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architecture : engineering : building consultancy



PROPOSED FLOOD LIGHTING

NEWARK TENNIS CLUBB

PLANNING / DESIGN AND ACCESS STATEMENT

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## 1.0 INTRODUCTION

This Planning / Design and Access Statement has been prepared in support of an application for Full Planning Permission for the proposed Floodlighting to 4no existing tennis courts at Newark Tennis Club, off London Road, Newark NG24 1TT.

Newark Tennis Club have recently secured the freehold of the tennis courts, clubhouse access road serving the site from London Road. This new security of tenure has enabled proposals for future investment in the facilities at the site to be developed, and this application forms the first of a series of applications to enable the wider master plan to come to fruition. Applications are anticipated to include:-

Padel courts to the currently disused and unplayable grass courts to the South of the site,  
Construction of a new club house / pavilion to replace the current pavilion which is approaching the end of its economic life.

The proposed floodlighting to the 4no. existing hard courts will enable the Club to be less reliant on the public courts at Sherwood Avenue during the winter period, and enable an enhanced playing experience on dull days, along with wider overall use of the existing facilities.

## 2.0 LOCATION AND SETTING



Location Plan

The overall land ownership (the redline on the plan above) has an area of approximately 0.9 hectares, of which the application site is approx. 0.37 hectares, and comprises an access road from London Road past the former Lilley & Stone school buildings, a pedestrian access from Lime Grove, and the fenced compound with the pavilion, 4no hard courts, 2no grass courts, and a further 4no grass courts which are currently not used.

The site is bounded by the former Lilley & Stone school site, and the rear gardens of residential properties on Lime Grove, Boundary Road and Harewood Avenue. The application site bounds the former Lilley & Stone playing fields and the rear gardens of residential properties on Lime Grove.

The former Lilley & Stone school site is currently the subject of an application for residential development, and should this be approved the application site is likely to share a boundary with a number of new build houses although as this element of that application is in “Outline with all matters reserved” the layout of houses in this location is not fixed.



### **3.0 FLOOD RISK**

The site lies within Flood Zone 1 (land with a risk of flooding of less than 1 in 1000 in any one year) as defined in the National Planning Policy Framework. As the site area is less than a hectare there is no requirement to prepare or submit a Flood Risk Assessment. It is noted that the Environment Agency flood maps indicate a low risk of surface water flooding to the grass courts to the South of the application site, however the proposed development will not be affected by the shallow surface water flooding suggested.

### **4.0 USE**

The proposed development will not make any changes to the use of the site, but the installation of floodlighting will allow the extension of the current usage of the site into the early evenings. It is not anticipated that the lighting will be used in the morning or after 10pm. The lighting will be switchable by individual courts, allowing only the courts in use to be illuminated.

### **5.0 AMOUNT, LAYOUT AND SCALE**

The floodlighting will be achieved by the installation of 24no luminaires on a total of 19no 8m tall lighting columns. The lighting scheme has been designed to meet the Lawn Tennis Association's minimum lighting standards of a maintained average illumination of 400 lux on the principal playing area and 300 lux on the total playing area with a uniformity of 0.7.

The scheme design has appraised the light spill outside the playing area and has been designed to ensure that light spill to the nearest wall of the surrounding residential properties is less than 1 lux, meeting the E2 (Rural - Low District Brightness) standard of the Institution of Lighting Professionals Guidance note GN01/21 and the CIE 150:2017 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations. The E2 category has been adopted as a higher standard (lower obtrusiveness) than the E3 category (Suburban - Medium District Brightness) to reflect the current levels of illumination experienced by the neighbouring occupiers.

### **6.0 LANDSCAPING**

There are no proposed changes to the hard or soft landscaping at the

## **7.0 APPEARANCE**

The proposed lighting columns will be 8m in height, made of 89mm or 140mm diameter galvanised tubular steel. The floodlighting luminaires will be finished in anthracite grey and be mounted to spigot arms at the post top. 16no columns will have a single luminaire, 2no columns will have 2no luminaires, and the central column will have 4no luminaires.

## **8.0 ACCESS**

There are no changes to the current access arrangements to and around the site. The lighting columns will be maintained using powered access equipment.

## **9.0 COMMUNITY AND STAKEHOLDER CONSULTATION**

Neighbouring residents on Lime Grove were invited to an open morning on 16<sup>th</sup> March. 10no residents attended and in addition to a general discussion about the current position and development of the Club, questions were raised in respect of:

- Hours of use, and
- Switching by court.

These are addressed within this Design & Access Statement. Generally all attendees were in favour of the proposed development.

## **10.0 HERITAGE**

The site is adjacent to the Newark Conservation Area, which assesses the residential curtilages on Lime Grove. The proposed development does not impact on this heritage asset.

The access to the site from London Road is also partially within the Conservation Area and runs adjacent to the listed buildings forming the former Lilley & Stone School. No development is proposed to this access route and the heritage assets are therefore not impacted.

## **11.0 ECOLOGY**

There is no impact to flora or fauna as a result of the proposed development.

12.0 CONTAMINATED LAND

The site does not have any prior industrial or contaminative uses.