

DESIGN AND ACCESS
STATEMENT
DEAL PADEL CLUB
VICTORIA PARK

INTRODUCTION

1.1 This design and access statement has been prepared in support of a planning application to Dover District Council for specific items relating to the proposed Padel Tennis provision within a current redundant space at Victoria Park in Deal.

1.2 Play Padel Club Ltd approached the Dover District Council to seek initial interest of creating new padel tennis provisions within the district, with some existing redundant grounds within Victoria Park targeted as it is already earmarked for future development (which is part of the potential Tides Regeneration). The project will consist of a two phased program, for which this statement supports items relating to phase one for temporary padel tennis courts. A separate application including all proposals for phase two will be made in due course.

1.3 Play Padel Club Ltd are currently working with Dover District Council, current owners of the site, for a temporary future operation and upkeep of the site, with a lease expected to be in place within the first month of 2024 for approximately two years.

1.4 Padel Tennis primarily is an innovative form of tennis and squash that is played on an enclosed area one third of the size of a traditional tennis court. It is considered an inclusive sport for all ages and abilities as performance is more strategic based rather than relying on physical abilities such as power and

strength. The sport is rapidly growing in popularity across the UK and the council currently doesn't offer any places to play.

1.5 The proposed location of the temporary courts in Phase one sits within an enclosed redundant space adjacent to Tides Leisure Centre, and has not been used for 8+ years. It was the former bubble tennis site until it has been redundant since suffering from adverse damage as a result of torrential storms at the turn of the century. It has a tennis / leisure destination and previously had floodlights in place. Those have recently been temporarily removed by a Dover District Officer as metal had corroded. We are not taking away from any existing sport facilities as the courts have been unused, padel is classed as a form of tennis so we are affectively turning one derelict tennis court into 3 vibrant padel courts (no users to 12 active users).

1.6 Phase one of the project consists of the following features that are due for construction during the early months of 2024; all of which have been considered as permitted development within the existing boundary of the former bubble tennis site by Dover District Council.

- ☑ Erection of 3 padel tennis courts including galvanised steel, 18 tempered glass panels (2mx3m), 200m² Astroturf playing field (per court), nets and entrance point
- ☑ Erection of a timber boxing to sit on top of the existing bubble tennis ground fixings to act as dedicated seating points.

EXISTING SITE & LOCATION



2.1 The former bubble tennis facility sits in an open green space within the formal recreational grounds of Victoria Park within the electoral ward of Middle Deal. is a well-used recreational facility for local residents and those travelling from further afield. It boasts a variety of leisure amenities including football pitches, teen shelter, children's play area and pay as you play tennis courts. Tides Leisure Centre, Indoor Tennis Centre and the Linwood Youth Centre also sit within the grounds. The proposed development will therefore broaden leisure provision within the grounds.

2.2 There is paid parking and flood lighting throughout the wider site and within the area of the demise. The application

site comprises the eastern portion of the site just north of the Youth Hub and Skate park.

2.3 Historically, the application site has 'always' used for tennis. In 'recent years' a tennis cover was blown away twice (2003) which ultimately resulted in the development of 4 indoor tennis courts at Tides Leisure. As a consequence the courts became unused and due to the long term vacancy, the existing features are that of a somewhat unkempt surface with pockets of vegetation and weeds and scrubs along the boundaries. Combined with the grey fencing surrounding the site creates a very grey, dull and unwanted area.

2.4 Existing tennis court with floodlight posts (Oct 2023).



2.5 The site is bounded by Park Avenue, a dog walking park to the north, the train line to the east, Dover District Youth Hub the south and the paid parking to the west.

2.6 The wider surrounding area is a mixed in character, with a range of commercial, leisure and residential uses being evident. No residential buildings are within 30 meters of the proposed development.

2.7 To application site is not located within a Conservation area, and it is not within a flood risk area. The site is part of the existing leisure facilities of DDC.

2.8 There are no listed buildings within the immediate context of or setting of the side.

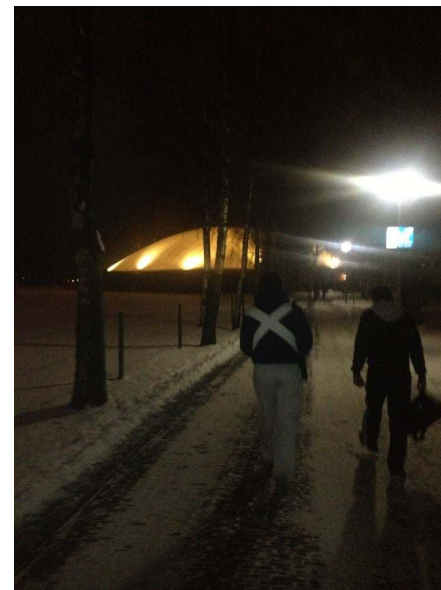
2.9 Planning history for the site is limited, and comprises a series of applications submitted to the Local Planning Authority, the main ones in context with this application:

- ☑ 19/01033 : Temporary shipping container for e-bikes (approved)
- ☑ 14/00521 : Construction of Youth Centre and extension to the existing leisure centre carpark (approved)

2.10 The site has permitted use for tennis. Since the erection of the former tennis bubble there has been floodlights on site. These consisted with 16no. external floodlights at 6mtr height around the perimeter wall (approx every 8 mtrs apart) facing outwards (as light for access).

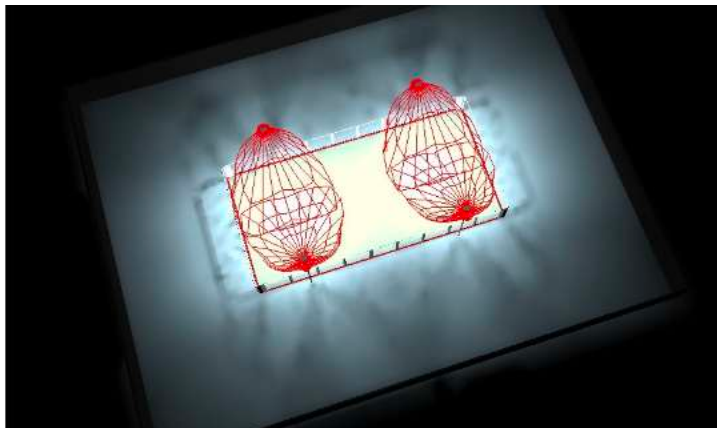


Some of these are still in situ (except for the ones removed after site visit with DDC/Padel and that appeared to have corroded and showed other forms of damage - H&S concerns). More importantly the original tennis bubble had a further 18no. "up lights" which lit up the tennis bubble to the surrounding area.



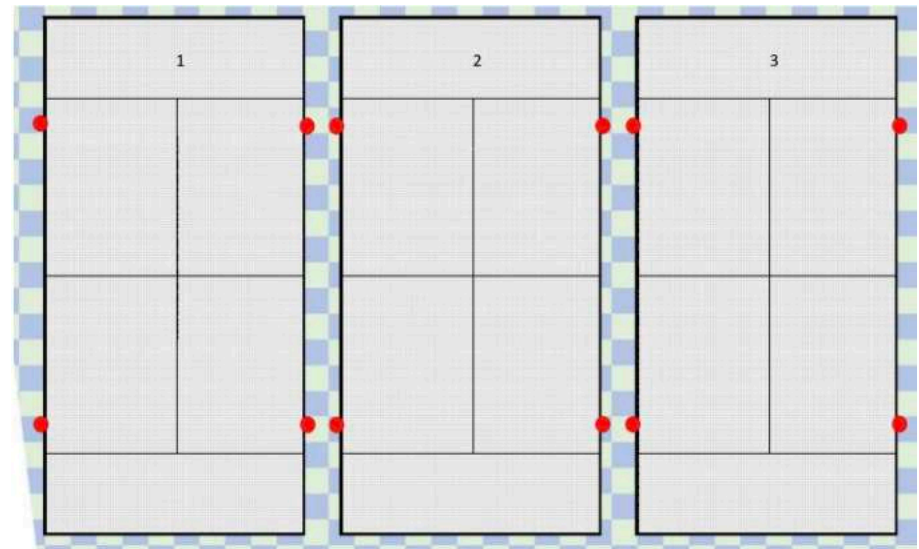


The padel courts will be installed with 4no. LED - floodlights per court (total of 12no.) at 6mtr height at 4mtr distance from each corner. We will be using a special product called SunSHINE v4/v5 for indoor and outdoor padel courts. This is a system that reduces the light strength outside the playing area by approximately 60%. It is a system used in high dense and urban developments for sport facilities and has a 100% planning application approval rate.



The main objectives for providing external lighting to the site are:

- ☑ Provide appropriate levels of illumination for recreational use
- ☑ Replace existing fitting for modern alternative
- ☑ Provide illumination for safe movement around the facility
- ☑ Minimise light spill outside the facility perimeter hoarding
- ☑ Minimise upward light and glare to surrounding area
- ☑ Provide a low energy, low maintenance lighting solution



Design criteria:

The external lighting solution is designed in accordance with the following key design standards:

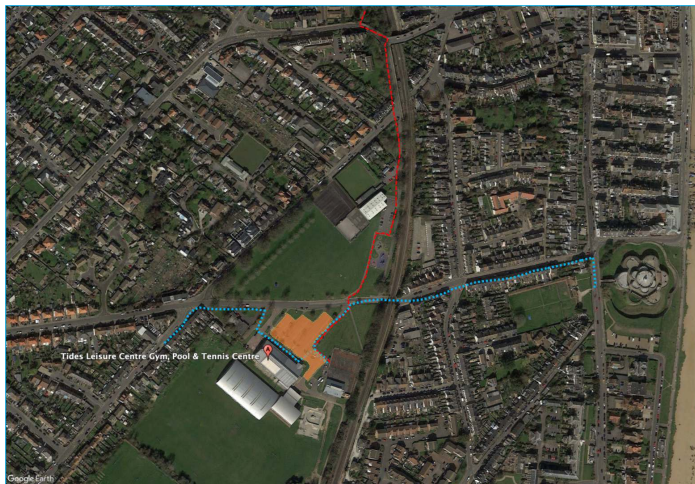
- ☑ SAPCA Code of Practise for the construction on Padel Courts
- ☑ CIBSE LG6 - Lighting Guide 06 : The exterior environment
- ☑ GN01 - Guidance Note The Reduction of Obtrusive Lighting

ACCESS

3.1. Access to the proposed padel courts is provided from an accessible point between the Linwood Youth Centre and Tides Leisure Centre Car Park (orange). A dedicated entrance point has been incorporated within the proposals to avoid interference with nearby facilities and amenities

3.2 The development will have the additional benefit of Tides Leisure Centre Park (orange); although this is a paid facility (and will remain as such for Padel Tennis users), it is an ideal parking location for those who are likely travelling from other areas within or outside the district. The nearest padel tennis facility is located within Ashford and therefore anticipated travel is expected

3.3 The site also benefits from dedicated bus stops along Mill Road and Park Avenue (blue), both of which are within walking distance, as well Deal Train Station (red) which is within half a mile.



PROPOSED DEVELOPMENT

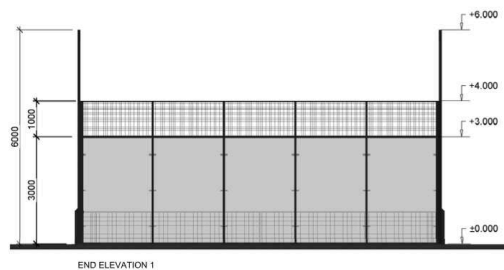
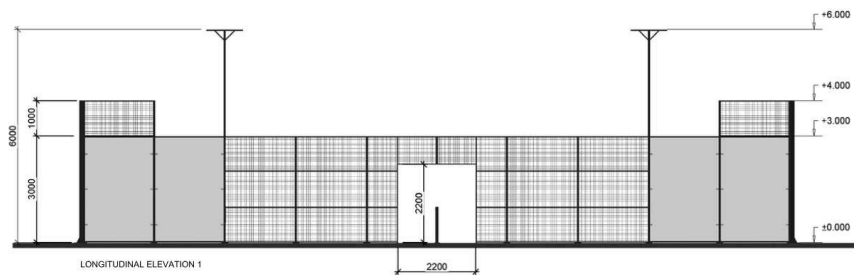
4.1 The temporary erection of 3no. padel tennis courts with a proposed entrance container. To temporarily install timber box seating on top of the existing bubble tennis ground fixings and the temporary installation of floodlights connected to the 3no. courts to replace the former perimeter floodlights and up-lights of the tennis bubble on the site that. The majority (if not all) of the works have historic planning permission.

4.2 The current Dover District Council' Playing Pitch Strategy and Action Plan is relevant to the proposal, as it comprises:

- ✓ Increasing tennis facilities (padel is a form of tennis governed by the LTA)
- ✓ Increase the number of floodlight courts in the council (since the collapse of the bubble these floodlit courts have been derelict)
- ✓ Increase sport participation (padel is more inclusive than other sports as it is not dominated by strength)

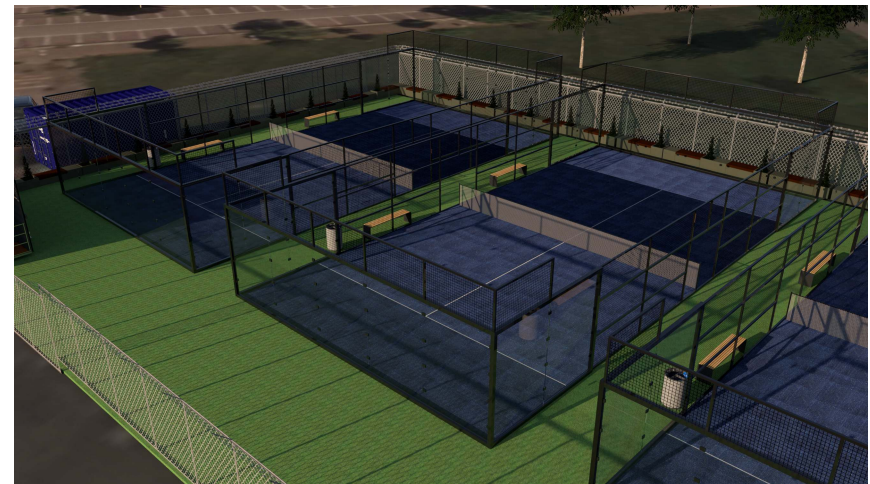


4.3 The padel court enclosure is max 4m high at the back end of the court. The court and surrounding consist of wired mesh and see-through 12mm tempered glass. There are 18 glass panels per court all 3x2 meters at the back of the court.



4.4 Based on engagement with stakeholders, the club will be open all year round. The club will have the typical daily operations of 7am - 10pm.

4.5 With regard to employment figures, the club will employ approximately 6-10 employees on a part time basis and 2-3 employees on a full time basis. We will seek to employ from the local community, increasing the job opportunities in the area, and improving career paths. We will also be offering free coaching courses for staff.



APPEARANCE

5.1 Padel courts are rectangle in shape, 10m wide by 20m long (with 0.5% tolerance), with an enclosure (fence and glass). At the middle of the playing field there is a net (nylon) dividing the court in two. The net has a maximum height of 88cm in the centre raising to 92cm at the sides.

On the 20m sides the enclosure is 3m high, while on the 10m back walls the enclosure is 4m high. The court is enclosed using toughened glass to the 3m height, and followed by a metallic mesh fencing of 1m (totalling 4m).

The materials for the court enclosures are chosen to enhance the overall aesthetics of the site. The metal panel or column system along with the wired mesh fencing are visually similar to the existing fencing and surrounding area. The toughened clear glass does not obstruct any views or affect the aesthetic of the site.

We are opting for black court structure with green or blue playing surface (astroturf) to fit in the surrounding area best. 7.6

Where possible we will be using recycled materials, reduce carbon footprint, resource locally. This counts for the products we install (Courts/glass/grass), the installers we use (local contractors), the products we offer (local produce) and the products we use (i.e. green electricity). If and when we can't use locally or there is a greener alternative we will be seeking to use these.

PADEL

6.1 Padel development

By way of background, padel is a sport derived from tennis and originating in Mexico approx. 50 yrs ago. Globally the sport has seen a massive increase in court developments, especially in Europe.

With 18000+ courts in Spain, the mere 250 courts in the UK (approx 10 in Kent) has had many reasons but mainly has been due to lack of funding through tradition sports channels, lack of private investments and/or lack of information.

Since late 2020 the sport is now governed by LTA as an alternative form of tennis and a first initial growth spurt has been created.

The sport is always played in doubles, with bats/rackets without strings. The balls are similar to that of tennis and the surrounding walls can be used to return the ball. In some form similar to squash.

Fun, Accessible, social, affordable and addictive. Longer rallies as the ball can bounce back of the walls. Social as always played in doubles, in your own 'cage' closer to the opponents than other sports, yet no contact and proven a covid-safe sport. Longer rallies means more active time and less 'empty time' where players are getting balls etc. Underarm serve making it easy to start a rally

DEAL PADEL CLUB

7.1 Deal-Resident Erik de Wit is the founder of the first stand-alone padel club in the UK (Canary Wharf 2012-2015), and has since opened 8 clubs in the Netherlands (Amsterdam, Utrecht, Eindhoven, Groningen). In 2022 I have opened Derby (11 courts - UK largest indoor padel club) and Bristol (7 indoor padel courts)

All my clubs are run by and for the community. Allowing everyone to try out the game, offering free racket rental for a trial period, giving discount to local residents, children and for instance those that are unemployed. Running year round free school programs. Our ethos is getting more people more active, and have fun while doing so. Be good and do good.

7.2 We transform unused and/or unwanted locations into vibrant sports-hubs. Without government funding but returning to the local community.

Erik de Wit is one of the largest padel centre developers in the world, but more importantly a Deal resident that wants to develop for the community. The club will be my 'office' space and a place where the community, my friends and family and likeminded people can become part of a movement.

7.3 We are a club without members, but offer everything you would expect from your sports club (i.e. coaching, tournaments, leagues, socials, taster sessions, free sessions, junior programs, etc). However, in our case we offer sport in a different way. By

not having a membership structure and allowing everyone to book up to 7 days in advance, we allow every player (existing or new) to equal opportunities to booking the court at any time. No 'contract courts' at the most 'preferred times' at locations (i.e. Tides).

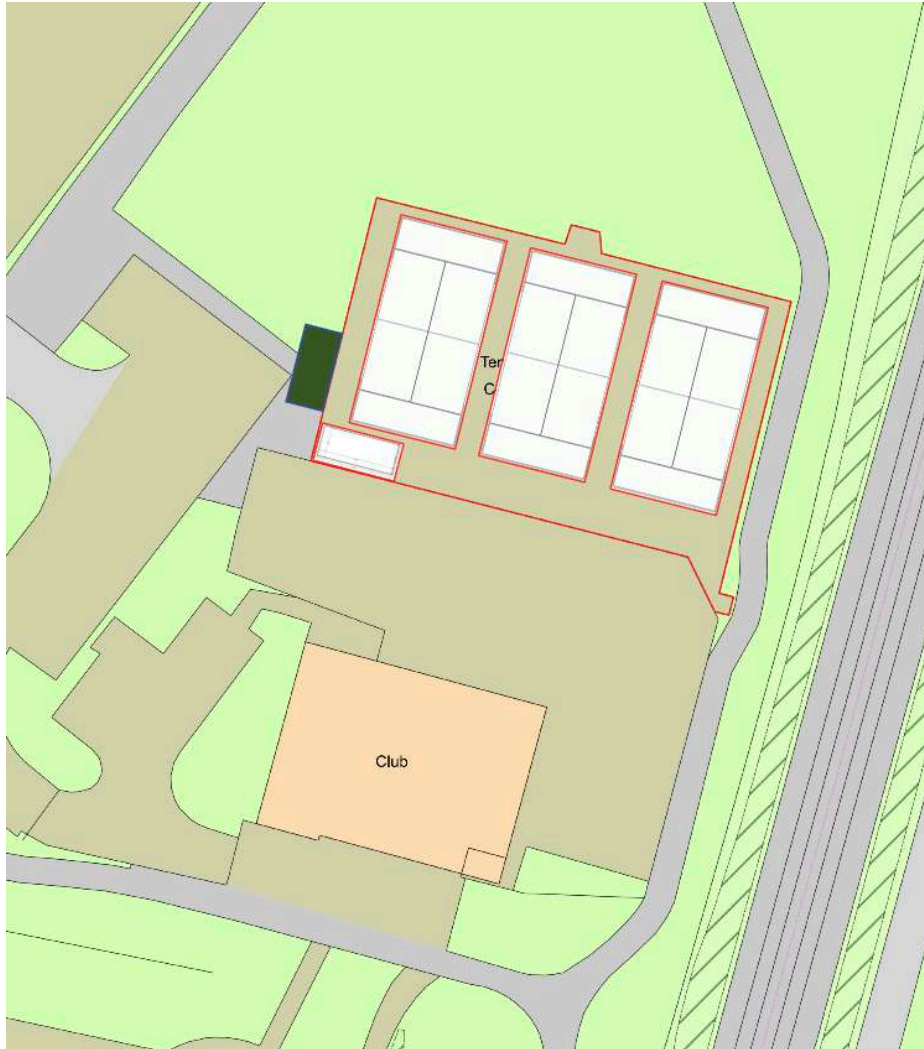
We also provide free racket hire and ball hire for the community removing another barrier into sports (financial). There should never be any excuse for someone to not feel part of a community or a sports club.

7.4 Erik de Wit is the designer of the first wheelchair-accessible padel court and between 2011 and 2014 part of the then-governing body for the sport. Our courts in Deal will be wheelchair accessible.

7.5 As a padel player he has represented the national team of The Netherlands at various events, won the national championship and has performed on the world padel tour (Professional padel circuit).

7.6 The average player plays 28 times a year – padel is always played in doubles – and 70% of the players has no background in racket sports. We will make more people more active in sports.

7.7 Dover District Council has been supportive of the proposal and assisting in preparing the phase one application. For further questions please feel free to contact Kieron Burrett.



SEE YOU ON COURT THIS SUMMER!!!