



DESIGN & ACCESS STATEMENT.

ROCHDALE PADEL CLUB

Bridgefold Road
Rochdale
OL11 5BX

Job No: (25009)

Date: September 2025

01.00

- > Introduction
- > Existing Appearance
- > Planning History
- > Relevant Planning Policy
- > Development Overview
- > Support Imagery



01.01 INTRODUCTION

EXISTING SITE

The site in which this application relates to is wasteland adjacent to the Rochdale Cricket Club and is located to the East of the cricket oval. Currently underutilised, the site is only occasionally used as overflow standing space for spectators when the main pavilion reaches full capacity, which is extremely rare.

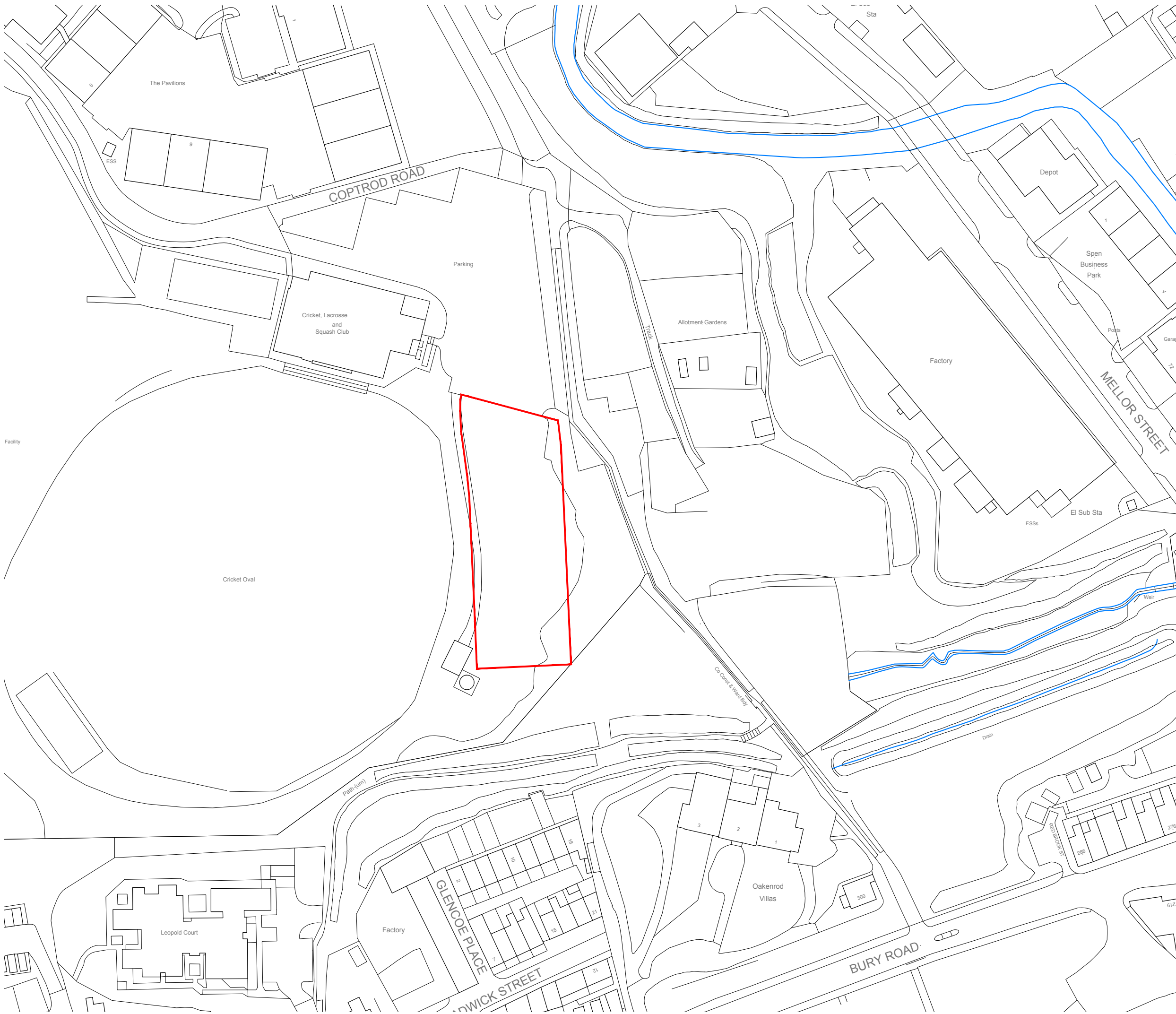
The site is not located within a Conservation Area or an Area of Special Scientific Interest. The buildings are not listed, nor are they scheduled monuments.

LOCATION

Situated to the West of Rochdale town centre in the Redbrook area of Greater Manchester, Rochdale Cricket Club is accessed via Bridgefold Road.

The site is bounded to the North by an expansive car park serving the cricket club, to the East by broadleaved woodland, and to the West by the cricket oval.

The subject site is easily accessible, and this proposal aims to use the site to support and enhance it’s ongoing sporting and community use.



(Above) Location Map of Existing Site (NTS)



01.02 EXISTING APPEARANCE

Rochdale Padel Club



Fig A.



Fig B.



Fig C.

- Fig A - Aerial view of Cricket club car park, North of the site
- Fig B - Aerial view of the site
- Fig C - Surrounding industrial units, view from Cricket club car park
- Fig D - Cricket club car park
- Fig E - Entrance to Cricket club car park
- Fig F - Track adjacent to site
- Fig G - Aerial view of the Cricket oval and site



Fig D.



Fig E.



Fig F.



Fig G.



01.03 PLANNING HISTORY

20/01608/FUL

Date: February 2021

Location: Rochdale Cricket, Lacrosse And Squash Club,
Bridgefold Road, Rochdale, OL11 5BX

Proposal: Erection of building for indoor cricket practice

Decision: Grant subject to conditions

The previous planning approval for an indoor cricket training centre on this site has recently lapsed.

However, the fact that permission was granted establishes the principle of development for a built form in this location.

This earlier decision provides a strong precedent and a clear basis of support for the current proposal, demonstrating that the site is considered suitable for a sporting facility.



01.04 RELEVANT PLANNING POLICY

RELEVANT PLANNING POLICY

To establish whether the proposal would be deemed suitable for the local area, we have reviewed the local planning policies, local guidelines, and developed land around the site.

The following documents have been reviewed:

- + The National Planning Policy Framework
- + Unitary Development Plan (UDP)
- + Places for Everyone Joint Development Plan
- + Adopted Rochdale Core Strategy (CS)

ADOPTED ROCHDALE CORE STRATEGY (CS):

- SP3/M The Strategy for Middleton
- C6 Improving health and wellbeing
- C8 Improving community, sport, leisure and cultural facilities
- P1 Improving image
- P3 Improving design of new development
- G6 Enhancing green infrastructure
- G7 Increasing the value of biodiversity and geodiversity
- G8 Managing water resources and flood risk
- G9 Reducing the impact of pollution, contamination and land instability
- T2 Improving accessibility
- DM1 General Development requirements

The above policies within the Adopted Rochdale Core Strategy would support the proposal.



01.05 DEVELOPMENT OVERVIEW

WHY PADEL?
Padel tennis has quickly earned a reputation in the UK as one of the most accessible, social, and inclusive racket sports on offer. Played in pairs on an enclosed court roughly a third the size of a tennis court, padel features underarm serves, wall rebounds, and padded rackets that make it remarkably easy to pick up, even for beginners. The format encourages longer rallies, teamwork, and social interaction, making it popular with families, mixed-age groups, and people of all athletic levels.

The growth of padel in the UK over the past few years has been astounding. According to the Lawn Tennis Association (LTA), more than 400,000 Brits played padel at least once in 2024. To support this surge, according to a recent report, court infrastructure has expanded to around 1000 courts across 325 venues as of July 2025.

A 2025 Playtomic report further highlighted the UK as the world’s most social padel nation, ranking number five globally by games played, and listing British clubs among the highest-earning worldwide. This dramatic rise reflects not just growing awareness with 43% of UK adults now reporting knowing about padel, with 8 million expressing interest in trying it, but also a cultural shift toward a sport that blends community, fitness, and accessibility.

AMOUNT AND USE
This planning application proposes the construction of Rochdale Padel Club, to be located on a currently underutilised wasteland site situated to the West of Rochdale Town Centre.

The development will:

- + Introduce a purpose-built Padel Club facility.
- + Maintain and preserve all neighbouring structures (no modifications proposed to adjacent buildings).
- + Create a complementary sporting offer alongside the existing cricket, lacrosse and squash club.

LAYOUT
The support accommodation has been carefully designed to utilise shipping containers, maximising space and functionality, whilst delivering a modern, industrial and sustainable aesthetic, in keeping with the surrounding building types.

The proposed development will include:

Sports Facilities:

- + 4 no. covered padel courts.
- + 2 no. uncovered padel courts.

Player Amenities:

- + Changing rooms with shower and toilet facilities.
- + Dedicated disabled wc accessible shower.

Club Facilities:

- + Padel equipment / retail wall.
- + Café with breakout seating area.
- + Staff room.
- + Storage.

Support Spaces:

- + Plant room for building services.
- + Coaches store.
- + Equipment stores.

The layout of the support accommodation creates a seamless and natural flow through to the courts located towards the rear of the site. All spaces have been designed to maximise accessibility and user comfort, creating a welcoming environment for players and visitors alike of all abilities.

The principle entrance is aligned with an existing penetration in the hedge row fronting the site.

MATERIALITY
The scheme employs a restrained material palette designed to reflect Rochdale Padel’s brand identity, while utilising

the industrial qualities of the shipping containers shell to introduce texture and character. The introduction of timber cladding complements the black corrugated metal of the shipping containers, and provides a modern contrast. These natural finishes are paired with sleek matt black aluminium framed glazing, chosen to enhance the exterior finishes.

MASS
Courts 3, 4, 5 and 6 are covered by a lightweight canopy structure, that is open to the elements at ground level. The structure over the courts has a semi-translucent polycarbonate roof. This allows sufficient light transmittance to avoid court flood light use during the day and reduce the clubs power requirements at night, the roof creates a ‘glow’ effect, as opposed to a light spill, helping to mitigate unnecessary glare and reduce the impact on neighbouring properties.

Boundary treatments have been carefully considered, including a 3 meter V-mesh perimeter fence around the site, with additional ball netting along the western side, adjacent to the service track, to protect the property, players and visitors from errant cricket ball strikes.

NOISE
The linear distance to the nearest residential properties has been reviewed, and as shown on the proposed site plan, measures 49m. The proposed canopy and fencing arrangement, together with new planting, will add additional resistance to any noise impact.

HEALTH AND WELLBEING
Padel is a doubles game that has become the UK’s fastest-growing sport. Suitable for all ages and abilities, it has a proven track record of improving physical health, fitness, and mental wellbeing.

Studies linked below show padel provides a full-body workout, improving cardiovascular health, endurance, and strength, while being accessible to all ages from children as young as five to people in their nineties. It is a sociable sport

that encourages regular activity and releases endorphins, dopamine, and serotonin to boost mood and reduce stress. A typical game can burn over 400 calories, making it an excellent way to meet NHS activity recommendations.

<https://www.ltapadel.org.uk/play/benefits-of-playing-padel/>

<https://www.frontiersin.org/journals/psychology/articles/10.3389/fpsyg.2025.1614448/full>

COMMUNITY EXERCISE AND LOCAL IMPACT
Padel is one of the fastest growing sports globally but there aren’t yet any padel clubs in Rochdale itself. Residents in Rochdale and neighbouring towns currently have to travel between 13 and 22 miles to access a padel facility. The nearest options are in Manchester, Wigan, Trafford, and Stockport are:

The Padel Club Trafford City (approx. 20 miles away)
Powerleague Padel Manchester (approx. 13 miles away)
Padel Parx Wigan (approx. 22 miles away)
Soul Padel Stockport (approx. 22 miles away)
Establishing a club in Rochdale will meet a clear and growing demand for padel in the North West, making the sport much more accessible for the local community.

This club has been designed to be fully inclusive, aligning with Rochdale Padel’s commitment to community engagement—from youth programs to accessible initiatives—ensuring the sport remains open to all. These benefits will make a significant positive impact on the local area.

FREE COURT USAGE
Rochdale Padel Club have committed £15,000 annually to provide free access for schools and community groups. This package covers a combination of court time, coaching sessions delivered by staff, equipment hire, and use of facilities for council-organised activities. By spreading the funding across these areas, Rochdale Padel Club ensure a



01.06 DEVELOPMENT OVERVIEW CONTINUED

wide range of local people benefit; not just through access to the courts, but also through structured coaching, events, and community involvement.

EXERCISE FOR YOUNG PEOPLE

Based on available public listings and local directories, there are at least five primary schools and three secondary schools within walking distance of Rochdale Sports Club, OL11 5BX. This strong local presence means the facility will be easily accessible for a significant number of young people, providing regular, structured opportunities for physical activity and engagement with padel.

ATTRACTING VISITORS TO ROCHDALE

As a purpose build, state of the art facility, RPC is focused on creating a community that attracts visitors from across the North West, raising Rochdale’s profile as a destination for sport and leisure.

With RPCs history with building and operating padel clubs, they have extensive reach with the ‘high-profile’ padel network with people like Jason Manford and the Thomas brothers

LOCAL EMPLOYMENT / INVESTMENT IN ROCHDALE

Local employment / 5a. Investment in Rochdale:
All build contractors will be sourced from within Rochdale borough, with the total value of the build estimated at £500,000. This ensures that the investment directly benefits the local economy and supports businesses in the area.

We expect to employ the equivalent of five full-time club assistants and three coaches, with an overall expectation of 10-15 PAYE employees. This will create opportunities for flexible work within the community and provide meaningful employment for local residents.

ALIGNMENT WITH ROCHDALE MBC SPORTS STRATEGY

The project will help support the long-term viability of Rochdale Sports Club, which is already identified as critical for squash and lacrosse in the borough’s strategic review.

SCALE

The proposal is sympathetic to the scale and form of the existing neighbouring Cricket club, whilst meeting the Local Tennis Associations (LTA)’s requirements for padel play.

HOURS OF OPERATION

It is anticipated that the Padel Club will operate from 6am to 10pm Monday to Friday, 7am to 10pm on Saturdays, and 8am to 9pm on Sundays. Visitor numbers will fluctuate throughout the day, and it is not anticipated that the courts will be fully utilised during all opening hours. Peak usage typically occurs between 6pm and 10pm, which falls outside standard peak traffic times.

SUMMARY

The proposed Padel Club has been thoughtfully designed to enhance the site’s potential, transforming underutilised space into a dynamic new facility that promotes sport, health and wellbeing across the age spectrum. Padel has a proven track record for creating lasting inclusive communities, which can also revitalise this existing sporting hub. By strategically optimising the available area, the scheme delivers a fully integrated sports destination, featuring six Padel courts alongside high-quality player amenities and operational spaces.



01.07 SUPPORT IMAGERY

Rochdale Padel Club



01.08 SUPPORT IMAGERY

Rochdale Padel Club



01.09 SUPPORT IMAGERY

Rochdale Padel Club



**GREAT PADEL
STARTS WITH
GREAT DESIGN.**

**NOT ALL PADEL
CLUBS ARE
MADE EQUAL.**

**ELEVATING THE
FASTEST-GROWING
SPORT IN THE UK.**



**THE
PADEL
ARCHITECTS**

Studio 531
Salisbury House
Finsbury Circus
London
EC2M 5AQ

Contact us:

02074078623

hello@thepadelarchitects.com
www.thepadelarchitects.com