



WREXHAM TENNIS CENTRE DESIGN & ACCESS STATEMENT

FACILITY IMPROVEMENT PROPOSALS
P02

JULY 11, 2023

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On behalf of the Wrexham Tennis Centre



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1. INTRODUCTION

1.1. PREFACE

In May 2023 Lawray Architects, and their Design Team, were appointed by Wrexham Tennis Centre to produce RIBA Stage 3 building information to support the delivery of significant infrastructure improvements to the Wrexham Tennis Centre site.

This Design & Access Statement has been prepared to accompany a Full Planning & Display of Advertisement Application which details the infrastructure improvements required.

In addition, the following documents will be provided in support of the planning application and will be referenced in this document:

- Preliminary Ecology Appraisal
- Transport Statement
- External Lighting Plan
- Noise Impact Assessment

1.2. OBJECTIVES

The Wrexham Tennis Centre is a significant sporting destination and one of the largest tennis centres in the UK. It offers 7 high performance acrylic indoor courts and 11 high performance, acrylic outdoor courts.

Due to its scale, the Centre was one of only four UK Community Indoor Tennis Centres selected for a sustainability review by the Lawn Tennis Association (LTA) in 2021. The review was undertaken to inform the business case for significant infrastructure improvements to both the indoor and outdoor facilities at the Wrexham Tennis Centre site to:

- A. Grow tennis participation
- B. Enable the generation of additional revenue streams
- C. Improve the operational viability
- D. Secure a sustainable future for the Centre
- E. Alongside the recognition of the wider economic case - a significant scheme that will create a big impact for Wrexham and attract additional investment from a wide variety of strategic partners.

This Design & Access Statement outlines the proposed facility improvements to the Wrexham Tennis Centre following this sustainability review. As above, the aim of these improvements is to enhance the overall functionality, accessibility, and aesthetics of the centre. The project will focus on several key areas, including the expansion of existing facilities, improving accessibility for all users, and creating a welcoming and inclusive environment.

2. SITE OVERVIEW & CONTEXT

2.1. SITE OVERVIEW

Wrexham Tennis Centre is a significant sporting destination, with 7 indoor and 11 high performance, acrylic only, outdoor courts, it is one of the largest tennis centres in the UK.

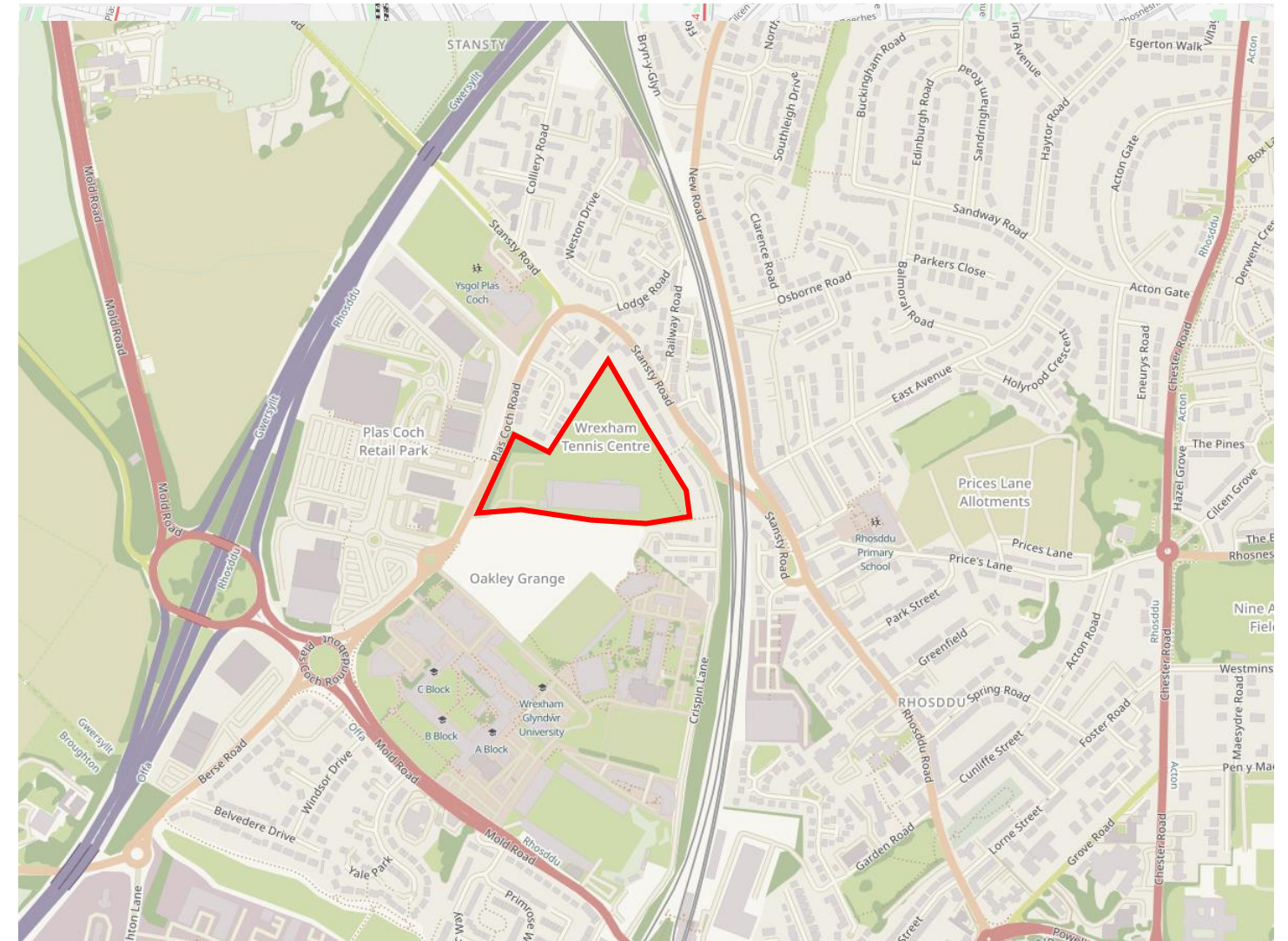
The site is located to the north-west of Wrexham City Centre, with the main vehicular and pedestrian access via Plas Coch Road. The centre is well located for easy access; just off the main A483 exit to Wrexham City Centre, and adjacent to a major retail park, as well as the Wrexham Glyndwr University, Plas Coch campus. The Centre is well located as part of the Gateway to Wales - connected to major conurbations in north-west England and the West Midlands:

- A. Excellent transport links
- B. Adjacent to Wrexham Glyndwr University
- C. At the heart of a proposed new City Sports Quarter

The site is bound by a mixture of roads and residential boundaries. These are:

- Plas Coch Road to the north and west, also consisting of dwellings within the cul-de-sacs of Fleming Drive and Stansty Close.
- Residential properties to the north and east running alongside Stansty Road and Crispin Lane.
- New Oakley Grange residential development along the south boundary.

The wider surrounding built environment is formed by Ysgol Plas Coch to the north, the main train line to the east, Glyndwr University campus to the south and Plas Coch retail development to the west.



Site Location Plan

2.2. SITE CONTEXT

The total size of the site is approximately 3.6 ha and consists of hard standing, buildings, tennis courts, amenity grassland, semi-improved grassland, hedgerows, scattered trees and introduced shrubs.

Excluding the portal frame forming the main building, the 11 no. outdoor courts and parking provision, the rest of the site is predominantly grassed, with trees and mixed boundary planting located along the site perimeter in various locations. The rest of the boundary treatments consist of timber fencing behind residential gardens to the north, east and west, with stone walling to the south boundary.

The main tennis centre building is located along the south boundary of the site, with 6 no. outdoor courts located to the north and running parallel to the building. A further 3 no. outdoor courts are located further north the site.

Given the use a tennis centre, the site is relatively flat, grading up towards the north.

Access

Vehicular access and the main pedestrian access onto site is via Plas Coch Road to the west. This route provides access to on-site parking for 73 no. vehicles, located around outdoor courts no. 1 & 2. There are 25 no. standard bays, plus 4 no. accessible bays, located to the south of outdoor courts 1 & 2, with a further 29 no. bays located to the west. An overspill car park to the north offers space for an additional 15 no. cars and is used at peak times during busy tournament competitions.

The centre main entrance is also located to the western end of the building directly in front of outdoor court no. 2.

A secondary pedestrian access point is also located to the south-east corner of the site via Crispin Lane. This leads to a public grassland and play area along the entire east boundary of the site. A public access route is also available along the entire south boundary running east to west.

Hardscaping

The access road, pedestrian pathways and main car parks have tarmac surfaces, with a grass/gravel paving grid system forming the overspill car park to the north of outdoor courts 1 & 2. External pedestrian surfaces around the main building and courts are formed from concrete paving slabs. The existing outdoor courts are formed from acrylic only surfaces.

Trees and Hedges

There are a number of hedgerows on site. These are located:

- Along the north-west boundary between the site and residential rear gardens
- To the north of outdoor courts 3 – 6
- To the west of outdoor courts 1-2

Most trees are located along the site boundary, with 4 no. small trees located in front of the eastern gable end of the main building.



Site Plan

3. EXISTING BUILDING

3.1. PORTAL FRAME & TWO STOREY SIDE EXTENSION

Materials

The main building consists of a large portal frame steel structure, with corrugated metal cladding and roofing panels powder coated green. Large roof lanterns have been installed following the rhythm of the portal frame at various points either side of the roof. Solar pv panel arrays have also been installed along the south facing roof slope. Large gutters and down pipes are installed along the perimeter of the pitched roofs, which are powder coated to match the cladding and roof panels.

A later two storey side extension is located to the north, this has a buff brick base at ground floor, with corrugated metal cladding at first floor to match the existing portal frame. Windows are powdering coated metal.

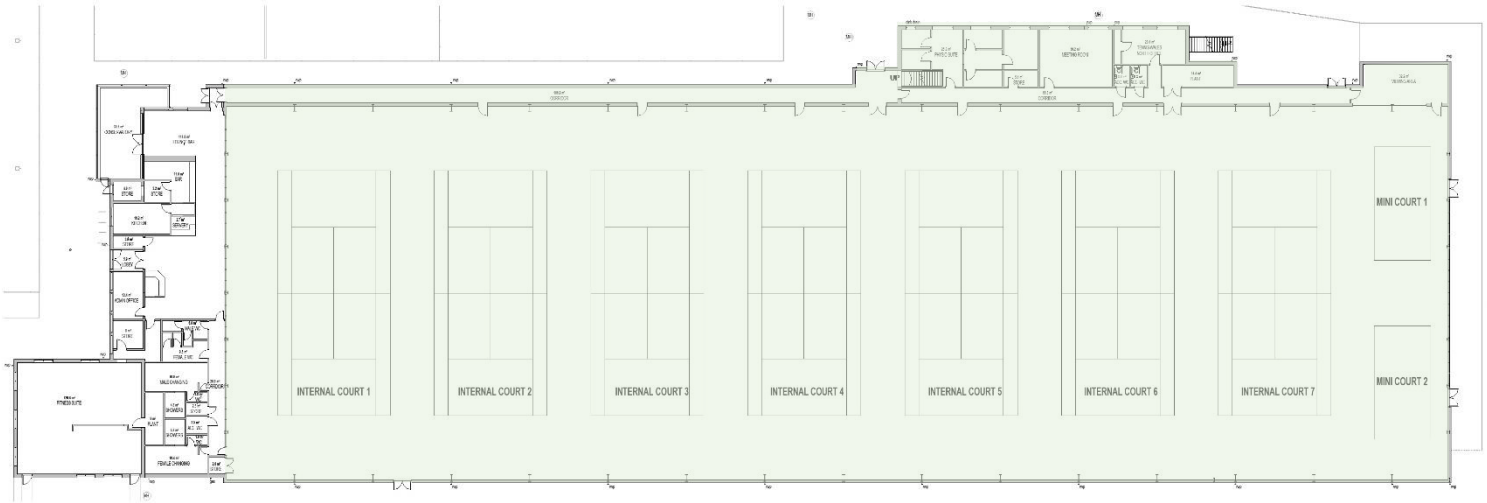
Plan

The portal frame has been extended over the years and now contains 7 no. internal courts, with two smaller mini courts at the end. A covered access corridor runs along the north of the portal frame providing access to the indoor courts at various points.

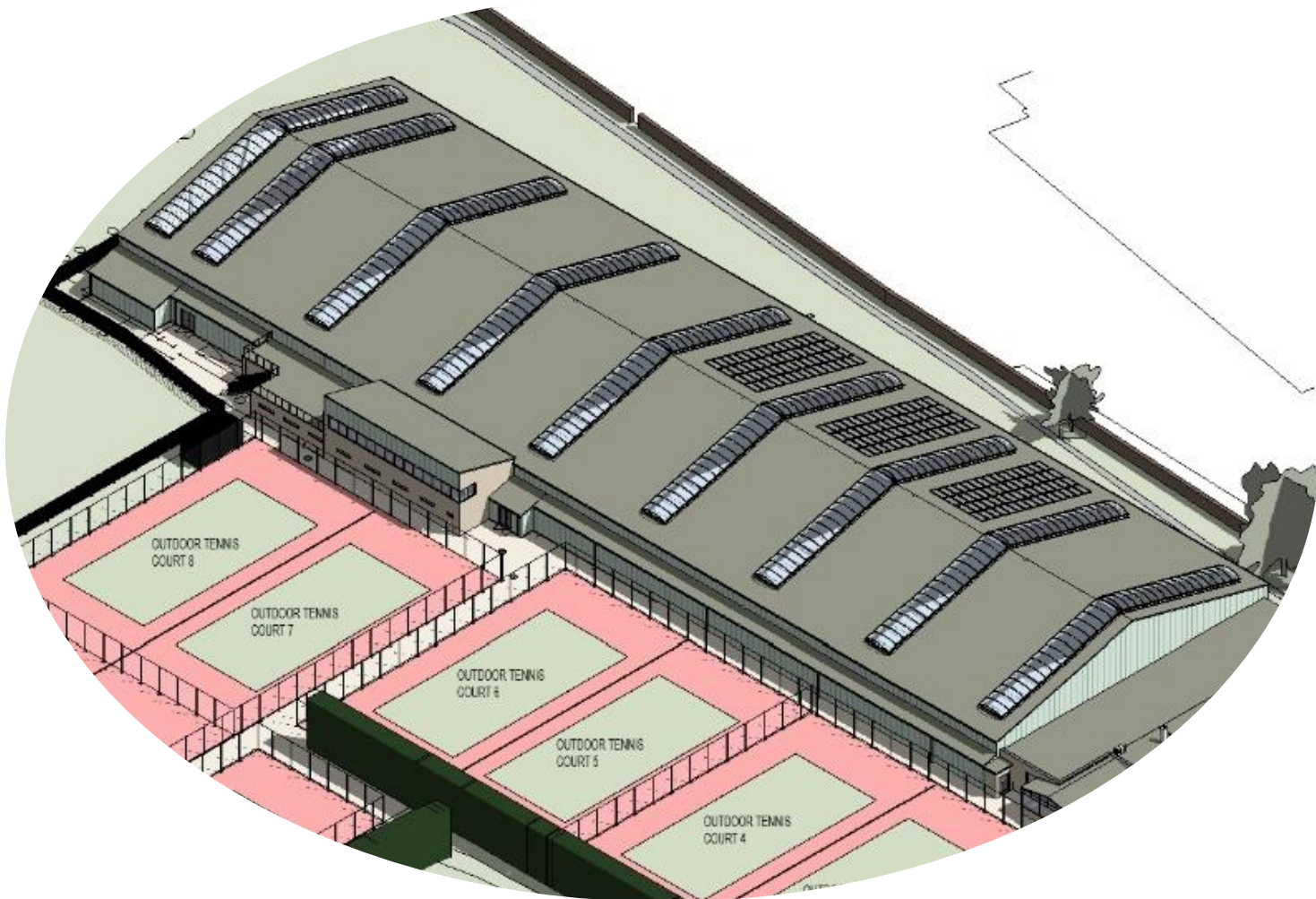
The two-storey side extension is also located along the north of the portal frame. This provides accommodation for a physio suite, meeting room, office, two accessible WC’s and plant / storage rooms at ground floor. A viewing gallery, store and flat roof terrace are also located at first floor level above.

Accessibility

The indoor courts, access corridor and side extension are all on one level, with a stairlift available to access the first floor area of the side extension. All thresholds into building from ground floor are level.



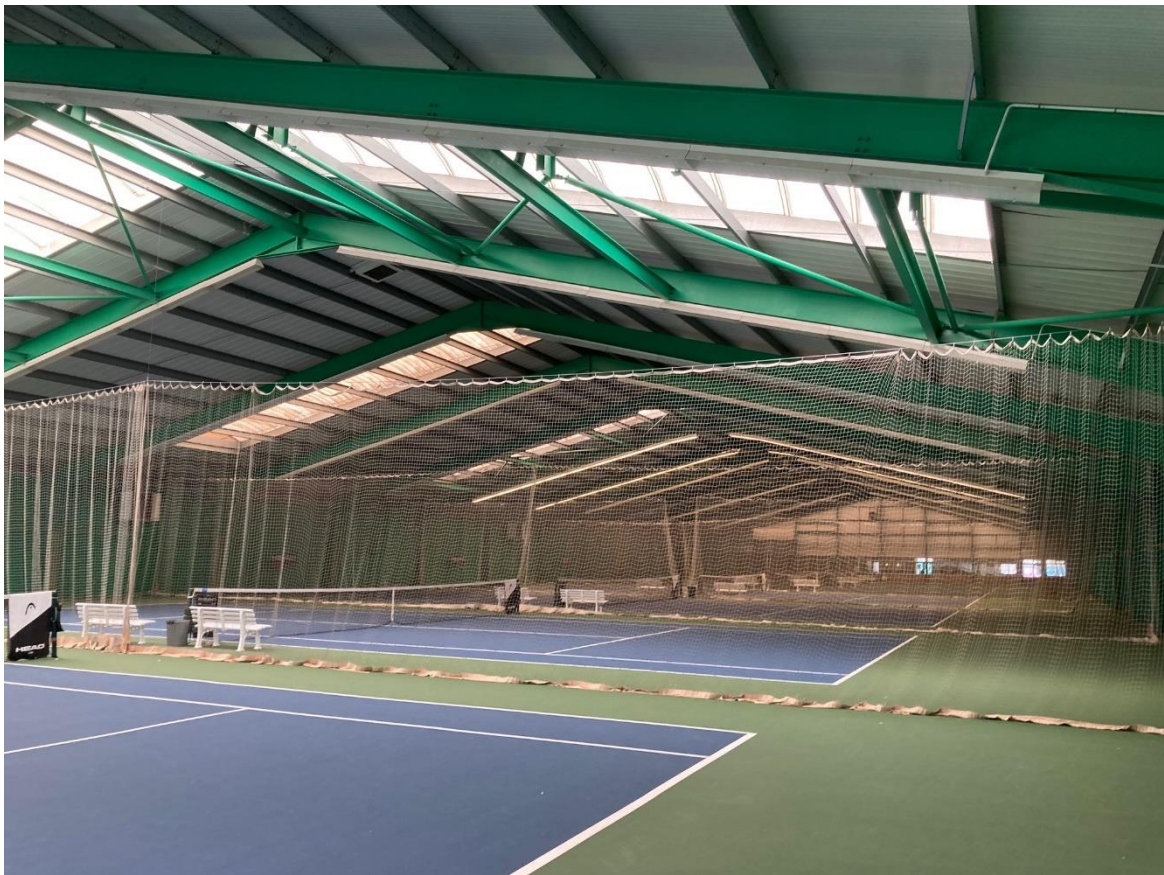
Existing GA Ground Floor Plan



Existing 3D View of Portal Frame Structure



External View of Portal Frame and Side Extension



Internal View of Portal Frame



External View of Side Extension



External View of Portal Frame South Gable

3.2. SINGLE STOREY FRONTAGE

Materials

The single storey frontage forms the main entrance to the Tennis Centre and has been extended at various points throughout the years, which can be read through the various roof outlines.

Most of the extensions are formed from buff brick of various shades. Roofs are generally flat felt with brick parapets and upvs downpipes. External windows and doors are a mixture of painted timber and upvc.

A flat roof canopy has been formed over the main entrance, with a large upvc fascia forming the main signage for the building. A upvc conservatory type extension has been formed at the corner of the building near the outdoor courts.

Plan

In terms of circulation and orientation, a flat canopy extends over the main entrance which awkwardly sits behind outdoor court No. 2. This entrance is difficult to see from the main car parking bays and is only noticeable as visitors approach close to the building frontage.

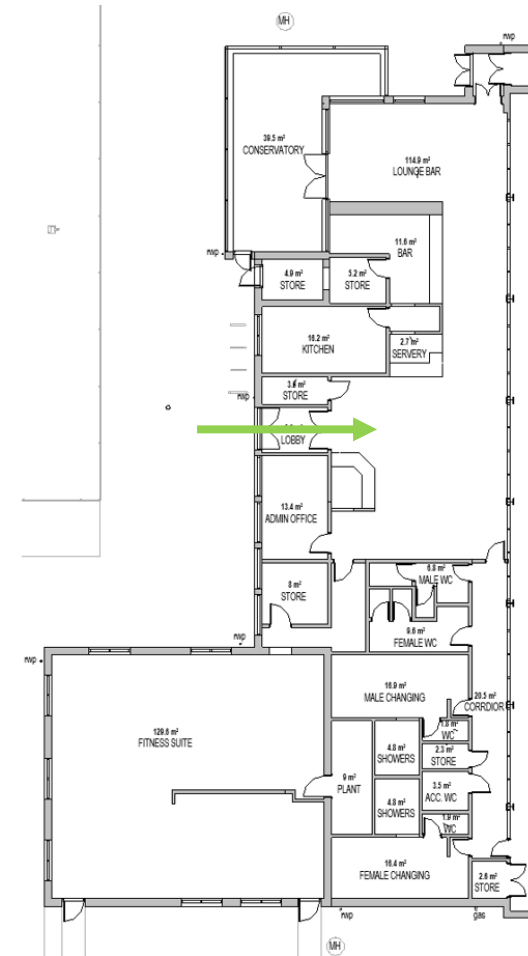
The main entrance leads through to a lobby area, with another set of double doors, which leads into the main entrance reception area with views out onto the indoor courts. There are two desks within the reception area, which can sometimes cause confusion for new visitors. The main reception desk is to the right, with an admin office behind. Another servery desk is located to the left of the main entrance, which forms the main café order and servery station, with kitchen and storage behind.

Lower down the plan south of the main reception desk, there is a fitness suite forming a significant portion of the overall single storey frontage. This suite extends out past the main entrance and towards the main car park. Behind this is the current plant, changing and toilet facilities for the centre.

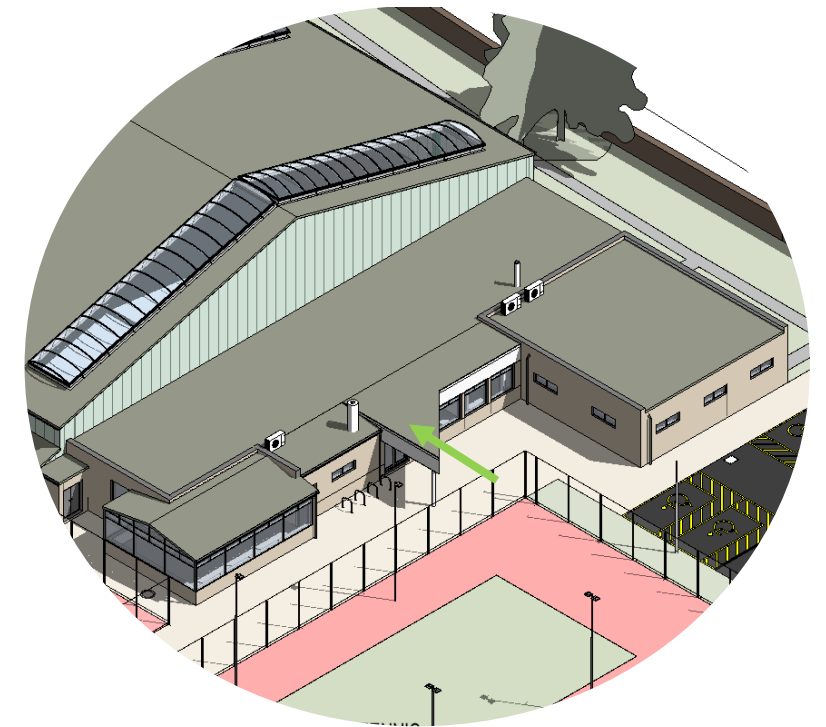
Above the kitchen / storage spaces, to the north of the plan, lies the main bar and social space which opens into the corner conservatory extension. This space has good views onto the indoor courts, but the views externally are limited.

Accessibility

The single storey frontage has a level threshold and is all one level. However, access into certain area such as the changing rooms and toilets is difficult due to the narrow width of the doors into these areas.



Existing GA Floor Plan of Single Storey Frontage



Existing 3D View of Single Storey Frontage



Existing 3D Perspective of Single Storey Frontage



External View of Frontage from Car Park



External View of Main Entrance and Canopy



External View of Single Storey Frontage from Outdoor Courts



External View of Corner Conservatory Extension

8. PROPOSALS

8.1. INTRODUCTION

The proposed facility improvements to the Wrexham Tennis Centre are outlined on the next few pages, but can be summarised as follows:

- New Padel Tennis Courts
 - The creation of the first Padel Court Centre in north Wales (3 covered Padel courts replacing 2 existing tennis courts).
 - Installing padel tennis courts in the existing tennis centre presents numerous benefits, including; contributing to a sustainable business, diversification, quick learning curve, year-round play, space efficiency, and additional membership opportunities. These advantages can contribute to the growth and success of the tennis centre while appealing to a wider range of players.
- The construction of two additional outdoor tennis courts
 - To compensate for the loss of 2 no. outdoor tennis courts replaced with 3 no. new padel tennis courts. The two new courts will be available for community use and contribute to enhanced community amenity in the area.
- Additional LED floodlighting of outdoor courts to enable year-round play
- All outdoor courts resurfaced and resized to be suitable for higher grade competition
- Two outdoor courts converted to all weather courts with permeable surfaces to enable more frequent play – with a focus on enhanced community use all year round.
- New additional advertisement and display signage on the building frontage, used to:
 - Increase visibility
 - Improve wayfinding, safety and security
 - Improve branding, marketing and increase the professional image of the Wrexham Tennis Centre
- Indoor courts reconfigured to allow for the loss of two mini courts retaining 7 no. full sized resurfaced indoor courts with LED lighting introduced
- A complete overhaul of the indoor off-court areas:
 - Extending and enhancing the café and social space
 - Improving viewing and customer experience
 - Modernisation of the reception area, changing rooms and fitness and therapy/physio suite.
- Improve landscape and outdoor amenities:
 - Enhancing the current surrounding landscape, creating a pleasant environment for users. These spaces will include seating areas, plantings, and walkways, encouraging visitors to relax and socialize outside of the tennis courts.
 - Improved outdoor viewing areas - To improve the spectator experience, dedicated outdoor viewing areas will be created. These areas will provide an excellent vantage point for observing matches while enjoying the outdoor surroundings.
- Sustainability improvements generally:
 - Assessing the existing solar pv panels and replacing where required.
 - Installing additional solar pv panels if budget allows.
 - Forming on site ev car charging for 2 no. vehicles
 - Forming additional covered and secure bike storage for 4 no. bikes
 - Upgrading lighting with more energy-efficient LED lighting. This consumes significantly less energy compared to traditional lighting technologies. Reducing the overall energy consumption of the facility, leading to lower electricity bills and a decreased carbon footprint.
 - Replacement of services and equipment with modern, energy-efficient alternatives. By utilizing more efficient heating, ventilation, and air conditioning (HVAC) systems, the Wrexham Tennis Centre can minimize its energy consumption and associated emissions.

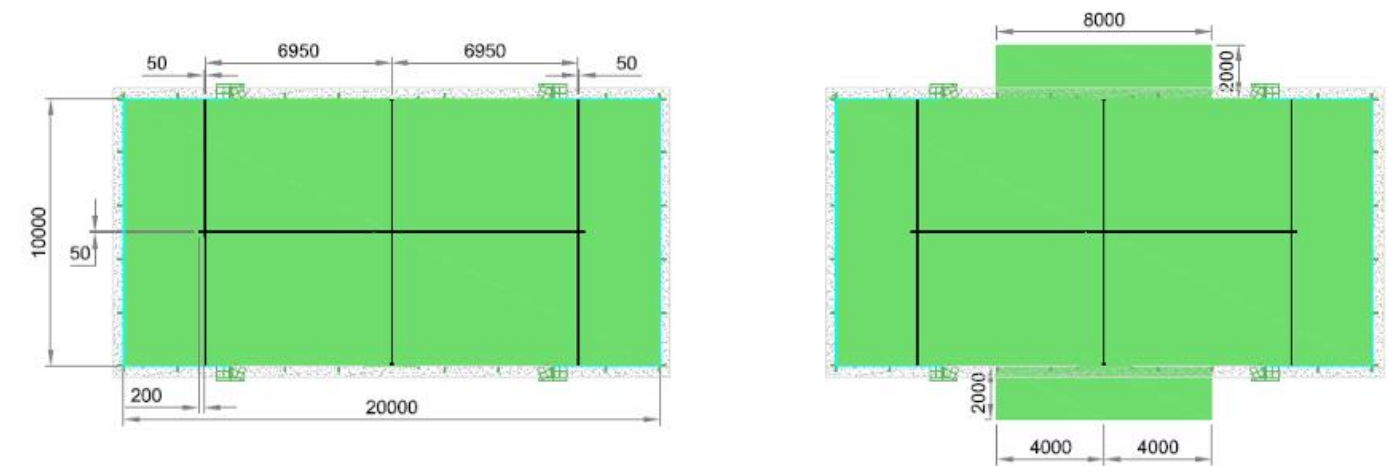
8.2. PADEL TENNIS

Introduction

Padel tennis is a popular racquet sport that combines elements of tennis and squash. It is played on a smaller court surrounded by walls, with teams of two players competing against each other. The objective is to hit a rubber ball over the net and into the opponent's court, aiming to prevent them from returning the ball successfully. Padel tennis is known for its fast-paced and dynamic nature, with quick rallies and strategic gameplay. The sport is enjoyed by people of all ages and skill levels, offering a social and recreational activity that promotes physical fitness and coordination. As a result, incorporating padel tennis facilities into a design plan can enhance accessibility and provide a versatile sporting option for the community.

Padel Tennis Courts:

- **Dimensions:** The padel court internal playing area is 20m x 10m wide and is marked with two service lines and a centre line that crosses over the service line by 10cm as indicated on the adjacent diagrams.
- **Court Surface:** The playing surface of a padel tennis court is usually made of artificial turf or synthetic grass. This surface provides good traction for players and allows for smooth movement during the game. The turf is low-maintenance, durable, and designed to withstand regular play.
- **Enclosure:** Padel tennis courts are enclosed by walls made of glass or mesh fencing. These walls are typically around 3 meters in height and provide a transparent barrier that allows spectators to observe the game. The enclosure prevents the ball from leaving the court, ensuring continuous play. Glass walls are proposed for this scheme.
- **Court Markings:** The court is marked with lines that define the boundaries and playing areas. The court is divided into two service boxes, one on each side of the net, and a central area called the "no volley zone" or "padel box." These markings guide players during the game and enforce specific rules related to serving and volleying.
- **Accessories:** Padel tennis courts include various accessories to facilitate gameplay, such as the net, which divides the court and should have a mesh size suitable for the game. Additionally, there are benches or seating areas for players and spectators to rest and observe the matches.
- **Lighting:** To allow for evening or indoor play, padel tennis courts are often equipped with suitable lighting fixtures. These lights are strategically placed to provide adequate visibility and minimize shadows on the court, ensuring optimal playing conditions.



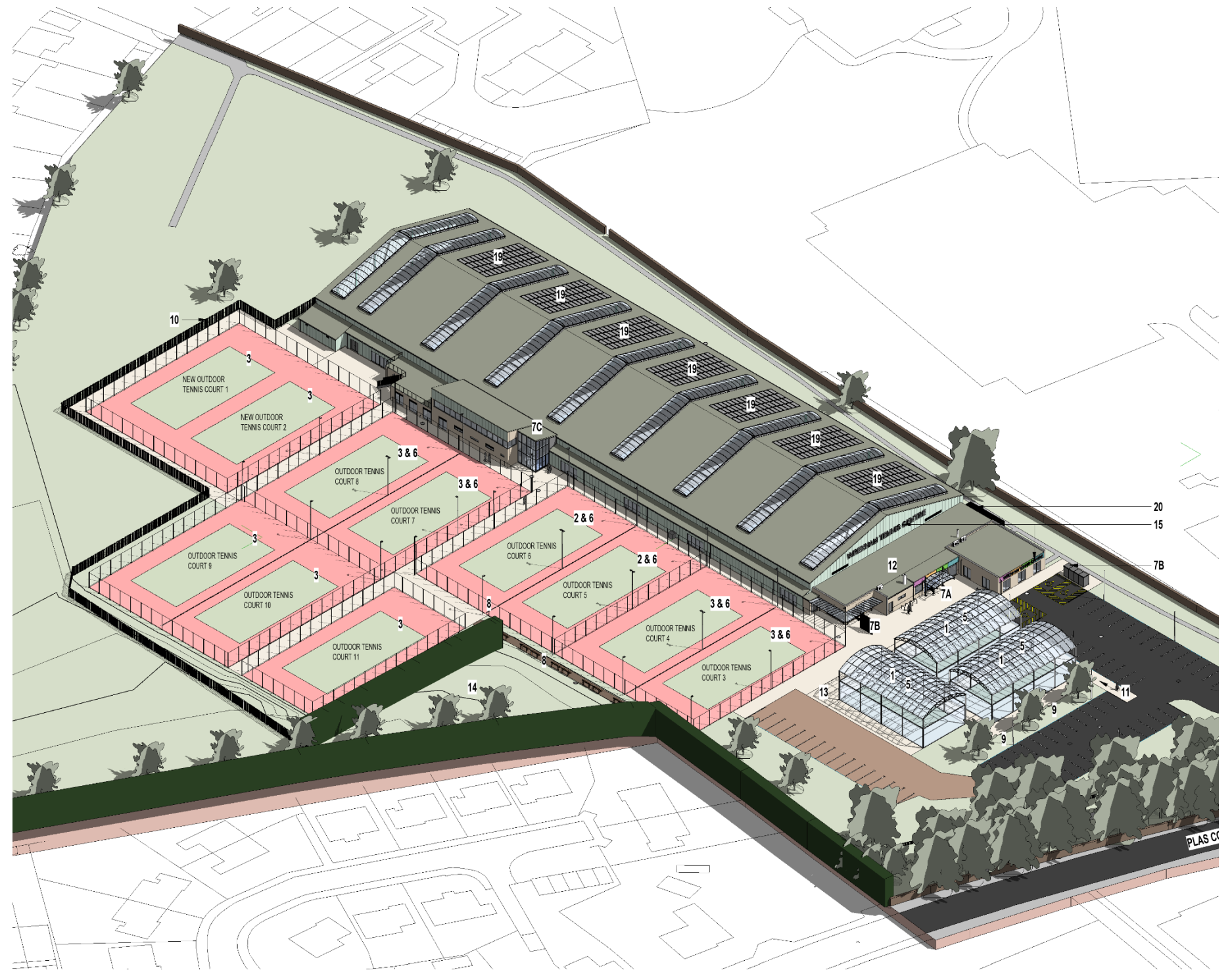
Dimension Plan of Padel Tennis Court



Precedent Image of a Typical Padel Tennis Court

8.3. SITE PROPOSALS

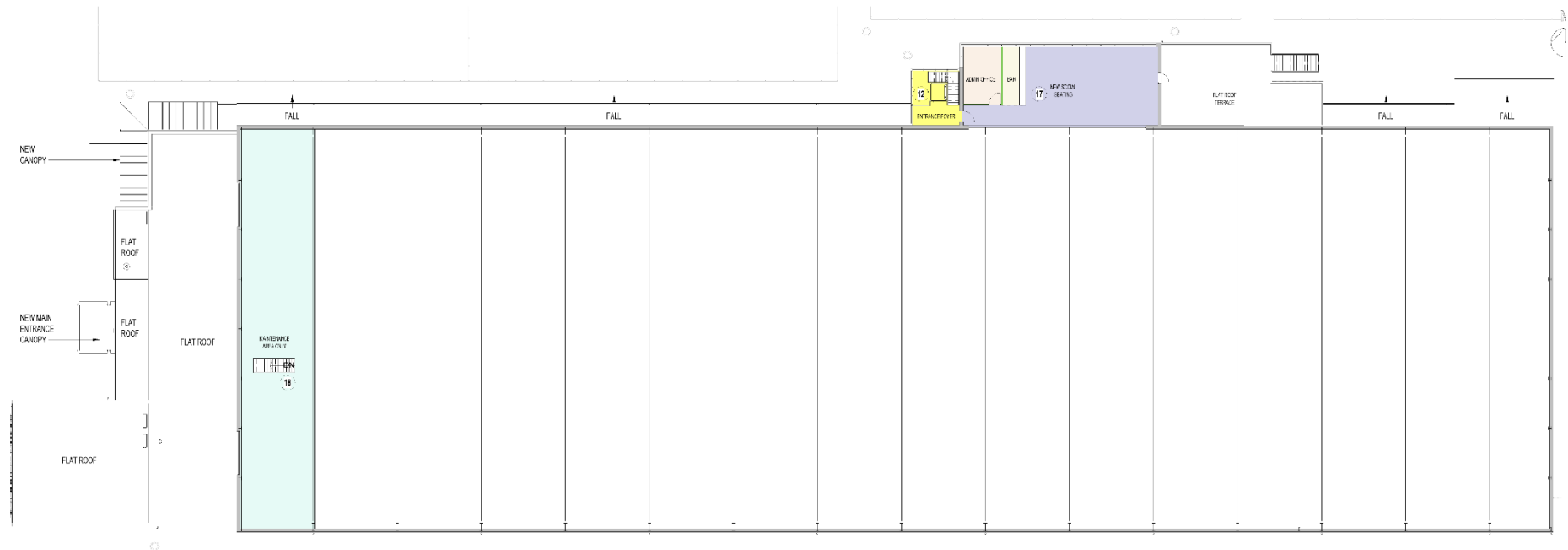
1. 3 no. covered Padel courts replacing 2 no. existing tennis courts), built to a specification capable of hosting high level national Padel competitions.
2. 2 no. outdoor tennis courts relaid to become all weather, with suitable drainage system installed. Courts resurfaced and resized to be suitable for higher grade competitions. New ball catch perimeter fencing installed around both courts.
3. All outdoor courts resurfaced and resized to be suitable for higher grade competitions. Existing ball catch perimeter fencing around all courts removed and replaced with new.
4. 2 no. new outdoor courts installed to replace those removed for padel tennis courts. Sized to be suitable for higher grade competitions. New ball catch perimeter fencing installed around both courts.
5. Existing floodlights to outdoor courts 1-2 removed and replaced with new LED floodlights to padel courts.
6. New LED floodlights installed to 6 no. outdoor tennis courts. Refer to external lighting plan for further details.
7. Complete overhaul of the indoor off-court areas with new:
 - a. Entrance canopy and refurbished entrance foyer
 - b. Canopy to bar lounge space
 - c. Tennis dedicated side entrance atrium
8. Removal of existing hedge to north of outdoor courts 3-6, with new landscaped path here and bench seating to provide outdoor viewing area out onto tennis courts. Gravel path to be formed to provided access to this area.
9. Removal of existing hedge in front of new padel courts and 3 no. new replacement trees planted.
10. Existing railings adjusted and extended around new outdoor courts 1 & 2
11. New flagstone paved pedestrian access path formed to improve safety and wayfinding from car park to main entrance.
12. Existing M&E plant equipment removed and replaced with new, efficient, modern equivalent.
13. Existing flagstone paving extended towards padel courts to form larger external area for social seating and court viewing.
14. Area behind hedge to be grassland (mow restricted to two cuts per year in spring and autumn, allowing autumn cuttings to lie for two weeks before removal).
15. New display signage installed to fascias of flat roof to indicate main entrance. New large building signage also installed to front gable end of portal frame.
16. Existing invasive rhododendron to the south of the tennis centre building near the boundary wall to be removed, as recommended within the Preliminary Ecology Appraisal.
17. New secure and sheltered bike storage for an additional 4 no. cycles.
18. 2 no. new ev car chargers installed
19. New solar pv panels installed to south facing roof slope. Existing solar pv panels assessed and also replaced if required.



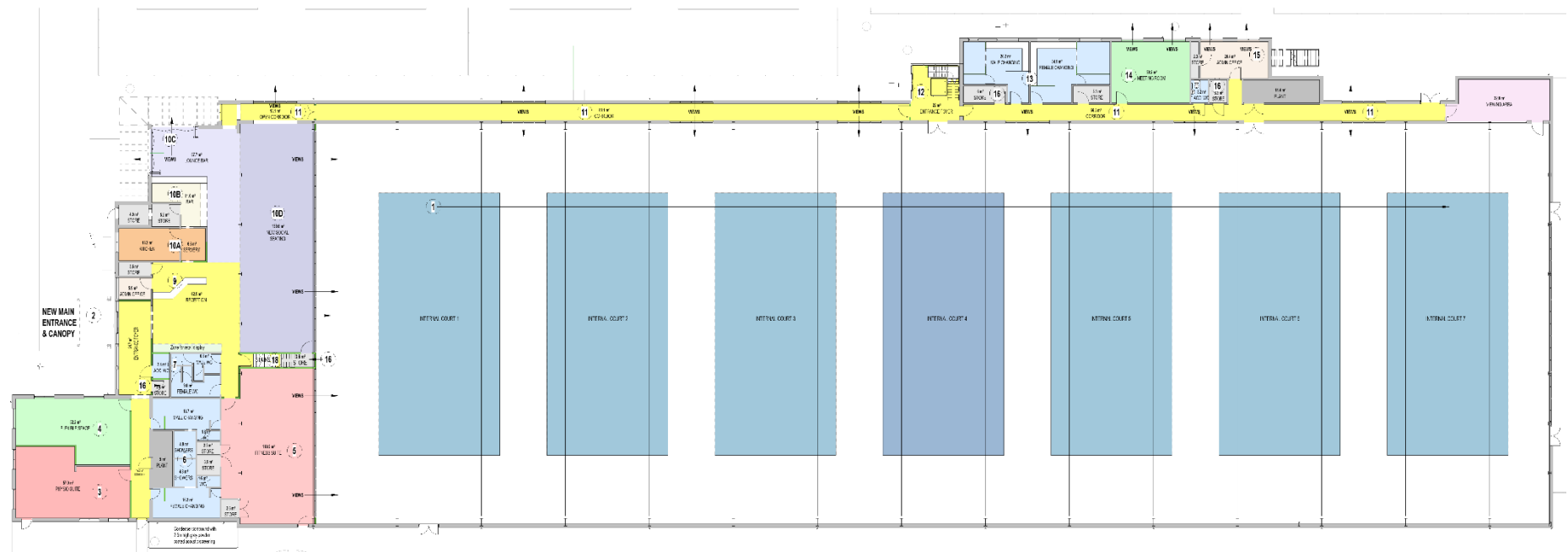
Proposed 3D View of Site

8.4. INTERNAL LAYOUT PROPOSALS

1. Expand the social / fitness areas further into the tennis centre by removing the existing mini courts and moving the 7 no. full size courts along in plan.
2. Relocate the existing main entrance to form a stronger entrance axis from the car park with views focusing through the reception area and onto the indoor courts.
3. Physio suite moved to front of building in place of existing gym.
4. Flexible space also formed next to new physio suite. To be used as admin / meeting / waiting space, area for a new tenant space or space for the physio suite to grow and expand into.
5. New fitness suite formed behind new physio suite, good acoustic separation between the fitness suits and indoor courts is critical.
6. Existing changing rooms retained and refurbished to provide dedicated facilities to new physio and fitness suites, with improved DDC compliant access into existing changing and toilet facilities.
7. Existing toilets to front retained and refurbished with new accessible WC provided.
8. Refurbished entrance and reception area formed to create a more attractive welcoming entrance into the building.
9. Reception desk and servery desk into one, for ease of staffing and to create one clear focal point on entrance. Admin office relocated next to new reception desk.
10. Existing social spaces enhanced and expanded:
 - a. Existing servery space expanded, and existing kitchen retained and refurbished.
 - b. Existing bar and storage areas retained and refurbished.
 - c. New seating areas formed with views overlooking indoor courts.
 - d. Existing conservatory removed to form clear view and connection to the lounge area and better connect the social space to the outdoor courts.
11. Long narrow corridor improved by installing new glazing either side to provide views out to external and internal courts.
12. Potential to create new dedicated side entrance for tennis use in the form a glass foyer structure, allowing the rest of the building to be secured off if not in use. New foyer provides potential to form new access stairs and platform lift leading to upstairs viewing area.
13. Dedicated tennis changing facilities formed in place of physio suite, located next to new foyer.
14. Existing conference suite / meeting room refurbished with expanded views to external courts.
15. Existing office next to conference suite, currently used as a store, to be refurbished with expanded views to external courts.
16. Additional storage spaces created.
17. 1Upstairs viewing area refurbished and new kitchenette formed here to service space. Client team also requested a tournament office is located here to provide raised views out to outdoor and indoor courts.
18. New stairs formed leading up to maintenance area over expanded social area and fitness suite.



U01 - Proposed First Floor Plan



G00 - Proposed Ground Floor Plan Copy 2

Proposed Internal GA Plans

9. PRELIMINARY ECOLOGY APPRAISAL

Developed by RML Consult:



Overview

Please refer to the Preliminary Ecological Appraisal for full details.

Following recommendations within the appraisal, external landscape proposals to improve the net biodiversity benefit of the scheme will be as follows:

- Habitats
 - Trees – new trees planted between new padel courts and existing parking bay.
 - Grassland – Area of existing amenity grassland designated as area to be less managed, with restricted mowing to two cuts a year.
- Floodlighting
 - Installation of physical light spill control, such as hoods and or cowls, to mitigate impact of lighting.
- Removal of Invasive Non-Native Species/Problematic Species (INNS)
 - Removal of discreet stands of rhododendron to the south of the centre tennis court building

10. EXTERNAL LIGHTING PROPOSAL

Developed by Crookes Walker Consulting:



Overview

Please refer to the external lighting proposal for full details. In summary of this, new floodlighting will be installed to 6 no. outdoor courts and the 3 no. new padel tennis courts.

11. ACOUSTIC IMPACT ASSESSMENT

Developed by ADC Acoustics:



Overview

Please refer to acoustic impact assessment for full details, which summaries that the predicted noise levels of the new scheme are below those referenced in relevant available guidance, with no significant change in absolute terms to the ambient noise levels generally.

12. TRANSPORT ASSESSMENT

Development by Development Planning Ltd:



Overview

Please refer to the transport assessment for full details. It is proposed to:

- Incorporate two electric vehicle charging points within the car park.
- Expand the existing bike storage capacity of the centre by providing covered and secure storage units for 4 no. additional bikes.

13. SUMMARY

The proposed facility improvements to the Wrexham Tennis Centre aim to create a modern, inclusive, and accessible facility that caters to the needs of the local community. By expanding the existing facilities, improving accessibility, and incorporating sustainable design principles, the upgraded centre will provide an exceptional tennis experience for players and spectators, while also enhancing the overall aesthetic appeal of the site. By implementing these proposals, the improved Wrexham Tennis Centre will be positioned as an attractive destination for existing members and the local community generally, fostering a vibrant and thriving tennis community in the region.