

**Fig. 3** Site Analysis (showing proposed access road to north of site)

### 2.5 Existing Approval

The proposed development falls within the extant outline planning permission DC/21/0181 (approved 18.03.2021) which shows proposals for a mixed use development, to include housing, business, retail, a community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure to the north side of A264.

This scheme designates the proposed site for commercial development (see figure 4) and sets out some useful parameters in terms of building use and facility offering.











### 2.6 Utilities / Easements

A public footpath with a hedgerow alongside, runs across the site. The hedgerow is to be retained, where possible, as part of the development. The existing Public Right of Way along the footpath is to be diverted to the east, outside of the site boundary.

No TPOs were found to be in the boundary.



KEY

-  Key Views
-  Site Access
-  Retained hedgerow
-  Active frontage
-  Building access
-  Link between spa and spa garden
-  Link between Indoor and Outdoor Pools
-  Link between Lounge and Terrace
-  Transition from quiet spaces to active spaces
-  Landscaping Buffer

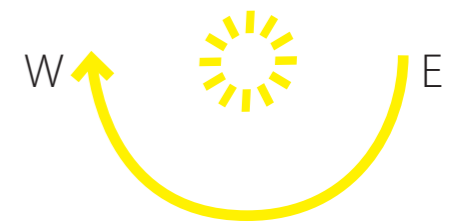
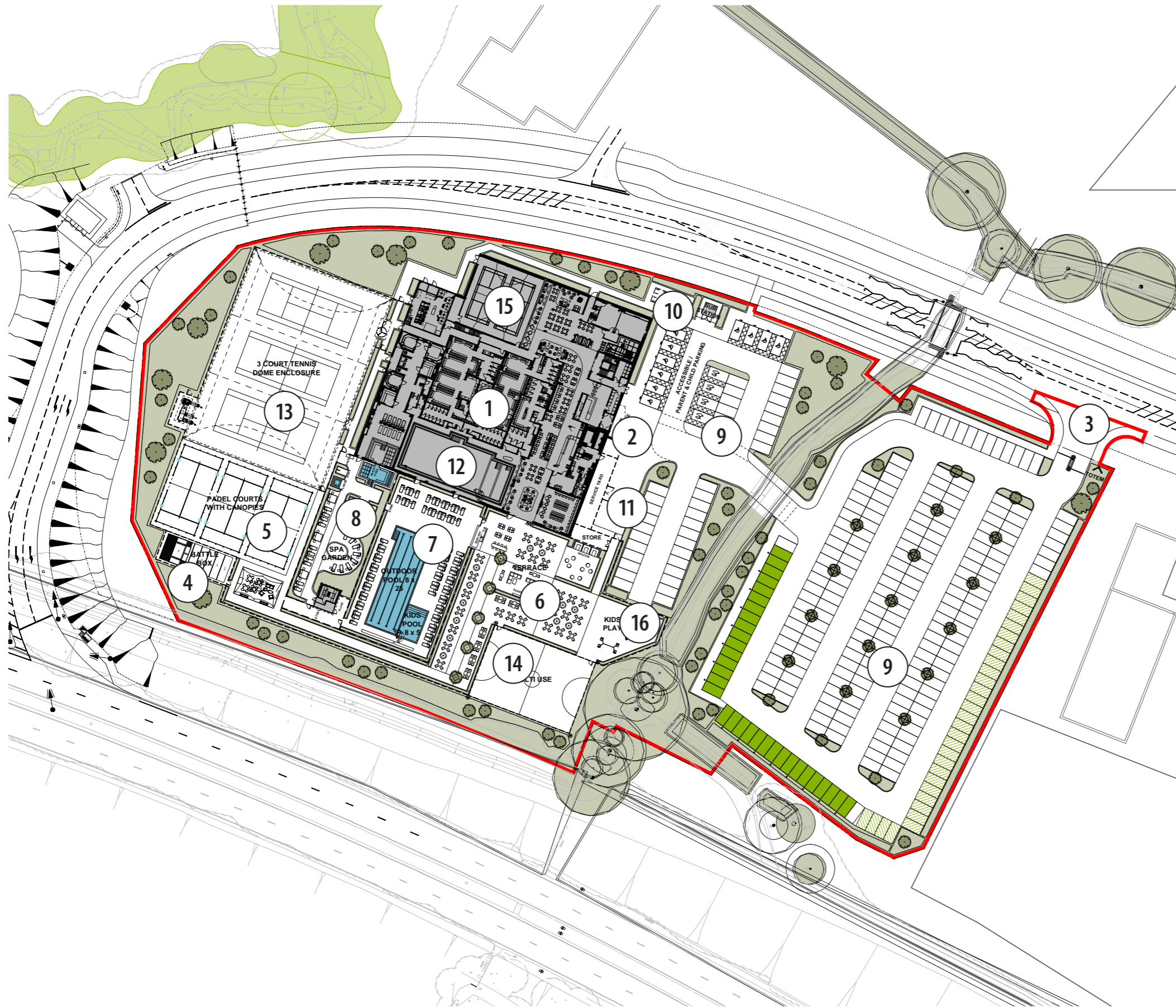


Fig. 5 Site Strategy



**KEY**

- ① David Lloyd Leisure Club
- ② Main Building Entrance
- ③ Site Entrance
- ④ Battle Box
- ⑤ Padel Courts With Canopy Roof
- ⑥ Lounge Terrace
- ⑦ Outdoor Pool
- ⑧ Spa Garden
- ⑨ Leisure Club Car Park
- ⑩ Cycle Parking
- ⑪ Deliveries
- ⑫ Indoor Pool
- ⑬ Permanent Tennis Enclosure
- ⑭ Multi-Use Court
- ⑮ Sports Hall
- ⑯ Kids Play Area

**Fig. 6** Planning Proposed Site Plan

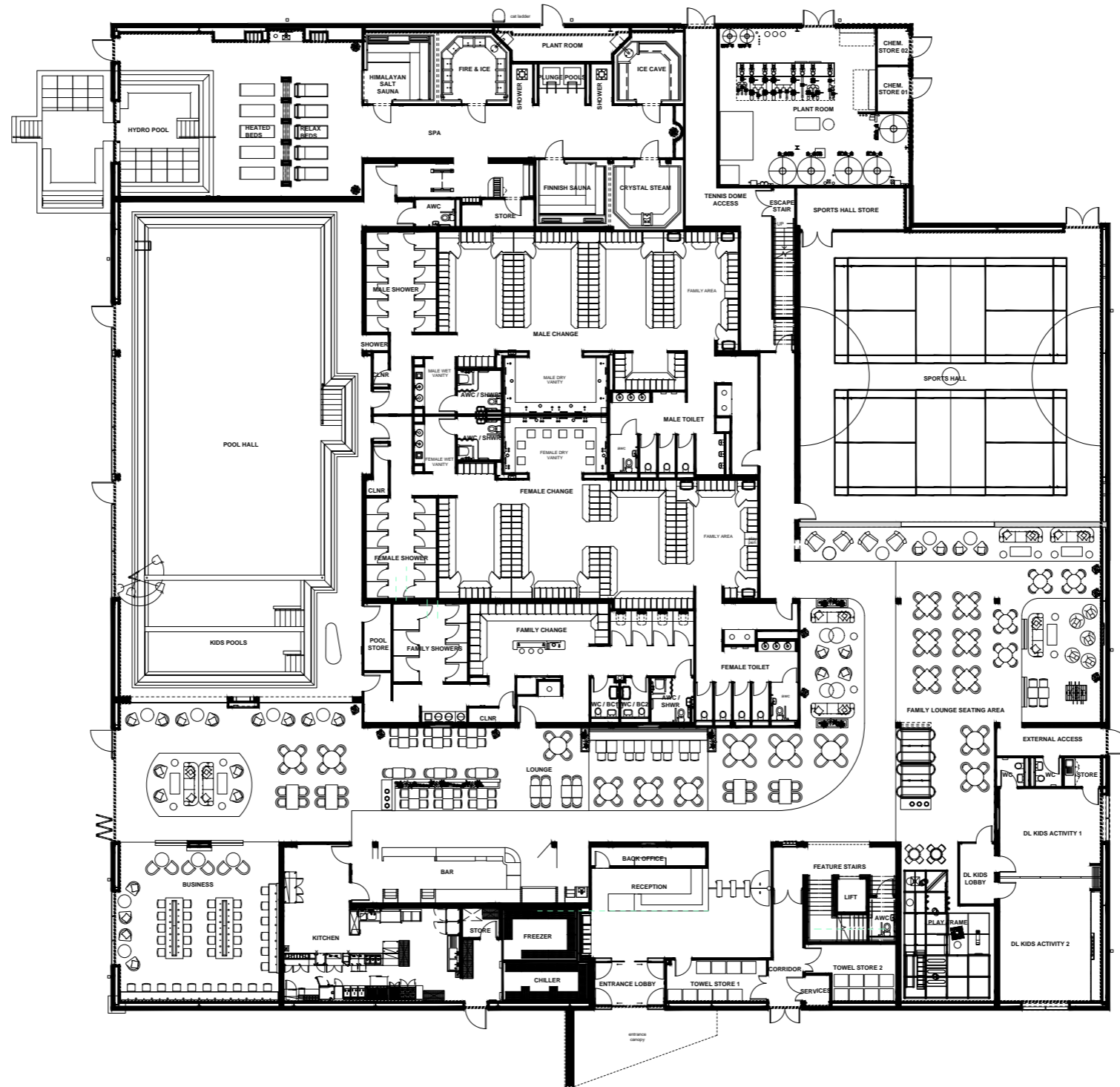


Fig. 13 Proposed Ground Floor Plan



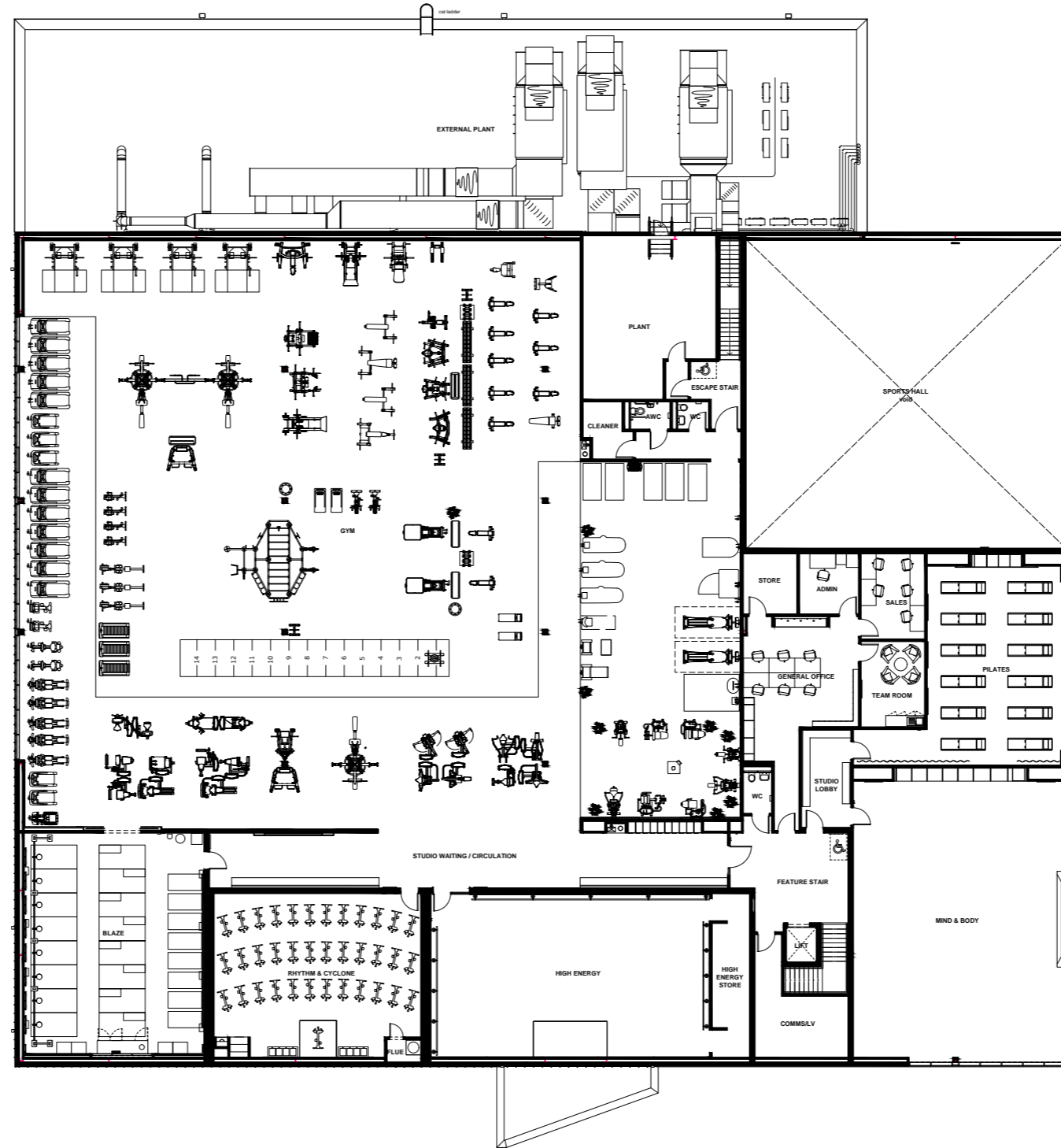
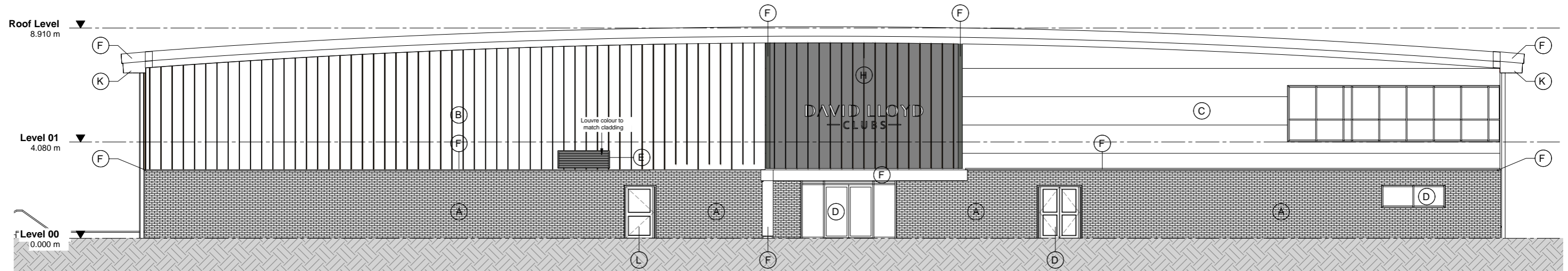
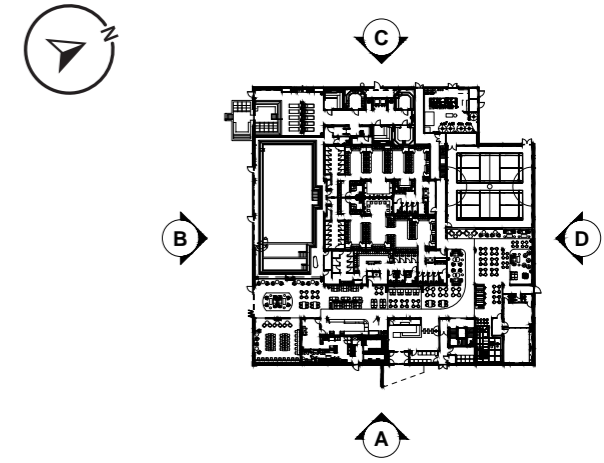


Fig. 14 Proposed First Floor Plan

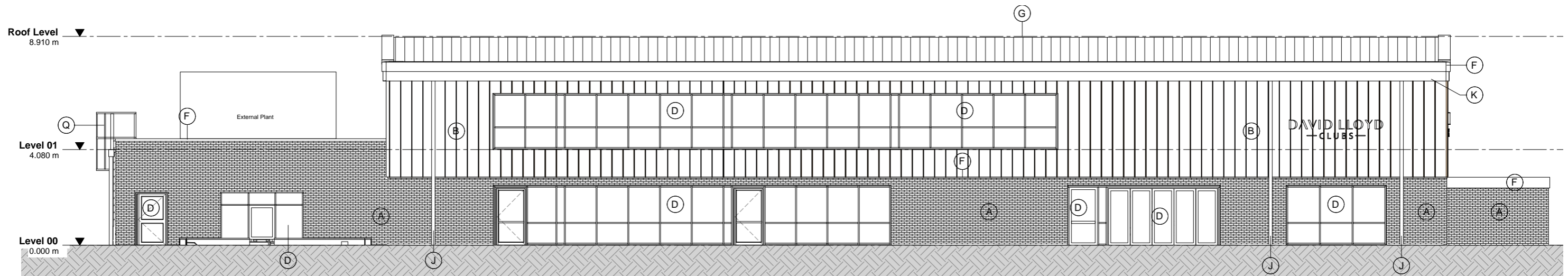


**MATERIALS KEY**

- (A) MASONRY PLINTH & CANOPY EXTERNAL FLANK WALL, REF. BUFF BRICK (COLOURED MORTAR WITH RAKED JOINTS)
- (B) EUROCLAD VIEO LONG STRIP VERTICAL WALL CLADDING COLOURCOAT REF. PRISMA REF. ARIANA
- (C) HORIZONTAL 'FLAT PANEL' COMPOSITE CLADDING COLOURCOAT REF. OYSTER
- (D) POLYESTER POWDER COATED ALUMINIUM CURTAIN WALLING / GLAZING REF. RAL 7010
- (E) POLYESTER POWDER COATED ALUMINIUM METAL LOUVRE TO MATCH CLADDING
- (F) POLYESTER POWDER COATED ALUMINIUM PARAPET CAPPING / FLASHING DETAIL RAL COLOURCOAT REF. RAL 7010
- (G) STANDING SEAM ALUMINIUM ROOF - STUCCO FINISH
- (H) FEATURE CLADDING EUROCLAD VIEO LONG STRIP VERTICAL WALL CLADDING COLOURCOAT REF. PRISMA REF. SEREN GOLD
- (J) PPC RAINWATER PIPE, RAL TO MATCH FLASHINGS REF. RAL 7010
- (K) SOFFIT - PPC ALUMINIUM PRESSING IN PLANK FORMAT WITH REBATED FIXING DETAIL, REF. RAL 7010
- (L) POLYESTER POWDER COATED INSULATED PANEL DOOR REF. RAL 7010
- (M) POLYESTER POWDER COATED ALUMINIUM METAL LOUVRE DOOR REF. RAL 7010
- (N) CANOPY INTERNAL FLANK WALL AND SOFFIT - FEATURE CLADDING EUROCLAD VIEO LONG STRIP VERTICAL WALL CLADDING COLOURCOAT REF. PRISMA REF. SEREN GOLD



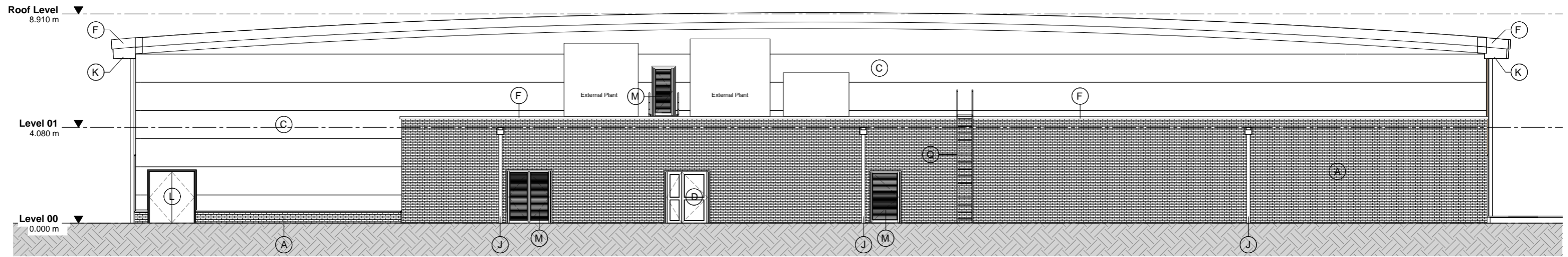
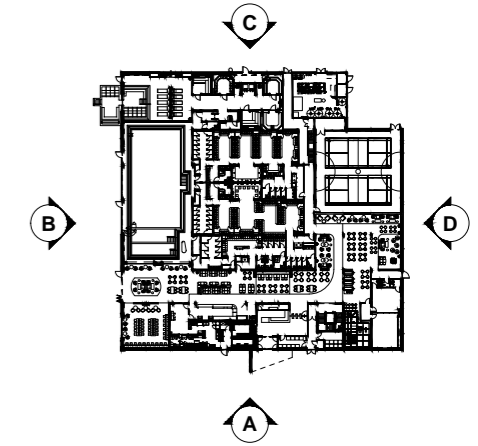
**Fig. 15** Proposed Elevation A



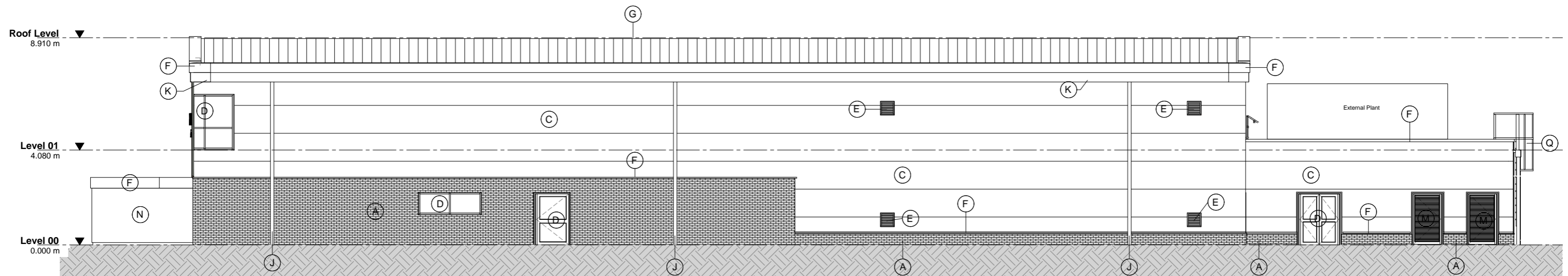
**Fig. 16** Proposed Elevation B

**MATERIALS KEY**

- (A) MASONRY PLINTH & CANOPY EXTERNAL FLANK WALL, REF. BUFF BRICK (COLOURED MORTAR WITH RAKED JOINTS)
- (B) EUROCLAD VIEO LONG STRIP VERTICAL WALL CLADDING COLOURCOAT REF. PRISMA REF. ARIANA
- (C) HORIZONTAL 'FLAT PANEL' COMPOSITE CLADDING COLOURCOAT REF. OYSTER
- (D) POLYESTER POWDER COATED ALUMINIUM CURTAIN WALLING / GLAZING REF. RAL 7010
- (E) POLYESTER POWDER COATED ALUMINIUM METAL LOUVRE TO MATCH CLADDING
- (F) POLYESTER POWDER COATED ALUMINIUM PARAPET CAPPING / FLASHING DETAIL RAL COLOURCOAT REF. RAL 7010
- (G) STANDING SEAM ALUMINIUM ROOF - STUCCO FINISH
- (H) FEATURE CLADDING EUROCLAD VIEO LONG STRIP VERTICAL WALL CLADDING COLOURCOAT REF. PRISMA REF. SEREN GOLD
- (J) PPC RAINWATER PIPE, RAL TO MATCH FLASHINGS REF. RAL 7010
- (K) SOFFIT - PPC ALUMINIUM PRESSING IN PLANK FORMAT WITH REBATED FIXING DETAIL, REF. RAL 7010
- (L) POLYESTER POWDER COATED INSULATED PANEL DOOR REF. RAL 7010
- (M) POLYESTER POWDER COATED ALUMINIUM METAL LOUVRE DOOR REF. RAL 7010
- (N) CANOPY INTERNAL FLANK WALL AND SOFFIT - FEATURE CLADDING EUROCLAD VIEO LONG STRIP VERTICAL WALL CLADDING COLOURCOAT REF. PRISMA REF. SEREN GOLD



**Fig. 17** Proposed Elevation C



**Fig. 18** Proposed Elevation D

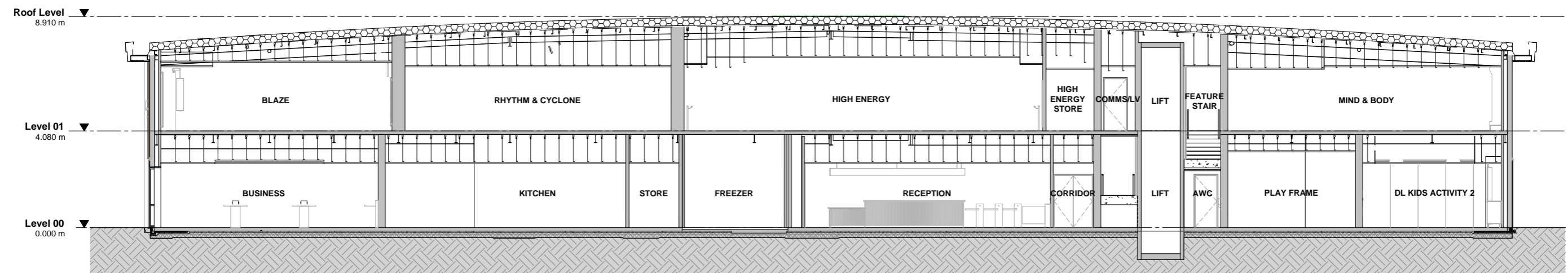
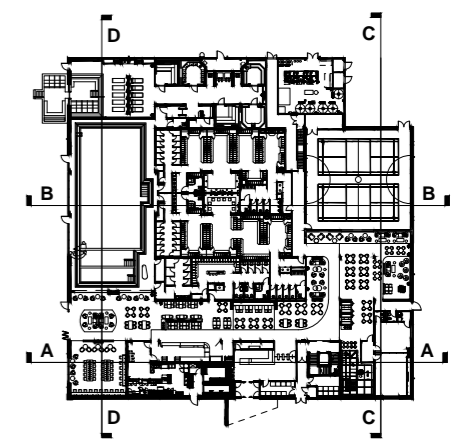


Fig. 19 Proposed Section A-A

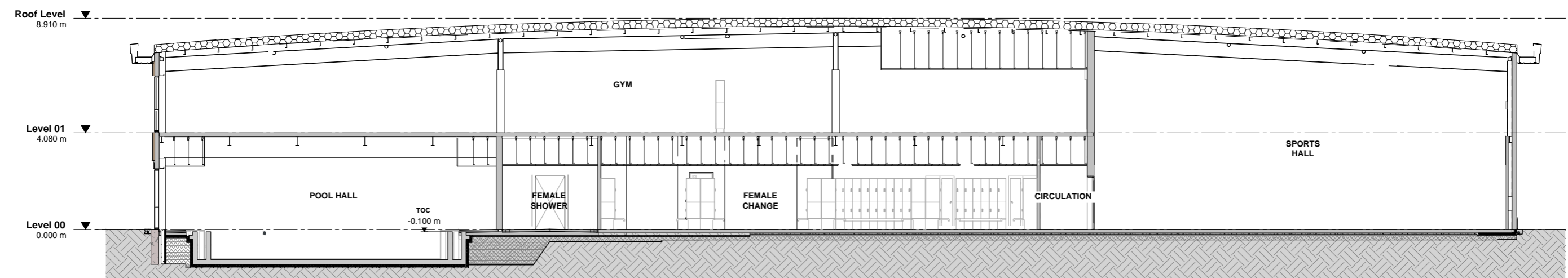
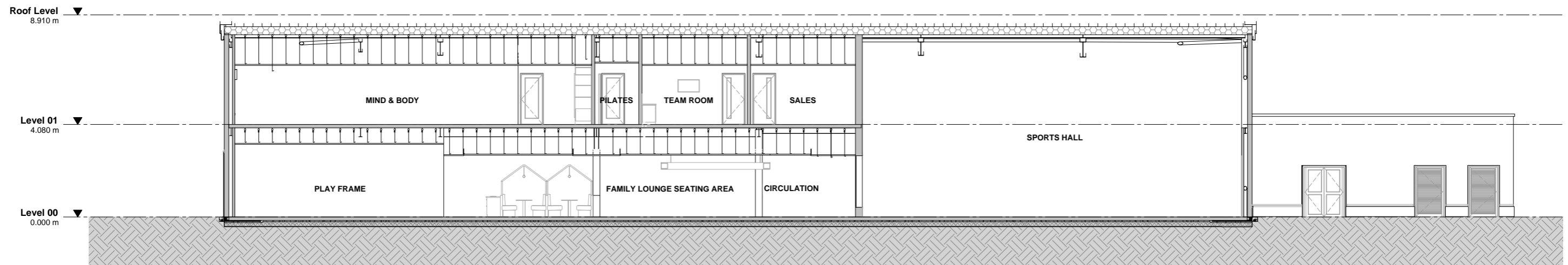
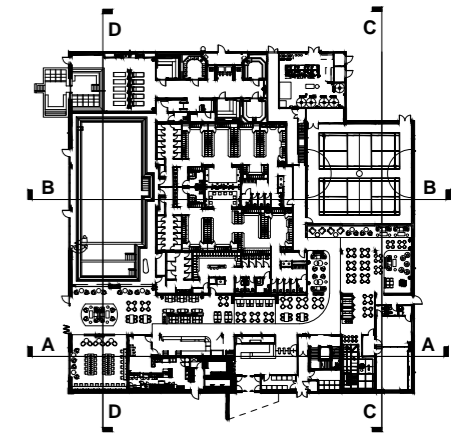
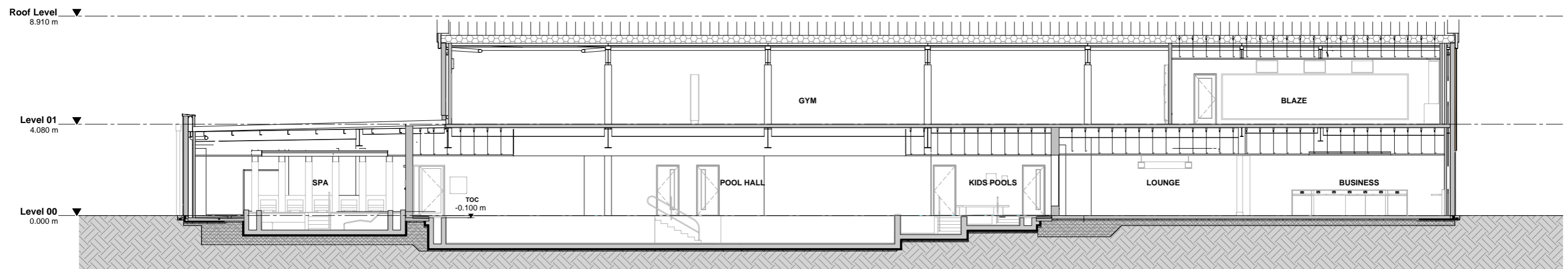


Fig. 20 Proposed Section B-B



**Fig. 21** Proposed Section C-C



**Fig. 22** Proposed Section D-D

## 11. TENNIS COURTS

### 11.1 Design Proposal

One permanent tennis dome is proposed as part of the development, covering 3 courts and measuring approximately 50m x 36m with a floor area of 1,800m<sup>2</sup>. Access to the dome is to be via a self supporting revolving door which limits air pressure loss. Fixed steel fire exit doors are to be provided for emergency escape.

The inflatable air dome will allow tennis to be played on the courts all year round regardless of weather conditions. The curved shape of the dome and its maximum height are designed specifically to cater for LTA requirements based on court play and ball curvature. The permanent air dome covering is constructed from a series of membranes which are layered on top of each other. The main membrane is manufactured from two layers of fire-retardant polyester fabric, coated with PVC on both sides and welded together in vertical panels.

### 11.2 Lighting & Maintenance

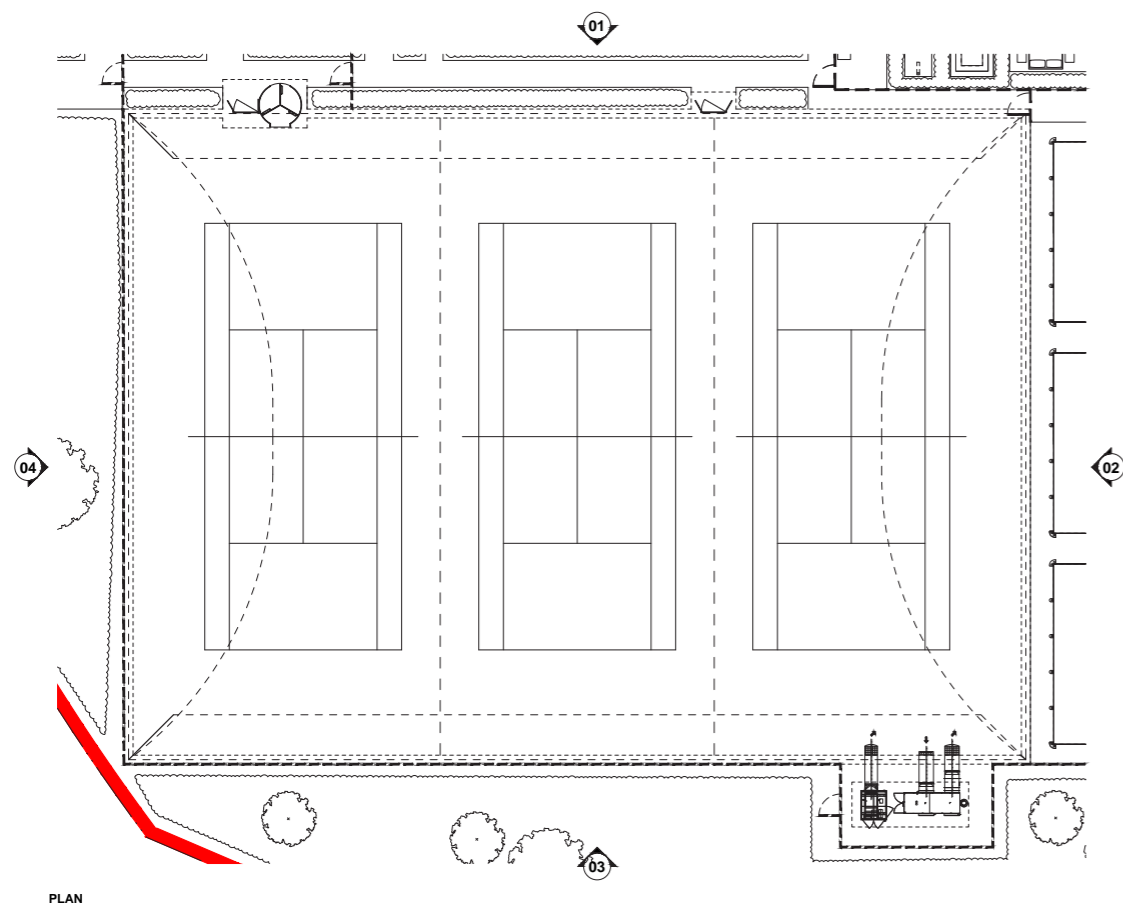
Lighting of the dome is provided by LED fittings suspended internally within the dome structure. The air dome will be cleaned on a regular basis from the outside in order to maintain its visual appearance.

### 11.3 Access

The centre has allocated disabled parking and full level access to the club with disabled changing and appropriate sporting facilities within. Although the air dome has a revolving entrance door, disabled access is afforded via the fixed steel emergency exit door.

### 11.4 Plant

Electric fans are used to inflate and maintain the integrity of the tennis dome enclosure. These fans are housed in a small plant enclosure adjacent the tennis dome.



PLAN

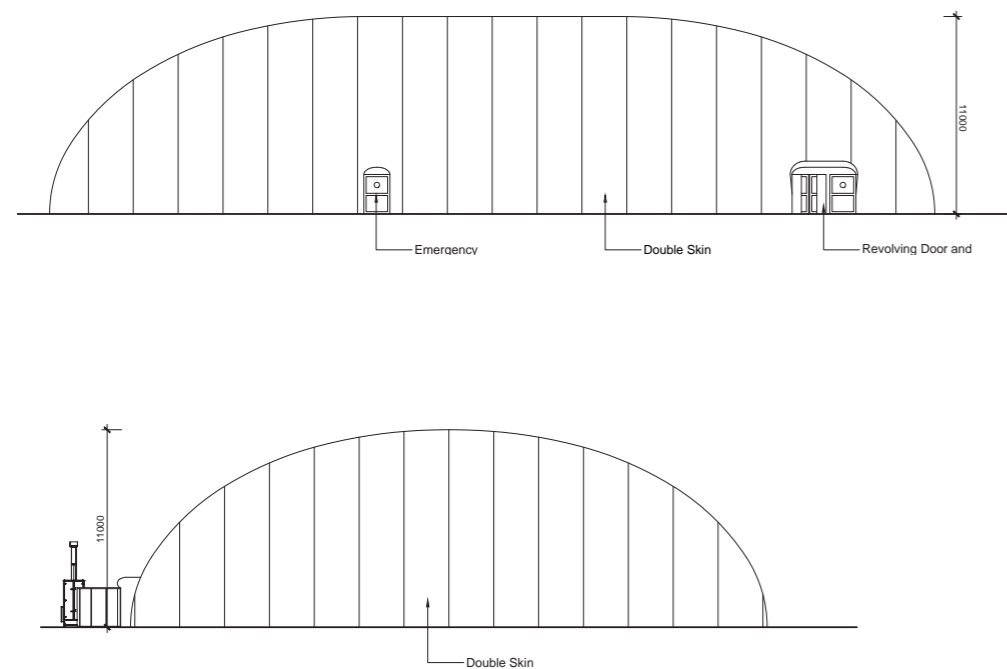


Fig. 23 Proposed Tennis Dome Plans & Elevations



Fig. 24 External of typical air dome



Fig. 25 Internal of typical air dome

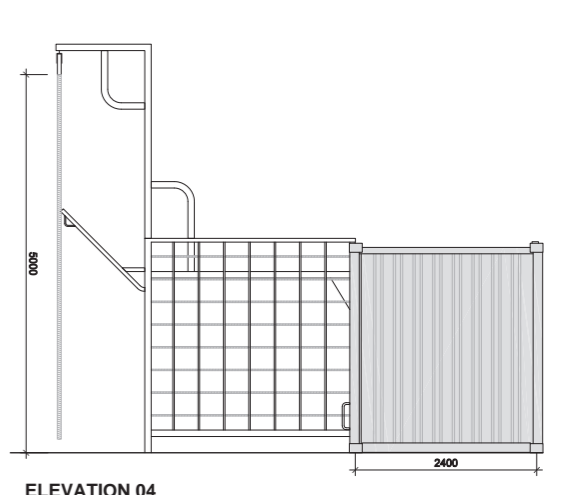
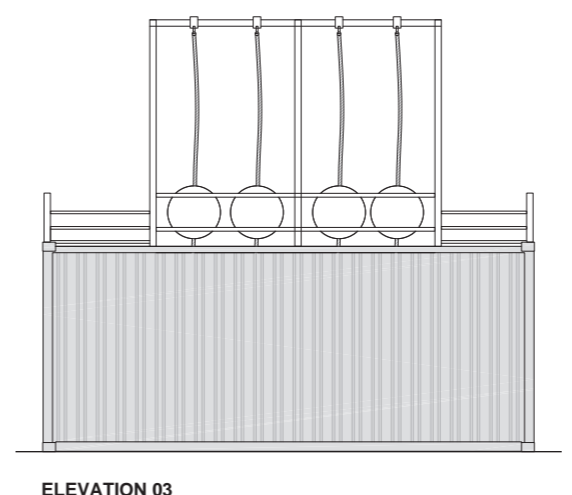
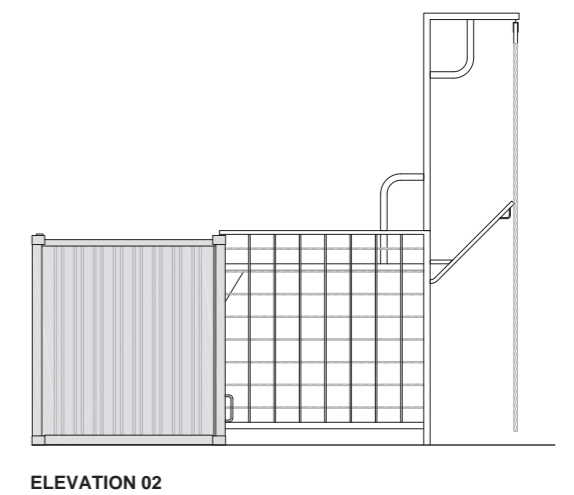
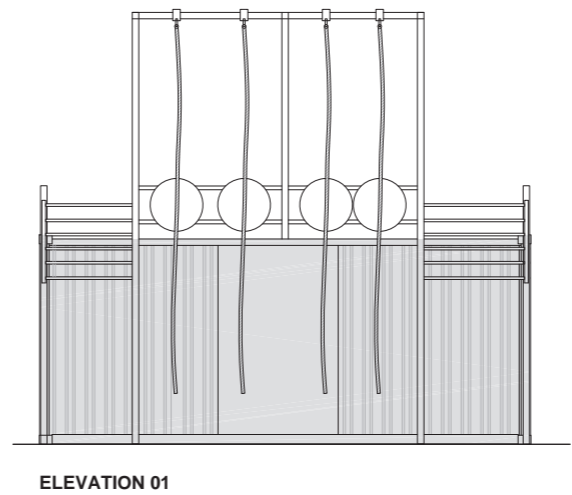
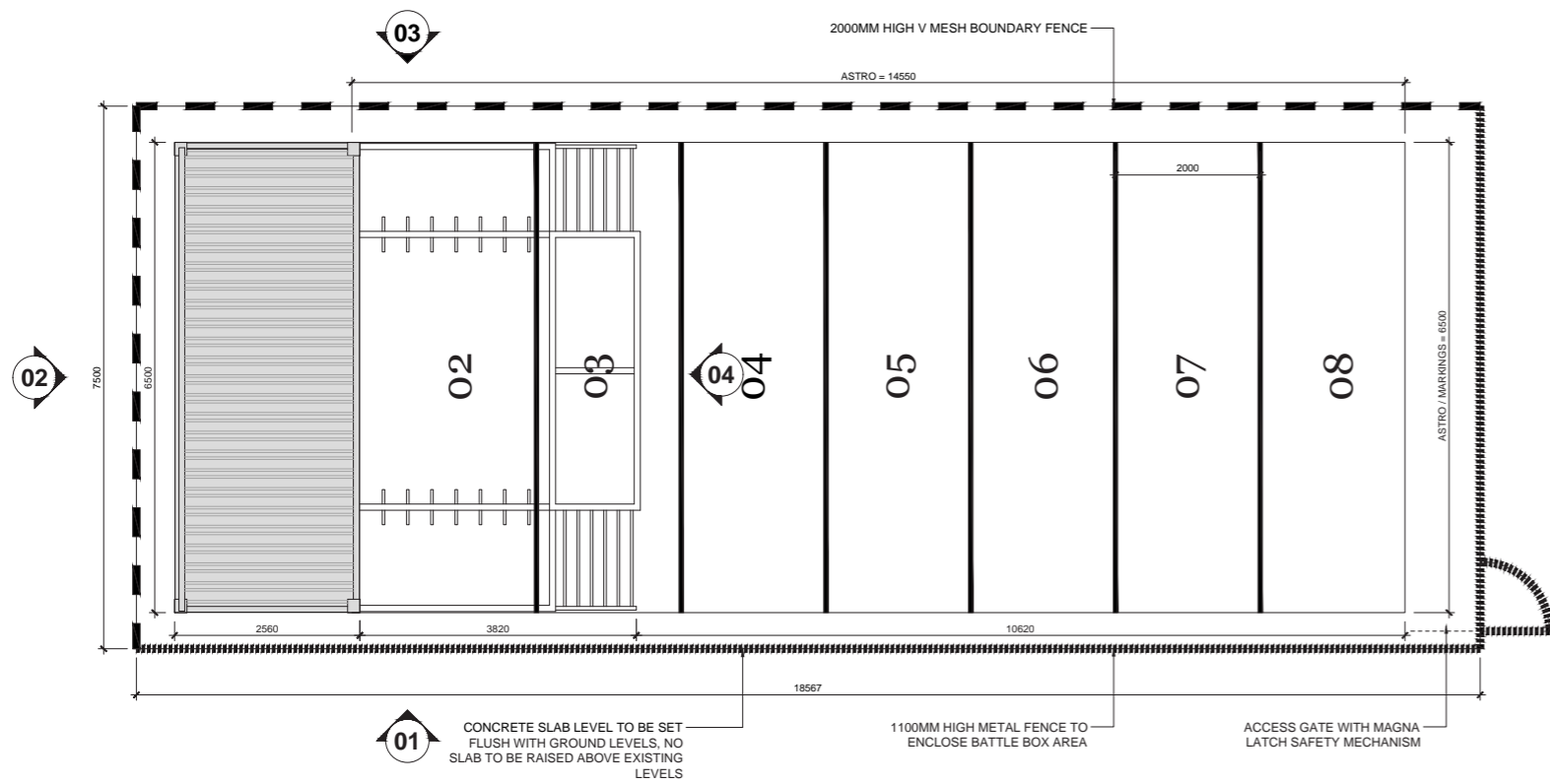


Fig. 29 Battle Box Plan and Elevations

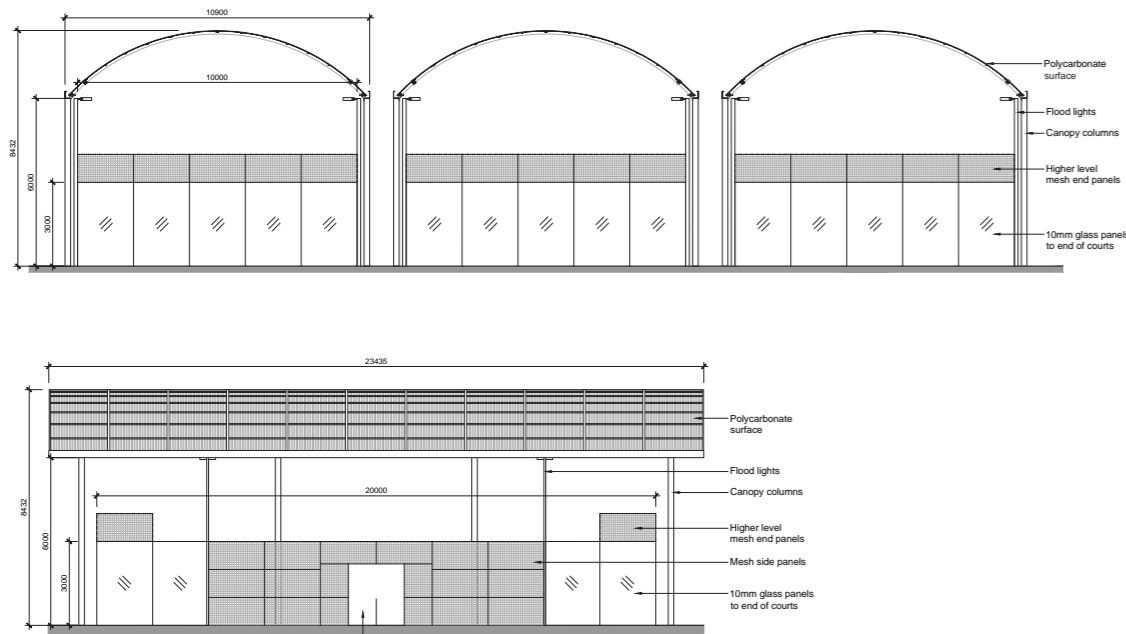
### 13. BATTLE BOX

The Battle Box is a brand of outdoor, bootcamp-style workout class that has been popular in a number of David Lloyd clubs across Europe and the UK.

The branded black shipping container acts as a base, which contains all the necessary equipment for the classes. The container itself has a number of ropes and climbing obstacles on it that form many of the stations for the class participants.

In front of the container is a small area of artificial turf with printed markings, showing the zones of activity. The Battle Box and associated artificial turf is enclosed by a 1.1m high fence on all sides, with a gate on the end.





**Fig. 30** Padel Court Elevations



**Fig. 31** Padel Court 3D Renders



**Fig. 32** Typical Padel Court & Social Images



## 14. PADEL COURTS

### 14.1 Introduction

Padel tennis is a form of tennis that is easy to play, fun and extremely sociable. It is played mainly in a doubles format on an enclosed court about a third of the size of a tennis court and can be played in groups of mixed ages and abilities, as it is not power dominant. The rules are broadly the same as tennis, although you serve underhand and the Perspex walls are used as part of the game with the ball allowed to bounce off them.

Padel is one of the fastest growing sports across continental Europe, with over six million people currently playing in Spain alone. There are also currently 107 padel courts at 52 clubs – a number that is set to grow substantially over the coming years. David Lloyd are at the forefront of this tennis revolution in the Europe and UK and are now proposing all of their new clubs to a new Padel facility under a semi-dome cover to allow year round participation.

### 14.2 Design Proposal

Designed to stay true to the sport's origins, these 3 padel courts will feature a pillars type structure and anti-injury mesh infill panels and 10mm approved glass resulting in attractive and minimalist aesthetics. The playing surface will be the latest technology in artificial grass, ensuring that these facilities will be attractive to everyone from total beginners to seasoned players.

The 4no. 240W LED projectors used to evenly light the space offer a large reduction in potential energy use when compared to traditional halide lamps, with longer life and greater eco-efficiency.

The canopy is an elegant structure that allows the maximum amount of light and has a minimal footprint that is only slightly bigger than the padel court. A solid galvanized steel posted structure with a high tech polycarbonate roof covering held in extruded aluminium rib ensures the weather will be kept at bay throughout the year. The LED projectors used to evenly light the space offer a large reduction in potential energy use when compared to traditional halide lamps, with longer life and greater eco-efficiency.

The padel courts will be accompanied by a padel social space, featuring seating, bag storage unit, tv unit, planters and a canopy structure.