



DESIGN & ACCESS STATEMENT  
RX ARCHITECTS

WALMER TENNIS CLUB

28/02/2023

Rev B - 26.09.23

# DESIGN & ACCESS STATEMENT

## BRIEF DESCRIPTION OF DEVELOPMENT

The proposal is for replacement club house building, and associate hard landscaping.

The exiting changing room building is to be linked to the new clubhouse via a new canopy, providing a sheltered walkway between the two buildings.

The new clubhouse is to be built over the existing footprint with its east elevation brought a little closer the site boundary line, allowing space for members and spectators between the clubhouse and the courts, but maintaining the existing hedgerow.

## SITE LOCATION + USE

The site is situated in the town of Walmer, a town in the district of Dover, Kent, in England. Located on the coast, the parish of Walmer is six miles south-east of Sandwich, Kent.

Walmer Lawn Tennis and Croquet Club sits on Archery Square behind a high hedge line, just off Dover Road. Each side of the site is flanked by residential properties, ranging in varies ages and styles.

Walmer Lawn Tennis & Croquet Club (WLTCC) has 6 grass tennis courts, 2 hard tennis courts and 2 croquet lawns surrounded by mature trees in a beautiful square two minutes from the beach.

The club has been at this site since 1883 and are still a thriving, friendly Club for anyone interested in enjoying tennis and croquet. The grass tennis season runs every year from 1st May to 30th September with the best laser levelled courts outside of London. The Committee organises many tennis and croquet events throughout the year to ensure that players of all levels get the most out of their Club membership.

The site falls under district of Dover District Council.

## LAYOUT + DESIGN PRINCIPLES

The proposal aims to create a new clubhouse and facilities that reflect the needs of a contemporary tennis club, to offer inclusivity for its members and new comers to the game.

The existing clubhouse building is too small for its current membership and is reaching the end of its lifespan.

The proposed new clubhouse is to be a single storey timber clad and framed building reflecting the materials and construction of the existing changing room building, and will accommodate a cafe/bar with associated kitchen, store and WCs.

Between the two building is a canopy providing shelter from the elements.

## SCALE + MASS

The footprint of the existing clubhouse is 58m<sup>2</sup>, the new clubhouse will have a footprint of 96m<sup>2</sup>.

## LANDSCAPE

The existing gated entrance to the east of the site is receive a new path leading to the new clubhouse building and patio area. Level access will be provided to new clubhouse.

## SUSTAINABILITY

The environmental impact of the development has formed a key consideration in the design development. The proposals include the provision of renewable and sustainable sources of energy via a heat pump. Water butts will collect rain water from the roof of the new building.

The proposed construction of the buildings will be highly insulated and airtight. Thermally broken glazed doors and windows will also be used.

## FLOOD RISK ASSESSMENT

The site does not fall within a flood risk zone.

The proposed buildings will sit on the site of the existing, and will connect up to the existing storm water drainage. We therefore believe that there will be now additional risk of flooding on site.

## ACCESS

The existing site is accessed via Liverpool Road.

Internal and external doors will have flush and level thresholds for access in, out and around the new building.

Accessible WCs and showers will be retained within the existing changing room building.

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## PUBLIC ENGAGEMENT & CONSULTATION

Pre-application advice was sought on 16 August 2022. Karen Evans of DDC made a site visit on 16 September 2022.

The pre-application written response concluded...

*'The site is located within the settlement confines and the proposal would accord with Policy DM1. The proposed development would also accord with Policy DM25 (relating to open space) as the proposal would be a small-scale development ancillary to the enjoyment of the open space' As such, the proposal accords with this policy and in principle is considered acceptable.'*

In addition the tennis club held an open day for its members and the public on the weekend of 25 & 26 February 2023, where the proposals displayed and reviewed.

Feedback from the local residents led to further discussions. The main points raised were the terrace to the roof of the clubhouse, the position of the clubhouse sitting on the boundary line taking away some of the existing hedgerow, and the colour of the timber cladding.

As a result the proposals have been amended, with the roof terrace omitted, buildings positions pushed back into the site and hedge fully retained, and the timber cladding to be stained black to match the existing changing room building.



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## EXISTING BUILDING

The existing clubhouse building has reached the end of its life span and has become drafty and leaks when it rains. With the growing membership the building also no longer has the capacity needed to provide for its members and visitors.

The replacement building will provide more space front of house, but also additional WCs, kitchen and associated store. It will provide an environment that can be used all year round, so that it is warm in the colder months, and can be opened up in the warmer months providing great views of the tennis courts.



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## SUMMARY

We feel this application will make a positive contribution to the setting with an emphasis on architectural quality combined with sustainable design. The proposals will provide suitable facilities and accommodation for modern tennis club.

We feel this application has considered relevant planning policy and been designed accordingly. This application should be read in conjunction with drawings 150, 151, 160, 225, 226, 450, 451, 455 & 456.

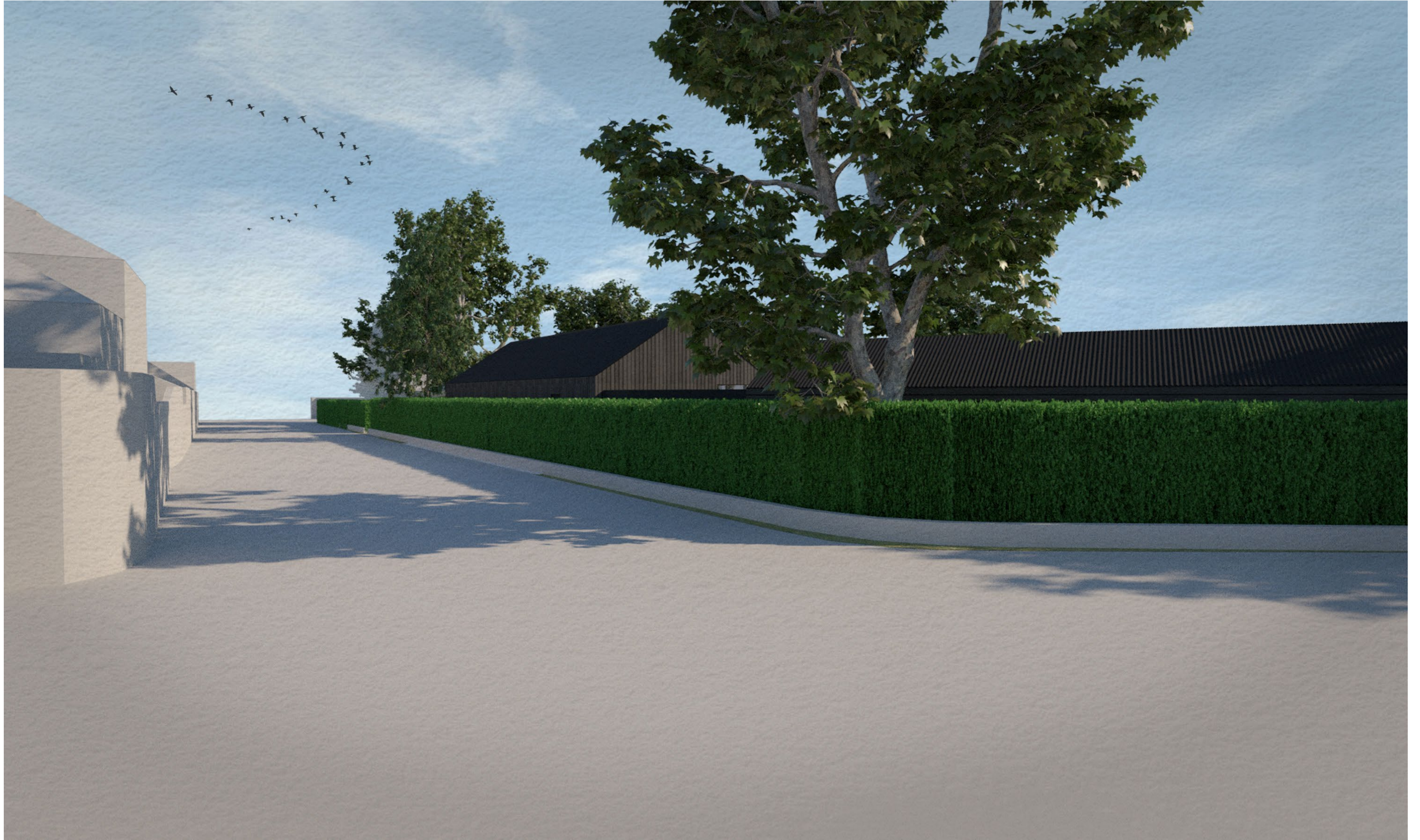
VISUALISATION - VIEW OF PROPOSAL FROM TENNIS COURTS



VISUALISATION - VIEW OF PROPOSAL FROM SIDE GATE ACCESS



VISUALISATION - VIEW OF PROPOSAL LOOKING ACROSS LIVERPOOL ROAD





# PRECEDENT IMAGES - EXTERIOR





RX ARCHITECTS LTD  
RIBA Chartered Practice

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[www.rxarchitects.com](http://www.rxarchitects.com)

[studio@rxarchitects.com](mailto:studio@rxarchitects.com)

Rye Creative Centre | New Road | Rye | East Sussex | TN31 7LS