

Dear Members

We have now completed four consultation sessions with members on a wide range of issues surrounding the EGM.

One recurring issue is: in the event that the EGM approves the conversion of the grass courts, where should the mini red courts be located?

The club's architect's professional advice is that the mini red courts should be a green astroturf surface. The committee's preferred location for the mini red courts is adjacent to the AGGS courts as set out in the attached document called **Plan A**.

Our Architect's professional advice agrees with this location.

An alternative is to locate the mini red courts between the Elcho Road entrance and the patio area, as set out in the attached document called **Plan B**.

Also attached is a document setting out the arguments for and against each configuration. Additionally, attached is a document of images of the new patio area so that members can see how the patio will look on completion of the works.

We are now seeking the views of the members on their preferred location of the mini red courts. Please review the attached documents and click on the link below and complete the very short survey giving your feedback.

https://forms.office.com/Pages/ResponsePage.aspx?id=GXKoQ2hkeE6j7vi3af9nkr9VS7_nNeJJsXkeOQLrWEBUNVQ4TTZTVDDrSIhSNEIPWetPVkdYWEEySi4u

The survey closes on **Sunday 1st November 2020**. For the latest information on the EGM please join the EGM WhatsApp group.

Click on the link <https://chat.whatsapp.com/J3iO92fLjvQ9Cylons9otw>

Many thanks.

Bowdon LTC
Committee



BOWDON LAWN TENNIS CLUB

Notes to Accompany Plans A, B and the patio mood board

PLAN A:

Arguments For:

1. It's the most efficient use of club land
2. Provides 5 mini red courts as opposed to a very tight 4 on plan B. The run backs on Plan B are only 1.5m max. NB: we cannot tarmac and astroturf closer than the line X indicated due to the roots of the TPO'd trees. A tree protection plan from Cheshire Woodlands has confirmed this. They currently have a little more space as they area grass.
3. Creates a show court of No 1 court where the patio can see most of court 1.
4. Brings courts 3 & 4 back to the clubhouse/better to view rom side door area.
5. There is a separate patio area for parents of red court kids and provision of food for kids to this area would be much better.
6. Kids located here are then not crossing to go to WC's.
7. If AGSG courts continue to be used in the future as part of the camps they will all be together
8. Coaching staff prefer and need all kids to be together. If courts 1-4 or 5-8 are allocated to the camps for large junior sessions they are all together on one side of the club.
9. Marquees over mini reds in winter is less unsightly when positioned closer to the grammar school.
10. Mini red players (Aged 5-8 yrs) represent circa 17% of membership and not full paying. Why should they occupy the prime space of the club, space which will undoubtedly become the heart of the club when the works are complete.
11. Heather Court flats will gain from the noisier element moving towards the Grammar which is also noisy.
12. Members wanting a quiet relaxing drink on the patio will always be able to get that without mini reds noise next to them.
13. The more secure location helps with the control of juniors aged 5,6,7 and 8.

Arguments Against:

1. The noisiest element of the club moves closer to AGSG. (Heather Courts gain)
2. It's a change and some members don't like change.
3. Some parents of mini red players would prefer the mini reds next to the main patio.
4. A new pedestrian entrances from Elcho Rd behind the trees rules out access by bicycle that way. Players would need to dismount in the carpark and walk down the path.
5. Disabled access would need to be across a court.



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PLAN B:

Arguments for:

1. Parents of mini red players can sit on the main patio to watch them play.
2. Corrib Stable does not have mini reds adjacent to it. (it does have AGSG girls playing netball/tennis next to it all year round.)
3. Existing Elcho Road access can be retained but access is across mini reds.

Arguments Against:

1. No show court/less visibility from the patio of Court No 1.
2. Marquees over mini reds in winter will sit in front of club house and patio
3. From a child safety aspect the gate to Elcho Road left open by a member could cause a safety concern.
4. Noise from mini reds is right next to the patio
5. Due to the tree roots the area we can tarmac and astro is less than currently allocated to the mini reds as grass.
6. Kids still need to go to the rear of the club for WCs
7. No dedicated patio area to set up tables to eat and have fun without disturbing members not involved.
8. No link to courts on AGSG.
9. A minority group takes prime space in the heart of the club.

These are points that I have taken into consideration when laying out the courts and design. I may not have every issue and there may well be more for and against.

Other Points to note:

- The mini red courts have a pink wash over them for illustration purposes only and would be green astro turf similar to courts 11-13.
- All the area shown would be a new tarmac surface with either acrylic poraflex or astroturf laid over that.
- Run back for courts 1-4 is based on 5.5m which is LTA min standard.
- Set out of courts for Plan B is set at the top corner of court 4 some 5.5m from the fence to AGSG.
- The trees on the boundary to Heather Court have a Tree Preservation Order on them. We have had a tree and root preservation report carried out by Cheshire Woodlands (CW) and they cannot be removed. This report has ascertained their condition and how close any



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engineering works can be carried out. This was received last week and has indicated our original idea to tuck a new groundsman's facility into that embankment area is not

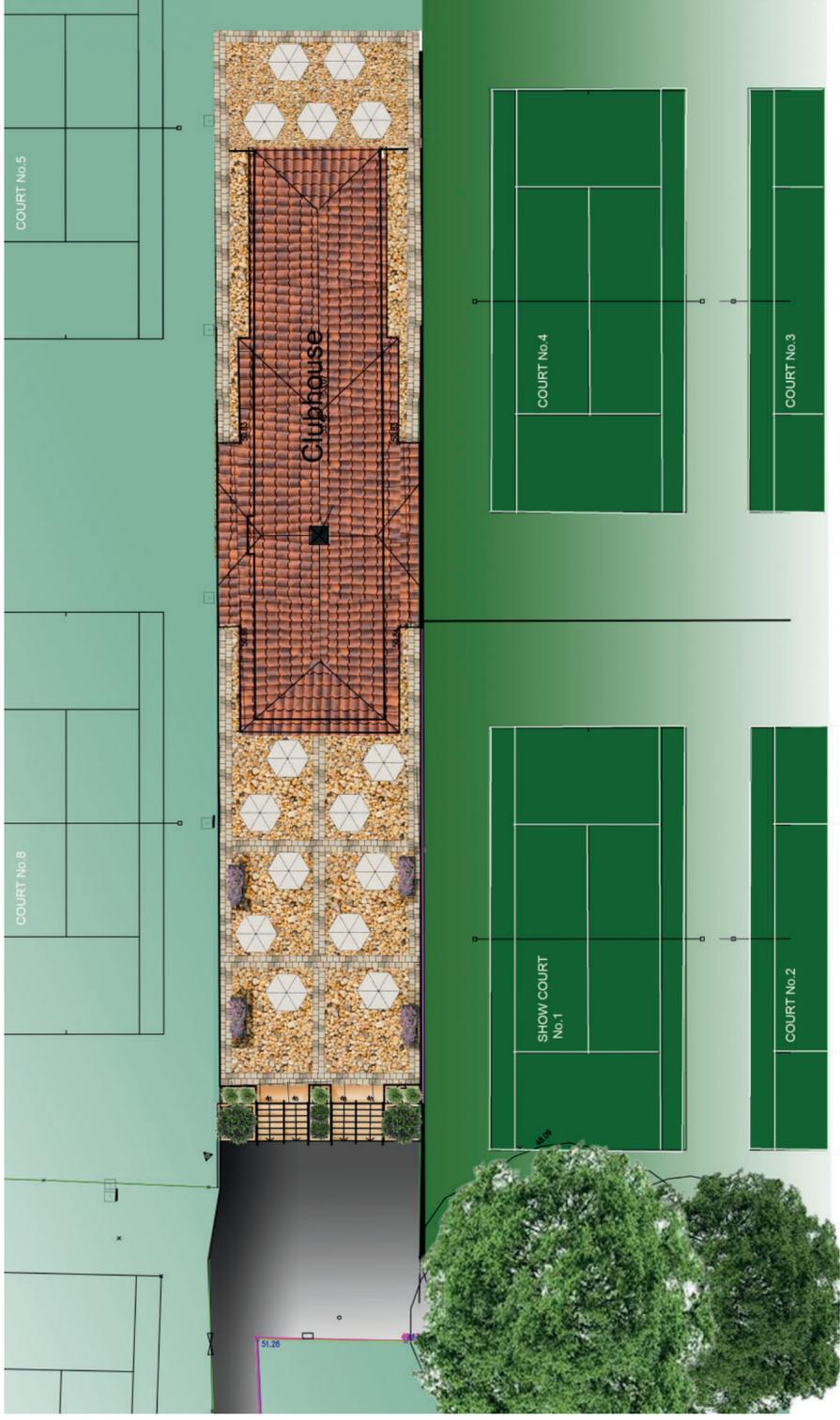
- supportable by CW. We would therefore plan to only demolish the timber green hut and scorers shed and retain the brick store (with the electrical incoming main within it). These plans show this.
- Plans are indicated with an X,Y and Z to be referred to and assist with any comments and discussions.

Patio Presentation Board:

This has not been put together as a final scheme it is indicative of the ideas and thoughts of how the patio and steps could look.

Notes:

- If new hard courts replace the grass it is essential that the patio area and entrance path from the car park have some planting and softness as a spine through the club. Some planters are permanent such as around the steps, others are mobile so the patio has maximum flexibility. Some new planting and lighting to the entrance path is being considered.
- The resin surface proposed has a number of advantages:
 1. Porous and non-slip.
 2. Doesn't require cleaning like paving stones/slabs.
 3. Softer on the eye than a solid tile or stone
 4. Bordered and split into bays by setts and possible damage can be repaired and won't look patched.
 5. Furniture won't damage it.
 6. Can slope gently and follow contours.
- The festoon lighting shown would be around the edge of the patio and be classed as temporary.
- A marquee is a consideration for Wimbledon fortnight/tournament week or larger events. Flush anchoring can be built into the hard surface so one can be erected over the patio at such times.
- The steps will require a ramp (not shown) for the clay court machine to access courts 9 and 10.
- External power points would be installed at the bottom of the steps so additional lighting or patio heaters under parasols can be installed.

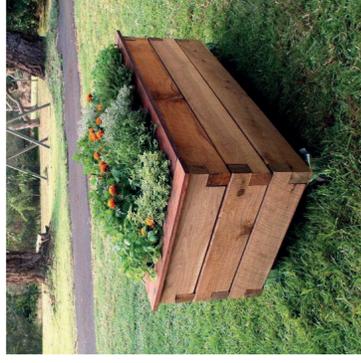


PROPOSED PLAN



RESIN SURFACE WITH SETS TO PERIMETER

FESTOON LIGHTING TO FENCE LINE

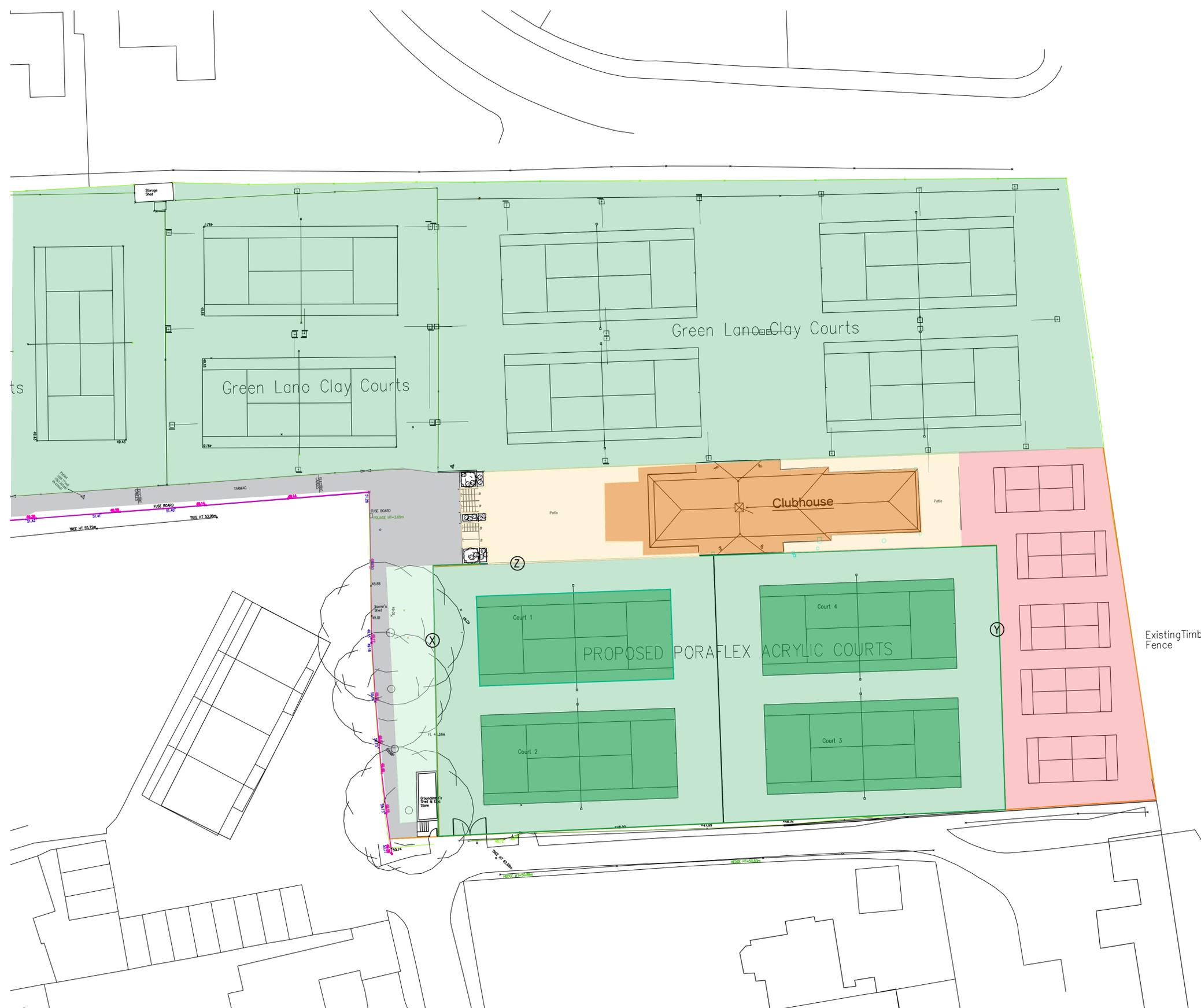


STAIR LIGHTING



TYPICAL MARQUEE TO GO OVER PATIO

NOTE
 This drawing is to read in conjunction with all other Architects drawings and all Structural Engineers drawings details and calculations.
 It is the contractors responsibility to check all dimensions prior to fabrication or construction, any discrepancies to be reported to the Architect.



Revisions:
 Rev

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Project
 BOWDON LAWN TENNIS CLUB
 ELCHO ROAD
 BOWDON

Drawing
 PROPOSED PLAN A

Date OCT 2020 Drawn By DBK Scale 1:500

Drawing Status Drawing No. Rev No.
 PLANNING 1453-12 A

Plan A Scale 1:200

NOTE
 This drawing is to read in conjunction with all other Architects drawings and all Structural Engineers drawings details and calculations.
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Plan B

Scale 1:200

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Drawing
PROPOSED PLAN B

Date **OCT 2020** Drawn By **DBK** Scale **1:200**

Drawing Status **PLANNING** Drawing No. **1453-11** Rev No. **-**