

WEALD TENNIS CLUB | PRE-APPLICATION

The Weald Squash and Tennis Club, South Bank, Hassocks, West Sussex BN6 8JP

December 2020

A Doc (99) 01 Rev*

FLETCHER CRANE
ARCHITECTS

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THE PROPOSAL

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ANALYSIS

INTRODUCTION ANALYSIS

The following document sets out the site analysis and design proposals for a structural covering to 2no of the tennis courts associated to the Weald Squash and Tennis Club, South Bank, Hassocks, West Sussex, BN6 8JP, prepared by Fletcher Crane Architects. This document has been prepared for pre-application review by Officers at Mid-Sussex Council.

Situated on a significant site to the south of Hassocks, Weald Tennis club currently has in the order of 14no tennis courts and 4no squash courts with an associated club house. 10no of the tennis courts are floodlit. The site is by residential homes, and commercial premises.

The proposals seek to cover the two most southern hard courts with a dome structure and ensure commensurate relationship with the existing site conditions. This document sets out a considered scheme which sets out the proposals. We seek, during the pre-application process, to work pro-actively with Mid-Sussex Officers to ensure a commensurate scheme with the site.

enclosed:

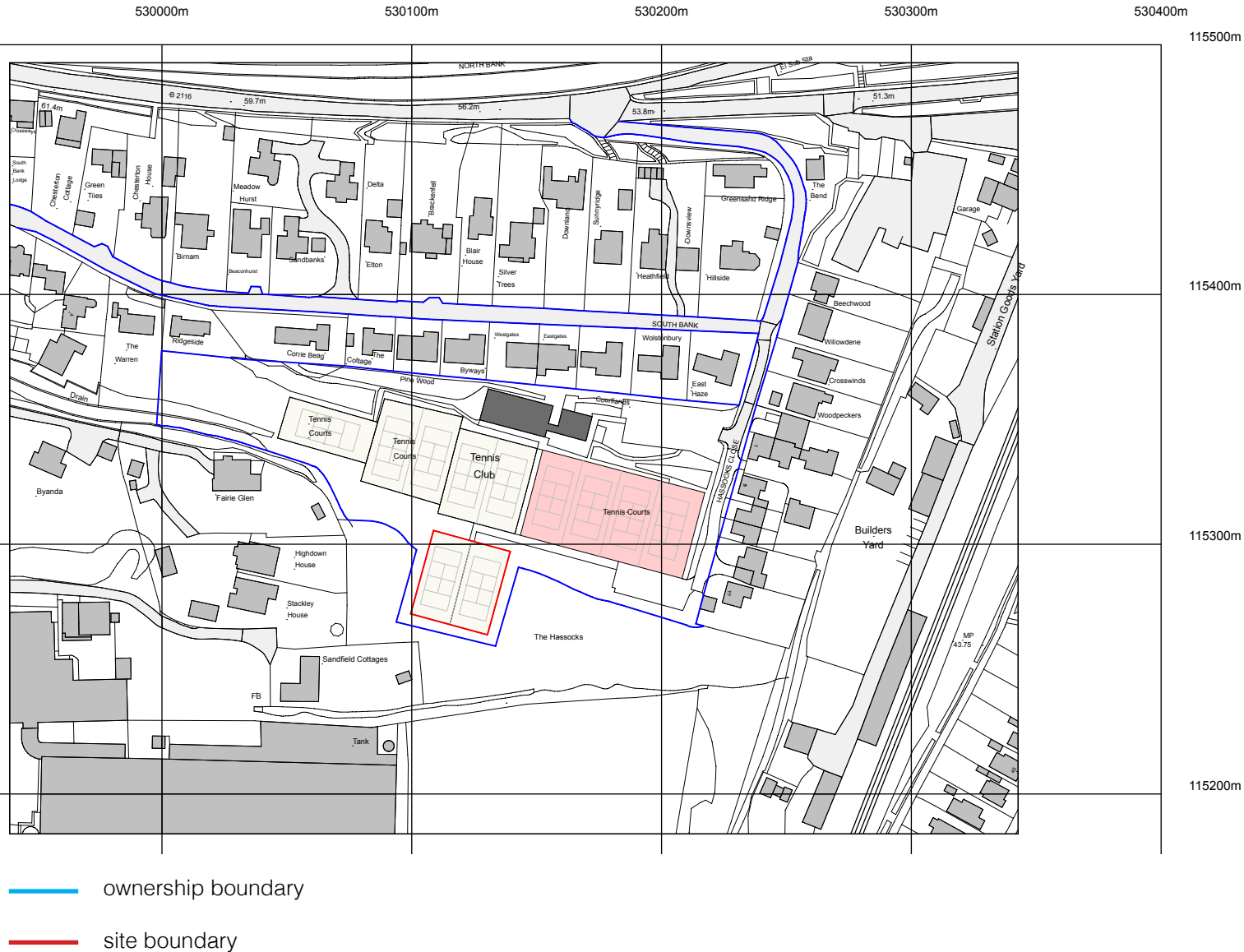
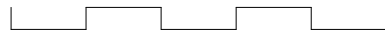
Statement from Joseph de la Nougerede, on behalf of Weald Lawn Tennis Club Committee



View towards 2no southern courts.

LOCATION PLAN

1:1250 @A4



SECTION 01 PROCESS

ANALYSIS

SITE LOCATION

The site is located to the south of Hassocks in West Sussex. The neighbouring area is generally residential in use on reasonable sized plots. To the south west of the site lies a number of commercial premises including South Downs Nursery. The site occupies an east-west position with a public road running adjacent to the site along Hassocks Close (servicing a number of homes developed on previously club owned land several years ago).

SITE CHARACTER

The Weald Tennis and Squash club has 10no full sized courts (hard court and artificial clay) along with 4no small courts and 4no internal squash courts. The club house and squash courts are located centrally along the northern boundary of the site. 10no of the courts are currently floodlit. There is a club car park which has had landscaping upgrades in recent years.

The southern and western boundaries are characterised by mature planting. The northern boundary slopes upwards towards South Bank Road (owned by the club) where residential properties are situated along the ridge. To the eastern boundary, Hassocks Close contains a row of relatively new homes (previously club owned land).



SITE PHOTOGRAPHS ANALYSIS



View from club house looking towards the eastern tennis courts.



View from club house looking towards the western tennis courts.



View towards 2no southern tennis courts (site).



Southern courts surrounded by mature trees barrier.



View looking east looking towards southern courts (site) with houses in background.



View towards southern courts (site) with mature tree barrier to boundary.



View from south western corner of southern courts (site).



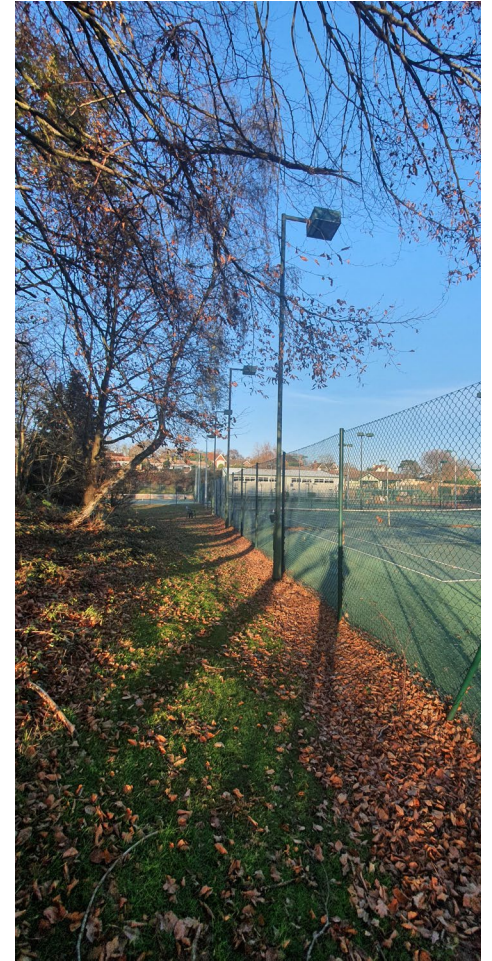
South western boundary treatment.



View looking north over southern courts (site) towards squash and club house.



Looking east.



Looking north.



View looking south showing adjacency to boundary.



View looking west from southern courts.



South Bank Road site entry/exit.

OPPORTUNITIES + CONSTRAINTS ANALYSIS

OPPORTUNITIES

- **Excellent existing tennis and squash facilities** and associated club house provides a great facility for the community.
- Create a **domed structure** to the two most southern tennis courts to add to the year round appeal of the club.
- Careful understanding of the **sun path** to ensure the **massing and form** of the development is commensurate with the adjacencies.
- Wonderful site location with significant **mature plantings to boundary**.

CONSTRAINTS

- Consider the **adjacent properties/sites** which border the club to ensure a commensurate relationship.
- Consider the **trees** in close proximity to ensure any new structure does not do undue harm.
- Consider **views** from and to the structure. Consider the use of **lighting** within the structure.
- Consider the **structure** of the courts; including form and colour.
- Consider the topography of the site.



PLANNING APPRAISAL ANALYSIS

PLANNING STATEMENT ANALYSIS

written by Helen Greenhalgh, Verve Planning

CLASSIFIED AREAS/LISTINGS

The site does not sit within a conservation area. There are no listed buildings or structure on or anywhere near the site.

FLOOD RISK

The site lies approximately 500m away from a watercourse and is in the lowest flood risk zone (1). In any case, the proposal is not affected.

PLANNING HISTORY

DM/16/0553	floodlights	-granted
12/04198/FUL		-granted
12/02975/TREE		-split
12/02221/FUL		-granted
12/02222/ADV		-granted
09/00952/FUL		-granted
08/02370/FUL		-granted
07/00253/FUL		-granted

PARKING

Not applicable to a potential application.

ARCHAEOLOGY

There is no designation as within the boundary of nearby the site boundary.

TREES

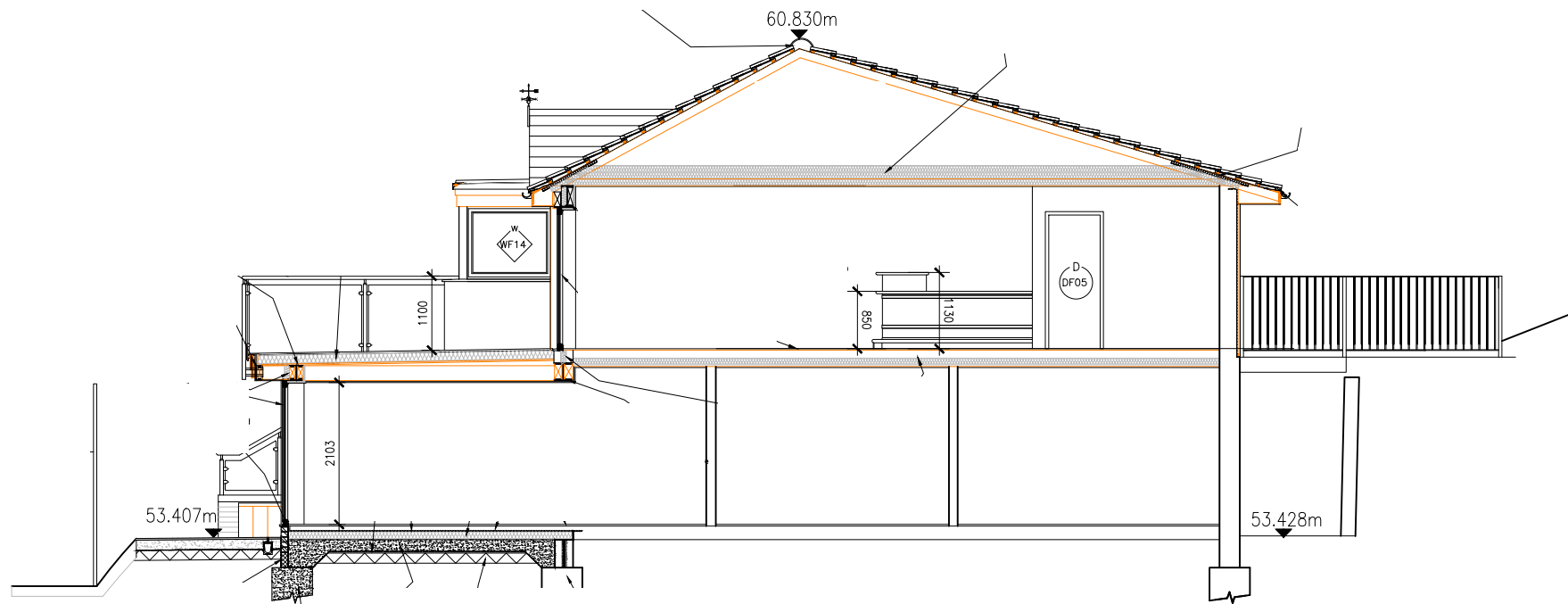
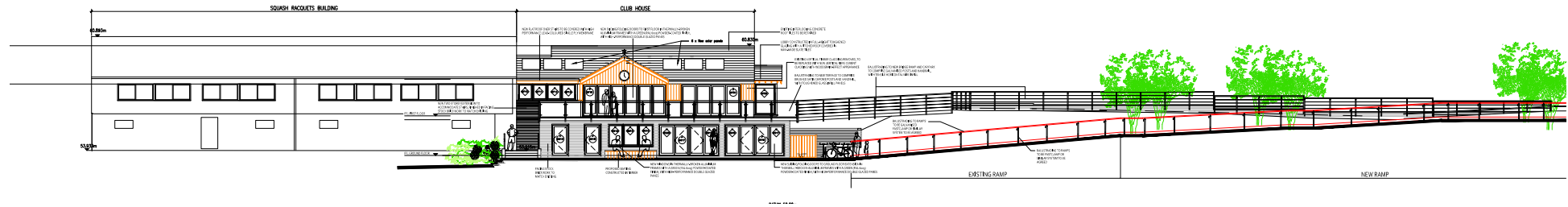
The proposed structure lies within relatively close proximity to mature planting. As the structure would be mounted on a pre-existing hard surface, the view is no further survey work would be required. However, in this instance, we seek clarification from Officers.

EXISTING SURVEY - ELEVATION + SITE SECTION

1:200/400 @A4



*drawings taken from planning application 12/04198/FUL

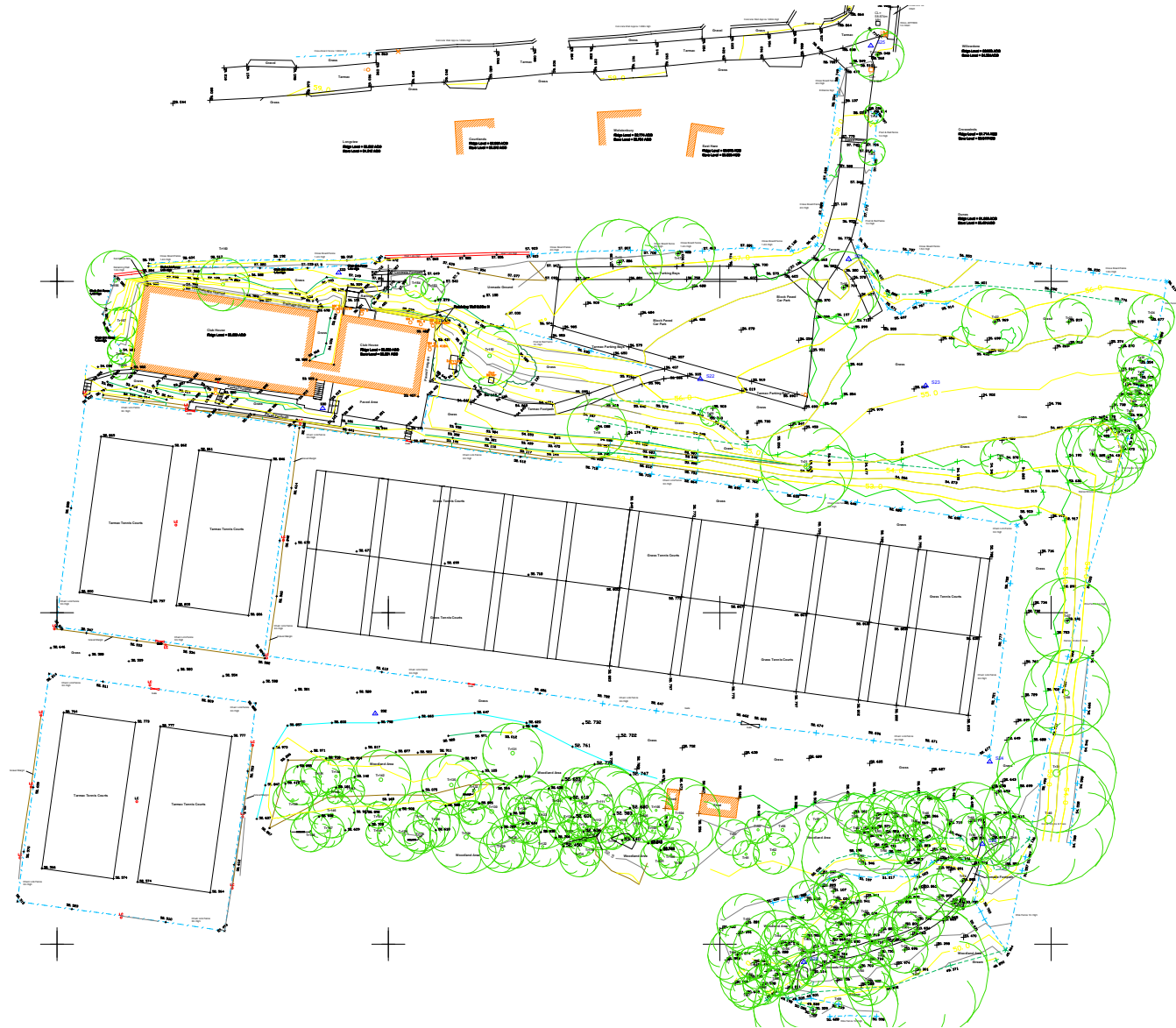


EXISTING SURVEY - TOPOGRAPHIC

1:200 @A4



*drawings taken from planning application 12/04198/FUL



THE PROPOSAL

SECTION 03 USE

THE PROPOSAL

EXISTING USE

The 2no southern most tennis courts currently are “open air”. They have existing floor mounted flood lights.

PROPOSED USE

The proposed use is unchanged.

The proposed scheme seeks to add a structural roof over the courts to be clad in a fabric/metal. This would provide the club with facilities for all weather conditions.

The lighting would be re-utilised within the new structure and would inherently have less of an impact on neighbouring properties than the current condition.

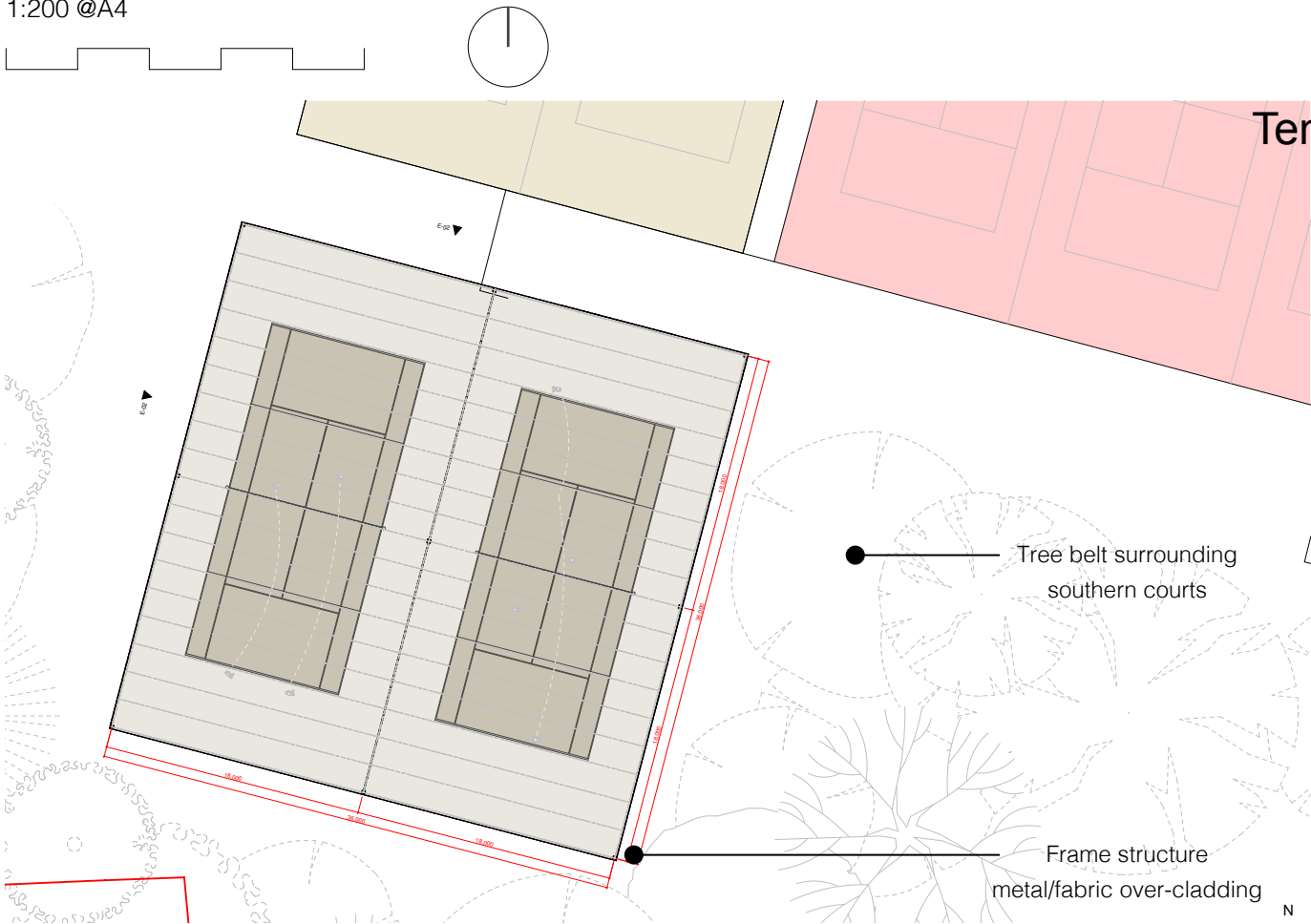
SECTION 04 LAYOUT

THE PROPOSAL

The proposed siting/layout/access to the court is unchanged.

PROPOSED SITE PLAN

1:200 @A4



AERIAL VIEW - PROPOSED THE PROPOSAL

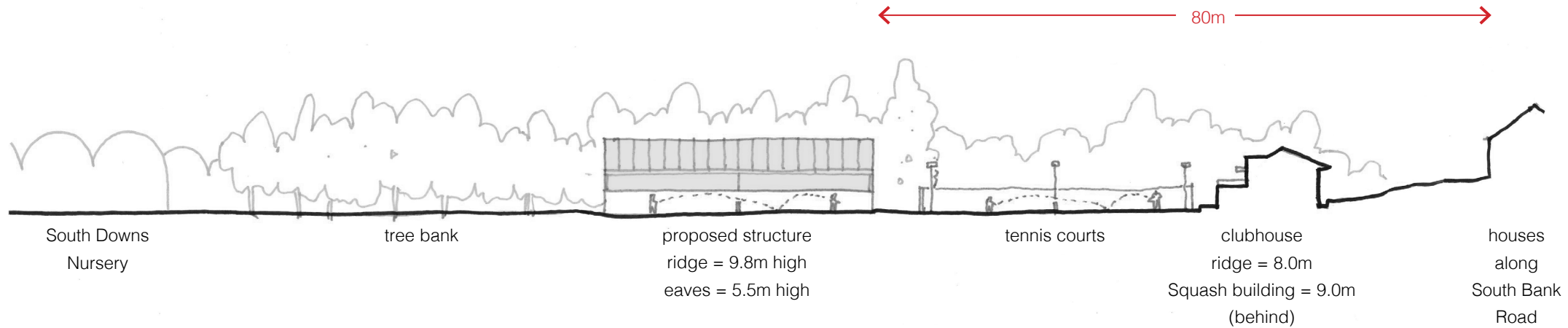


SITE SECTIONS

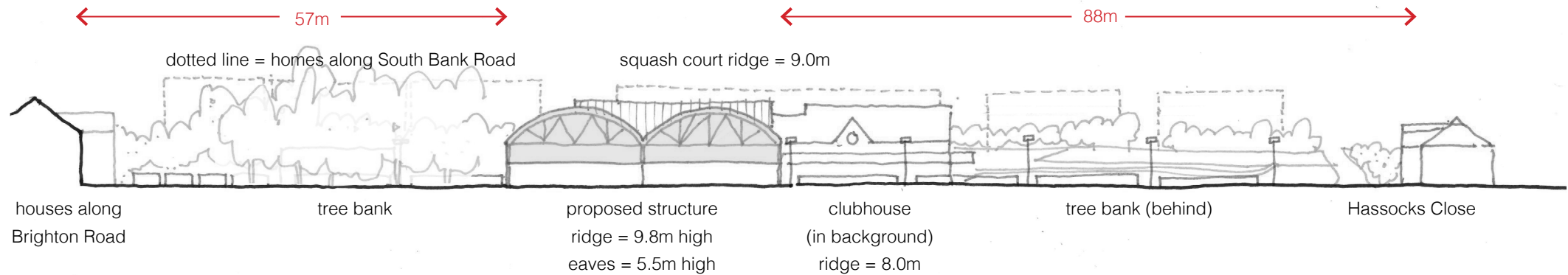
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NORTH - SOUTH

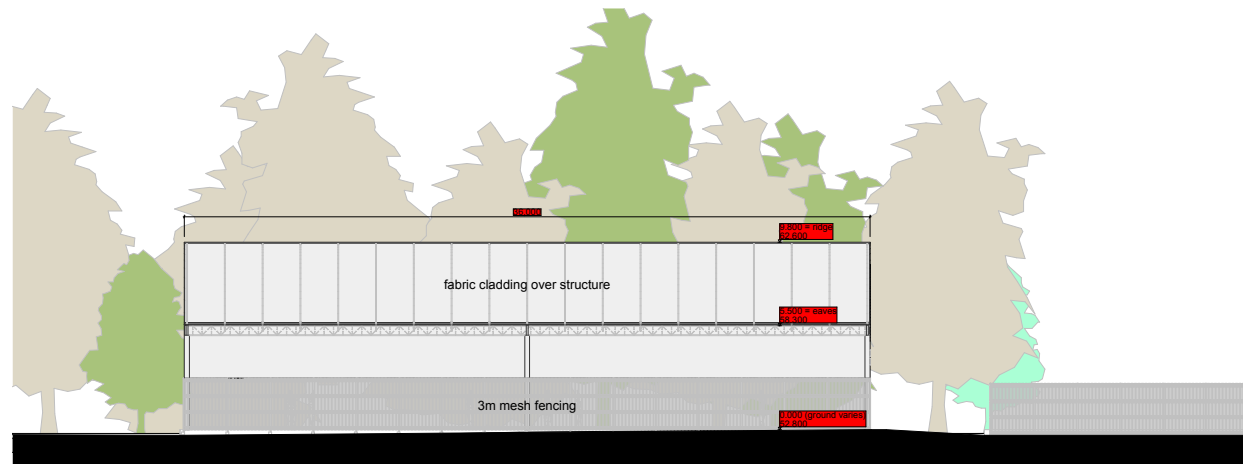


EAST - WEST

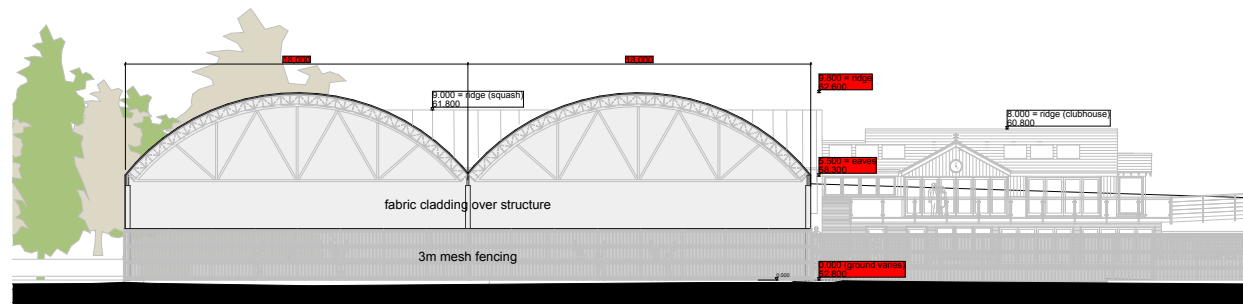


PROPOSED ELEVATION 1, 2

1:200 @A4



East elevation



South elevation

SECTION 05 SCALE

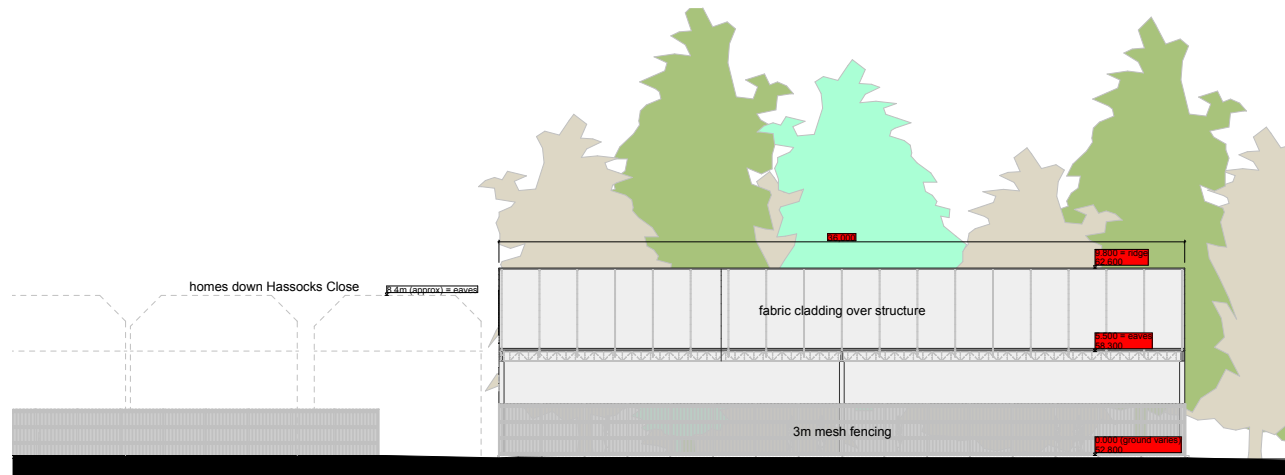
ANALYSIS

The proposed massing of the new structure seeks to be of a commensurate scale with the overall club facilities whilst allowing for a generous amount of ceiling height for tennis. As demonstrated within the site sections and proposed elevations:

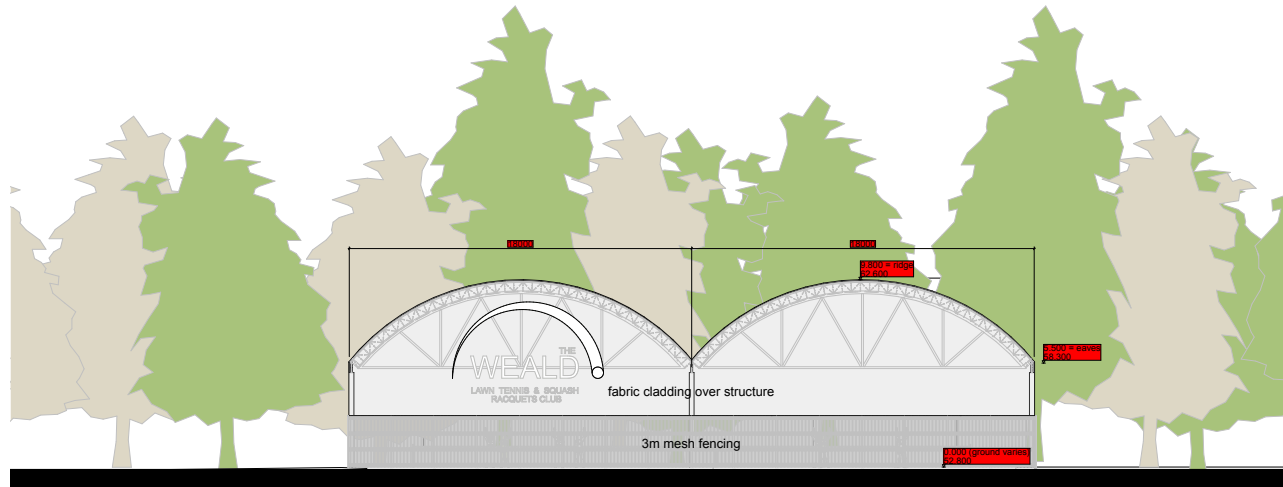
- The proposed structure would measure 9.8m from court level to the ridge.
- The proposed structure would measure 5.5m to the eaves.
- The overall size in plan would be 36m x 36m and fully cover the 2no courts.
- The scale of the structure would be of a commensurate scale with the other facilities on the site, being of a similar overall height to the squash building and club house.
- The overall distances to neighbouring properties are significant and therefore there is little chance of any perceived overbearing.
- The significant bank of trees around the southern boundary will also screen any perceived impact from neighbouring adjacencies.

PROPOSED ELEVATION 3, 4

1:200 @A4



West elevation



North elevation

SECTION 06 APPEARANCE

THE PROPOSAL

The proposed structure will be steel framed and made from a series of trusses. The final design of this would be developed by the chosen fabricator.

The structure would then be over-clad by a tensile fabric or metal. The colour of this is proposed as white, however, we welcome comments as to the appropriateness of this choice from Officers.

Typical tennis court mesh fencing will be utilised up to 3m in height - ensuring the courts are still "open air". Above this the structure is over-clad.

On the northern elevation, the club's logo could be utilised subtly within the overall cladding which directly faces the clubhouse. Similarly, we seek Officer's comments on the siting/appropriateness of such a logo.

Lighting will be internally mounted on the main frame. Depending on the choice of the cladding, this may produce a subtle "glow", however, this is likely to have less of an impact the current condition.

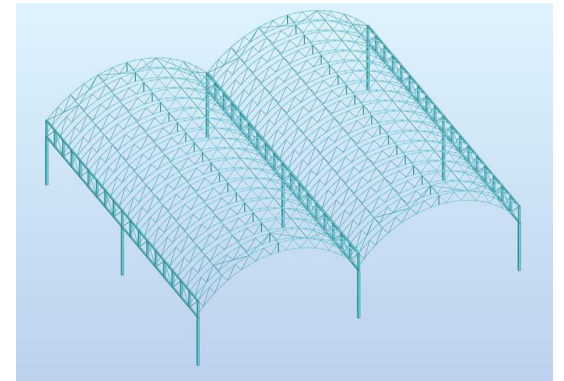
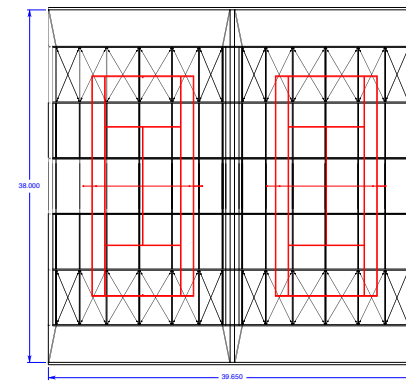
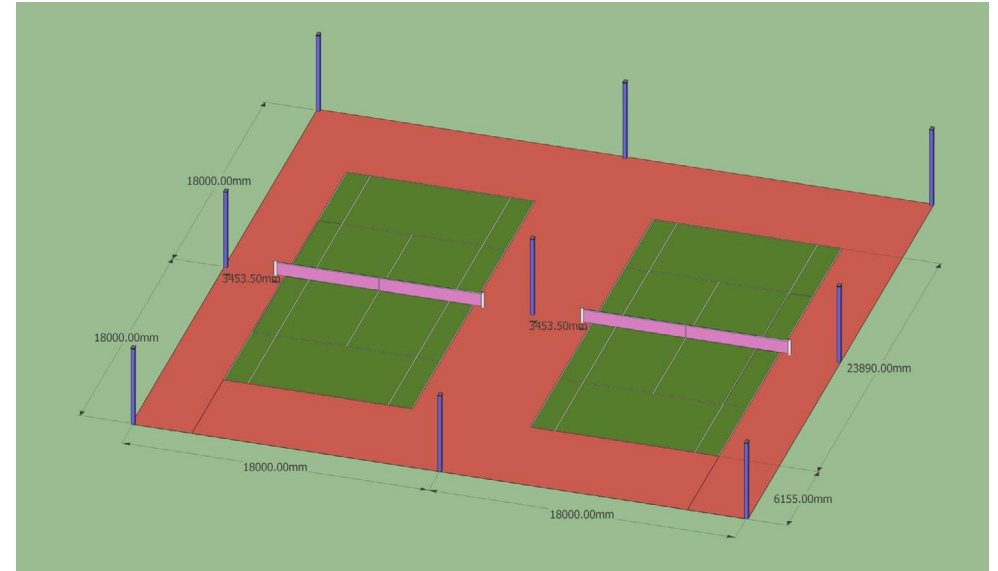
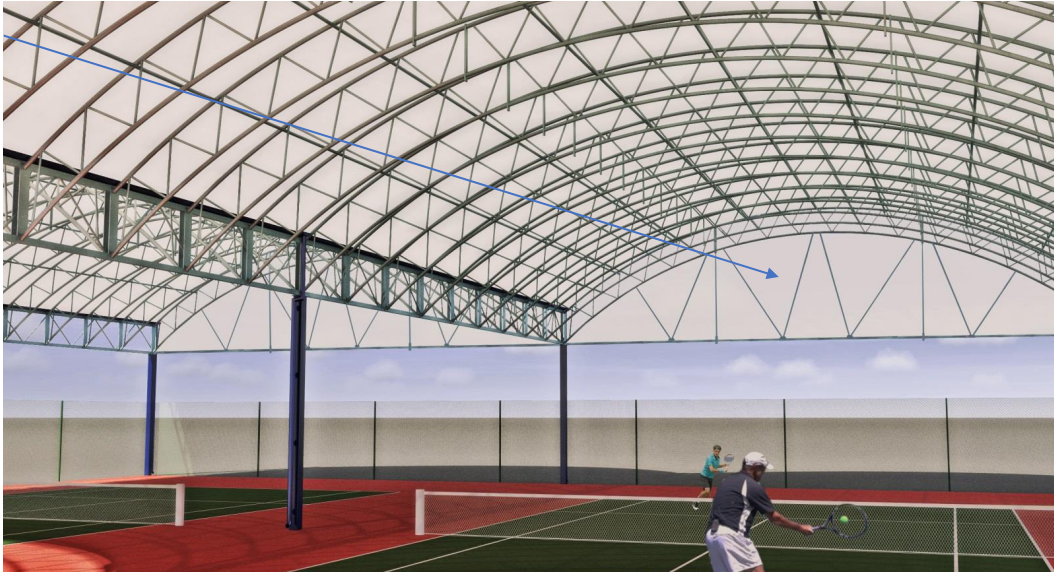
VIEW OF NORTHERN (FRONT) ELEVATION
THE PROPOSAL





FABRICATOR DETAILS

THE PROPOSAL



The applicant has begun discussions with potential fabricator who have previously undertaken similar structures approved by the Lawn Tennis Association (LTA).

SECTION 07 LANDSCAPING

The landscaping associated to the proposal will remain as per the existing condition.

SECTION 08 ACCESS

The access associated to the 2no tennis courts will remain as per the existing condition.

SECTION 09 SUMMARY

As set out in this pre-application document, the proposal has emerged from a rigorous process of assessment, involvement, evaluation and design. The proposals seek to attain a high standard of design while ensuring that it is compatible with the scale and character of the surrounding vicinity. The new structure will ensure the continual upgrade and offering of facilities at Weald Tennis and Squash club which will benefit the wider community.

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