



Wargrave Tennis Club
Recreation Ground
Wargrave, Berkshire, RG10 8BG
20th January 2026

Wargrave Tennis Club - Second Padel Court and Clubhouse Extension

Document 2 - Design and Access Statement

1. Introduction

This Design and Access Statement has been prepared to accompany a full planning application by Wargrave Tennis Club (WTC) for development at the Recreation Ground, Recreation Road, Wargrave.

The application comprises:

- the installation of a second ‘pop-up’ padel court adjacent to the existing approved padel court;
- a limited extension to the court hardstanding to accommodate the additional padel court;
- a single-storey pitched-roof extension to the north and south of the existing clubhouse to provide improved space and facilities for a membership that has grown from 300 to 500+ in the last 4 years.

The purpose of this statement is to explain the design principles, layout, appearance and access arrangements of the proposed development and to demonstrate how the proposals respond appropriately to their context.

To see the overall proposal, [a 3D interactive model is available at wargravetennis.com](http://wargravetennis.com).

2. Site Context and Images

The site forms part of the established Recreation Ground at Recreation Road, Wargrave, which provides a range of outdoor sports and recreational facilities for the local community.

As shown in the images below, within the immediate context, the Tennis Club currently includes:

- seven outdoor tennis courts (with some shared use for pickleball);
- one padel court approved and installed in 2025;
- a third “stand-alone” pickleball court adjacent to the current padel court;
- a single-storey clubhouse building with associated terraces and circulation space.

The site is characterised by:

- an open recreational setting;
- extensive existing hardstanding associated with the courts;
- boundary landscaping and tree planting, which provide visual containment;
- a generally low-rise built form.

Drone image of the current courts and clubhouse (taken from the south-east). This shows the 7 tennis courts (including 4 clay), and the blue pickleball and padel court in the foreground.



Representative model image of the proposals with 2 x padel courts in the foreground and the clubhouse (with extensions) in the distance.



Image of the current single-storey wooden clubhouse (taken in 2024)



Model image of the proposed clubhouse with northern (right) and southern extensions (left).



Aerial drone image of the club taken in 2025 (taken from the west). This shows all 7 tennis courts (2 with shared pickleball lines) and the blue pickleball and padel courts (top right). The Padel court is the larger of the two blue courts.



Aerial model image of the proposed plans showing the second padel court and clubhouse extensions.



3. Design Principles

The overarching design principles informing the proposals are:

- **co-location of facilities:** grouping padel courts together to minimise land take and operational impact;
- **proportionate growth:** responding to increased demand without overdevelopment of the site;
- **low visual impact:** retaining a low-rise, lightweight appearance appropriate to a recreation ground;
- **reversibility and adaptability:** particularly in respect of the ‘pop-up’ padel court design;
- **continuity:** extending the architectural language and materials of the existing clubhouse.

These principles ensure that the proposals enhance the site’s functionality while preserving its character.

4. Layout

4.1 Padel Courts

The proposals include a coordinated reconfiguration of the existing approved padel court together with the installation of a second padel court. The existing padel court will be rotated by 90 degrees from its current north–south orientation to run on an east–west alignment. This reorientation, combined with the inclusion of a narrow additional strip of land agreed by Wargrave Parish Council as landowner, enables two padel courts to be provided side-by-side, both aligned east–west. This layout:

- allows two padel courts and an adjacent pickleball court to be accommodated within the footprint of a former tennis court, together with the additional land strip;
- represents an efficient and compact use of existing hardstanding;
- avoids any loss of tennis provision across the site;
- enables effective supervision, coaching and circulation.

The reconfigured arrangement ensures the Club retains a total of seven tennis courts, including two courts available for public use.

Both of the padel courts will be ‘pop-up’ structures installed without permanent foundations. Integrated floodlighting will be fitted to each court and will be identical in design, height, and hours of operation to the lighting approved for the existing padel court in 2025.

Existing 10m tennis floodlight columns are retained for future flexibility, however the north-side columns will remain switched off and the remaining two columns continue to serve the pickleball court only, such that there is no material change to the established lighting baseline.

4.2 Clubhouse Extensions

The proposed extensions are located to the north and south of the existing clubhouse and are designed to integrate cohesively with it rather than appearing as a separate, standalone structure.

- The northern extension provides additional space, primarily to support coaching and junior tennis.
- The southern extension primarily serves as additional social space for the growing adult membership, especially when the club is also busy with junior tennis.
- Wooden decking is used to create a single level throughout the clubhouse area (including viewing areas) and will help enhance access for disabled spectators and players alike.

The new plan allows for the internal reorganisation of the clubhouse to enhance functionality while keeping clear and logical circulation routes.

5. Scale and Massing

All proposed built development is single-storey, which follows and respects the design and scale of the existing clubhouse structure. The footprint and volume have been carefully controlled to ensure:

- they don't dominate the recreation ground area;
- a continued low-profile built form;
- compatibility with the surrounding sports infrastructure.

6. Appearance and Materials

The design approach seeks visual continuity with the existing clubhouse.

Indicative materials include:

- timber cladding and framing to match the existing building;
- glazing to provide passive surveillance and an active frontage;
- a pitched roof finish consistent with the existing clubhouse.

The padel court enclosure and associated elements are identical in design, height and appearance to the court approved in 2025, ensuring consistency across the site.

7. Access and Movement

7.1 Pedestrian Access

Pedestrian access to the site remains unchanged, using existing paths and hardstanding areas. The clubhouse extensions are integrated into current circulation routes, preventing the creation of new desire lines. The raised and single-level decking should help improve access to the courts and viewing areas for players and spectators who may have mobility issues or who are using wheelchairs.

7.2 Vehicular Access and Parking

Vehicular access and parking arrangements are unchanged from the existing arrangement. The proposals do not require new access points or alterations to the local highway network.

7.3 Servicing and Emergency Access

Servicing and emergency access are maintained via existing hardstanding areas, with sufficient width retained around the clubhouse and courts.

8. Inclusive Access

Inclusive access has been a key consideration in the design.

The proposals:

- retain step-free access to the clubhouse and the immediate viewing areas with a single-level decking structure that better connects the clubhouse with the courts;
- improve internal circulation and space standards;
- provide clearer functional separation between adult social spaces and junior/coaching areas;
- enhance the overall usability of the facilities for players, spectators and volunteers.

9. Sustainability and Environmental Considerations

The development adopts a pragmatic and sustainable approach by:

- reusing existing hardstanding wherever possible;
- avoiding permanent foundations for the additional padel court;
- limiting the extent of new impermeable surfaces;
- maximising the long-term adaptability of facilities.

These measures support efficient use of resources and responsible stewardship of the recreation ground.

10. Conclusion

The proposed development has been carefully designed to respond to the established character and function of the Recreation Ground.

Through an appropriate single-storey scale, thoughtful layout and continuity of design, the proposals:

- enhance the functionality of an existing community sports facility;
- accommodate demonstrable growth in participation;
- maintain appropriate access, appearance and environmental performance.

It is therefore concluded that the design and access arrangements are appropriate and that the development represents a high-quality and proportionate response to identified community needs.