



DESIGN AND ACCESS STATEMENT

13/08/2024

Project Address: West Heath Lawn Tennis Club, Croftway, off Ferncroft Avenue, Hampstead, London NW3 7PQ

Project Number: 24_06

REPLACEMENT PAVILION

DESIGN AND ACCESS STATEMENT

The project comprises the demolition of the existing tennis clubhouse and its replacement with a new one.

Current situation and need

The West Heath Lawn Tennis Club is situated in Redington / Froggnal Conservation Area and has existed on this site since 1902. It comprises three grass courts, two hard courts and a small clubhouse consisting of club room / bar and mens' and ladies' changing rooms. It is one of the few remaining clubs in London that provides the opportunity to play tennis on grass. The membership is oversubscribed and the club provides a valued and much loved local facility. The hard courts are also used, year round, by local schools as a Multi-Use Games Area.

Apart from its function as a sports facility the club serves as a haven of peaceful green open space in a densely developed area of London.

The current clubhouse is an old and, in many ways, charming painted timber building. It is, however, in a very poor state of repair. The problems with the building are numerous and include the following:

- the roof leaks
- the windows are rotten
- the structure of the floor has given way in places
- the building fabric contains asbestos
- the building is uninsulated
- the internal floorspace is not large enough to accommodate membership meetings.

In addition, the width of the building footprint means that the space at the end of Court No 1 (the 'runback') is inadequate.

Proposal

The proposal is to replace the existing clubhouse with a broadly similar building. It will occupy largely the same footprint but will be slightly narrower and with a vertical rather than banked base in order to slightly lengthen the Court No 1 runback.

The new building will provide the same facilities as currently - ie:

- Veranda access to the tennis courts
- Club room (with kitchenette and bar)
- Men's changing room with WC and shower
- Ladies' changing room with WC and shower

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In order to compensate for the slightly narrower footprint a mezzanine addition to the clubroom is created over the changing rooms.

Materials and design

The building will be similar to the existing clubhouse in both design and materials. The structure will be timber and the cladding painted timber boarding. The roof will be corrugated bitumen sheet. The clubhouse will be connected to existing services (water, drainage etc).

Impact on the locality and neighbours

The new building will have minimal impact on the neighbouring properties. The building will be marginally higher than the existing structure but the increased shadow will only affect the property to the rear which is the Thames Water reservoir tank. The small windows to the mezzanine could potentially overlook part of the rear gardens but this oblique view will be effectively screened by existing trees and planting.

The use and occupation of the courts and clubhouse will be as existing - and are long established.

Access

The clubhouse is only accessed by Croft Way (which is pedestrian only) and the existing footpath from Croft Way alongside the tennis courts. There is no vehicular access to the courts or the pavilion.

Access to the new pavilion will be unchanged from the existing situation. The main facilities in the clubhouse will be wheelchair accessible and the straight stair to the small mezzanine level could be readily fitted with a chairlift if required.