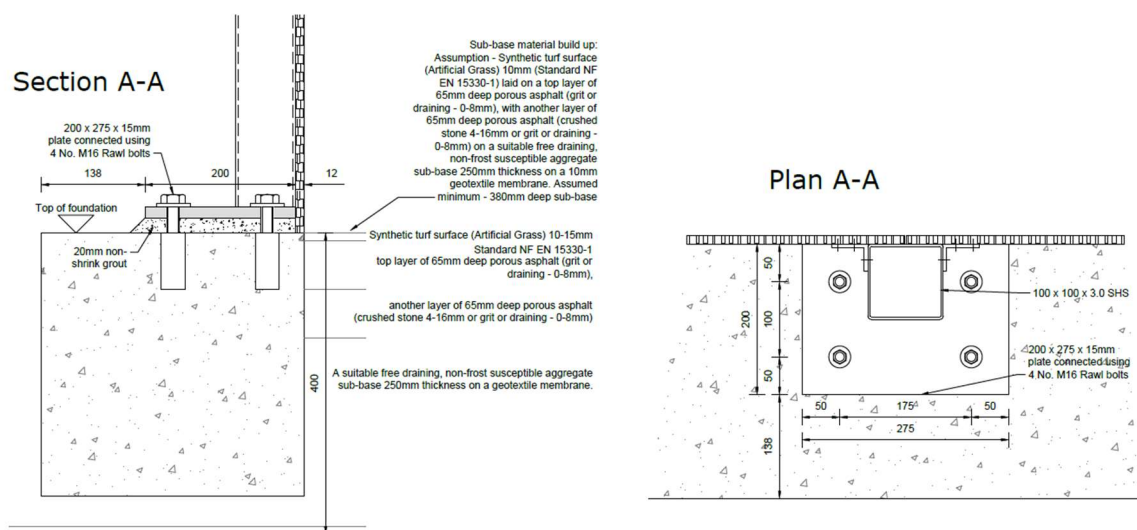
Construction:

The overall construction is light, requiring only groundworks and canopy installation. The total time to build the club is estimated to be 4-5 months. Our contractors have confirmed that both Cricket and tennis matches adjacent to the construction site will not be affected by the build.

Groundworks:

The padel tennis courts will require a flat smooth surface which is well drained and stable. The groundworks are anticipated to take 2-3 months. The process will include laying a hardcore sub-base along with a layer of porous tarmac, covered with an artificial playing surface.

A concrete ring beam will be laid to support 12mm tempered glass which is located around the court for the bounce of the ball.



Example Base Plate Detail
Scale 1:5

Drainage channels will also be laid if considered necessary following the detailed onsite survey. The build will be consistent with the standards laid out by the Sports and Play Construction Association (SAPCA) which will have accredited our groundworks team. These standards have also been adopted by the LTA.

During the build, trucks will need to be on site to deliver both hard core and tarmac, the courts themselves and the canopy. The main traffic will be from trucks delivering materials for the build (hardcore, canopy frame, courts etc) and to remove soil.

There is clear easy access to the site through the rear gated access. No temporary alterations will be required to carry out the groundworks and no trees or bushes will need to be removed.

In the event that the lease is not renewed with the cricket club, we will endeavour to find an alternative use for the space to avoid unnecessary cost and upheaval. In the event that this is not possible, the site will be restored to its original condition through removal of the canopy, courts and groundworks, in consultation with The Stand Cricket Club and in line with SAPCA guidance.

The court and canopy installation are anticipated to take 1-2 months, with laying of the courts taking most of the time.

The canopy will comprise a lightweight construction and cover all of the courts.

The roof will comprise a single layer of un-insulated 700gsm PVC which will allow sufficient light pass-through during light hours to minimise light use. The walls will be made of uninsulated steel sheet. The current design is for a 'Dutch Barn' style canopy where the walls drop down 3m only allowing players to enjoy the natural beauty of the surroundings whilst still being protected from adverse conditions.

Spectators will also be able to easily view padel being played from the outside.

Proposed Visuals:

Technical drawing of a canopy structure, showing dimensions and specifications.

Dimensions:

- Overall width: 27369 with both overhang options; 23977 with one overhang option (either side); 20585 with no overhang either side.
- Overall height: 5490.
- Side overhang options: 3392 (Option for no overhang).
- Internal width segments: 5100, 2600, 5100, 2600, 5100.
- Internal height segments: 6500, 1000, 4000, 3000, 2000.
- Base width segments: 392, 392, 392, 392, 392.

Canopy Material:

- Structure: Anodized powder coated aluminum profile.
- Aluminum profile: 6060T6 alloy.
- Aluminum connecting piece: galvanized steel 4 x 4, 6mm.
- Foundation: connecting bases 200mm x 200mm x 10mm galvanized steel R + 2 coated steel cables.
- Wind resistance: 100km/hour.
- 5 Year Warranty.

Canopy Cover:

- White PVC Canopy Covering.
- Weight: 650 g/m².
- White PVC Canopy with anti-flame treatment M2.
- Thickness: 0.54mm.
- Tensile Strength (ASTM D2268): 1.040 T 200.
- Tear Resistance (ASTM D1571): 15 N/5.
- Cold: No cracks at -25°C.

Canopy Cover:

- PVC Canopy with:
- Weight: 600g/m².
- Reinforced Mesh with Anti-Flame treatment M2.
- Thickness: 0.50mm.
- Tear Resistance: 21.1 kPa.

Additional Benefits:

- No mandatory maintenance.
- Modular structure.
- Public Craft protection.
- Possibility to open all sides.
- Eliminate the humidity on the glass and surface of the canopy.
- Maintenance temperature mild on very hot days.
- The combination of transparent & translucent materials creates a pleasant lighting for sports practice both day and night conditions enabling play all year round.

Fronted vinyl Gray coloured:

- Materialization: internally applied - 50mm diameter.
- Side with a 100mm space between each slit.

Technical drawing of a canopy structure showing a cross-section and elevation. The cross-section shows a gabled roof with a peak height of 9400 mm. The elevation shows a canopy with a height of 6900 mm and a base height of 300 mm. The canopy material is labeled "Canopy Material".

5. SCALE - THE PRECISE HEIGHT, WIDTH & LENGTH OF BUILDINGS

All dimensions are contained within the drawings and images taken from drawings above and can be found on drawings:

- A4224-01-03 Site Block Plan
- A4224-02-03 Site Location Plan
- A4224-04-03 Proposed Site Plan
- A4224-08-0 Standard Documentation – Plan
- A4224-09-0 Standard Documentation – Elevations
- A4224-10-0 Proposed Canopy Cover - MejorSet Padel Court with Lusotendas One-Pro Cover
- A4224-50-O Standard Documentation - Luminaire Photometric Test Report
- A4224-51-O Standard Documentation - Padel Court Lighting Study

6. ACCESS - ACCESS TO & WITHIN SITE FOR VEHICLES & PEDESTRIANS

The Access Statement has been prepared by FLH Architectural Services and submitted in support of the detailed planning application & specifically for the built to meet the requirements of the national Accessibility Standards in category 2 (accessible and adaptable buildings) in accordance with the schedule of the Approved Document M of the Building Regulations (2015).'

APPROVED DOCUMENT M: ACCESS TO AND USE OF BUILDINGS VOLUME 1 - 2015 EDITION INCORPORATING 2016 AMENDMENTS

M4(2) Category 2: Accessible and adaptable

Section 2A

Application

2.1 – 2.5 Provisions noted, with compliance demonstrated with M4(2) as per below.

Approach Routes

2.6 – The approach route is safe and convenient and has adopted a shallow gradient with step-free access.

2.7 – Negated or not applicable as 2.6 has been achieved.

2.8 – No communal ramped approach is required as 2.6 has been achieved.

2.9 – Approach Route for the Category 2:

- a) Confirmation that the approach route is level.
- b) Private parts of the approach route have a minimum clear width of 900mm.
- c) No communal ramped approach is required as 2.6 has been achieved.
- d) There are no localised obstructions in place, so negated or not applicable.
- e) All external parts of the approach route have suitable ground surface.
- f) The main gate has a clear opening width exceeding 850mm.

2.10 (a-g) External and Internal ramps forming part of an approach route – there are none as this is a level approach, so negated or not applicable.

2.11 External steps forming part of an additional route: Enabling a wide range of people to use steps safely, a stepped approach complies with the following:

- a) steps are uniform – riser 170mm going 280mm.
- b) steps have suitable tread nosing.
- c) No individual flight has a rise more than 1800mm.
- d) every flight has min 900mm clearance width.
- e) not applicable.
- f) not applicable.

Car Parking and drop-off

2.12 Car parking complies - are not relevant so are negated or not applicable:

2.13 Drop-off point – points 2.13a, b & c are not relevant so are negated or not applicable.

Communal Entrances

2.14 The principle communal entrance complies with the following:

- a) There is a level landing 1500mm sq. and clear of the door swing.
- b) The landing is covered to min 1200mm wide x 900mm depth.
- c) Lighting for entrance - Automatically activated luminaires by a motion detector.
- d) Entrance door has a clear opening width of 1800mm – larger than 850mm.
- e) double doors – as above per 2.14(d).
- f) A nib is provided to the leading edge, min 300mm
- g) Leading side reveal has max depth of 200mm.
- h) Threshold is an accessible threshold.
- i) Porch – doors are min 1500mm apart and min 1500mm between door swings.
- j) The ground surface does not impede wheelchair movement.
- k) Door entry as per standards.

2.15 Communal doors all comply with clear opening width larger than 850mm, A nib is provided to the leading edge, min 300mm, has a leading side reveal has max depth of 200mm, Threshold is an accessible threshold, the ground surface does not impede wheelchair movement & door entry as per standards.

Communal lifts and stairs

2.16 Communal lifts – Not applicable.

2.17 Communal Stairs – The principle communal staircases are as per Approved Document Part K.

Section 2B

Application

2.18 & 2.19 Provisions noted, with compliance demonstrated with M4(2) as per below relating to private entrances, other external doors.

2.20 (a-i) comply noted.

2.21 Other external doors – comply with 2.20 (a-i).

Circulation areas and internal doorways

2.22 Door and hall widths

- a) Noted and comply – clear width all exceeds 900mm.
- b) Localised obstructions – comply.
- c) All doors comply to table 2.1 minimum widths of corridors and passageways for a range of doorway width.
- d) min 300mm nib – comply.

2.23 Private stairs and change of level – Not applicable.

Habitable Rooms

2.24 Living, Kitchen and eating areas – Not applicable.

2.25 Bedrooms – Not applicable

Sanitary Facilities

2.26 All general provisions comply.

2.27 WC facilities on the entrance storey – Generally, provided step free access to a WC for wheelchair users and complies with the following:

- a) Provides a WC and wash basin (Accessible WC and shower room) on entrance story – comply.
- b) The WC and clear access zone meet diagram 1.3.
- c) not applicable.
- d) the door opens outwards.

2.28 Not applicable.

Bathrooms

2.29 regarding bathrooms – Not applicable

Services and Controls

2.30 Assisting those with reduced reach – comply with following:

- a) consumer units mounted between 1350mm & 1450mm above FFL – will comply.
- b) switches, sockets, stopcocks and controls c/l at approved levels.
- c) At least 1nr window handle at the correct heights.
- d) handles to other windows at the correct heights.
- e) boiler timer controls and thermostats at correct levels.

All elements will be signed off by building control officer upon approval at planning.

Travel other than by car.

The Stand Cricket & Tennis Club is accessed by public transport. Bus routes travel frequently to the Stand Cricket & Tennis Club. As this is a very well-connected bus route, which is very close to our site, it will encourage use of public transport.

A number of bike stands will also be made available outside the club to ensure that players are able to cycle to the club if they so desire.

Booking system:

The padel club will be open to all members of the public through an industry-standard booking system (such as Playtomic), which is very commonly used globally by Padel clubs.

It can be used through a web browser or mobile app. We will provide a link to it on our website. The online/ mobile app booking system has the following advantages:

- Simple booking system
- players who are just visiting the area will easily be able to find us.
- visibility of court availability for next 7 days
- players can book 'open sessions' where players of a similar level are invited to join.
- split payment for different players

We hope to also have a link to our booking system on the Stand Cricket & Tennis Clubs website.

Alternative ways to book would be, in person and through email.

With Padel being a doubles game, a barrier to regular play is finding players who are of a similar level and who can play at times that suit one another.

We plan to address this is by creating group chats for players who are at a similar level. For example, we may create 3 separate group chats, one for beginners, one for intermediate level players and one for advanced players.

Players will message in the group to find out who is available for a certain time slot, creating an opportunity for a booking.

Membership

The Padel club will be open to all members of the public. However, we plan to offer a benefits-based membership which will give subscribers access to:

- Free equipment uses.
- Priority court booking 14 days in advance (rather than 7 days)
- 1 free off-peak court a month (the members portion of the cost)

We expect most players are not members and only the players who play most frequently and seriously to take part in the scheme.

Opening times

Opening hours will be:

Day	Opening hours
Weekdays	7am to 10pm
Weekends	7am to 10pm

Facilities

Social activities - Padel is a social sport and, as such, we will organise a number of activities to nurture social mixing. As most players like to socialise after a game, there will be social spaces between courts for spectating or slightly away from the courts where players can talk or enjoy a drink. We will also create an outdoor patio area with wooden benches for players to enjoy the outdoors.

Throughout the year, we will organise social activities such as tournaments and social evenings to encourage mixing. Players will be encouraged to attend whenever possible.

Equipment – players will be expected to bring their own rackets and balls, but these will be available to hire from the reception. There will be a small onsite shop where players may buy equipment or shirts if required.

Security and safety

The safety and security of the site will be maintained by:

- Installing a gated security fence about 2.4m high. Entry to the club will be through the gate.
- Installing CCTV along the perimeter of the club
- On-site staff during opening hours

Maintenance

The courts will be inspected each day and surfaces brushed each week and sand replenishment as required. We are considering whether we will need a professional third party to assess the state of courts and ensure that surfaces are safe and well-maintained.

Whilst the canopy will be inspected regularly by club staff, safety checks will be undertaken by a professional third party in accordance with SAPCA guidelines.

7. LANDSCAPE - LANDSCAPE PROPOSAL

No scheme has yet been developed however, there will be NO alterations to materials on the existing site. A pathway from the existing car park will lead patrons to the site where they will have a low-level planted walkway etc.