

**Planning Design and Access Statement for
Proposed Tennis Court at The Old Coach House.
Rickney's Farm. Wadesmill Road. Ware. Herts. SG12 OGB.**



View of the field from the drive just outside the kitchen window of The Old Coach House.



View from the field looking back at The Old Coach House.

Background Assessment.

The applicants would like to have a tennis court to enjoy playing tennis as a family pursuit and to keep fit. The residential curtilage is not large enough for a tennis court but the applicants own an adjoining field they overlook from the house that is larger than enough. The field is close to the same level at the southern boundary and slopes up to the northern boundary. The field is only overlooked by the applicants and to a small degree from the windows in the side of Rickney Cottage through a tree screening and even lesser degree from the original Rickneys farm house.



View of the side of Rickneys Cottage to the east of the field.

Site Assessment.

Physical.

The field is of sufficient size for the tennis court and play area beyond the marked court. The field has a fall from the northern boundary to the southern boundary adjacent to the track providing access to The Old Coach House and Chestnut Barn. Fruit trees will be planted to the north, east and west sides of the tennis court and a vegetable garden will be created in the southeast corner of the field.

Social.

The site is within a rural setting close to a cluster of houses formed from the conversion of Rickneys Farm barns.

Economic.

The economy of the area is linked broadly to local business and commuting into London.

Involvement.

The agent has discussed the possibility of providing a tennis court with the applicant.

Evaluation.

The tennis court with a level playing surface and surrounded by a 1.2 metre high hedge can be centred in the field and screened on the north east and west side by fruit trees planted to create a new orchard.

Design.

The overall concept is to maintain the rural aspect of the field and will be achieved by the planting of fruit trees and surrounding the tennis court with a hedge and a 3 metre high lightweight netting that can be raised up fixed poles at approximate 5.5 metre centres.

Use.

The tennis court will provide a playing surface for tennis.

Amount.

The tennis court is the correct size for recreational play.

Layout.

The tennis court is centred in the field to allow fruit tree planting to screen the court from view.

Scale.

The tennis court is the correct size to allow play and the 3 metre demountable netting is just high enough when raised to prevent the majority of balls from leaving the tennis court.

Appearance.

The tennis court will be screened from view as the field will have more trees and hedging. The 3 metre high poles to support the demountable lightweight netting will be at approximately 5.5 metre centres and will be green to blend into the landscape. The netting will only be raised when required for a game of tennis to be played. The tennis court will not have any flood lighting.

Access.

The existing opening in the hedge and fence beside the track will provide access to the tennis court, orchard and vegetable garden.



View of the western boundary of the field.



View of the northern boundary of the field and barn beyond.