

MOJO

Design and Access Statement

Milnrow Cricket Club

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Introduction - Padel

Padel is one of the fastest growing sports in Britain. It is played on an enclosed court surrounded by walls of glass and metallic mesh that where all ages and abilities can play together.

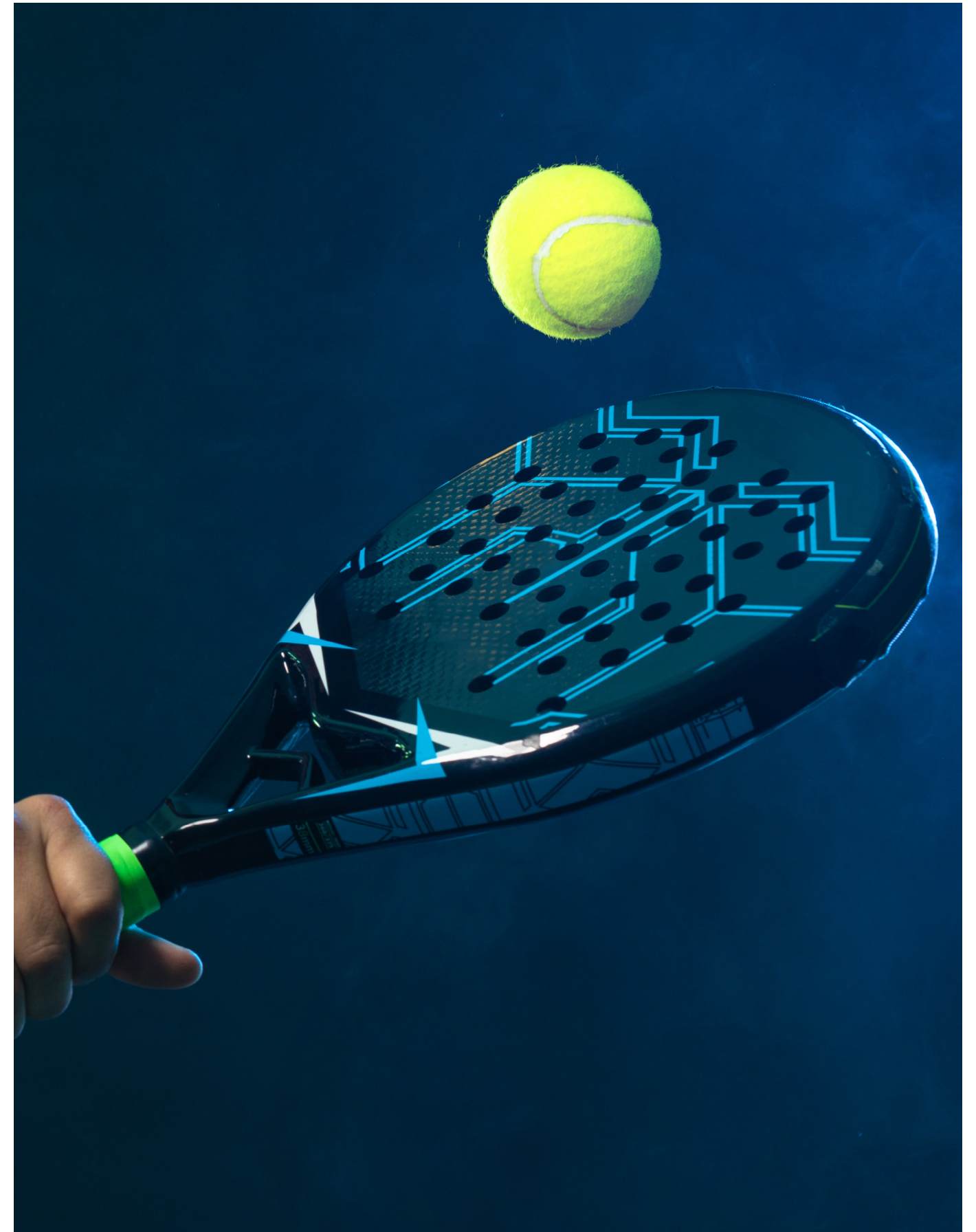
In 2024 the Lawn Tennis Association (LTA) announced its new strategy to open padel up to more people across the country and with an ambition to grow the sport by making it more accessible, welcoming, enjoyable and inspiring.

The LTA Padel Strategy aims to capitalize on the rapid growth of padel in the UK, which has seen a significant rise in both court numbers and participation. Between 2019 and 2023, the number of courts increased sixfold, while annual participation surged from 6,000 to 129,000.

The strategy focuses on expanding awareness and interest, seeking to double public recognition of padel from 20% to 40% and increase playing interest from 7.5% to 15%. This is expected to drive further growth in player numbers, boosting annual participation to 400,000 and monthly players to 200,000.

To support this expansion, the plan includes a major investment in infrastructure, aiming to increase the number of padel courts from 350 to 1,000 by 2026. A key component is also workforce development, with an ambitious target to grow the number of padel coaches and activators from 40 to 700.

Beyond grassroots growth, the strategy aspires to enhance elite performance, with goals for 10 British players to break into the top 200 rankings and at least 2 players to reach the top 100, inspiring a wider audience and strengthening the sport's competitive presence.



Site Location

The application site is located at Milnrow Cricket Club. The site has historically been the home of Stacksteads Cricket Club and remains in use for a variety of sports, and is set within a well-planned, multi-sport community site located off Ladybarn Lane

At the heart of the site is the main Club House, which serves as a social hub for members and visitors. This central facility supports a range of activities and events, providing access to indoor amenities including a bar, function rooms, and WCs.

To the north of the club, is the Milnrow Ladybarn Bowling Club, a friendly, member-run sports club established in 1910, providing social and competitive crown green bowling for all ages and ability.

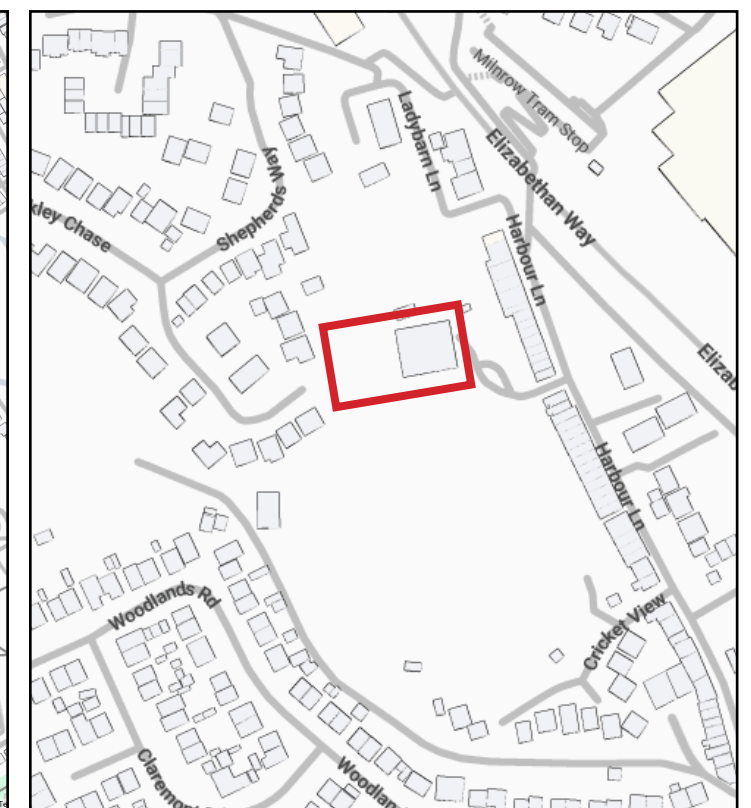
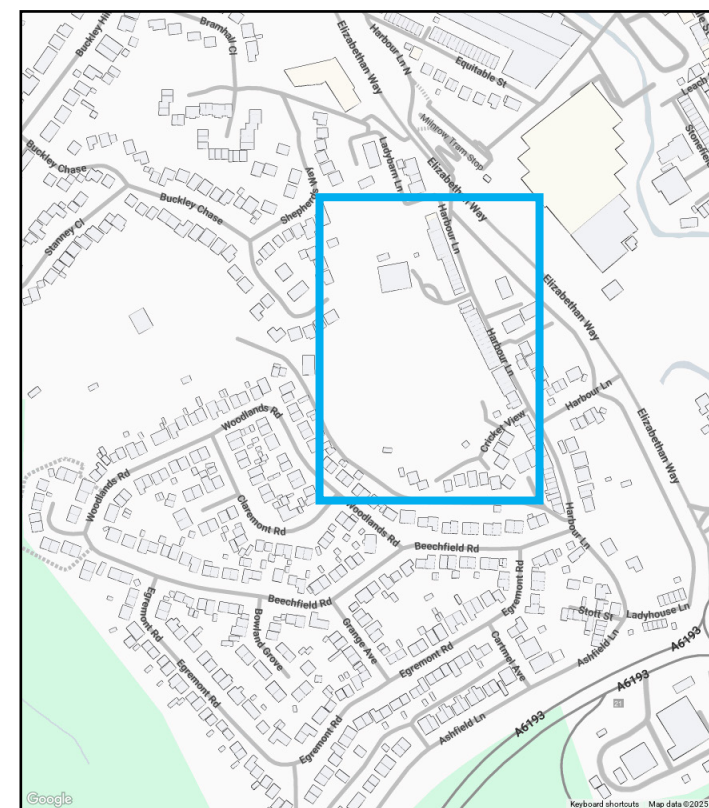
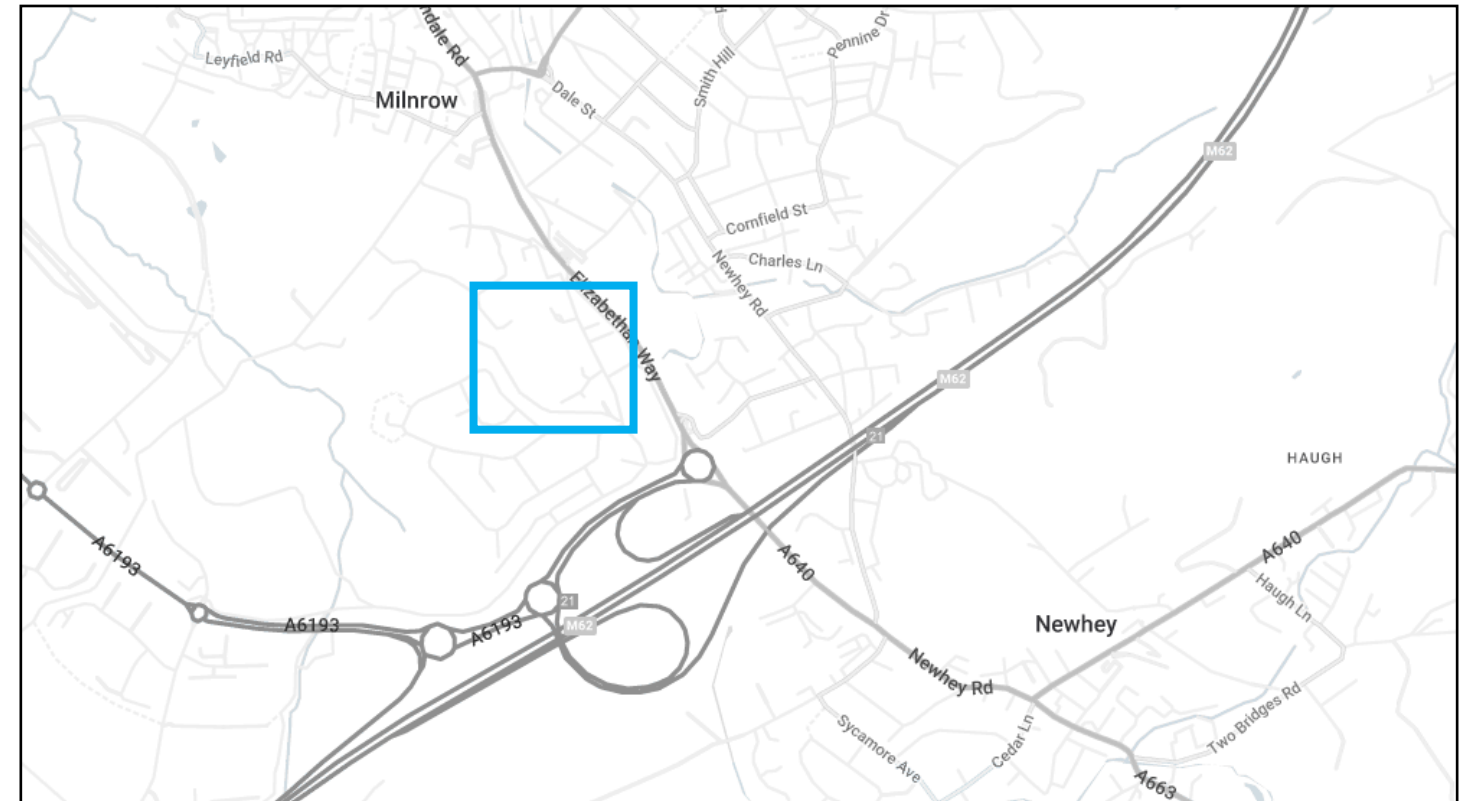
To the west and southwest of the Club House are two full-size tennis courts, alongside a dedicated Tennis Cabin building just north of the main club. Further west, the cricket ground abuts further housing blocks, garden plots and local streets that integrate it into the immediate neighbourhood.

To the south of the tennis courts, adjacent to the main club, lies a purpose-built pétanque terrain, offering yet another sporting option and enhancing the site's inclusivity.

Further south beyond the cricket pitch lies Cricket View, a small one sided residential road which provides vehicular access to the club car park.

The main entrance to the club is at the north east corner, with a drop off area, accessible parking and space for servicing.

On the eastern side, the club is bordered by terraced housing along Harbour Lane. Beyond Harbour Lane lies the A640 dual carriageway and the Metrolink link between Rochdale and Manchester.



Milnrow Cricket Club

Beyond cricket, Milnrow Cricket Club serves as a community hub, hosting events like beer festivals and St George's Day celebrations, and offering its refurbished Ladyhouse Suite for weddings and functions.

Milnrow Cricket Club, founded in 1857, has continually enhanced its facilities to serve both cricketing and community needs. In 2010, the club received a grant from the England & Wales Cricket Board to develop artificial practice areas, bolstering its coaching infrastructure.

A significant upgrade occurred in 2020 with the refurbishment of the Ladyhouse Suite, a function room accommodating up to 150 guests, now popular for weddings and events. The clubhouse features a bar open daily, offering local ales, and hosts activities like snooker and dominoes.

Additionally, the club's grounds support various community groups, including tennis, petanque, and bowling clubs, reinforcing its role as a local hub.



Site Appraisal

The available site area consists of two tennis courts, and a patanque terrain which was formed approximately a year ago over what was a third tennis court.

The two remaining tennis courts are located behind two adjacent houses with a boundary fence between them and the short gardens within the curtilage of the houses.

The patanque terrain is located closer to the cricket pitch and is situated behind the adjacent cul-de-sac road beyond the boundary line.

There is currently an existing tennis court cabin/pavilion located behind the main clubhouse, and a single basketball court / 5-a-side football pitch behind this.



Existing Site Plan

Two areas of land were identified as potentially accommodating Padel courts either side of the existing pavilion building.

The existing cricket field needs to be retained and the assumed boundary line has been indicated which runs in front of the existing tree line to the south before curving around along the New Hall Lane side of the site.

Two existing access routes need to be maintained - one for maintenance vehicles accessing the site and the other for pedestrians.

The northern plot was discounted due to size and over-constraining the site access. The southern plot was therefore reviewed for accommodating Padel courts.



Proposed Site Plan

The southern plot of land could accommodate two Padel courts if orientated running parallel to Holme bank. This location would allow for access to the courts from the pavilion between them centrally.

The courts require a roof structure to protect the users from inclement weather, and associated changing and WC facilities.

The existing pavilion will provide changing facilities and WCs required by the users of the Padel courts, but as this pavilion is now back in use as a sports changing facility this application seeks only consent for the courts and roof structure.



Transport

The club benefits from excellent public transport connectivity. Milnrow Metrolink stop is within a short walking distance, providing regular services into Rochdale, Oldham and Manchester. This ensures sustainable travel options are available for visitors and players alike.

Road links to the site are also strong, with local streets feeding directly to the A640 and Junction 21 of the M62 motorway. This gives the club easy accessibility for both local residents and visitors travelling from further afield.

Existing on-site parking is split between the northern section adjacent to the Club House which contains four accessible car parking spaces, and the main southern car park which is an undesignated parking plot but can accommodate approximately 40 vehicles.

The proposals include the removal of two tennis courts which currently cater for 4 players per court, and replacing these with two padel courts which also cater for 4 players per court.

As such there are no changes to the parking requirements.



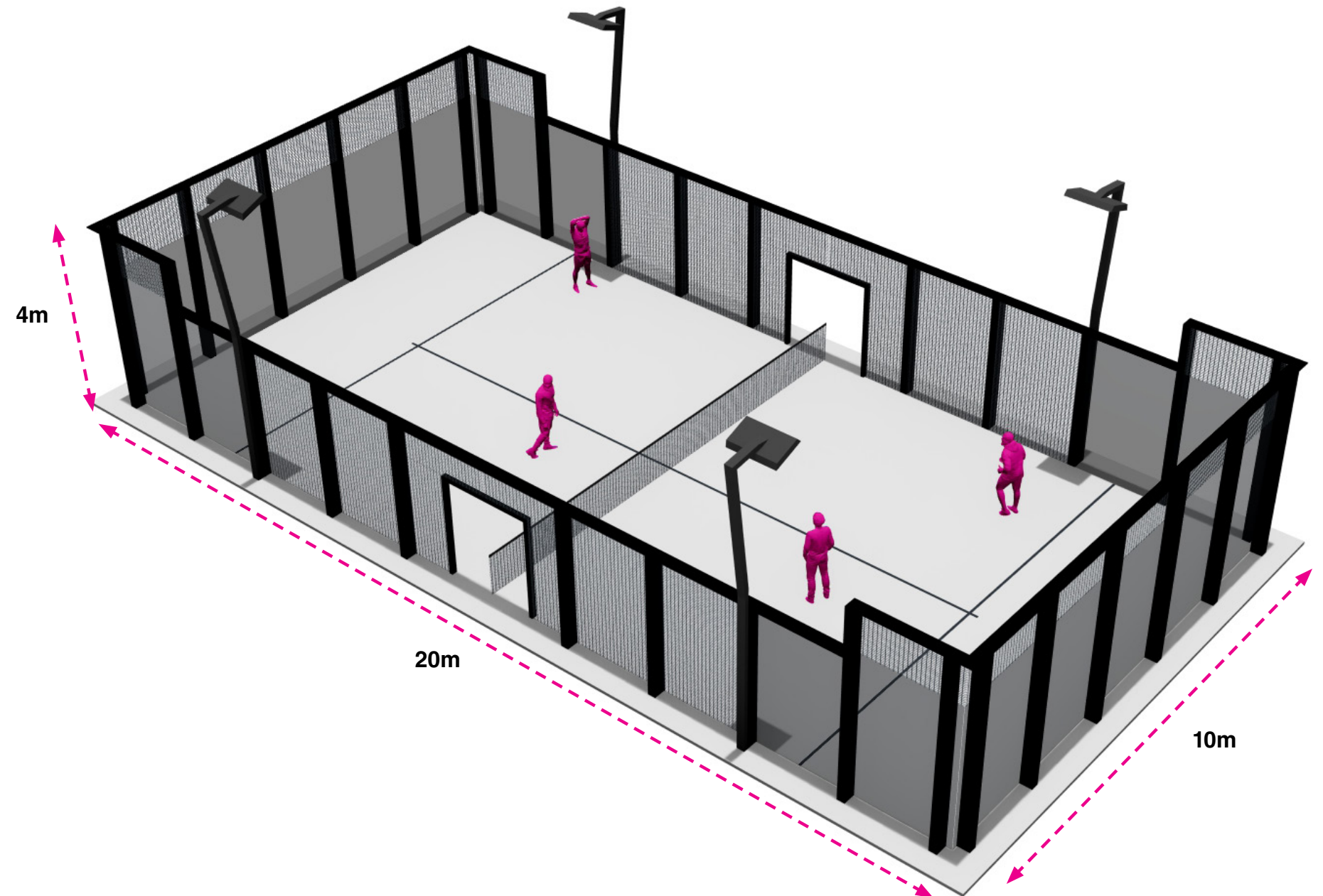
Padel Courts & Materials

LTA Padel Court Data Sheet:

“A padel court is defined as area 20m long x 10m wide enclosed above ground with a combination of glass and weld mesh rebound wall and fence panels supported of steel posts fixed to a concrete foundation with a synthetic turf play surface. 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.

All padel courts have the requirement for the inclusion of rebound ends (with fencing above). At the ends of the court a total height of 4.0m metres is required. The first 3.0m, from playing surface level, can comprise any transparent or solid material (glass, bricks, etc.) which does not affect ball bounce, and the upper 1.0m is metal fence (metal weld mesh). The transition between adjacent mesh and glass internal surfaces should be flush and neither surface should protrude further than the other as irregular ball rebound will result.

Glass rebound panels may comprise either 10mm or 12mm toughened glass. 12mm glass provides a more solid structure and is preferred by players for superior rebound characteristics and should be a minimum specification for UK installations. Glass rebound panels shall incorporate counter sunk fixings to avoid affecting ball bounce and all shall be individually kite marked to the European Standard. Consideration should be given to glass manifestation on the bottom of the court and at a height of between 850mm and 1000mm for health and safety.”



Roof Structure & Materials

LTA Padel Court Data Sheet:

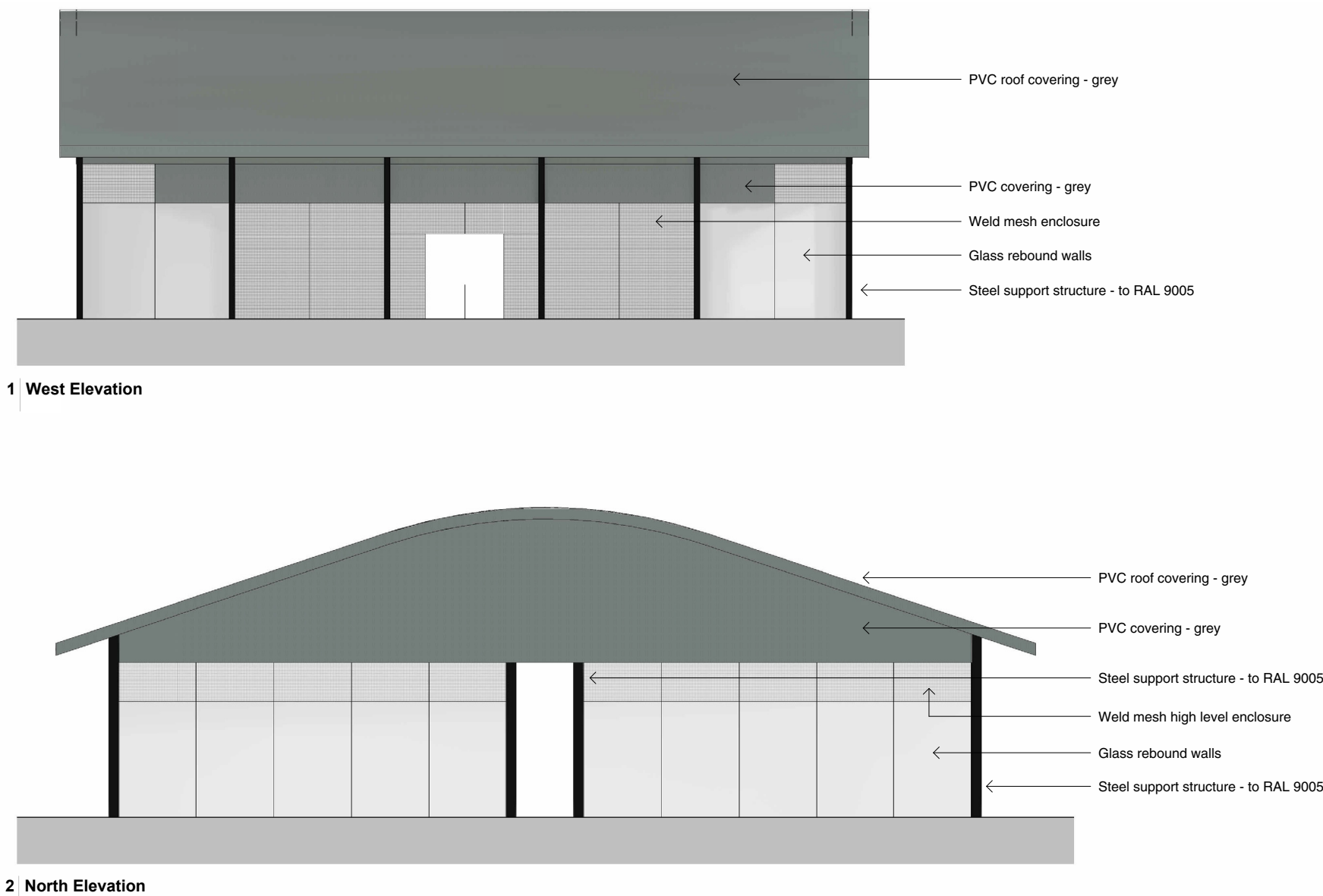
“A range of structures are available which comprise steel portal frames sitting outside the fence / rebound wall elevations of the padel enclosure with single or double skin membrane with or without full or partial drop down walls.

Consideration of the overall minimum height is necessary together with the positions of all the supporting columns so as not interfere with play or the out of court area where incorporated. Canopy roof and wall membranes should have a minimum design life of 15 years. ”

Although many off the shelf roof structures are available in the UK, they tend to be bulky, tall and unsightly.

A number of roof structure varieties were considered during the design process, but key consideration was given to the height and visual impact when viewed from the adjacent dwellings.

The form of the roof is curved and oriented to minimise the height of the end closest to the adjacent dwellings to reduce the visual impact.



Site Section

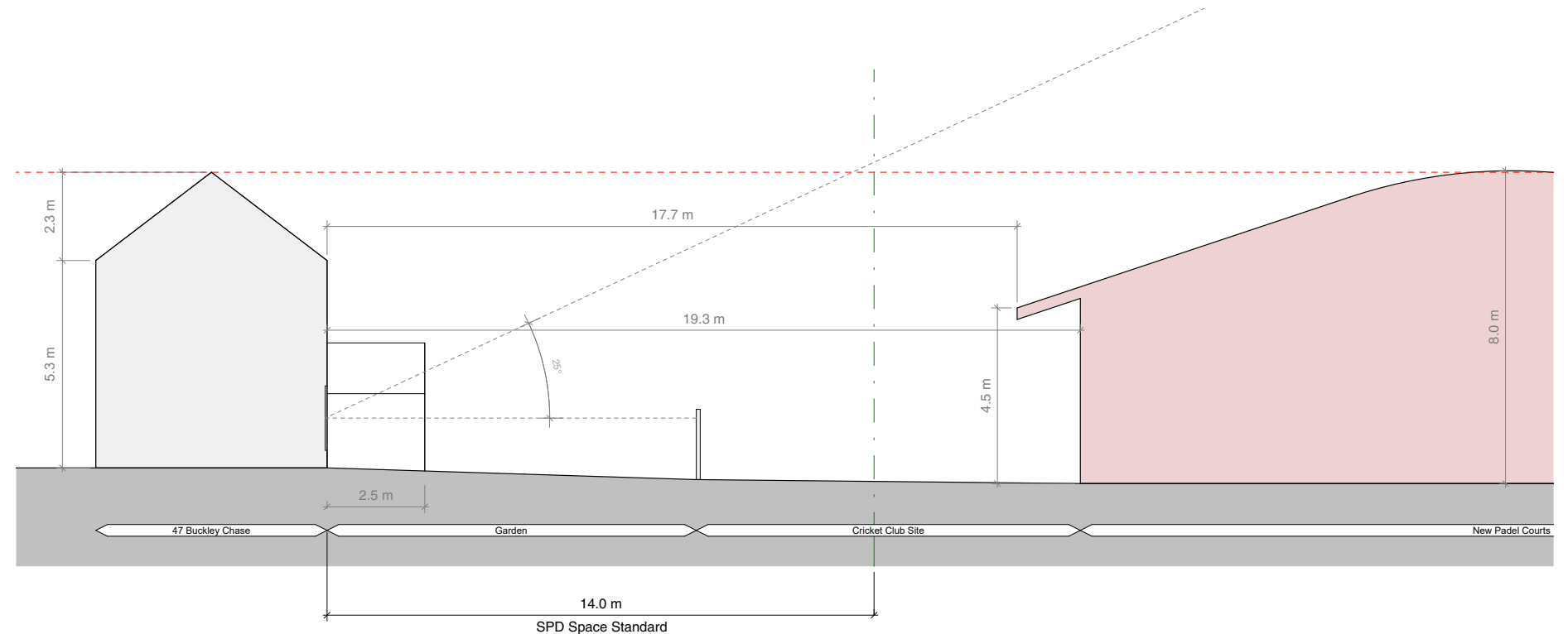
The 'Guidelines & Standards for Residential Development SPD' states that:

*"Although it is expected that most new development will have some impact on neighbours, it is important to ensure that the impact is not so significant that it results in unacceptable harm. All new developments should avoid causing a significant loss of privacy and/or light for occupiers of new neighbouring dwellings and existing dwellings. The following minimum space standards will be applied to all new residential developments **and developments which affect existing residential properties**.... 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room"*

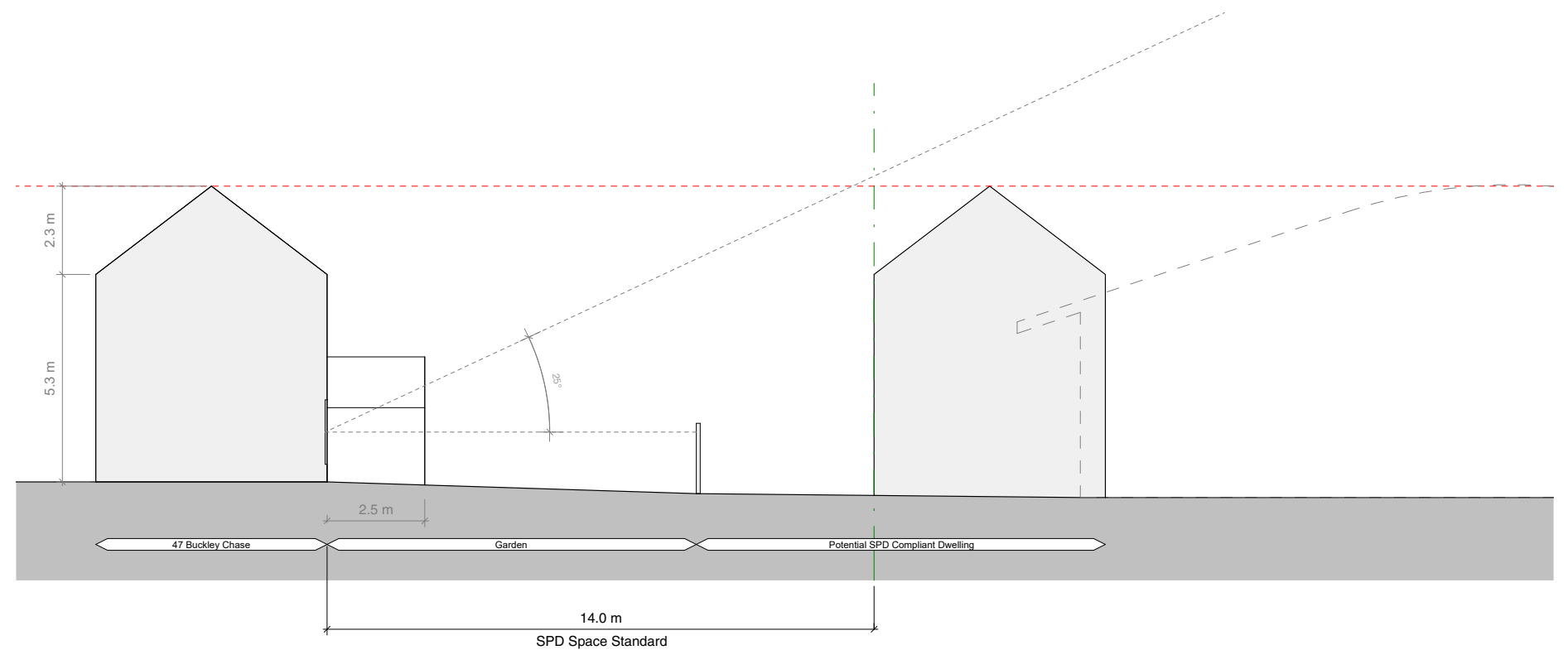
The maximum height of the new padel courts is almost identical to the ridge height of the existing housing replicating the scale of a two storey dwelling.

The required separation distance of 14m has been achieved. The lower section adjacent shows a two storey dwelling with a blank gable which would meet the guidance set out in the Residential Development SPD. It can be seen that the proposed Padel court roof structure is far less impactful than a dwelling that meets the SPD guidance.

The BRE Report "Site layout planning for daylight and sunlight: a guide to good practice (BR209)" uses the vertical sky component (VSC) to assess adequate daylight to existing dwellings. If all obstructions in front of a window are below a line drawn from the centre of a window at an angle of 25deg above horizontal, then the window will have a VSC exceeding 27% which means the existing building will not be adversely affected; which can be observed by the adjacent site section.



Extract from Site Section drawing PL1004



Section showing comparative scale of dwelling compliant with SPD guidance

Thank you

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