

Design & Access Statement for proposed new padel courts at Alexandra Stone Works, Desford Lane, Kirby Muxloe, Leicester

Site: Alexandra Stone Works, Desford Lane, Kirby Muxloe, Leicester LE9 2BR

Date : March 2026

Introduction

This statement has been written & prepared by Patrick Stroud RIBA and accompanies the planning application. The site is within an existing commercial /industrial site historically associated with stone works activity.

Proposal : To provide 4 new padel courts .

Site Context & Location The application site is located at Alexandra Stone Works on Desford Lane within the administrative area of Blaby District Council. The site lies to the south of the villages of Ratby & to west of the village of Kirby Muxloe, both settlement within the Leicester Urban Area approximately 6 km west of Leicester. The villages are primarily residential settlements with local services and good connectivity to the wider Leicester conurbation.

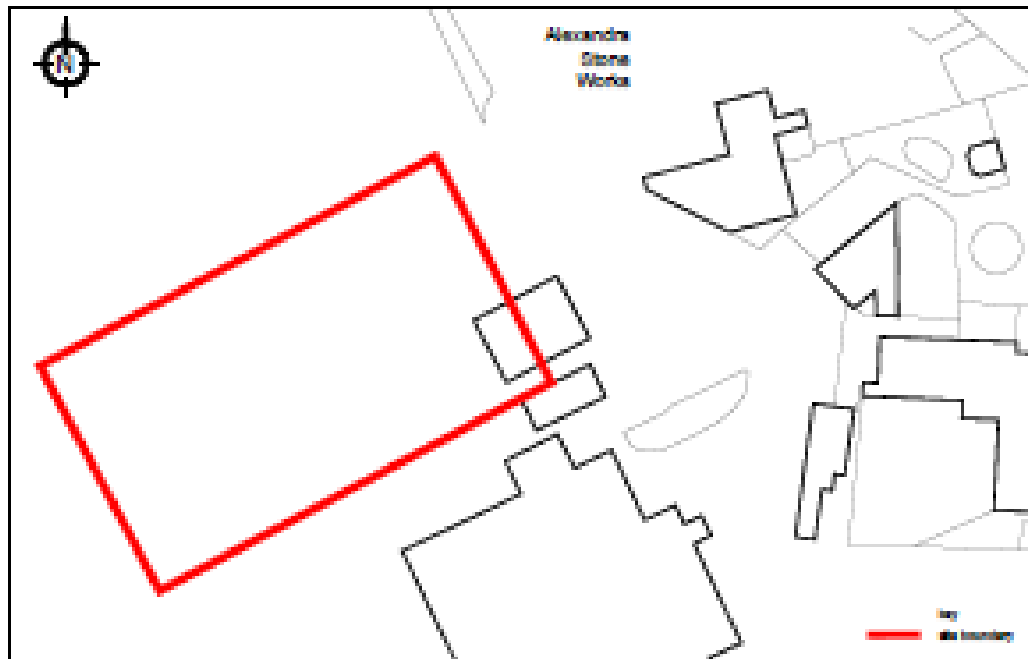
The surrounding area is characterised by a mix of rural and semi-rural land uses with pockets of residential development associated with the edge of Ratby & Kirby Muxloe. Desford Lane forms a local route linking Kirby Muxloe with the settlements of Desford and Ratby and connects to the wider strategic highway network via the A47 Hinckley Road corridor, which provides direct access into Leicester and the wider region.

The Site The site highlighted in red is illustrated below. The site comprises an area of 1357sqm & is made up of flat hardstanding that forms part of the access into and across the site. The site is 80m above sea level & is not in a flood zone or near a heritage building.

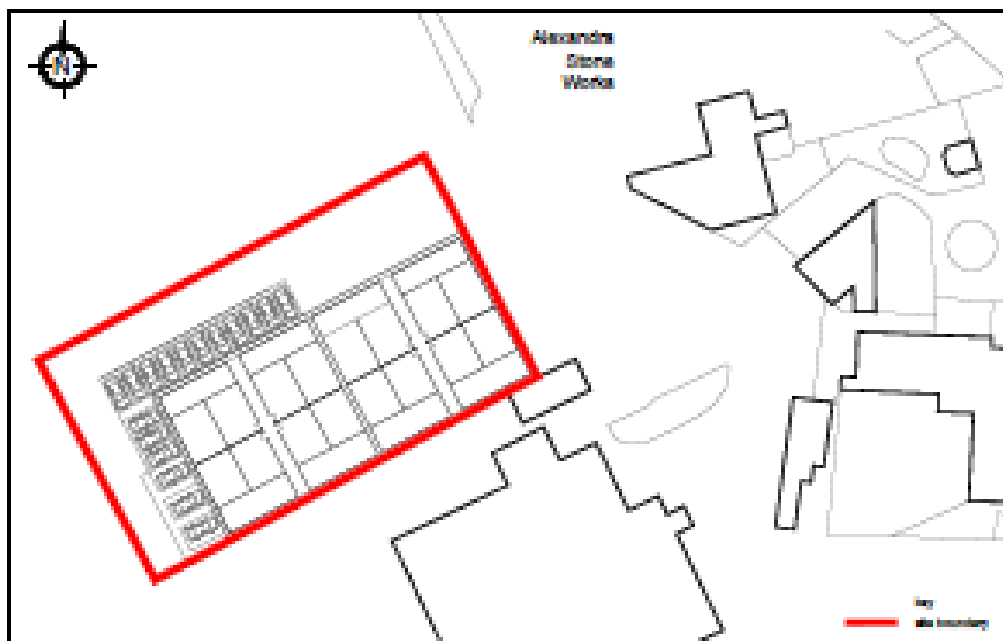


The existing site plan is shown below.

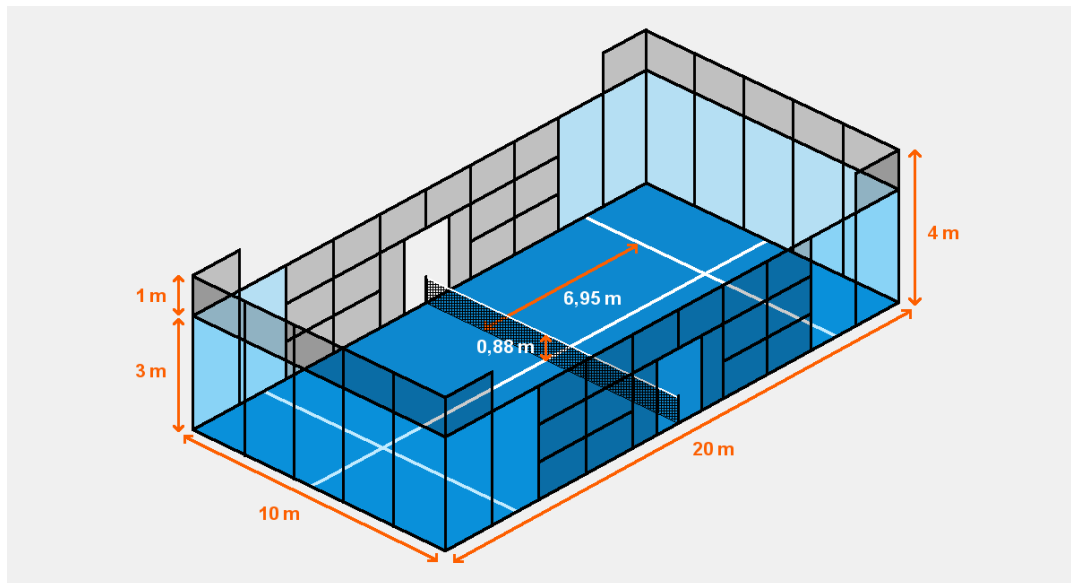
The site comprises of existing hardstanding which forms part of the access & storage for the yard. There is an existing single storey building on the site.



Proposals. The proposal is to clear the site & provide 4 new padel courts with 14 parking spaces as illustrated below. The courts would be positioned in a linear fashion & will include a cover over the top & lighting at high level.



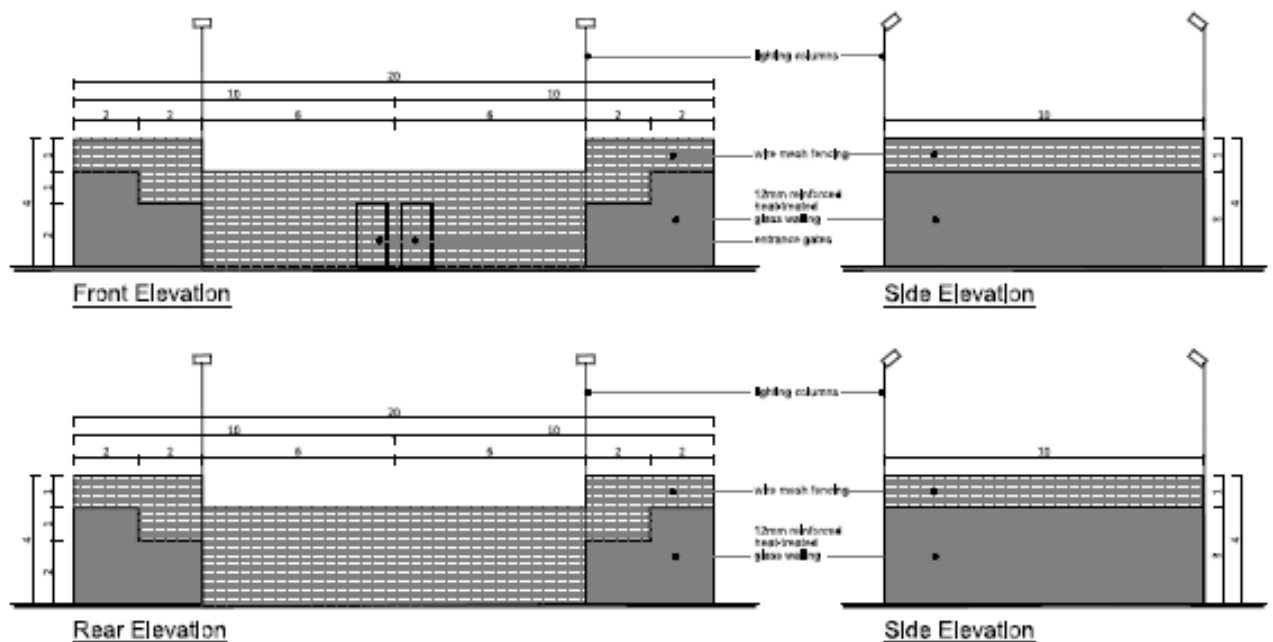
Padel courts are of a standard size (10m wide x 20m long) and have glass walls & wire mesh that contain the game within these parameters as illustrated below.



External materials

As noted above the court will be made up of a durable flat surface. The walls surrounding the court are made up of reinforced clear glass & wire mesh fencing. There will be access points in the centre of the court, beside the net.

Lighting will be provided at high level. The lighting specification is included within this application.



Sustainability

Within the National Planning Policy Framework (NPPF) there is a section that looks towards sustainable development to new developments. Achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- **an economic objective** – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure.
- **a social objective** – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **an environmental objective** – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

It is our intention to provide a scheme that looks to the future & leaves a minimal carbon footprint on the wider context.

Access

The site cannot be accessed by public transport. It can be accessed by car & safely by bike from nearby Ratby, Kirby Muxloe & beyond.

There are existing level roads & paths that lead from Desford Lane to the site.

There is plenty of space for visitors.

Conclusion

The above information explains the site location, context & constraints. We have indicated & illustrated our proposals & believe that the site is ideal for this redevelopment.

Patrick Stroud RIBA