

# DESIGN AND ACCESS STATEMENT

Proposed Change of Use  
From an Industrial Unit to a Padel Centre at  
Unit 7,  
Dunlop Way,  
Scunthorpe



## INTRODUCTION / PROPOSAL

The proposal to which this statement form's part is for the change of use of a vacant industrial unit into an indoor racket sports facility for three Padel Courts with associated changing and spectator areas.

The proposal includes three number courts with a maximum of four persons per court and four staff members. Courts will be booked in hour sessions with space within the building and external parking spaces for people arriving and leaving between matches.

## CONTEXT

The site is an existing commercial unit on the Queensway Industrial Estate, Scunthorpe and the site was formerly operated as one premises with Unit 5, which has since been converted into a self-storage facility. The application site was previously operated as a manufacturing facility for the production of insulated formwork for construction projects.

The physical context of the site is as follows:

- To the East is the road frontage onto Dunlop Way,

- To the West is the rear boundary that backs onto a vacant parcel of land leading up to Dudley Road with industrial units beyond,
- To the South is an adjacent industrial unit forming part of the Billington Foods site,
- To the North is the attached building known as Unit 5 Dunlop Way that is operated by Tiger Self Storage.

The building occupies the Western half of the site with an existing frontage carpark with trees lining the boundary with Dunlop Way.

## USE

The proposed use is for an indoor sports centre under planning use class E(d) in a change from the existing B2 use class. The estate on which the site is located is predominantly B2 or B8 uses however in the opinion of the applicant the loss of this industrial units will not cause any adverse issues or affect the viability of the industrial estate as a whole. Appended to this is application is a supporting letter from the applicant's commercial agents outlining the availability of other industrial sites within the immediate area.

The proposed E(d) use class is one that would typically be located within a Town Centre location however, as the size of the unit is less than 2500m<sup>2</sup> in floor area the location would not conflict with paragraph 94 in the current NPPF.

The site location is considered to be sustainable and accessible with suitable on-site parking facilities provided and the site is within a short walking distance of bus stops at Brigg Road, Dudley Road and Lakeside Parkway to the South. The site is also a short cycle from the nearby residential areas of Brumby, Ashby and Bottesford.

The proposed use is a conversion of the current building with no external changes proposed as part of the application and in this context the proposed use is considered to be acceptable.

## DENSITY

The proposal does not seek to increase the number of planning units on site; therefore, the density of development will not alter.

## LAYOUT

The external layout of the building will not change as part of the proposal with the existing car park and boundary treatments retained and made good.

Internally the three courts will be located in the main part of the building as noted on the application drawings. The existing offices and staff areas will be remodelled to form changing rooms, reception and viewing areas as well as a retained area for staff. The building is generous in size for the proposed numbers of courts and users with the intention of expanding the number of courts in the future to suit the demand.

## SCALE

The proposal does not seek to increase overall size of the building; therefore, the scale of the development will not alter.

## APPEARANCE

The proposal seeks to retain the existing external appearance with external decoration made good and old redundant signage removed. Any new external signage will be subject to a separate Advertising and Signage application.

The application includes one small external change with the relocation of a fire exit door as illustrated on the application drawings.

## LANDSCAPING

The proposal includes not changes to existing hard or soft landscaping.

## ACCESS

The existing pedestrian and vehicular accesses to the site will be retained in full. The existing access arrangements into the building including accessible parking spaces within the car park will be retained in full.

## AMENITY

The proposed use is for three indoor racket courts and is not considered to generate a lot of noise or disturbance to adjacent uses, both of which are industrial uses. The only noises generated will be the speech of the end users and the sound of the racket sport which comprises rackets and tennis balls with all activities contained within the building.

The nearest residential properties are approximately 200m to the West and are separated from the site by other commercial premises and will therefore not create any amenity issues. It should be noted that the site was previously a manufacturing facility with production equipment operating.

## DRAINAGE

The proposal will not change the existing surface water drainage systems to the building or car park as these are to be retained in their present form.

The foul drainage connections to the building will be retained with localised internal alterations only.

## FLOOD RISK

The site falls within flood risk zone 1 and is therefore not at risk from tidal or fluvial flooding. The proposed use falls within the Less Vulnerable category within NPPF Annex 3, which is the same category as the existing use.

Nearby parts of the industrial estate are subject to surface water flooding but these do not affect the site in the 1 in 30 or 1 in 100-year scenarios according to the Flood Maps for Planning Website. The site is subject to surface water flooding in the 1 in 1000-year scenario but the proposal does not seek to alter the size or layout of the site so the situation is no worse than existing.

## DESIGNING OUT CRIME

The proposal will retain all existing windows, doors, security alarms, security lighting and external perimeter fencing to ensure the site remains secure.

Bringing a vacant unit back into full use is considered by the applicant to be the best approach to ensure site security through natural surveillance.

# APPENDIX A - FLOOD MAPS



Figure One - 1 in 30-year surface water maps.



Figure Two - 1 in 100-year surface water maps.

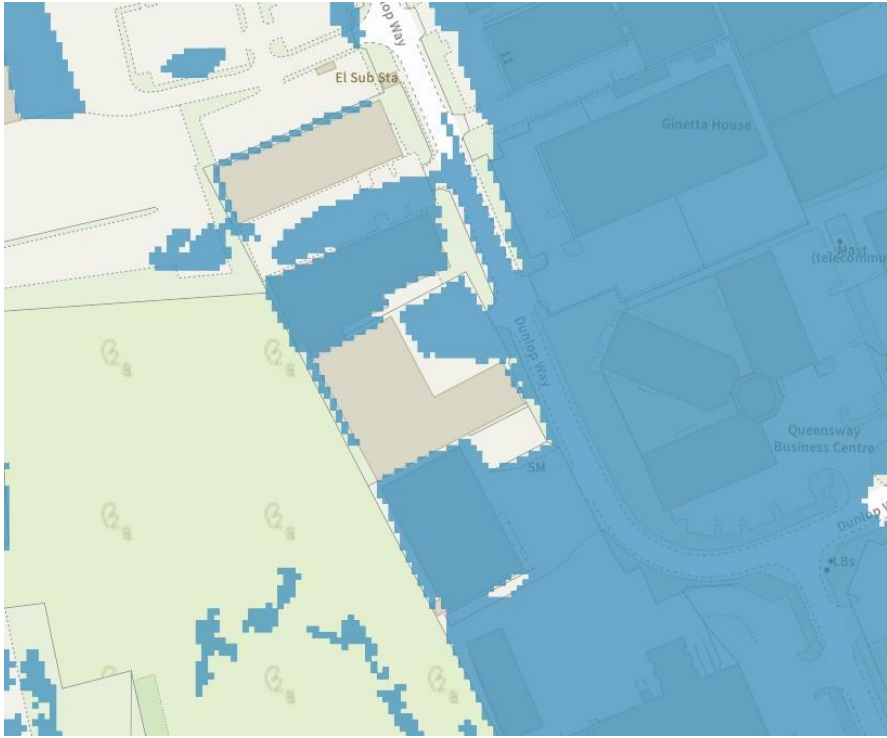


Figure Three - 1 in 1000-year surface water maps.

# APPENDIX B - EXISTING PHOTOGRAPHS



Figure Four - Existing Building and Car Park facing West from the site entrance.



Figure Five - Existing Car Park facing East.