

## DESIGN AND ACCESS STATEMENT

Proposed Development

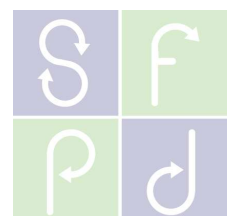
At

Cantelowes Gardens  
Camden Road  
LONDON.  
NW5 2AP.

For

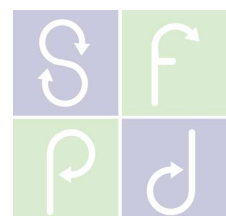
London Borough of Camden

Issue 04  
Dated 24.03.2025



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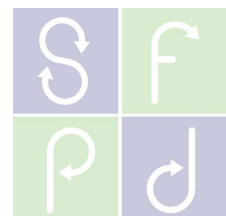


## 1.0 Introduction

1.1 This Design and Access Statement accompanies an application for full planning permission submitted to Camden Council for the construction of one outdoor floodlit padel court with integrated low level LED floodlighting and associated works over an existing outdoor sand pit and grassed recreational area.

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 Cantelowes Gardens.

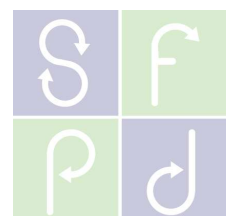
The London Borough of Camden proposal is to construct one outdoor padel court with the installation of low level LED floodlighting over part grassed recreation land and part sand pit area at Cantelowes Gardens.

The Public park currently retains an outdoor floodlit sand-filled synthetic turf pitch, skate board area and outdoor gym which will remain unchanged by this development.

An open grassed area and part sand pit to the West of the existing single storey sports pavilion will be converted to one floodlit padel court.

Natural grassed recreational areas to the West and South will be retained. One small tree affected by the works will be removed and replaced by three new trees to be planted to the North of the pedestrian access way. The part of the sand pit unaffected by the development will be retained.

The floodlit padel court will be largely screened to the East by the existing single storey pavilion building. The inclusion of floodlighting to the padel courts is largely covered by the spill light from the existing floodlit synthetic turf pitch which has 10m columns and 2KW metal halide fittings.



The padel court will be enclosed with mesh panels and 12mm glass or Perspex panels to the end walls with 4m returns to the sides.

The new floodlit padel court may be partially visible from surrounding residential dwellings to the North and South. A railway cutting is present to the West beyond the boundary of the public park.

- 2.3 No car parking spaces are available at Cantelowes Park.

No cycle spaces are available at Cantelowes Park.

The normal number of padel court users will range between two and four.

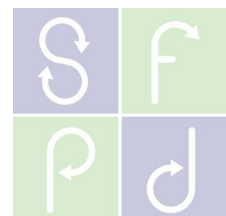
#### *Social*

- 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.

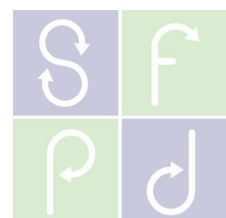


### *Planning Policy*

- 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 Camden Council Local Plan dated July 2017.

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

All development should represent high quality design which demonstrates high levels of environment 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 Candem 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 conversion of part of the existing sand pit and part of an grassed recreational area to one padel court with the installation of floodlighting represents an improvement to and supplement to the existing sporting and recreational facilities at the Public Park.

The padel court will be dimensioned 20.0m long x 10.0m wide internally.

The padel court will be mainly used for junior and adult social and competitive play and development coaching for padel tennis.

The padel court has been sensitively designed to have the minimum effect on the character of the area with the new perimeter glazed walls and fencing comprising 3.0m high 12mm toughened glass (or 20mm Perspex panels) to the end walls and to 4.0m long return sections to both side walls with 1.0m weld mesh panels (RAL 9005) above and 3.0m high weld mesh panels to the remaining section.

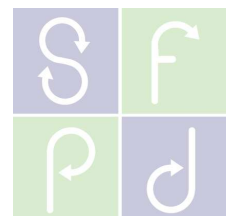
Toughened glass (or perspex panels) and weld mesh panels will be fixed off 100mm x 50mm green (RAL 6005) rectangular hollow section fence posts (4.00m high to end walls including the 4.0m long returns and 3.0m high to intervening side wall weld mesh sections). Clear opening entrances 2.00m high x 2.00m wide will be incorporated to each side wall at the centre line position. The new all weather sand dressed synthetic turf playing surface will be single tone dark green with white court markings.

The new porous asphalt padel court sub-base construction will comprise sand dressed synthetic turf above two layers of porous asphalt 65mm depth with a free draining aggregate sub-base 300mm depth which incorporates new perimeter drainage below the playing surface.

As such careful consideration of the proposed 6.15m high LED floodlighting installation has been undertaken to ensure that spillage and glare will not pose a problem to adjacent residential dwellings and other areas with the LED panel fittings being 300 Watt with four sided deflectors or shields. The proposed LED floodlighting has been specifically designed in order to reduce sky glow and spillage to adjacent domestic properties. The padel court will be turned off when not in use.

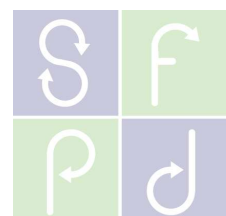
The floodlighting scheme has been designed to have the minimum effect on the character of the area with slender integrated columns (nominal 100 x50 R.H.S. extended fence posts) which will be painted green (RAL 6005) together with dark green (RAL 6005) or light grey LED fittings.

Camden 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.





- 2.10 The proposals perform well when assessed against all of these policy objectives promote and increase the sporting and recreation facilities at Cantelowes Gardens public park.



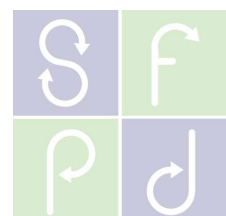
### 3.0 Involvement

- 3.1 The proposals have been prepared in conjunction with Camden Council, 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 Prior to the submission of this application, consultation has taken place with local residents to advise of the proposed development and allow opportunity for feedback and comment.

Comments were received from residents and these have been considered and acknowledged by the development team for the project.



## 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
<ul style="list-style-type: none"> <li>• Opportunity to improve sporting and recreational facilities</li> <li>• Secure a high quality facility.</li> <li>• Improve visual qualities of the locality.</li> <li>• Padel courts to be constructed over the part of existing sand pit.</li> <li>• Protect the existing landscaping across the site.</li> <li>• Provide natural surveillance and increased activity to reduce potential for criminal activity.</li> <li>• Create a community asset which is valued and appropriately maintained</li> </ul>	<ul style="list-style-type: none"> <li>• Need to minimise sky glow and spillage from floodlighting</li> <li>• Need to minimise light pollution and potential glare to residents</li> <li>• Need to minimise noise pollution to adjacent residents. Note the padel courts are over 50 metres distance from adjacent dwellings.</li> <li>• Finished levels of padel courts area to be kept within reasonable limits of existing ground levels.</li> </ul>

## 5.0 Design

### The Proposal

- 5.1 Permission is sought for the conversion of an existing sand pit and grassed recreational area to one new all weather porous synthetic turf padel court with the installation of low level LED floodlighting and associated works.

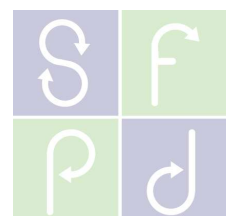
The two padel tennis courts has been be designed to meet Lawn Tennis Association and International Padel Federation minimum dimensions and has been specially designed for both adult and junior play, development and coaching.

The padel courts shall be floodlit to achieve the L.T.A. minimum standard for padel tennis (i.e. 300 lux PPA) from four number nominal 6.00 metre high integrated columns in a side lit arrangement.

Each padel court will utilise four nominal 300 watt LED fittings (with a tilt angle of less than 10 degrees with four sided deflector) which will be turned off when not in use. The use of LED fittings permits instant on and off switching with no problems of 'hot striking' which affect metal halide fittings which leads to metal halide fittings being switched on even when the courts are not in use.

### Use and Amount

- 5.2 The application seeks a more intensive sporting recreational use of the Cantelowes Gardens public park site by the construction of one new floodlit padel court.
- 5.3 The hours of proposed use will be restricted by the Council to Monday to Friday 8.00 a.m. to 10.00 p.m. and Saturday to Sunday 8.00 a.m. to 9.00 p.m. Floodlighting will only be used after dusk.



### 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 padel court will be generally retained (with the exception of the removal of one existing tree and an ornamental hedge) and supplemented as necessary to increase biodiversity by the increase of wild flower meadow planting to the South and three additional native species trees to the North.

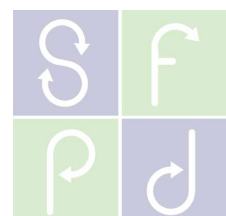
### Appearance

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

The new padel tennis court will be finished at general ground levels. The synthetic playing surface will be single tone dark green.

The only structures visible above ground level will be new perimeter glass walls and rigid panel weld mesh fencing with associated 100mm x 50mm R.H.S. posts (colour black) and the extended integrated floodlight columns (colour black) and LED fittings. No access gates will be installed with a 2.00m x 2.00m clear opening to the net line on each side of the court.

The floodlight columns and fittings will be partly screened by the existing pavilion building.



The floodlight columns will be of slender design with a painted dark green finish. The floodlight luminaries will be finished green (RAL 6005).

Nominal 300 Watt LED Panel fittings (4 Nr to each padel court) have been selected to reduce light spillage and sky glow with four sided external deflector. The LED fittings will be installed with the nominal mounting height of only 6.15m and to reduce both horizontal and vertical lux spillage with reduced source intensity (i.e. candela) or glare to adjacent residential properties. As such the power requirement for the new floodlighting will be only 1.20 Kw per padel court.

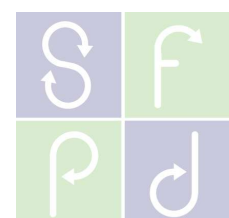
The proposed LED fittings have been selected for its relative compact small size and low output. All the LED 'panel' type fittings will be installed at a tilt angle of less than 10 degrees with a zero upward light ratio rating.

The proposed installation of floodlighting represents a more sustainable solution over traditional metal halide 'projector' type fittings.

The proposed mounting height of the LED fittings is only 6.15m compared to the traditional use of 6.7 metre or 8.0 metre columns in a corner and side lit scheme for a full size tennis court.

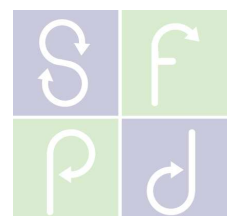
The lux level spillage plots included within the lighting design / impact assessment proposals indicates that no adjacent properties will be adversely affected by the floodlighting. The Recreation ground area is considered to be E3 Medium District Brightness as defined by the I.L.P. The lighting design indicates compliance with E3 for obtrusive light calculations.

The colour temperature of the LED panel fittings as included within the lighting design is 4000 Kelvin. However these are available in 2700 kelvin as well and can be conditioned as such if necessary.



## 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 Cantelowes Gardens public park.

