

**Proposed Change of Use Application:
Padel Tennis and Co-working Facility –
Use Classes E(d) & E(g)(i)**

Draper Tools Group Ltd, Hursley Road, Chandler's Ford, Eastleigh, SO53 1YF

Design & Access Statement

Introduction:

This Design & Access Statement supports a Change of Use application for part of Draper Tools Hursley Road campus from Storage and Distribution (Use Class B8) to Indoor Sport, Recreation, and Fitness (Use Class E(d)) and Offices for operational and administrative functions (Use Class E(g)(i)).

About Draper Tools:

Draper Tools was founded in 1919 and established a presence on the Hursley Road site in 1963, when the business was relocated from Kingston Upon Thames. The site in Chandler's Ford now comprises approximately 309,000sqft of warehouse, storage and distribution space, together with the Draper Tools Self-Storage business, which was created in 2023.

Existing Use:

The buildings incorporate goods in and out bays, and substantial areas for the storage, packing and picking of goods, together with the primary function of distribution of tools and associated products.

The age and design of a number of the existing buildings at Hursley Road mean they are no longer suitable for modern storage and distribution operations, so a new purpose-designed facility has been developed at North Baddesley. Consequently, Draper Tools have been decanting much of their storage and distribution operation away from the Hursley Road site to North Baddesley, however they wish to retain their HQ office function, research and development, and some storage at Hursley Road, along with the recently created self-storage business.



Aerial photograph showing building subject to this change of use application hatched pink.

© Google Maps

Proposed Use & Design:

The gradual relocation of the storage and distribution operations to North Baddesley means more warehouse space is becoming vacant at Hursley Road. In the case of this application, the warehouse building towards the rear of the site, which measures approximately 3,000sqm. This has presented Draper Tools with an opportunity to consider other uses and business ventures, which would complement their existing businesses and offer to their staff, but also provide a facility that benefits local small businesses and individuals, the local community, including local schools and colleges.

This application, therefore, seeks approval for the change of use of the rear warehouse from Storage and Distribution Use Class B8 to Indoor Sport, Recreation and Fitness Use Class E(d) and co-working office facilities Use Class E(g)(i). At ground floor level the proposal involves the construction of 6no. padel tennis courts within the existing warehouse, supported by welfare and changing facilities, whilst at mezzanine level a co-working facility is proposed, with a mix of open-plan and cellular offices and meeting rooms.

It is not currently proposed to change the external appearance of the building, however, should through the detailed design of the proposed facility it becomes necessary to incorporate additional windows and/or doors, install additional air-handling plant, and affix signage to the building, these would form the basis of further application(s). Draper Tools are keen to avoid the cost of additional design work at this stage until there is support and approval for the proposed change of use.



West elevation of existing building with existing entrance at the right hand end of the image.

Access:

Vehicular access to the site from the public highway will remain unchanged, with users circulating around the south of the existing buildings to the application building at the rear. Staff and visitor car parking and cycle parking are provided around the site and a short distance from the building entrance.

The proposed padel and co-working facilities will be accessed by staff and users from an existing entrance door and lobby on the rear of the building and existing fire escape doors will be utilised for emergency escape.



Internal view of the building with the racking and conveyors, which are being removed.

Operational Hours:

The actual operational hours of the proposed facility aren't yet known, however, it is likely that the facility will open to accommodate users wishing to use the padel courts before and after normal working hours. These are typically the peak hours of use for facilities of this type, although local residents will be encouraged to use the facility throughout the day. The operational days and hours of use are likely to be as follows:

- Mon-Fri: 6am – 10pm
- Sat-Sun: 8am – 8pm