

BLACKHEATH PADEL CLUB
DESIGN & ACCESS STATEMENT

0.0

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1.0

INTRODUCTION

1.0 INTRODUCTION

FOREWORD



EXECUTIVE SUMMARY

This Design and Access Statement has been prepared by Dowen Farmer Architects on behalf of the client, V Fund and future operator Padium to support a full planning application for the proposed redevelopment of the Former Tennis Club at Blackheath Park, SE3 0HB.

The proposal seeks approval for the development of a Padel Club consisting of 8no. covered courts and a clubhouse building with associated landscaping, car and cycle parking and amenity.

The site is currently occupied by disused Tennis Club and the immediate context is predominantly residential.

The total site area is **4,470sqm**.

CONTENT OF SUBMISSION

This document details the proposed development and outlines the design approach, contextual response and consideration of details.

Particular attention has been paid to the following:

- Massing and language of the proposal to fit within the wider context and the surrounding conservation area.
- Careful consideration of the relationship to the neighbouring dwellings and adjacent private gardens.
- Provision of high quality amenity for future users.
- Developing an architectural language which responds positively to the context by referencing materials and details from the surrounding buildings within the proposal.
- Relationship to surrounding building heights.

This Design and Access Statement should be read in conjunction with the accompanying Planning Application Drawings and all other documentation submitted in support of this application.



1.0 INTRODUCTION

PROJECT TEAM

CLIENT: VFUND

VFund are a privately owned property investment and development company. VFund focus on urban regeneration and delivering quality, innovative developments.

PLANNING CONSULTANT: SAVILLS

Savills is the largest planning consultancy in the UK with over 350 professionals operating from 23 offices. We provide comprehensive planning consultancy services and have significant experience of promoting development in LB Greenwich and for a variety of leisure and recreation uses including 'padel tennis'.

ARCHITECT: DOWEN FARMER ARCHITECTS

Dowen Farmer Architects is a London based studio delivering innovative buildings, from initial sketches to built completion. We believe in exciting, finely crafted and pragmatic architecture.

As a process driven outfit that responds to site specificity, the outcome of each project has a unique quality that gives a bespoke identity to each project. Key design criteria comes from the 'genius loci' of a site, taking into consideration complex factors such as cultural dynamics, social urban fabric and townscape analysis, resulting in buildings that are deeply rooted in their place.











- 1 Fortis Green Tennis Club / East Finchley
- 2 Shenley Hill / Radlett
- Julians Road / Stevenage

1.0 INTRODUCTION

OPERATOR - PADIUM

OPERATOR: PADIUM

Introduction

Padium's ambition is to establish premium venues that not only offer toptier facilities but also foster a vibrant community spirit. As the market leader in this sector, they have demonstrated a commitment to excellence and innovation.

Vision and Inspiration

Inspired by the Scandinavian model, Padium clubs are designed to go beyond being mere sports facilities. They are crafted to weave a rich social fabric, creating spaces where members can connect, relax, and thrive. Padium's vision is to bring this unique approach to Blackheath, defining a new typology for suburban recreational settings.

A Premium Experience

The goal is to provide a premium experience that sets Padium apart. Each venue is meticulously planned to ensure not just the highest standard of courts, but also a welcoming and inclusive atmosphere. We believe that a padel club should be more than a place to play; it should be a community hub that enhances the well-being of its members.

The Blackheath Experience

Padium is leading the way in premium venues, inspired by Scandinavian design to create more than just sports courts.

By bringing Padium's expertise and innovative approach to Blackheath, the aim is to create a beloved venue that fosters a strong sense of community, blending fitness and social interaction.

With a focus on redefining suburban areas like Blackheath, they aim to establish a new type of club that becomes an integral part of the neighbourhood, offering both a premium experience and a space for fostering connections. The proposal also aims to re-establish the recreational past of the site following the closure of the former tennis courts.











- Padium Canary Wharf Entrance
- 2 View on courts
- 3 Entrance Alley
 - Club Area

1.0 SUSTAINABILITY AT THE FOREFRONT OF DESIGN

APPROACH TO SUSTAINABILITY

OUR APPROACH

DFA are deeply committed to creating sustainable projects that address the key challenges of delivering a sustainable built environment. The approach integrates various principles and strategies to ensure that our designs align with the vision of local authorities. Below is an overview of our approach and expertise in addressing sustainability themes:

Net Zero Carbon by 2040:

Our projects prioritize energy efficiency, renewable energy generation, and carbon offset strategies to minimize operational carbon emissions.

Sustainable Design Solutions:

We prioritize passive design strategies, such as optimizing building orientation for solar gain, natural ventilation, and daylighting, to reduce energy consumption.

Passivhaus Standard:

Our team includes certified Passivhaus designers who apply their expertise to ensure energy efficient and comfortable spaces for the residents.

Circular Economy:

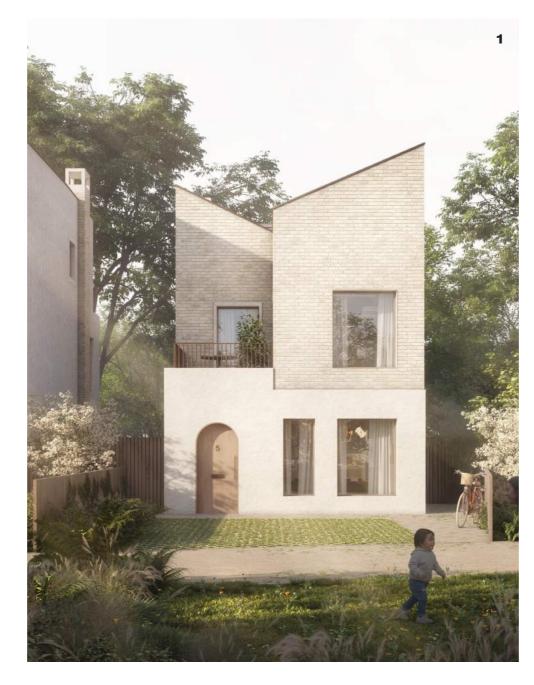
Our design approach incorporates strategies such as material re-use, recycling, and designing for disassembly to create a closed-loop system.

Green Infrastructure Framework:

Our designs leverage the principles of the Green Infrastructure Framework by incorporate features such as green roofs, living walls, urban agriculture, and sustainable drainage systems to enhance biodiversity, promote wellbeing and manage storm water runoff.

RIBA 2030 Climate Change:

DFA are a member of RIBA 2030 Climate Change. We encourage each team member to take ownership of the RIBA 2030 Climate Change spreadsheet to submit their project-specific data and actively engage with the sustainability figures. The team discuss what worked, what didn't, and areas to improve, and set future targets, with a lessons learnt approach.







- 1 Welham Manor, Hatfield: A **landscape-led** residential scheme, incorporating the **use of native and species-rich planting**, aiming to **maximise biodiversity net-gain.**
- Elm Farm House, Barnett: **Adaptive re-use** of 4 agricultural barns, **utilising the embodied carbon**.
- 3 Godstone HQ: Working with National Highways to unlock large parcels of brownfield land for future development and re wilding.

1.0 SUSTAINABILITY AT THE FOREFRONT OF DESIGN

SUSTAINABILITY TARGETS

KEY SUSTAINABILITY & RENEWABLE ENERGY COMMITMENT

- Fabric First
- · High levels of airtightness
- · High performing floor U values for external envelope
- Grey rainwater harvesting with water butts
- Dual flush toilets
- Smart thermostats
- LED low energy lighting
- Flow regulated showers and taps
- High performing external doors- both thermally and air tightness
- Grassed landscape amenity with native species which are adapted to the local micro-climate and soil conditions
- Maximising new on site trees to enable carbon capture
- Bird boxes/bat boxes
- De-carbonised heating











2.0

SITE & CONTEXT

SITE LOCATION





THE SITE

The site is on the southern side of Blackheath Park in the private Cator Estate. It contains four tennis courts, with associated hard standing, and a former pavilion at the southwest corner of the site which was destroyed by fire damage.

The site is currently vacant, overgrown and in a poor condition, having been derelict for at least the past 15 years.

The surrounding area is predominantly residential and characterised by its green setting. To the south, the site borders the Blackheath High School Sports Grounds, while residential properties are situated to the north and west, across Blackheath Park and Paddock Close. To the east lies a single residential property known as California House.

The site is adjacent to the Blackheath Park Conservation Area and sits opposite the Grade II listed No. 103 Blackheath Park. This early-to-mid 19th-century villa features architectural details such as greyish-yellow brickwork, a low-pitched slate roof with pediment-like gables, and decorative sash windows with glazing bars. The villa's entrance front, accessed from Morden Road, includes a reproduction classical door case and an interior highlighted by a decorative cast-iron staircase.

Listing NGR: TQ4038576095



SITE LOCATION

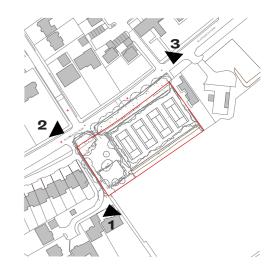


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Location Plan

AERIAL VIEWS



Site plan key







Looking North Looking East

Looking South

SITE HISTORY

SITE HISTORY

The site was primarily used for agricultural purposes until the early 20th century, after which it served as playing fields for various clubs. The Post Office Sports & Social Association was the final club to utilize the grounds.

To the east of the site stood a grounds keeper's bungalow, which has since been redeveloped into a modern residence known as California House, completed in 2014.

The site has seen minimal use since 1998 and has remained closed and vacant since late 2002. In 2006, the southern portion of the sports ground was transferred to the London Borough of Greenwich and re-purposed as part of the redevelopment of The Thomas Tallis Secondary School.

The tennis club caught fire which led to the full abandon of the site. Since then the site has been unused and left to derision.



- The area in 1894, Godfrey Edition, Old OS Map
- The area in 1914, Godfrey Edition, Old OS Map
- 3 Bomb damage map 1939-1945, London Metropolitan Archives
- Current Site Plan 2024

CONSERVATION AREA

BLACKHEATH PARK CONSERVATION AREA

The proposal would see an existing vacant site brought back for a sport and recreation use to the benefit of the local community. The proposed building is to be of a high design quality which would draw on the architectural features of the surrounding development, and due to the retention of the existing trees along Blackheath Park, the impact on the street scene and Blackheath Park Conservation Area would be minimal.

The site itself is not within the conservation area but lies on the edge. The Site has a substantial vegetation boundary along its northern edge which will screen and separate development from the Conservation Area (protecting its setting and character).

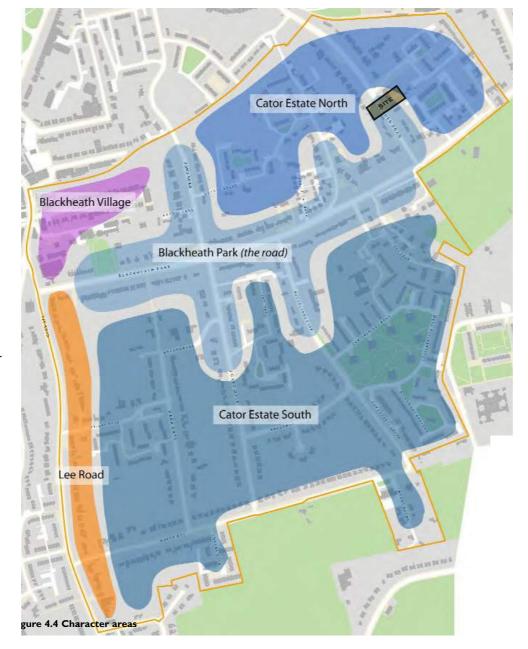
BLACKHEATH PARK: DEFINITION OF SPECIAL INTEREST

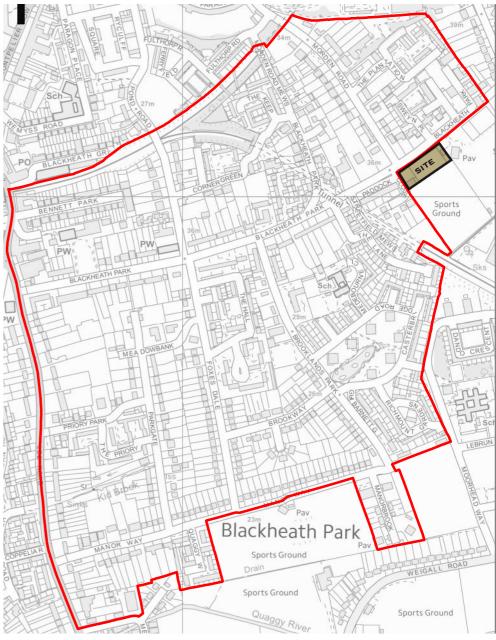
Blackheath Park Conservation Area covers an area that was the southern and larger part of a rural estate bordering the Heath. Wricklemarsh House was built here in 1724. It was dismantled in 1787 by John Cator and development under leaseholds began in earnest from about 1820 in response to demand for suburban housing in and close to Blackheath Village.

By the end of the nineteenth century, most of the land was being occupied, and included street frontage homes and small mansions with grounds. In the twentieth century, many of the grounds were turned over to smaller scale housing, and a few earlier properties were demolished in the process.

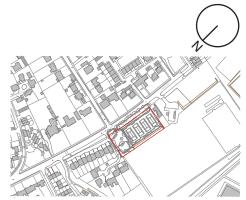
Significantly, no access was ever provided across the eastern boundary of the estate.

The special significance of the area comes from the quality and diversity of its housing, ranging from grand Georgian and Victorian villas to compact flats. Some of the designs are progressive, extrovert and highly personal; others are highly conservative and retiring.





CONSERVATION AREA



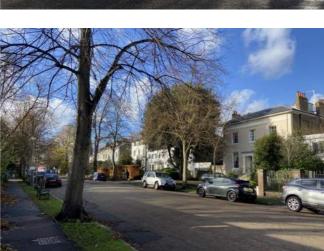
Site plan key

BLACKHEATH PARK CONSERVATION AREA #2

Notable Character Elements at Blackheath Park:

- Tree-lined Avenues: Wide streets with mature street trees create a leafy, green character.
- Landscape Design: Front and back gardens, communal gardens, and street trees provide greenery and maintain a verdant aesthetic.
- **Substantial Houses:** Large villas and houses are set back from the road but remain visible, contributing to the estate's open and airy feel.
- **Private Entrances:** White-painted timber gates and signs at entrances enhance the semi-rural and private atmosphere.
- Architectural Variety: A mix of historic styles, including Victorian stucco villas, Edwardian red brick, and post-war Span developments, creates architectural diversity.
- **Historic Roads:** Blackheath Park and adjacent roads retain much of their 19th-century character with a unified yet varied aesthetic.
- Cohesion Amid Change: While modern infill and courtyard developments exist, the overall character is anchored by the historic and spacious layout.













CONTEMPORARY CHANGES



CONTEMPORARY BUILDINGS - BLACKHEATH PARK

Blackheath Park, long known for its charm and rich architectural heritage, has embraced a more contemporary character in recent years. While the area remains deeply rooted in its traditional appeal, a growing number of modern homes have been introduced, adding a fresh dimension to the neighbourhood's aesthetic.

These contemporary houses blend innovative design with functionality, featuring sleek lines, large windows, and sustainable materials that reflect modern living standards. Their presence complements the natural beauty of the area, integrating seamlessly with the surrounding greenery while offering a striking contrast to the more historic residences.

This evolution highlights Blackheath Park's ability to adapt to changing tastes and lifestyles, ensuring it remains a vibrant and desirable place to live, appealing to a broader range of residents who value both tradition and modernity.















Contemporary Buildings along Blackheath Park

MATERIALITY



MATERIALITY - CALIFORNIA HOUSE

California house is the direct site neighbour. It features a modern and minimalist design, with clean lines and a natural aesthetic.

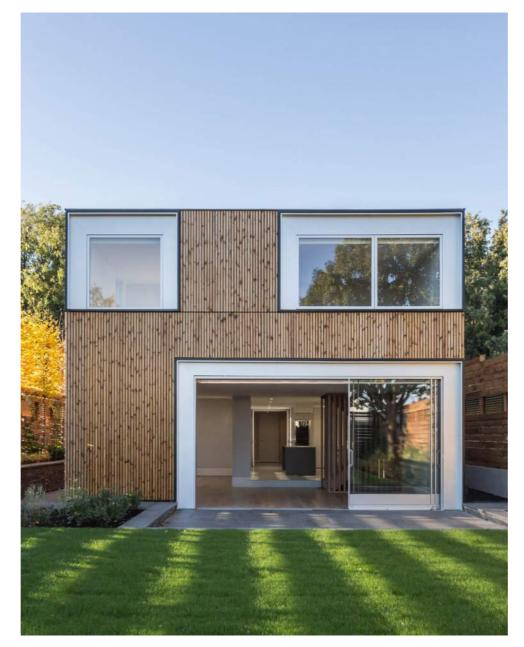
Material Assessment

Cladding: The house prominently uses vertical pine cladding which provides a warm, organic texture. This material blends harmoniously with the natural surroundings, creating a contemporary yet grounded appearance. Wood is also an excellent sustainable material when sourced responsibly.

Fenestration: Large windows dominate the design, this not only maximises natural light but also enhances the connection between indoor and outdoor spaces.

Roofing and Overhangs: The flat roof and angular overhangs emphasise the clean, modern lines of the structure. The overhangs provide functional shading and add to the minimalist design. On the entrance, a 4m-long cantilevered canopy invites people in.

Overall Design and Context: The house demonstrates a restrained and thoughtful design, balancing modernity with nature. A high timber fence that is continuously illuminated along its length encloses the rear garden. The extensive use of timber not only softens the angular architecture but also ensures the building complements its Blackheath Park setting. Its clean geometry, combined with semi-transparent elements like the glass panels, fosters a sense of lightness and integration with the landscape.





SITE HISTORY & CURRENT CONDITION

CURRENT CONDITION

In 2020, a devastating fire engulfed the tennis club, rendering the site abandoned and leaving it in a state of neglect. Since then, the property has remained unused, deteriorating over time and becoming a symbol of dereliction in the area. Its prolonged disuse has not only contributed to visual blight but has also resulted in instances of anti-social behaviour and crime.

The proposed redevelopment of the site offers a significant opportunity to reverse this decline. By reintroducing active sport and recreation use, the project will discourage criminal activity and anti-social behaviour, fostering a safer and more welcoming environment. The presence of a vibrant and well-maintained facility will inherently promote a sense of security and ownership, deterring negative activities associated with abandoned spaces.

The scheme will breathe new life into the site, enhancing its value to the community and restoring its role as a positive and functional space.



LFB: Fire destroys derelict club house at Blackheath school







- 1 Former clubhouse location
- 2 Former tennis courts location
- 3 California house
- 4 Black heath park

SITE PHOTOGRAPHS

Site plan key

CONSTRAINTS & OPPORTUNITIES

- The site is discreetly nestled within a natural barrier of trees, providing
 privacy and a sense of seclusion on all sides. This dense perimeter of
 foliage ensures the site remains well-shielded from external visibility,
 contributing to its secure and serene character.
- In terms of neighbouring properties, the site has minimal direct oversight, with only two houses overlooking it—one positioned at each end. This limited exposure to adjacent residences minimises potential visual impact or disruption, making the site an ideal location for regeneration.
- The site's terrain is notably flat, presenting an excellent foundation for development. This characteristic simplifies construction logistics and provides flexibility in design, making it particularly well-suited for a variety of potential uses.
- Overall, the site's combination of natural seclusion, limited neighbouring oversight, and favourable topography underscores its readiness for rejuvenation and the opportunity to re-activate it for an alternative sport and recreation use.









- 1 Hard-standing on the site of previous derelict clubhouse
- 2 Looking East towards California House
- 3 Looking West towards Paddock Close
 - View on site from Blackheath Park

EXISTING TREES

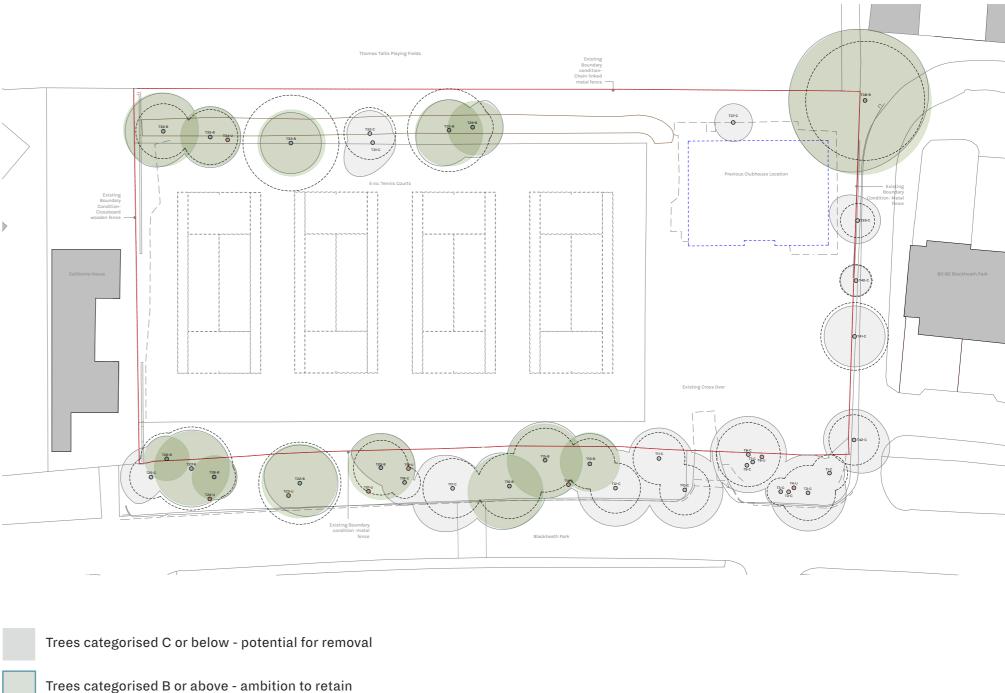
EXISTING TREES

The site is embraced by a perimeter of mature trees, creating a natural buffer that provides privacy. These trees form a dense, green canopy that shields the area from external visibility. The foliage not only serves as a visual barrier but also plays a vital role in defining the character of the site, blending seamlessly with its natural surroundings.

This natural screen also ensures minimal impact on neighbouring properties by this proposal. The presence of these trees also contributes to biodiversity, supporting local wildlife and enriching the ecological value of the site.

By integrating the existing greenery into the design, the site retains its natural appeal while enhancing its functionality. The careful preservation and thoughtful incorporation of these trees ensure that the site remains a haven of beauty and sustainability, ready to be rejuvenated into a vibrant and meaningful space.

Please refer to tree report for full details and locations.





3.0

PLANNING PROCESS

TIMELINE

PLANNING TIMELINE

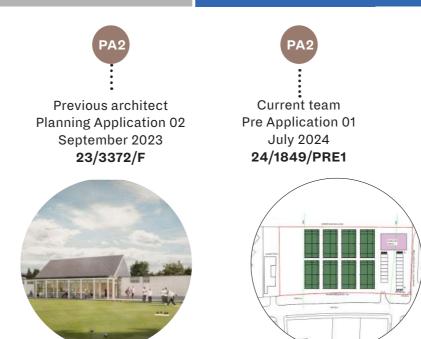
Timeline of all previous and current applications made on the site since 2017. The change of team occurred in 2024 - moving forward with a Padel Club application.



2017 2018 2018-2022 2023 2024 Cotober November December January February March

Previous architect
Planning Application 1
December 2017





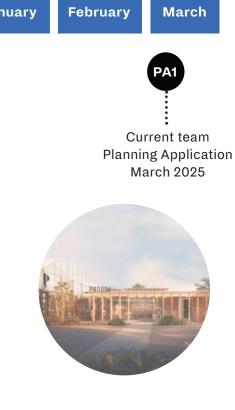
Pre Application 01

Response October 2024 24/1849/PRE1

RBG

Dowen Farmer

Appointed



PREVIOUS APPLICATION 2018-18/0676/F

PLANNING REFERENCE NO. 18/0676/F (APPROVED 2018)

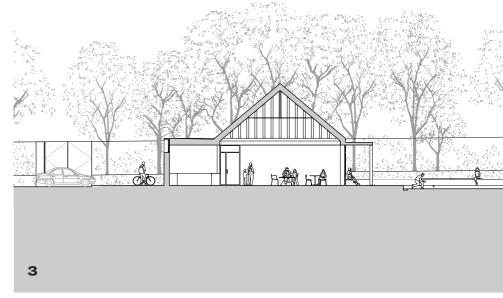
Demolition of the existing former tennis club (courts and clubhouse) and the Formation of a bowling green with associated car parking and fencing works alongside erection of new clubhouse.

Conditions

- Time frame for Development:
 Work must commence within three years of the permission date (June 5, 2018).
- The 2018 Permission establishes the acceptability of an alternative sports use and, new, enlarged buildings to provide member facilities on the site.
- Development must follow specified plans, drawings, and documents.
- Detailed specifications of external materials must be submitted and approved before work begins.
- Landscaping plans, including hard/soft surfacing and native plants, must be approved prior to development.
- A plan to manage dust, emissions, and potential pollutants during demolition must be approved.
- · Operable hours must be respected
- Detailed plans for haulage, noise screening, dust management, and vibration monitoring required.
- Car park management plan is approved prior to occupation.
- Initiatives to promote non-car access and sustainability must be included.
- PV panels Installation to achieve at least 20% CO₂ reduction,
- Trees must be safeguarded during development following BS 5837:2012 guidelines.
- Roof shall not be used or accessed as an amenity preventing overlooking and loss of privacy from the neighbours
- · A minimum of 15 secure cycle spaces must be provided.
- Compliance with waste management standards must be respected.







- 1 Aerial Proposed CGI
- 2 Street View Proposed CGI
- 3 Scheme Cross Section

PREVIOUS APPLICATION 2023-23/3372/F

PLANNING REFERENCE NO. 23/3372/F (VALIDATED 2023)

Demolition of the existing former tennis club (courts and clubhouse) and the formation of a bowling green and erection of a new clubhouse; other associated works including car parking and fencing.

The 2018 scheme was granted permission in June of that year, reflecting its merits and alignment with planning objectives. However, its implementation was contingent upon securing the enabling permission for the residential development on the Club's existing site. Unfortunately, without this additional consent, the scheme could not proceed, and the permission ultimately lapsed.

A resubmission was made in 2023.







- 1 Aerial Proposed CGI
- 2 Street View Proposed CGI
- 3 Scheme Cross Section

Application boundary

PRE APP FEEDBACK - 24/1849/PRE1



PRE APP 01 APPLICATION

In October 2024, A pre-application request was issued to the Greenwich planning council.

The proposal consisted of:

- The re-use of the former tennis courts for an alternative sport and recreation use.
- The construction of eight paddle tennis courts with semi-transparent arched canopies.
- The addition of a new 220m² clubhouse.
- The provision of 18 car parking spaces.
- · The installation of 20 cycle parking spaces.

PRE APP 01 FEEDBACK

In October 2024, Pre-Application feedback was received from the Greenwich planning officers on proposal to Change of use from tennis courts to paddle tennis courts, new clubhouse, car and cycle parking.

The proposal was supported in principle, as it rejuvenates the site while retaining its sports function.

Further details and assessments are required to ensure compliance with planning, conservation, and environmental standards.

A summary of the key points/feedback which has informed the current design proposal are as follows:

Planning Policy Compliance

- Proposal generally aligns with local and national policies supporting recreational use on Metropolitan Open Land.
- Design must respect conservation area guidelines and improve the site's usability without adverse effects on neighbours.

PRE APP FEEDBACK - 24/1849/PRE1

PRE APP 01 FEEDBACK

RBG Transportation

- Traffic impact from the proposed use is expected to be similar to the existing use.
- Blackheath Park is a private road; views of the Cator Estate Residents Association should be sought.
- Limited public transport access means most trips will likely be by car, with some local users using active travel.
- The proposed 18 parking spaces seem adequate, but at least one should be designated for disabled use.
- A geotextile grid with grass could reduce the car park's visual and environmental impact.
- Reducing car park size may lead to on-street parking, but private enforcement requiring permits may mitigate this.
- The car park is accessed from an existing access which is heavily landscaped and may need slight revision to provide adequate sight lines.
- The 20 cycle spaces should be provided in the form of Sheffield stands.

Design Response

- Creating 17 parking spaces to meet the site's requirements.
- Designing the parking area with geotextile surfaces for improved sustainability and reduced environmental impact.
- Maintaining dedicated cycle storage 20 parking spots in the form of Sheffield stands to encourage active transportation and provide secure bike parking.

RBG Tree Officer:

- · Arboricultural Report is required.
- · Proposed drawings do not clarify whether trees are being removed
- · Trees should be assessed and retained where possible.
- If trees remain, an Arboricultural Method Statement (AMS) and Arboricultural Impact Assessment (AIA) will be necessary.

Design Response

- Arboricultural report has been provided.
- The majority of the trees are being retained to maintain the existing tree line from Blackheath Park.
- A small number of trees are being removed on the south elevation to allow the development to take place. Please refer to drawings below.
- Some localised cutting back is proposed to enable suitable construction offsets.

RBG Waste Services:

- · No immediate issues with waste collection based on current site layout
- Details of the proposed site design and number of bins are needed.
- Clarify if bins will be collected from the main road or if collection crews need site access; a swept path analysis is required.

Design Response

- · The waste collection location is being maintained
- · Please refer to the waste collection page for details

RBG Sport & Leisure:

- Welcomes the redevelopment of disused land for new sporting facilities, especially for padel tennis, which is rapidly growing.
- Encourages operators to ensure inclusivity for all Greenwich residents.
- Emphasizes support for Council and Sport England goals to engage underrepresented groups, including women, low-income residents, disabled people, culturally diverse communities, and older individuals.

Design Response

All the above points are significant benefits which are heavily in favour for the grant of planning permission.

4.0

DESIGN DEVELOPMENT

CONSTRAINTS & OPPORTUNITIES



SITE STRATEGY

- 1. Ensure a sufficient distance and defensible space to shield neighbours on Paddock Close from direct views or excessive visibility of the site
- 2. Preserve an adequate buffer and defensible space to prevent overlooking or excessive visibility towards California House.
- Retain the existing trees to serve as natural defensible space, enhance biodiversity, and maintain the aesthetic value of the site. These trees act as a screen to the street and to the neighbouring buildings and are therefore crucial elements.
- 4. Keep the current site entrance as the designated point of arrival and improve where possible.
- 5. Provide a range and variety of parking spaces to improve accessibility and convenience.
- 6. Position the clubhouse in a location similar to that of the former tennis club to minimise the impact of changes to the site layout.
- 7. Opportunity to keep the playing courts in a similar position as the existing tennis courts to minimise impact and works by making the best use of existing hard-standing.



INTERNAL DESIGN REVIEW

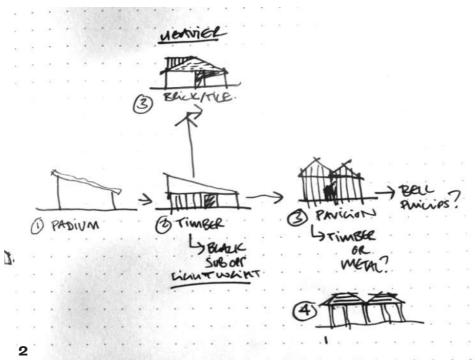
DESIGN LED DEVELOPMENT

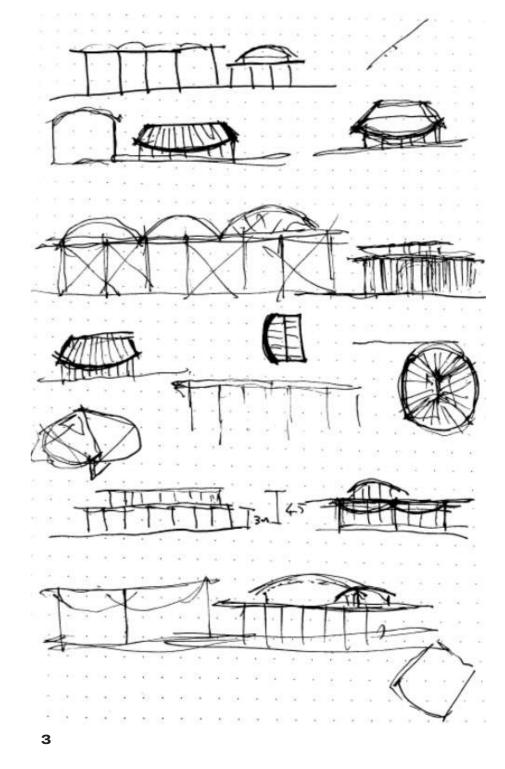
Dowen Farmer Architects are a process driven outfit that aspires to respond to sites specificity with the outcome of each project having a unique quality that gives a bespoke identity. As part of the this process, a small number of the teams' members conducted an internal initial design review session in which the team were tasked to provide five ideas in five minutes. A selection of these initial ideas area provided on this page.

Some of the key design aspirations established during the internal review were:

- A. Breaking down the massing, exploring how the mass previously presented at pre-application can be refined to address the character of the street more appropriately.
- B. How can the architecture respond to the use of the centre.
- C. What character do we want to give to the canopy.







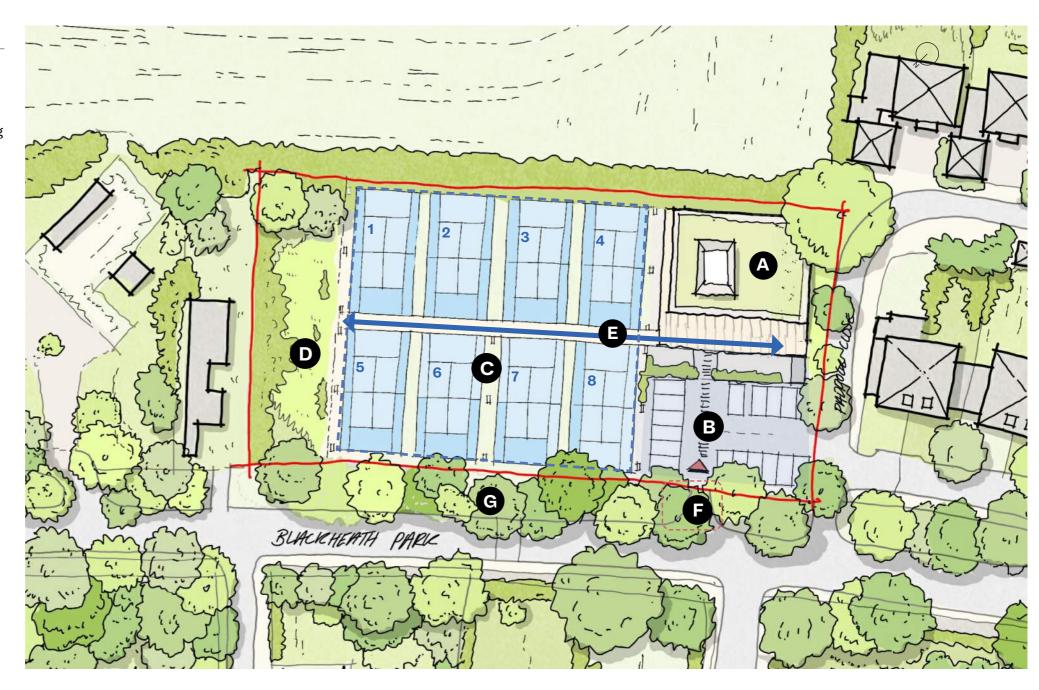
- 1 DFA team at work
- 2 Clubhouse design sketches
- 3 Canopy & Club house design

SITE STRATEGY



SITE STRATEGY

- A. Position the clubhouse in a location similar to that of the former tennis club to minimise the impact of changes to the site layout.
- B. Provide parking spaces next to the vehicular entrance to minimise parking space area and maximise efficiency.
- C. Replace tennis courts with 8 padel courts making sure the dimensions follow the standard and there is enough walk able pathways between each court.
- D. Opportunity to develop a green site with enhanced biodiversity by incorporating a variety of native and diverse plant species. This will also act as a buffer to California House.
- E. Linking all the parts of the site with a central axis crossing through the project.
- F. Maintain the arrival spot from the street in the same area to minimise impact and works of the highway and trees.
- G. Maintain the tree lines and enhances the tree buffers. The proposal limits the removal of B category trees to maintain the sites green entity.





TREE STRATEGY

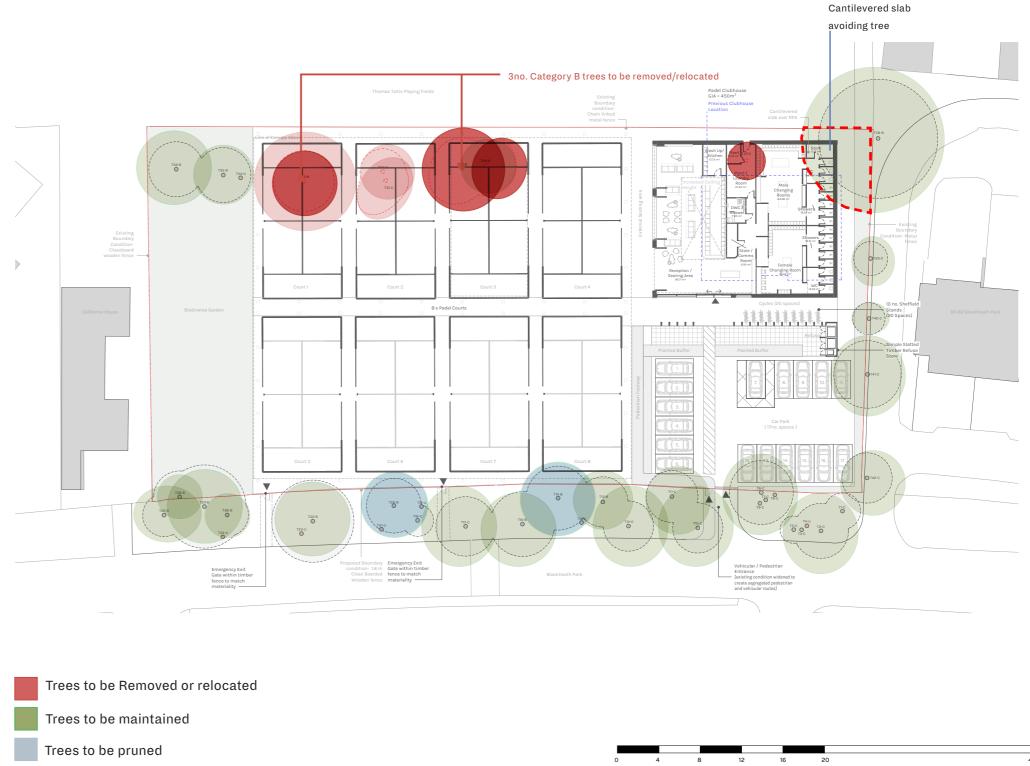


TREE STRATEGY

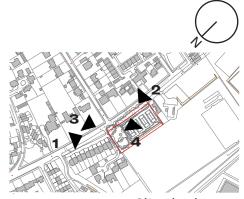
The goal is to preserve as many existing trees on-site as possible, maintaining the natural character of the area.

To ensure a strong visual and physical buffer:

- New trees will be planted along the west side of the site to enhance privacy for California House.
- · Additional trees will also be added along the eastern boundary to reinforce the buffer with neighbouring houses.
- On the south side of the site, some Category 3 trees will be removed or relocated to accommodate the construction of the padel courts. This adjustment will also improve light penetration across the site.
- Along the northern boundary, adjacent to Blackheath Park, existing trees will be trimmed to maintain their health and ensure proper site integration.



TREE BUFFER



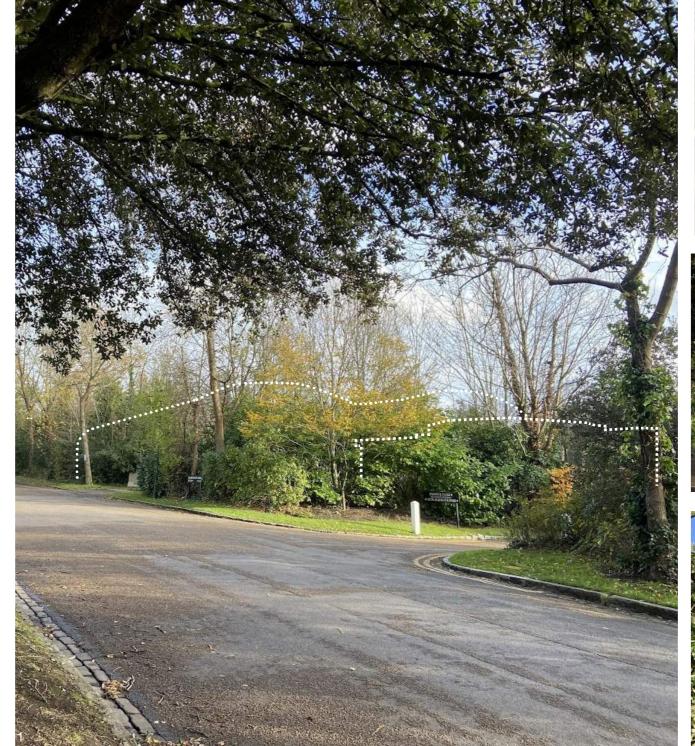
Site plan key

BLACKHEATH PARK TREE BUFFER

The trees in Blackheath Park are abundant and densely packed.

Following a site visit at the end of November, we observed that the leaves remain on the trees even in winter, providing a natural buffer around the site throughout the year. Most houses along the street benefit from this natural shielding, which fosters a serene, organic atmosphere while offering occasional glimpses of the site.

The padel canopy is largely concealed behind the trees, and its semitransparent material ensures it harmoniously integrates with the natural surroundings.









- 1 Arrival view with outlined project mass
- 2 View from Blackheath park east
- 3 View from Blackheath park west
- 4 View from within the site

LIGHTWEIGHT CANOPY

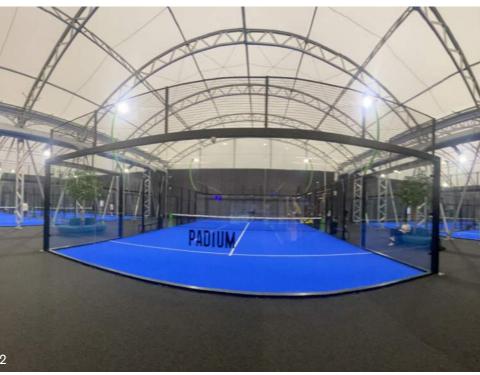
CANOPY DESIGN

Building a lightweight canopy above padel courts offers several significant benefits, enhancing both the functionality and user experience of the facility:

- Protection from Weather: The canopy provides shelter from rain, ensuring that courts remain playable in all weather conditions. It also offers shade from direct sunlight, allowing players to enjoy the game comfortably at all times.
- Improved Playing Conditions: By shielding the courts from wind and harsh environmental elements, a canopy creates a more controlled and consistent playing environment.
- Extended Usability: The added protection enables the courts to be used year-round, regardless of seasonal weather challenges, maximising the utility of the facility.
- Natural Light and Ventilation: Semi-transparent canopies allow natural light to filter through while still providing shade, creating a bright and airy space. Their lightweight structure also supports adequate ventilation, preventing the area from feeling enclosed.
- Enhanced Spectator Experience: The canopy can also provide comfort for spectators, offering them a shaded area to watch games while protecting them from the elements.

Overall, a lightweight canopy is an essential addition to padel courts, enhancing functionality, comfort, and usability while improving the overall player and visitor experience.









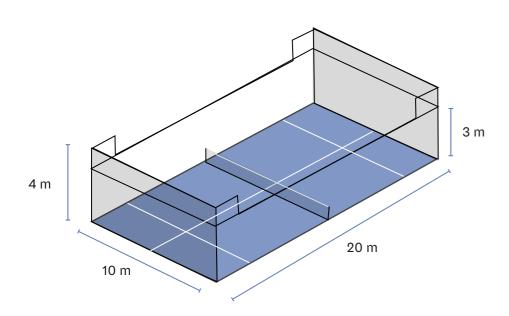
- 1 Padium, Canary Wharf
- 2 Padium, Canary Wharf
- 3 Roehampton Club Padel Club- Metropolitan Open Land
- 4 Roehampton Club Padel Club- Metropolitan Open Land

PADEL COURTS

PADEL COURTS

Standard padel courts measures 10m x 20m, enclosed by glass or mesh walls that are integral to game play. The surface is typically synthetic turf or concrete with a non-slip finish, and the net stands 0.88m high at the centre.

Proper drainage and lighting ensure usability in all conditions, with 10m ceiling clearance preferred for advanced play. Safety is enhanced by perimeter run-offs, and courts must meet the standards set by the International Padel Federation (FIP) for official use.



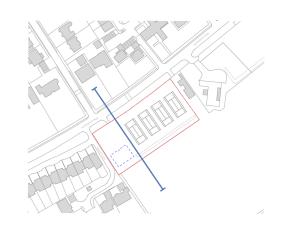
CANOPY

The canopy above is designed as a lightweight steel structure, carefully engineered to provide both functionality and aesthetics. This design allows natural light to filter through, maintaining a bright and open atmosphere while ensuring adequate protection for the courts below.





MASSING DEVELOPMENT



Thomas Tallis

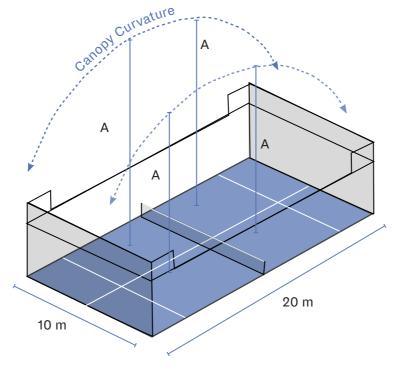
Playing Fields

COURTS ORIENTATION

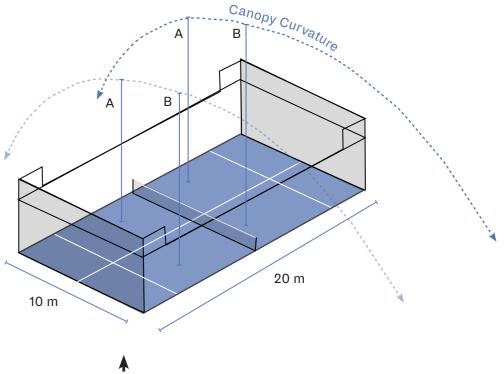
The design of the canopy has been carefully considered to balance functionality, aesthetics and site integration. Its configuration and height were evaluated across multiple options, including designs ranging from one to four bays. Following thorough analysis, the preferred solution is a 2-bay canopy, which offers the optimal balance between play experience, coverage and structural simplicity..

The two-bay design supports the club's social goals by creating a more connected feel between courts with fewer structural obstructions.

The orientation of the canopy has been chosen to put the play at the centre of considerations. As shown in the diagrams on the page, aligning the canopy with the natural path of the ball is the most effective choice, as it ensures a fair game for all players. As padel is often played in doubles, this ensures that each players on court experience and sense of volume is equitable.



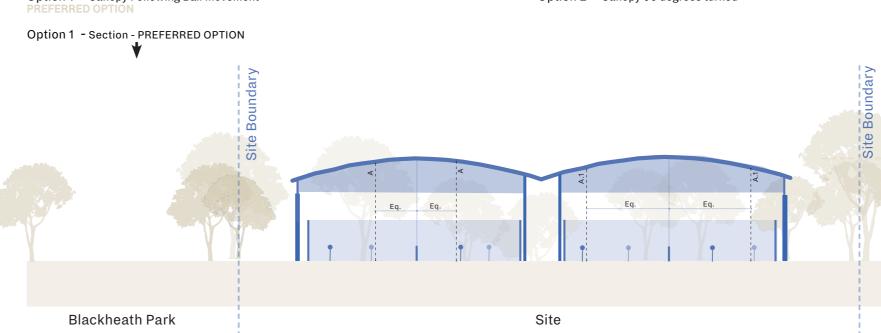




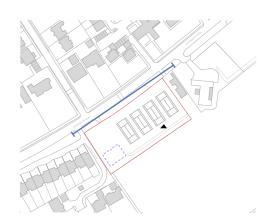
Option 2 - Canopy 90 degrees turned



- A: At a mirrored points the height of the canopy is the same for all players
- B: At a mirrored points the height of the canopy varies for all players



MASSING DEVELOPMENT



CANOPY DEVELOPMENT

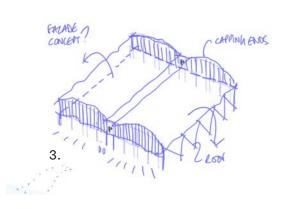
The orientation of the canopy on-site was determined by spatial requirements. Initially, positioning the canopy with the arches facing the street was considered; however, this resulted in a site layout that was too large and impractical for the available space.

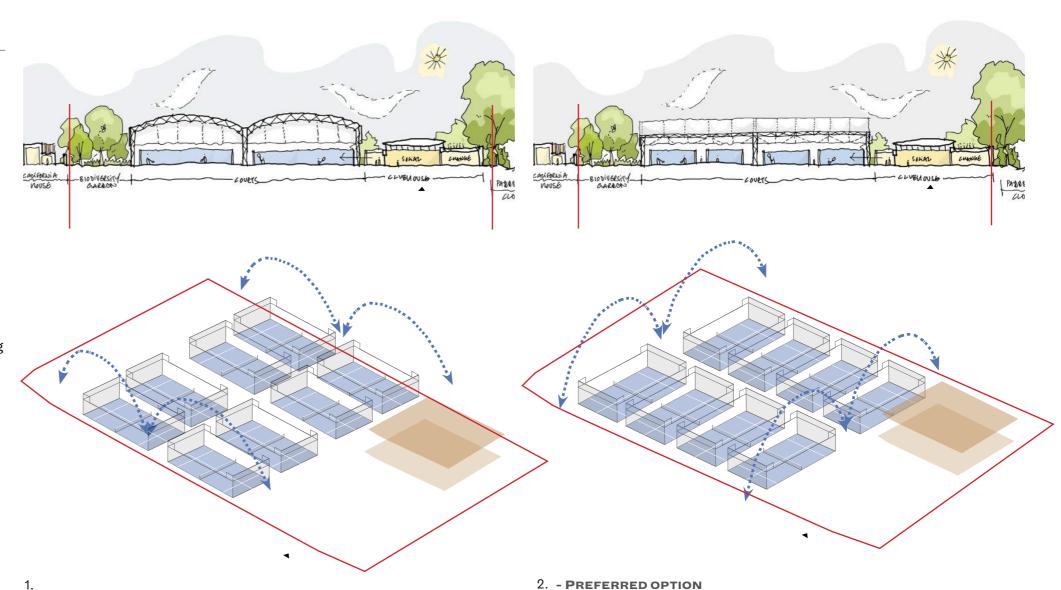
To optimize the layout and ensure a better fit within the site constraints, we explored an alternative configuration. Option 2, which places the arches facing the club, proved to be a more effective solution. This orientation not only enhances spatial efficiency but also improves circulation and overall integration with the surrounding environment.

By selecting this option, we achieve a more balanced and functional design while maintaining the intended aesthetic and structural integrity of the canopy.

The height of the canopy has been set to meet the minimum international standard for padel courts ensuring compliance with regulations and providing an excellent playing environment.

Additionally, the canopy's height has been intentionally aligned with the surrounding tree canopy and neighbouring buildings. This thoughtful design choice ensures that the structure blends harmoniously into its environment, minimising its visual impact and maintaining the natural character of the site





- 1. Arches Facing the street
- 2. Arches facing the Clubhouse
- 3. Textured Arches Detailed faces

CANOPY DEVELOPMENT

CANOPY DEVELOPMENT

The canopy's design and materiality have been considered to establish a connection with the clubhouse while introducing a lightweight, translucent structure that blends harmoniously with the sky. This approach ensures that the canopy maintains a refined and unobtrusive presence, enhancing the overall architectural coherence of the site.

By incorporating a mix of translucent and perforated surfaces, the design allows natural light to filter through while still providing adequate shading. This balance creates a comfortable environment beneath the canopy, reducing glare and heat without compromising brightness.

Option A:

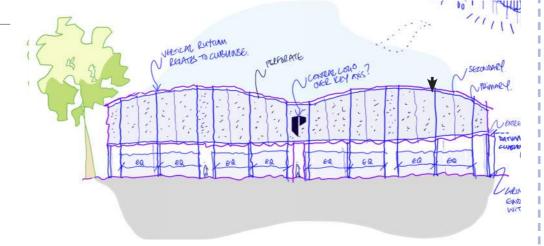
In this approach, vertical elements are introduced to align with the design intentions of the clubhouse, reinforcing a sense of architectural continuity. The vertical components also contribute to the visual rhythm of the structure, adding depth and texture to the overall composition.

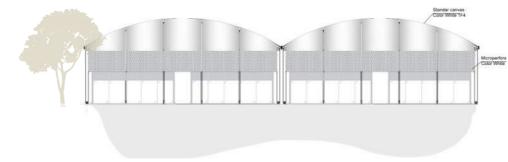
Option B:

As part of the design development process, the structure has been re imagined, exploring the use of tensile structures. This approach introduces a more dynamic form while continuing to incorporate translucent and perforated materials for an optimal balance of light and shade.



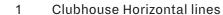












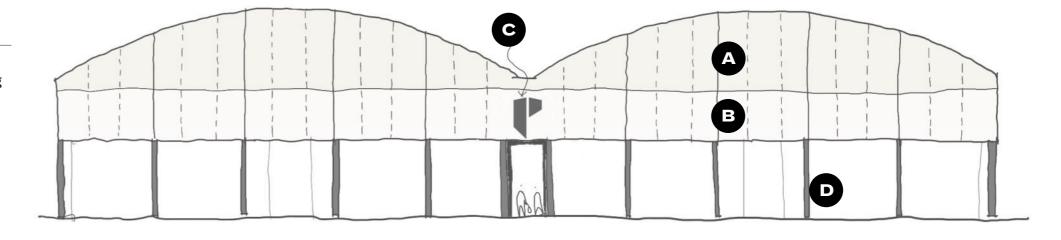
CANOPY MATERIALITY

CANOPY DESIGN & MATERIALITY

The materiality of the canopy is carefully chosen to be as lightweight as possible while seamlessly blending into the sky. By intentionally showcasing the seams, the design subtly mimics the natural rhythm and repetition of trees, creating a sophisticated and elevated aesthetic. This approach ensures that the canopy feels airy and refined while maintaining an elegant architectural presence.

The bespoke signage is designed to embody and communicate the essence of the brand. Every detail, from typography to finish, is curated to enhance brand storytelling in a visually compelling way.

The metallic structure supporting the canopy is crafted using the thinnest possible elements, ensuring a minimal yet durable framework. This delicate balance between strength and lightness results in a structure that is both visually unobtrusive and elegantly refined.













A: Translucent lightweight white canvas canopy fabric

B: Perforated lightweight white canvas fabric with vertical seams

C: Integrated bespoke signage

D: Lightweight metal structure

CLUB HOUSE DESIGN - PLAN

CLUBHOUSE DEVELOPMENT

The clubhouse serves as both the starting point and the central rest area of the padel club, designed to cater to players' and visitors' needs with style and functionality.

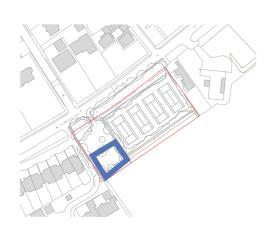
Inside, it offers modern changing rooms, a reception office, and a comfortable interior space where guests can watch matches, relax, and find shelter during inclement weather.

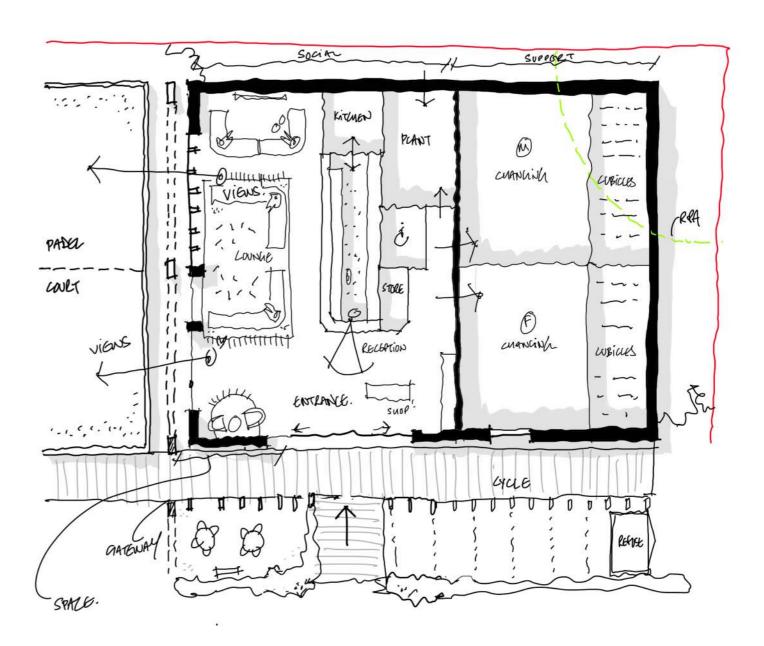
An exterior covered area complements the indoor amenities, providing a scenic point overlooking the padel courts. This versatile space is designed to be enjoyable year-round, offering shade in the summer and protection during the colder months.

Access to the clubhouse is conveniently located on the northern side of the site, directly connected to the parking area for an accessible entry.

The size shape are inspired by the footprint of the former tennis club building, ensuring a respectful nod to the site's history while minimising the impact on the area.

The architecture prioritises efficiency and sustainability, with thoughtful placement of openings to optimize natural light and provide views where beneficial, while maintaining a compact, energy-efficient form.





Strategy Sketch - Club House

MASSING STUDIES - CLUBHOUSE

CLUBHOUSE DEVELOPMENT

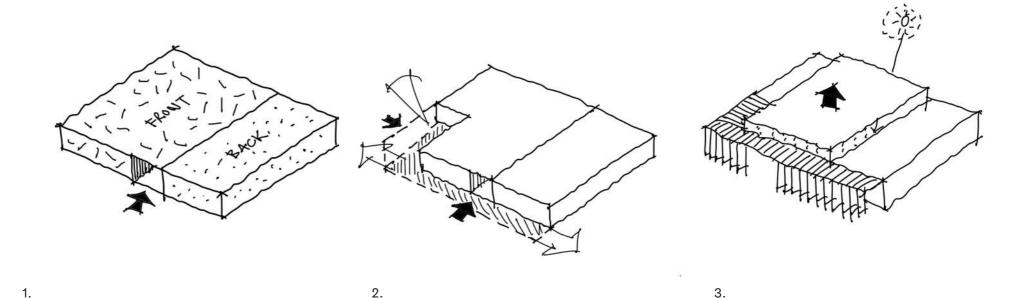
The clubhouse has been positioned to remain in a similar location as the former tennis club, ensuring minimal disruption to the site's established layout. To respect the neighbouring properties, a single-story structure has been proposed, keeping the building's height modest and its impact minimal.

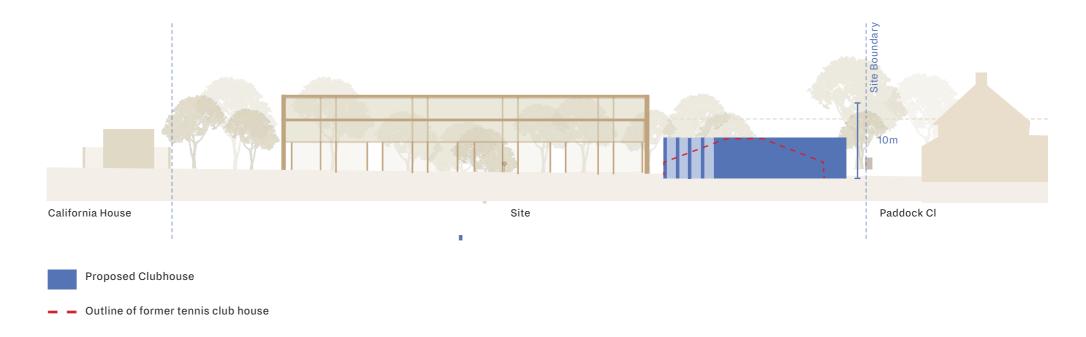
As the clubhouse serves as the main entrance to the site, several design concepts were explored to create a visually striking and welcoming centrepiece. The designs incorporate a roof that extends outward, providing shade and shelter along an access path, ensuring usability and comfort in all weather conditions.

The architectural style draws inspiration from Nordic design, a nod to the heritage of Padium's owner. This minimalist timber structure not only reflects Scandinavian aesthetics but also resonates with the site's natural environment.

The use of wood harmonises with the surrounding trees, allowing the clubhouse to blend seamlessly into its verdant surroundings while fostering a 1. connection between the built and natural landscapes.

- 1. Strategically place the entrance.
- 2. Create views by cutting out corner towards courts
- 3. Lift the Roof to provide additional natural light within the building.





CLUBHOUSE-DESIGN OPTIONS







OPTION 01

- Extended Roof with canopy design
- Round design openings
- Inviting front-elevated secondary roof to let light through
- Multiple window
- Facade in timber
- Roof in translucent material

OPTION 02

- Straight Roof line
- Elevated secondary room to let light through
- Inviting front
- Multiple window
- · Entirely in timber

OPTION 03 - PREFERRED OPTION

- · Extended Roof
- Framed central axis pathway
- Inviting front
- Elevated secondary roof to let light through
- Multiple window
- Facade in timber
- · Roof in translucent material

5.0

THE SCHEME

DEVELOPMENT OVERVIEW



DEVELOPMENT OVERVIEW

The proposed development for the site includes a modern clubhouse and eight covered padel courts, carefully planned to reflect and respond to the layout of the previous tennis club.

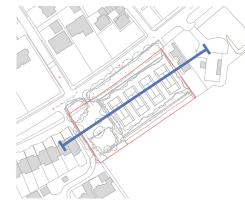
This site design preserves the established use of the site for sport and recreation while introducing contemporary facilities to enhance its functionality and appeal.

The organisation of the site ensures a seamless transition from its former use, maintaining a sense of familiarity for returning visitors. Accessibility has been a key consideration, with the site designed to accommodate pedestrians, cyclists, and vehicles, providing convenient entry points and supporting a wide range of users. This approach ensures that the new facilities are welcoming, inclusive, and easy to navigate.

Туре	Number	Area (sqm)
Site		4,485 sqm
Clubhouse	-	450
Courts	8 courts	200 sqm /court
Cycle	20 spots	34.8 sqm
Biodiverse	-	658.7 sqm
Parking	17 spots	426.2 sqm



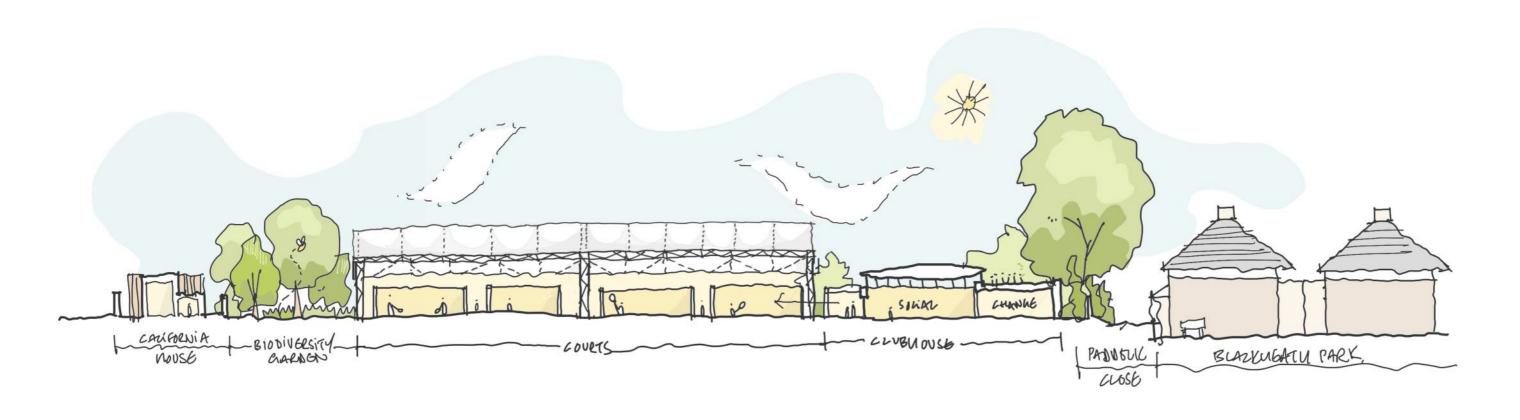
SCHEME OVERVIEW - SECTION



Site plan key

SCHEME SECTION

Section clearly displays the height and relationship between the buildings and the surrounding trees, highlighting the low-lying clubhouse thoughtfully offset from California House. The two bays are designed to remain low-profile, blending into the environment and benefiting from the protection provided by the existing buffer of trees. This careful arrangement ensures minimal visual impact while maintaining harmony with the natural surroundings.







MATERIALITY - CLUBHOUSE

CLUBHOUSE MATERIALITY

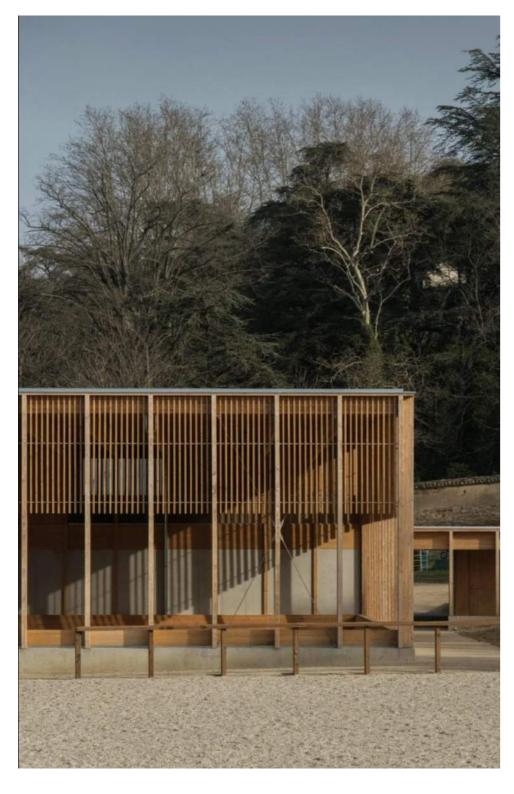
The clubhouse is designed with a focus on materiality that reflects a Nordicinspired aesthetic, emphasising simplicity, functionality, and a connection to nature.

Timber is the primary material, chosen for its warmth, sustainability, and ability to harmonise with the surrounding environment.

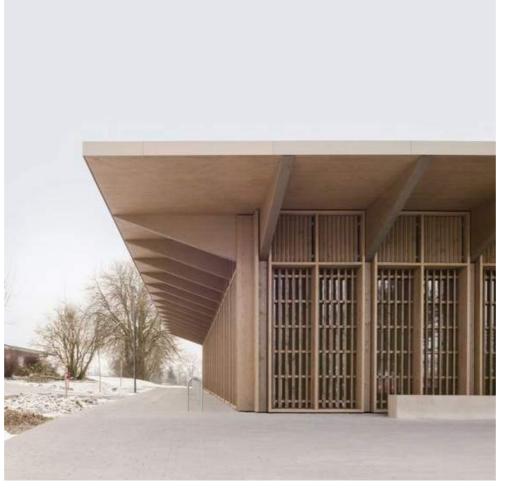
The use of natural wood finishes highlights the clean, modern lines of the structure while creating a welcoming and tactile experience for users. This approach not only complements the clubhouse's low-lying design but also reinforces its integration into the landscape and local setting.



CLUBHOUSE PRECEDENTS

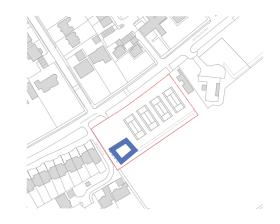








CLUBHOUSE INTERIOR LAYOUT



INTERIOR LAYOUT

The clubhouse design prioritises functionality and aesthetics to create spaces that are not only practical but also visually appealing. The goal is to design facilities that attract and retain members by providing an inviting and well-thought-out environment.

Inclusivity is a key focus, ensuring that the facilities are accessible to all users regardless of age, gender, or physical ability. By integrating features that accommodate diverse needs, the design fosters a welcoming atmosphere and promotes broader community engagement.

Changing room can be flexible but the current arrangement is based on projected visitor requirements (informed by data from Padium's existing London club).

Key Features for Clubhouses:

- Incorporate versatile spaces for socialising, changing, and administration.
- Ensure adequate storage, kitchen, and utility spaces to support operations.
- Provide sheltered outdoor areas to enhance usability in all weather conditions.

Sustainability and Efficiency:

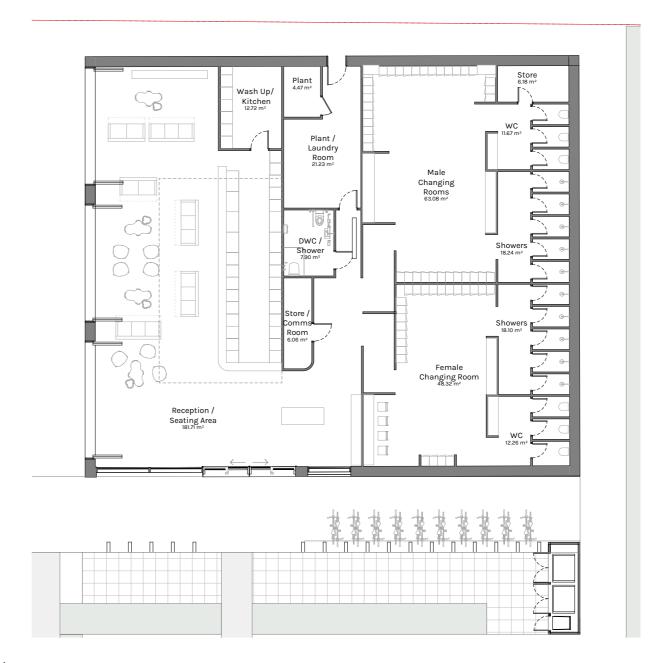
- Use eco-friendly building materials and energy-efficient designs to minimise environmental impact.
- Integrate renewable energy solutions where feasible.

User-Centred Design:

- Engage with stakeholders and potential users during the design phase to address specific needs.
- · Consider the flow of movement throughout the facility for better functionality.

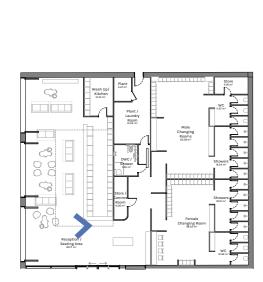
Accessibility:

- Ensure compliance with guidelines such as the Equality Act (2010) by including ramps, appropriate door widths, and accessible facilities.
- · Incorporate clear signage and way finding systems.



Strategy Sketch - Club House

5.0 THE SCHEME LOUNGE VIEW





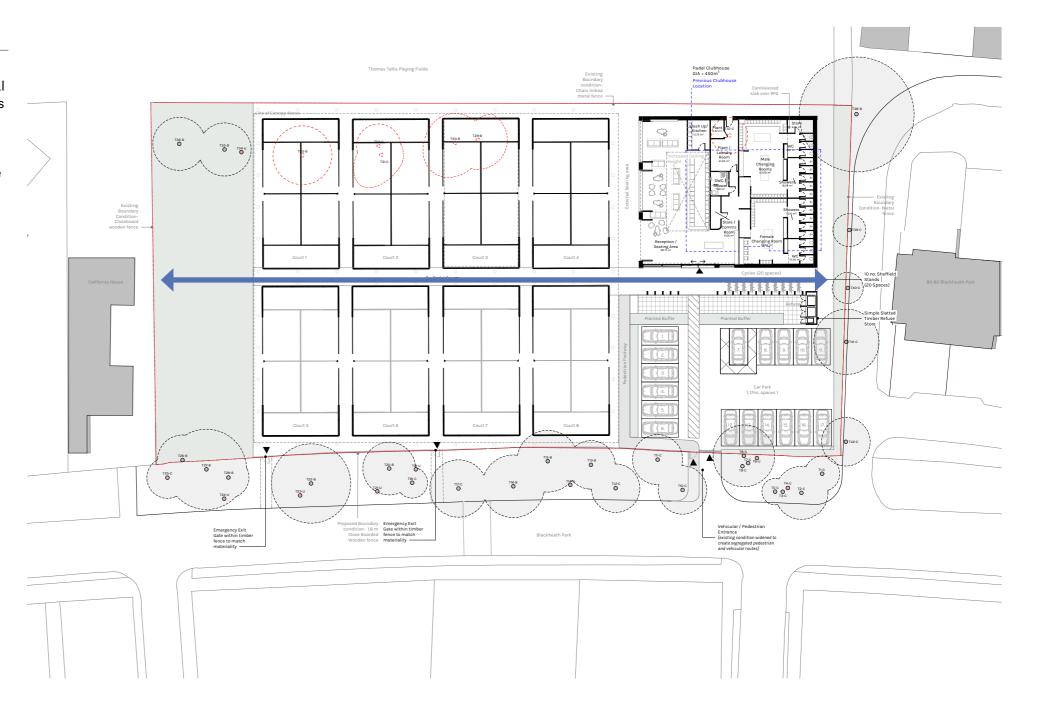
CENTRAL SPINE & PADEL COURTS

THE CENTRAL SPINE

The central spine serves as the defining connection throughout the facility, seamlessly tying its elements together. This straight pathway creates a visual axis that spans the entire site, linking the east and west while guiding visitors from beneath the clubhouse's extended roof to the heart of the padel courts beneath their canopy.

This clear and inviting visual corridor encourages movement, drawing people to explore the site and creating a strong sense of direction.

It not only enhances the site's accessibility but also establishes a cohesive flow, ensuring that each part of the project feels interconnected and purposeful.









LANDSCAPE PRECEDENTS



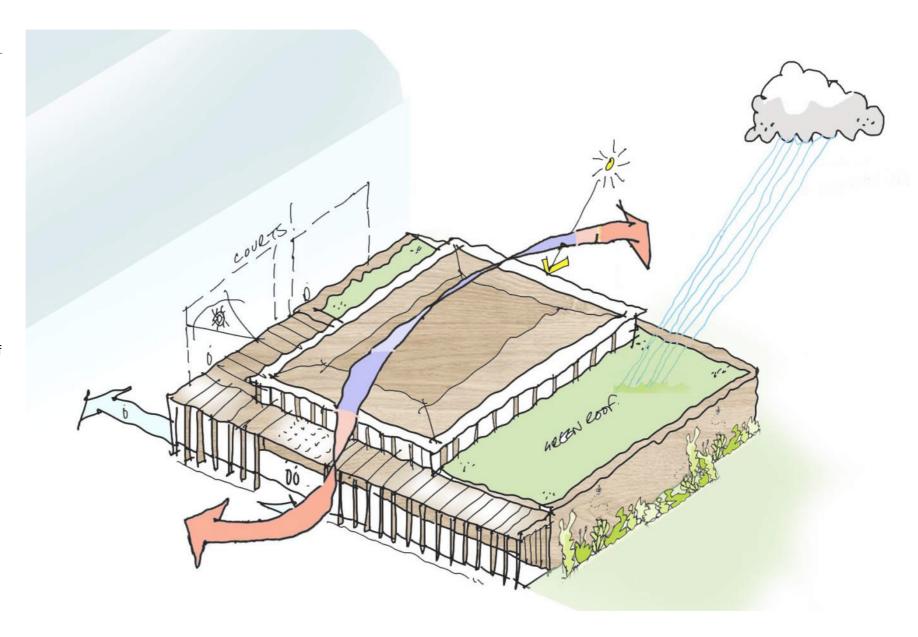
- 1 Landscape design / rest area
- 2 Green Roof
- 3 Entrance spill area
- 4 Parking

LANDSCAPE PRECEDENTS

SUSTAINABILITY PRINCIPLES

The project focusses on the benefits of the development as a whole and how it can positively benefit the existing community.

- 1. Green Roofs Water attenuation
- 2. Water Butts Rainwater harvesting
- 3. Direct Sunshine
- 4. Cycle Storage Deliver covered and secure shelters
- **5. Improved Landscaping -** Enhanced diversity, provide usable communal amenity, more attenuation / soft landscaping
- 6. Triple glazed windows Enhanced thermal and acoustic performance
- 7. **High performance Envelope** Insulation and airtightness provides enhanced thermal performance
- **8. Overall Building Orientation -** Enhances light on all south facing sides of the building & create additional space for greenery.
- 9. High quality Amenity Proposed for residential well-being



6.0

TECHNICAL

LIGHTING STRATEGY

LIGHTING STRATEGY

The lighting design for this project is tailored to the specific functions of each space.

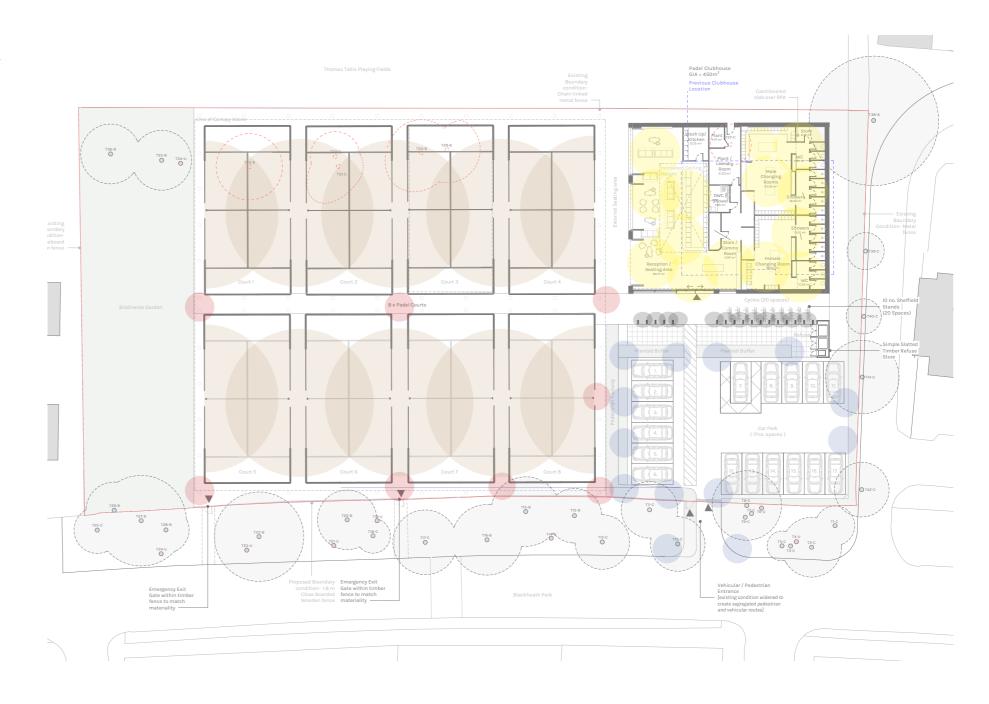
For the entrance and arrival areas, whether via pedestrian or vehicular access, the lighting should be soft and seamlessly integrated into the landscape. Low-level fixtures like bollards will provide a welcoming ambiance.

The Clubhouse will feature both interior and exterior lighting that creates a distinct atmosphere, ensuring visibility as visitors approach the premises.

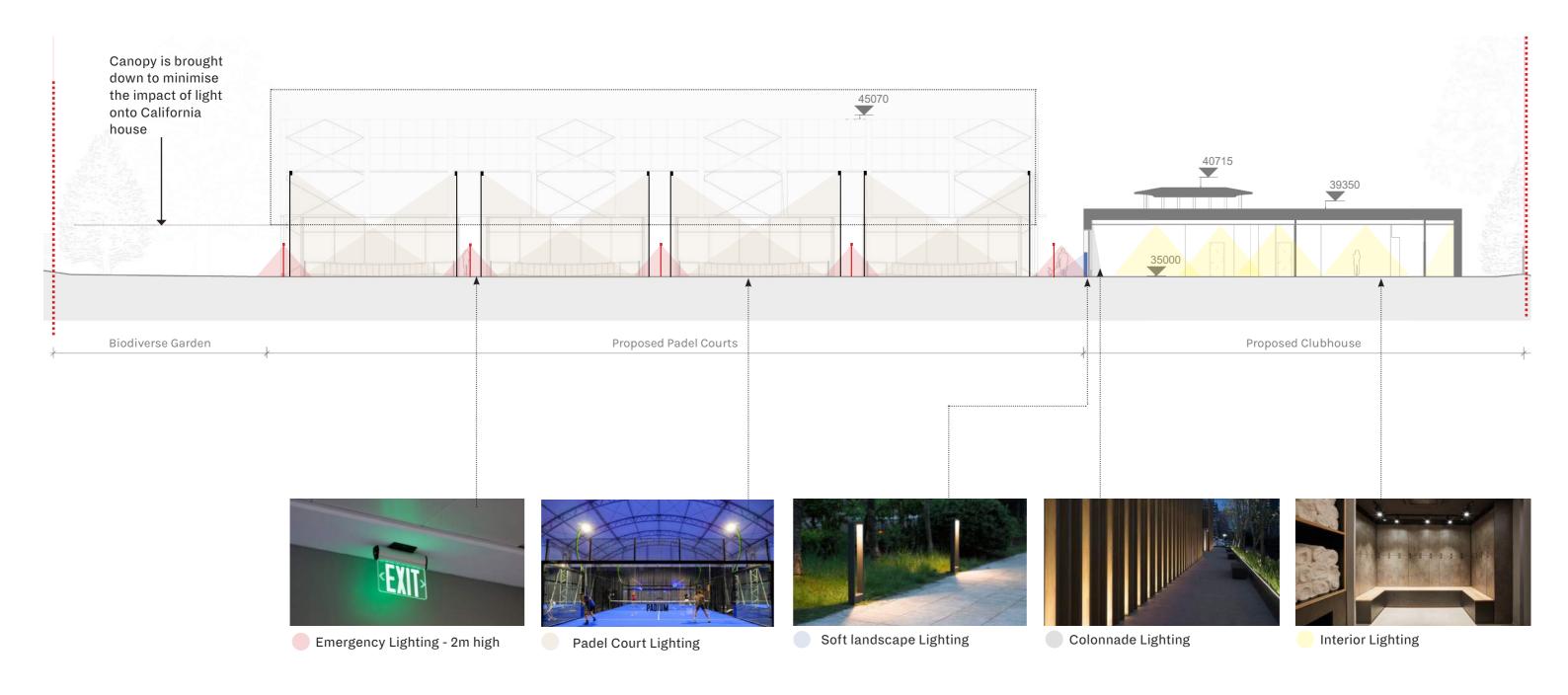
The padel courts will be illuminated by high level primary lights, which are strong enough to keep the courts playable at any time of day. As these are strong lighting fixtures, the protective canopy will come low enough to shield the surrounding area and neighbours from excess light.

Emergency lighting will also be strategically placed around the padel courts. These lights will remain active at all times, helping guide people to the exits in the event of an emergency.

- Emergency Lighting 2m high
- Padel Court Lighting
- Interior Lighting
- Low level Lighting
- Colonnade Lighting



LIGHTING STRATEGY



BOUNDARY TREATMENT

BOUNDARY TREATMENT

In the proposed design, the aim is to preserve the integrity of the existing boundary treatment while making thoughtful adjustments to enhance both functionality and aesthetics. The boundary will be redefined at Blackheath Park to incorporate a series of gates and fire exits, prioritising safety and accessibility.

The emergency gates are designed to blend effortlessly with the natural surroundings, ensuring that they remain discreet and unobtrusive when viewed from the exterior. This subtle integration allows for both the practical function of emergency access and the preservation of the site's visual harmony.

In contrast, the main pedestrian and vehicular gates will serve as welcoming entry points, thoughtfully illuminated to create a safe and inviting atmosphere. These gates will be designed with both security and accessibility in mind, while their inviting, well-lit features will enhance the overall appeal of the site, ensuring that visitors and residents alike feel welcomed and secure upon arrival.



Proposal for access through trees- D



Proposed Boundary treatment on Blackheath Park - C



Existing boundary treatment- E Chain Linked Metal Fence



Existing boundary treatment A Closed Board Wooden Fence



Existing access through trees- D Chain Linked Metal Fence



Existing Entrance - C



Existing boundary treatment B Metal Fence

В

SITE ACCESS

ACCESS STATEMENT

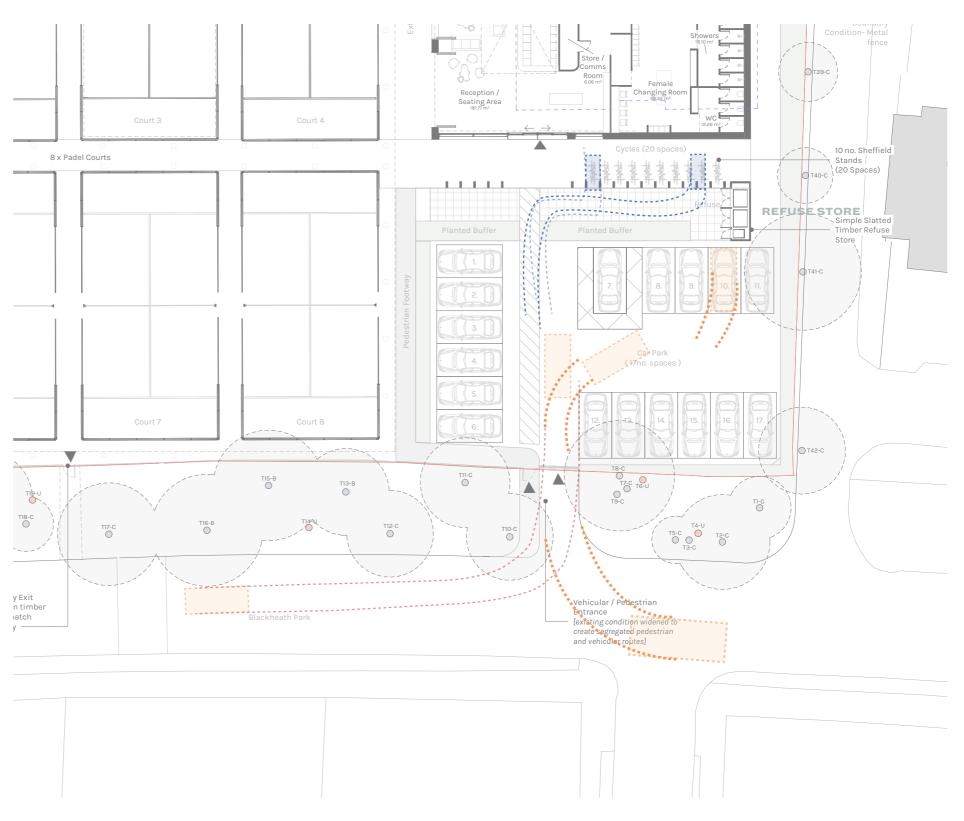
The purpose of this Access Statement is to outline the design team's approach to addressing accessibility considerations relevant to the proposed development. This document aims to assist the planning authority in evaluating the accessibility and inclusivity of the proposals for the Application Site.

Transport

As detailed in earlier sections of this Design and Access Statement (DAS), the site benefits from some connections to public transport within a 25-minute walking distance. Key transport links include Blackheath Station, Lewisham Station, Kidbrooke Station, and various bus routes in the surrounding area, offering convenient access to wider London.

The proposed development promotes sustainable travel by providing secure bike storage facilities in line with the London Plan, with a total provision of 20 cycle spaces. Additionally, the scheme includes 17 car parking spaces, one of which is designated as an accessible bay to support inclusive access.

A comprehensive Transport Statement has been submitted alongside this application, providing further details on the transport and mobility strategies for the development.



1 Ground Floor Plan

2 Second Floor Plan

SERVICING STRATEGY

DELIVERY STRATEGY

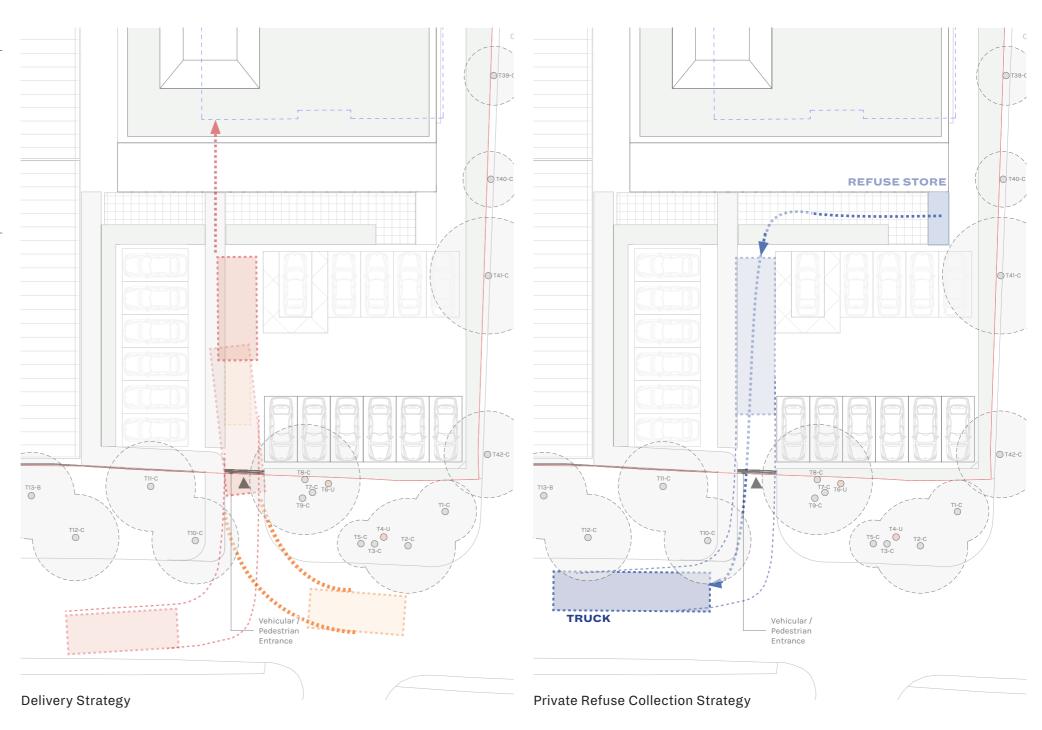
For larger deliveries, vehicles will be able to pull into the site and temporarily park within a suitable distance from the club house in order to minimise walking distances and ensuring safe and convenient access.

REFUSE COLLECTION STRATEGY

The refuse management system will be privately operated, eliminating the constraints associated with dragging waste to the street and ensuring a more efficient process.

The designated refuse store is equipped with separate containers for general waste, food waste, and recycling, ensuring proper segregation and compliance with waste management standards (detailed calculations of requirements are provided below).

For the commercial refuse store, the development includes provisions for 2 x 1280-litre containers, accommodating the needs of the commercial operations effectively.



Ground Floor Plan

2 Second Floor Plan

