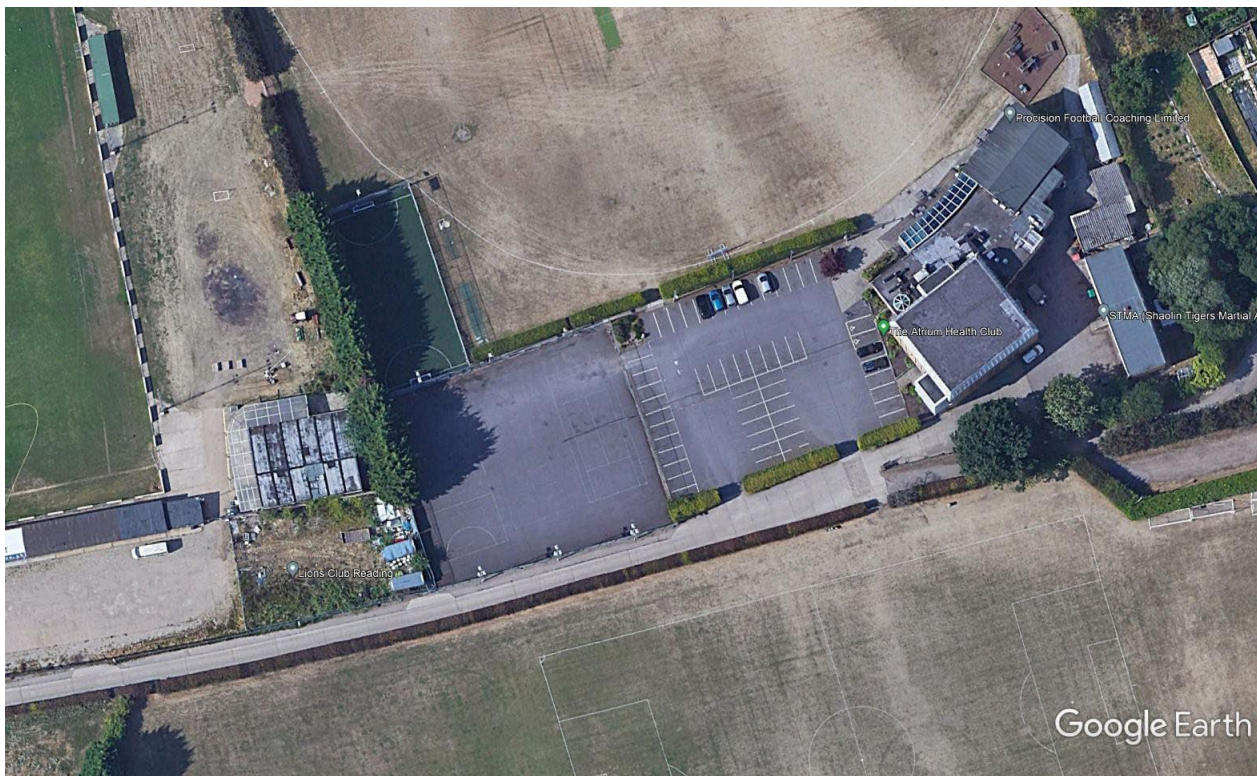


THE ATRIUM HEALTH CLUB

DESIGN AND ACCESS STATEMENT

In support of 4 no. new synthetic padel courts with perimeter fencing/glazing and canopy.

Located at: The Atrium Health Club, Scours Lane, Tilehurst. Reading. RG30 6AY.



Ref: MUK2737-DAS

Rev A

Date: 26th May 2022

MUGA-UK LTD

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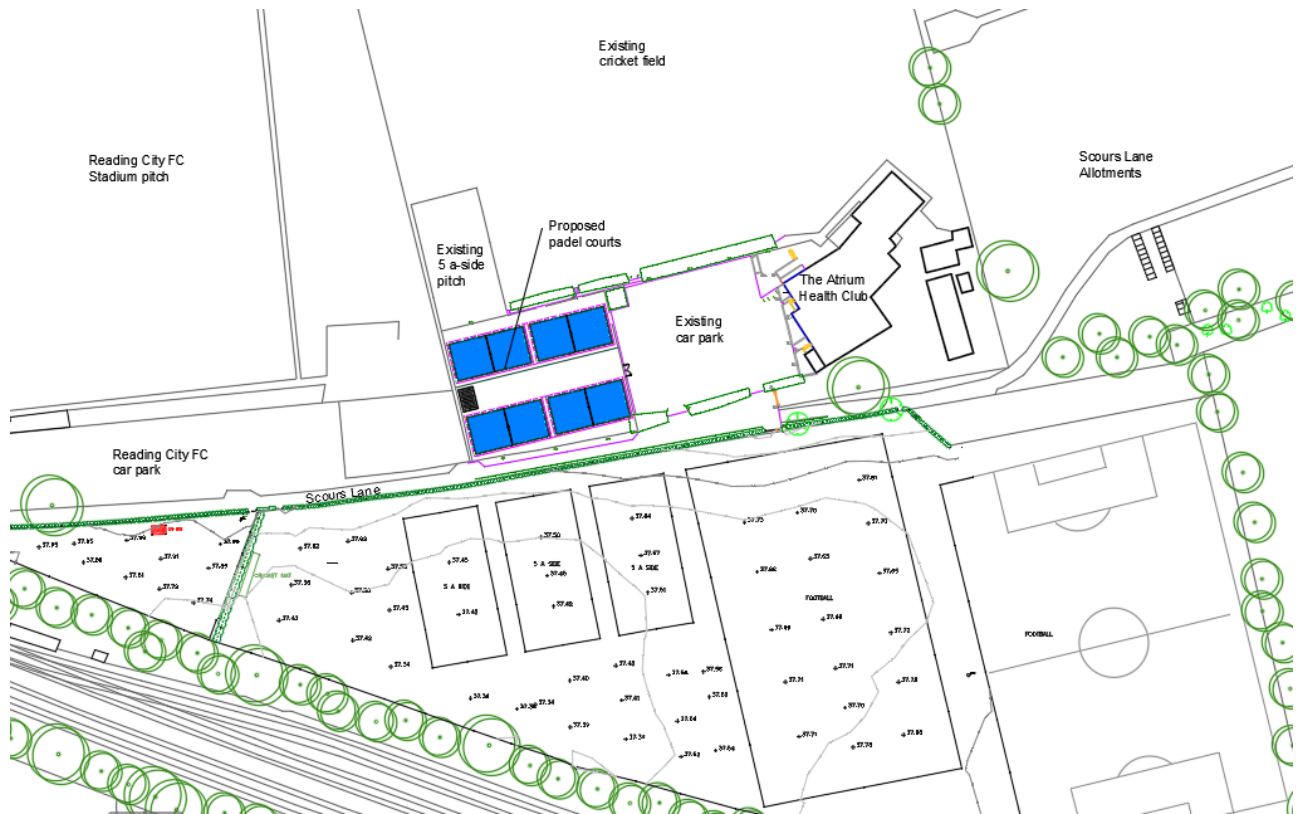
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1. INTRODUCTION

This statement is provided in support of the planning application to construct 4 no. new synthetic floodlit padel courts with perimeter fencing/screening and canopy to replace the existing asphalt tennis court area. The proposal will also include a double access gate, additional fence and a single story 6 x 4m shed / office.



1.2 The introduction of this new proposal will expand and improve the facilities available at the Club and encourage a wider range of participants.

1.3 This statement briefly analyses the characteristics of the site and surrounding area and is to be read in conjunction with the associated proposed planning drawings.

2. STATEMENT OF NEED

The introduction of 4 no. Padel courts at Atrium Health Club will provide a good quality sports facility. The new facility will be located close to the Club and provide additional sporting opportunities for members, as well as hopefully enhancing members enjoyment of sport.

The proposal will be solely used for Padel Tennis.

Benefits arising from this project

This proposal aims to create a facility which supports the delivery of high quality sport and recreational play by: -

- Providing a facility with a suitable surface that can be used in most weather conditions.
- Providing good quality equipment within an organised and controlled environment.
- Allowing standards in performance to be raised, encourage good social interaction and a general improvement in overall health.
- Providing the opportunity to periodically arrange specialised coaching sessions to further improve skills and performance standards of users.

Proposed Opening Hours

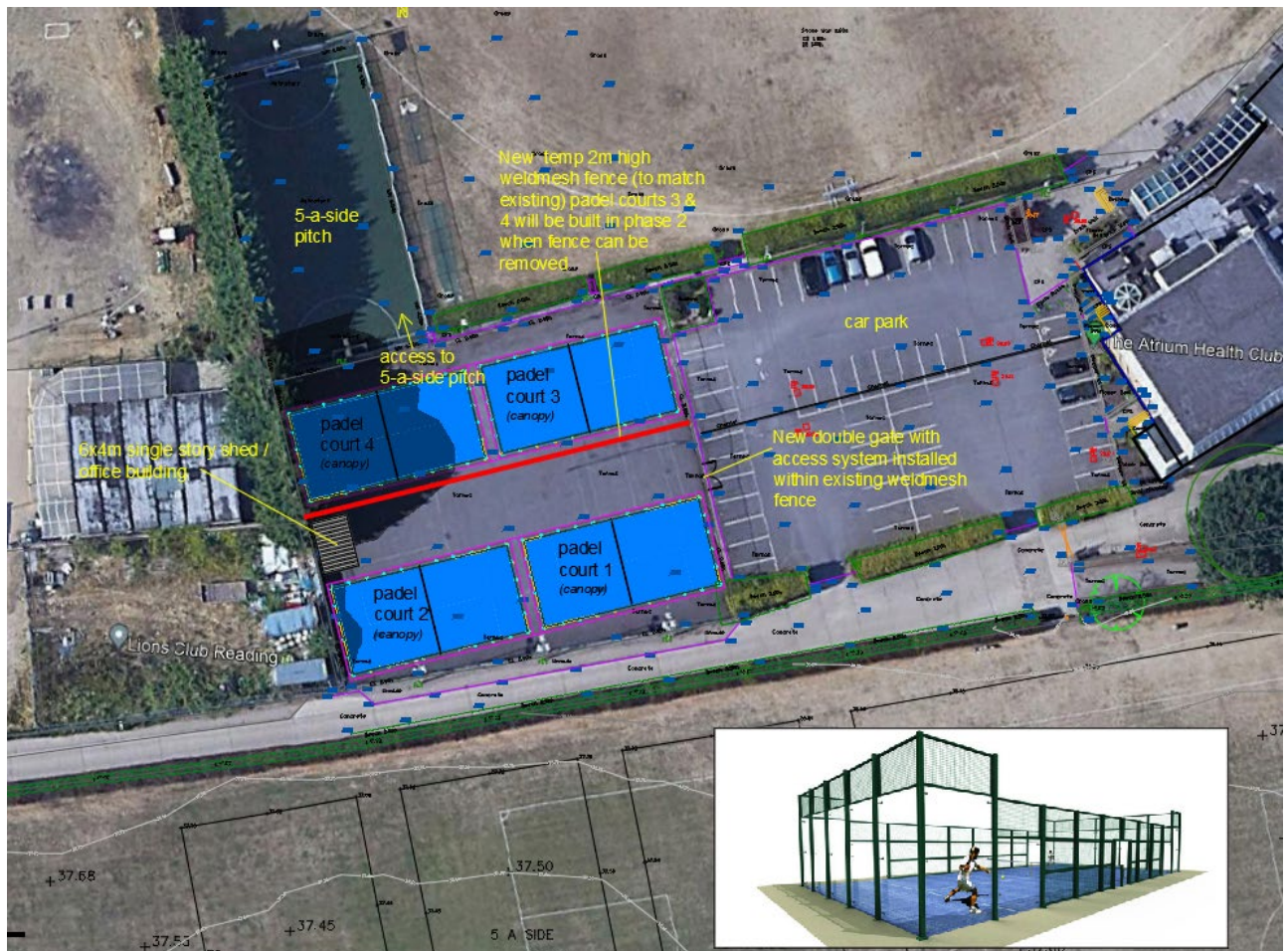
The proposed facility will be for member use only and will operate in line with the existing hours of use currently approved for the existing Club

3.0 PROPOSAL DESIGN STATEMENT

4.1 The proposal takes the form of 4 no. 20 x 10m padel courts in line with the LTA padel court datasheet, a copy of which accompanies this application.

All four of the courts will incorporate a canopy to allow these courts to continue to be used during inclement weather.

Drawing SIS-MUK2737-02 indicates the proposed layout in respect of this application.



4.2 The design consists of the following: -

- 4 no. 20 x 10m padel tennis courts with synthetic surface and inlaid line markings.
- The padel court areas are to be enclosed by a combination of toughened glass rebound wall and powder coated weldmesh fence panels at 3m high to sides and 4m high to ends.
- Lightweight canopy with a total height of 8.5m to cover the all the padel courts nearest the existing 5 a-side pitch.
- Single story 6 x 4m shed / office located on the far west of the area against the boundary hedge line.

- Access to the padel courts to be via the double entrance gate off the existing asphalt car park area. Both the main double gate and single gates to individual courts to be via a controlled access system for members.
- An additional 2m high tubular weldmesh fence (to match existing) to be incorporated into the design. See site layout for location.
- Colour of the padel court weldmesh panels, tubular weldmesh fence and gates to be (RAL6005) dark green to reduce the development impact within the surrounding area.
- The nearest residential properties are some 240m away to the west of the proposal on the opposite side of Reading City FC site. Based on their proximity to the proposal site and the fact that the proposed opening hours for the padel courts will be in line with the existing hours of use operated by the club, local residents will not be affected.
- LED Floodlights to each padel court, fence mounted as per below



4.0 LANDSCAPING

All existing hedges/trees adjacent the proposal site are to be retained and therefore require protection throughout the construction process.



View of existing weldmesh fenced court area looking north towards the existing 5 a-side pitch.

The height of the canopy would be no greater than the surrounding mature treelines and lower than the existing health club building.



Example of view showing the River Thames over towards the existing health club and proposal site

It should also be noted that there are numerous other large buildings on the opposite side of the existing railway line as can be seen in the image above.

It is therefore considered that the lightweight canopy with its open high level sides would maintain the open character of the site and would not be excessively dominant. The light coloured fabric material would also blend into the background of the sky (see below) and large buildings in the background.



Example of open sided lightweight canopy

5.0 ACCESS STATEMENT

5.1 Access

The proposal site is to be accessed via the existing access points. The access to the Club is down a narrow Lane which has a 10mph speed restriction.



View of Entrance to car park area looking north-west towards courts.



View of existing court looking north-east towards existing car park and health club building

5.2 Parking

Existing car park to be retained and utilised by members using the new facility. The proposal will replace the existing tennis and basketball courts with 4 no. padel courts within the same hardstanding area. Therefore, given that the numbers of participants using the new proposal would be less than that for basketball, the parking provision is considered to be sufficient.

The Club also encourages green forms of transport with walking, cycling and car sharing being promoted.

5.3 Temporary Construction Access

Construction traffic associated with the new Padel courts will use the existing entrance off Scours Lane for both Contractor's access and deliveries.

Deliveries to be restricted to outside of peak times and road surface to be kept clean at all times.

All disturbed surfaces to be made good on completion of the works.

Heras fencing to be provided to secure the site and segregate members, staff and visitors from the construction operations throughout the contract period.

6.0 FLOOD RISK / DRAINAGE INFORMATION

For risk of flooding refer to flood probability map which accompanies this application.

Although the proposal is within flood zone 3, given the facility is to be located on an existing hardstanding court area the proposal will not increase the risk of flooding elsewhere or have a detrimental impact to the existing flood zone.

It should also be noted that developments for outdoor sport are classified as 'water compatible developments' in the PPG.

The padel court construction will consist of a concrete ring beam within which the surface of the new padel court will be synthetic carpet on a porous subbase. Any water that has not been absorbed in the formation will be stored in the sub-base for attenuation before discharging.

Attenuation to be provided via the porous court construction and thus the outflow rate will be no greater than existing.

7.0 USE

The proposed facility is to be installed and maintained by the Club. Its priority is to provide sport and play provision for members.

8.0 SUMMARY

The hours of use proposed for this facility are in line with the existing hours of the Club.

Given its location and current use it is not envisaged that the proposal will impact significantly on existing neighbouring properties.

We therefore respectfully request that planning permission be granted for this new and improved facility which will be of significant benefit to the Club and local community.

9.0 SUPPORTING DOCUMENTS

List of application drawings and documents are as follows:

SIS-MUK2737-01	Location Block Plan
SIS-MUK2737-02	Proposed Site Plan
SIS-MUK2737-03	Existing Site Plan/Topographical
SIS-MUK2737-04	Padel Court plans and Elevations
SIS-MUK2737-05	Padel Court canopy details
SIS-MUK2737-06	Padel court canopy side view
SIS-MUK2737-07	Padel court canopy end view
SIS-MUK2737-08	Concrete ring beam details
SIS-MUK2737-09	Location Plan
HLS4420	Floodlight spillage plan

SIS-MUK2737 – Design and Access Statement
MUK2737 – Flood map planning
The Atrium Health Club - padel court Impact study
LTA Padel court datasheet
Planning pre application enquiry
The Atrium Health Club supporting letter
Padel court safety standard
CIL form