

DESIGN AND ACCESS STATEMENT

Proposed Development

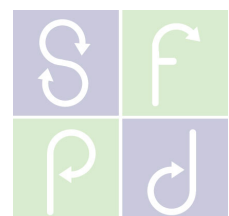
At

Wood Vale Lawn Tennis Club
11/13 Wood Vale
Muswell Hill
LONDON.
N10 3DJ.

For

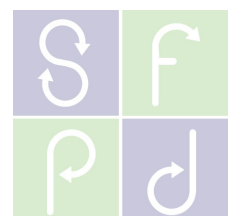
The Reconstruction of
Shale Court Nr 5
To Porous Asphalt

Issue 03
Dated 04.03.2024



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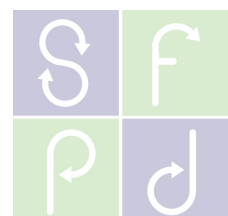


1.0 Introduction

1.1 This Design and Access Statement accompanies an application for full planning permission submitted to Haringey Council for the reconstruction of one outdoor shale tennis court to one outdoor porous asphalt tennis court and associated works.

1.2 The Statement is structured in accordance with the advice set out in Circular 01/2006 'Guidance on Changes to the Development Control System' and the guidance contained in the CABI publication 'Design and Access Statements'. Accordingly, the Statement is structured as follows:

- Assessment
 - *Physical*
 - *Social*
 - *Economic*
 - *Planning Policy*
- Involvement
- Evaluation
- Design
 - The Proposal*
 - *Use*
 - *Amount*
 - *Layout*
 - *Scale*
 - *Landscaping*
 - *Appearance*
- Access
- Conclusion



2.0 **Assessment**

- 2.1 This section of the Statement assesses the site's immediate and wider context in terms of physical, social and economic characteristics and relevant planning policies.

Physical

- 2.2 The application relates to an outdoor area of land at Wood Vale Lawn Tennis Club.

The Wood Vale Lawn Tennis Club proposal is to reconstruct an existing outdoor shale tennis court Nr 5 to form an outdoor all weather porous asphalt tennis court Nr 5.

The Tennis Club currently has five existing all weather porous asphalt tennis courts (Nrs 1 - 4 and Nr 6) comprising two blocks of two courts and a one court block, two of which are floodlit, and one shale tennis court Nr 5 (formed from crushed brick upper playing surface and lower ash and clinker sub-base with precast concrete perimeter edging).

Shale court Nr 5 is located at the lower part of the Club site area adjacent to porous asphalt court Nr 6 and floodlit porous asphalt court Nrs 3 - 4.

Porous asphalt court Nrs 3 and 4 are located to the North with a low level blockwork retaining wall and 2.75m chainlink fencing.

Porous asphalt court Nr 6 is located to the North with a 2.75m high chainlink dividing fencing.

A grassed sloping bank is present to the East and a gravel pathway to the West with sloping rising grassed bank and timber boundary fencing beyond to the rear gardens of domestic dwellings.



Existing shale court Nr 5 and the reconstructed porous asphalt court Nr 5 may be partially visible from surrounding residential dwellings to the West which retain a higher level and look down on the Club site.

- 2.3 Car parking is available within the Wood Vale car park for 10 cars and 8 cycles.

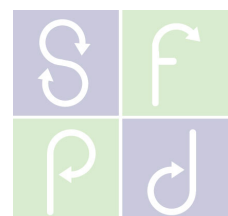
Social

- 2.4 The site is excellently located to serve the local population who can easily access the site by foot, cycle or car.
- 2.5 In terms of impact on the wider area this is likely to relate to the effect of the development on the character and appearance of the area and the limited impacts associated with increased activity.

Economic

- 2.6 The benefits of the site and the proposed development derive largely from the sporting and recreational value rather than economic value.

Nonetheless the facilities available provide an invaluable asset to the local population who will be provided with additional and improved recreational facilities immediately on the doorstep and without presenting the need to travel.

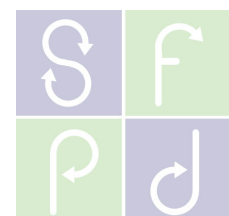


Planning Policy

- 2.7 National Planning Policy is now contained in the National Planning Policy Framework (NPPF) published in March 2019. This now supersedes the provisions of PPG17. NPPF sets out twelve Core Planning Principles, one of which is to *“take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.”* [paragraph 17]
- 2.8 NPPF also acknowledges that *“The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities”* [paragraph 69]. It recognises the benefits of social, cultural and recreational facilities to a community and seeks to facilitate their protection and enhancement. Paragraph 70 seeks to ensure that (inter alia) facilities and services are able to develop and modernise in a way that is sustainable and allows them to continue to provide those services. It also asks Councils to plan positively for the provision of community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments and to guard against the unnecessary loss of valued facilities and services.
- 2.9 Local Planning Policy is contained within the Local Plan Strategic Policies 2013 and Development Management Development Plan Document.

Generally the local planning policy can be summarized as follows :-

All development should represent high quality design which demonstrates high levels of environmental awareness and contributes to climate change mitigation and adaption.



Development proposals for lighting schemes should not have a demonstrably harmful impact on residential amenity or biodiversity.

The Haringey Council advocates the provision of facilities to improve the health and the quality of life within the Community.

This vision is consistent with Central Government policy either expressed directly or through Sport England.

The reconstruction of the shale court to all weather porous asphalt represents an improvement to existing sporting and recreational facilities at the Club.

The existing red shale (crushed brick) surface court cannot be fully utilized used during the Autumn, Winter and Spring periods as the upper crushed brick surface becomes soft under foot when wet. Given the increasing incidence of rainfall continuing use of the courts has been very limited.

The production of crushed brick for shale court dressing has also become increasingly difficult to source at an economic cost and is no longer considered sustainable option for the Club to maintain.

- 2.10 The proposals perform well when assessed against all of these policy objectives promote and increase the sporting and recreation facilities at Wood Vale Lawn Tennis Club.

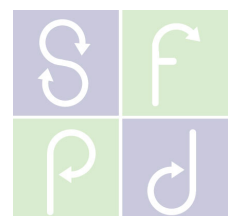


3.0 Involvement

- 3.1 The proposals have been prepared in conjunction with Wood Vale Lawn Tennis Club, The Lawn Tennis Association and Sports Facility Planning & Design Limited with appropriate liaison where necessary.

They are informed by the professional expertise of specialist providers of this type of facility who have advised throughout.

- 3.2 Following the submission of this application, consultation will take place with local residents to advise of the proposed development and allow opportunity for feedback and comment.



4.0 Evaluation

4.1 From an assessment of the context of the site, the key opportunities and constraints of the site are set out in the table below:

Opportunities	Constraints
• Opportunity to improve sporting and recreational facilities • Secure a high quality facility. • Improve visual qualities of the locality. • Existing shale court dimensions to be retained in the reconstructed porous asphalt court. • Protect the existing landscaping across the site. • Provide natural surveillance and increased activity to reduce potential for criminal activity. • Create a community asset which is valued and appropriately maintained	• Finished levels of reconstructed courts area to be kept within the existing levels of the shale court. • Fence elevations to be kept remain in the same positions • Dimensions of reconstructed court to be retained as the existing

5.0 Design

The Proposal

- 5.1 Permission is sought for reconstruction of one existing outdoor shale tennis court to form one porous asphalt tennis courts with the replacement of perimeter chainlink fencing to three elevations (Southern, Eastern and Western only).

Use and Amount

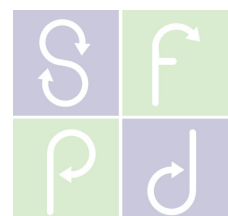
- 5.2 The application seeks a more intensive sporting recreational use of the Tennis Club site by the reconstruction of one outdoor shale tennis court to form one outdoor porous asphalt tennis court to permit all year use.
- 5.3 The hours of proposed use will be retained as daylight hours only with no floodlighting being installed.

Layout and Scale

- 5.3 The proposed layout is shown on the drawings accompanying the planning application.
- 5.4 The scale of facility is in keeping with the nature and extent of the area available and appropriate to the location of the site and the relationship with adjacent facilities and structures.

Landscaping

- 5.5 Existing landscaping to the outer perimeter of the Tennis Club site boundary will be retained and can be supplemented if necessary to increase biodiversity.



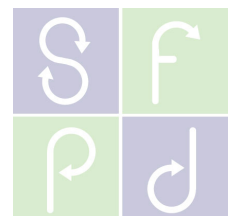
Appearance

- 5.6 There will be very little change to the appearance of the site.

The new porous asphalt tennis court will be finished at the existing shale court levels. The porous asphalt playing surface will be two tone dark green.

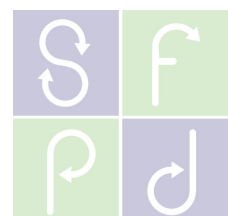
The porous sub-base construction will comprise 300mm depth of porous aggregate sub-base (DOT Type 803) above geotextile membrane with two layers of porous asphalt 65mm depth and colour coated in a two tone colour arrangement with new precast concrete perimeter edgings and new chainlink mesh fencing to the Eastern, Western and Southern elevations. The existing shale court construction will be removed to a depth of 365mm and disposed off site. A perimeter drain will be established under the court sub-base.

The only structures visible above ground will be the new 2.75m and 3.60m chainlink mesh perimeter fencing (60mm diameter tubular fence posts). All these above ground components will be dark green RAL 6005.



6.0 Access

- 6.1 Previous sections have set out the excellent accessibility of the site to potential users. The site is within the heart of an established residential area and is already well used. Many users will inevitably arrive by foot and access to the ambulant disabled will be easily facilitated.
- 6.2 In addition many existing users will access the site by cycle and will be able to utilise cycle parking facilities.



7.0 Conclusion

- 7.1 This Statement has sought to set out the design rationale to the proposal in the context of Development Plan policy. It has described how the site opportunities and constraints have influenced the design process and how the scheme proposed follows an iterative examination of these issues.
- 7.2 The outcome is a proposal that is policy compliant at every level. It will enhance the sporting and recreational value of Wood Vale Lawn Tennis Club.

