

Welcome

— How our open day works

Nothing has been submitted yet. We expect to apply for planning permission in the coming weeks, so this is the moment to tell us what you think. Everything you say will be summarised and sent to the council with the application.



1

Put a sticker on it

There are dots on the table. Put them on the boards — on anything you like, or anything that worries you.



2

Write it down

Post-its and pens by the door. Anonymous is fine.



3

Leave your details

Your name and email address, and any comments. Or email us at aisling@traprainclub.com. We will write to you when the application goes in.



Keep in touch

Register for project updates at thetraprainclub.com, or scan the code. We will let you know when the application is submitted.



Who we are

A family project on a family site. PureMalt has been making food and beverage ingredients in Haddington since 1972, and these are its former offices.



- Ross Turner is the third generation of his family to own PureMalt, on Whittingehame Drive for over fifty years.
- The site belongs to PureMalt. The club itself would be a separate business, The Traprain Club, led by Ross and Aisling Turner.
- We are partnering with Caffè Luca, who would run the cafe.
- We are not a developer who bought a site. We are the people who look at this building every working day.
- Nothing has been submitted yet. We wanted to show you first.



THE OPERATING COMPANY

Subject to the development being granted planning permission, the business would operate under the name **The Traprain Club**.

THE PEOPLE BEHIND IT



Ross Turner

Owner / Director
Managing Director, PureMalt



Aisling Turner

Owner / Director



Myles Kelly

Project Manager
Operations Director, PureMalt



Richard Morgan

Planning Consultant
IC Planning



Ryan Smith

Architect
Studio_Smith Ltd



Rachel Luca

Caffè Luca



Ally Tillbrook

Caffè Luca

Most of us are in the room today. Come and say hello.

The site as it stands

The former PureMalt offices on Whittingehame Drive, and Starks yard behind them, as they are today.



- Partly vacated during Covid, and empty since September 2022, when the PureMalt team moved into The Maltings. The warehouses along the left boundary have been used for engineering spares for the last 20–30 years.
- Whittingehame Drive — the offices, Starks yard behind them, and the parking in front.
- Four years of an empty building on a street people walk down every day. That is what we are trying to fix.
- Fun fact: Sean Connery spent five months of 1951–52 in the town, French-polishing coffins for Starks, the joiners and undertakers in the Nungate, before heading south.



The site from above, with Whittingehame Drive running along the foot of the picture and the houses of the town behind. The red line shows the extent of the site. Indicative only.

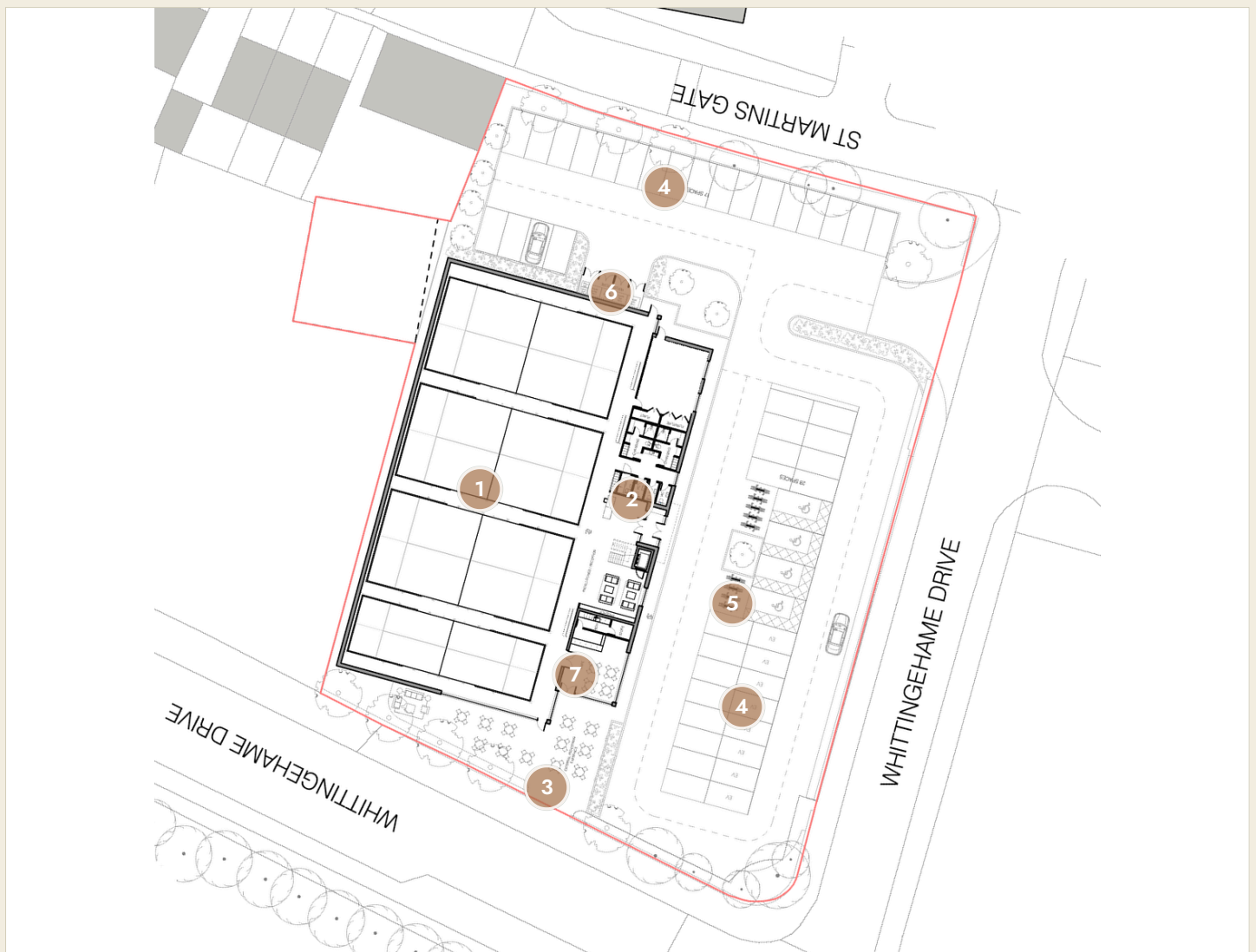
What we are proposing

The site: where the building would sit, how you would get in, and where the parking goes. The floor plans follow on the next two boards.



PROPOSED SITE LAYOUT

141_PUM-012-P-SP



- 1 Padel hall — four courts
- 2 Clubhouse — reception, changing and the flexible space
- 3 Pedestrian entrance from Whittingehame Drive
- 4 Car parking — 45 spaces in total: 28 beside the building and 17 along St Martins Gate, four of them accessible and eight with EV charging
- 5 Cycle parking — 18 spaces
- 6 Refuse store
- 7 Café and terrace

Proposed site plan at 1:500 on A3 — north is towards the bottom left. Drawing by Studio_Smith Architects — studiosmitharchitects.com. Indicative, and subject to planning permission.

Proposed design — subject to planning permission. Not yet submitted: we expect to apply to East Lothian Council in the coming weeks.

What we are proposing

The ground floor: three doubles courts and one singles court, the café and reception, and the entrance. The first floor is on the next board.



GROUND FLOOR PLAN

141_PUM-013-P-GF



- 1** Café — operated by Caffè Luca
- 2** Pro-shop and reception
- 3** Three doubles courts
- 4** One singles court
- 5** Changing facilities
- 6** Flexible space — tell us what it should be
We ask about this on board 09



Left: the entrance and café from Whittingehame Drive. Right: the building from the approach road. Plan at 1:200 on A3 — full-size prints are on the table, and please do mark them up. Drawings and visualisations by Studio_Smith Architects — studiosmitharchitects.com. Indicative, and subject to planning permission.

Proposed design — subject to planning permission. Not yet submitted: we expect to apply to East Lothian Council in the coming weeks.

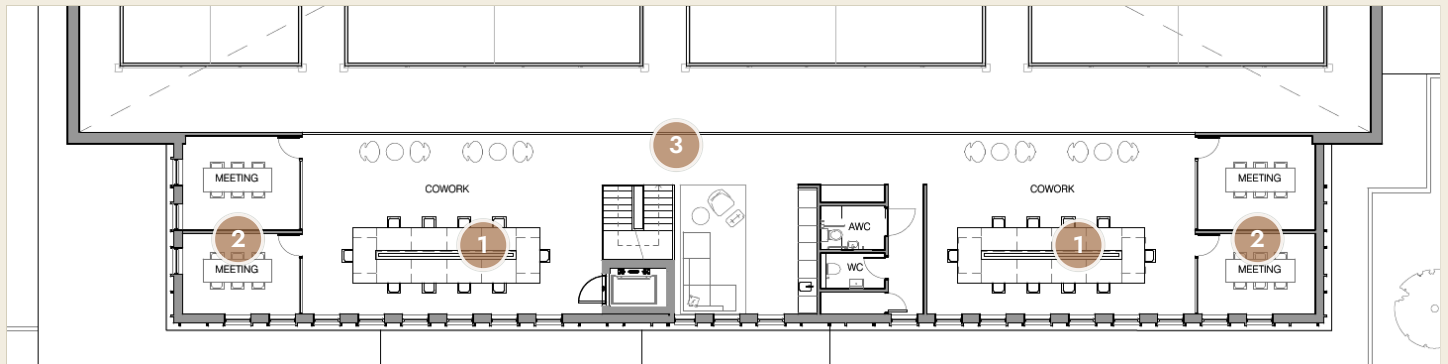
What we are proposing

The first floor: co-working, meeting rooms and glazed viewing over the courts — with the elevations.



FIRST FLOOR PLAN

141_PUM-014-P-FF



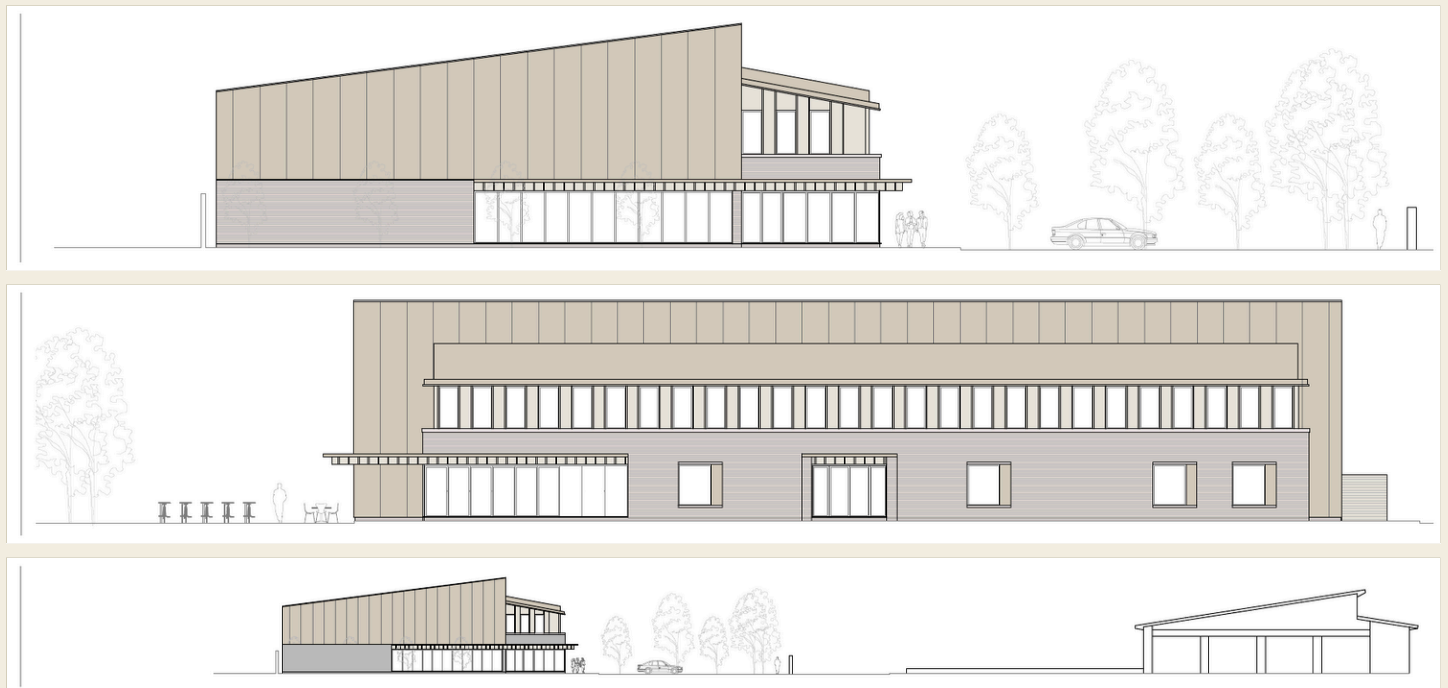
1 Co-working space

2 Meeting rooms

3 Glazed viewing over the padel courts

ELEVATIONS

141_PUM-016-P-ELE



Elevations, top to bottom: front, side, and the street scene along Whittingehame Drive. Drawings by Studio_Smith Architects — studiosmitharchitects.com — full-size prints are on the table. Indicative, and subject to planning permission.

Proposed design — subject to planning permission. Not yet submitted: we expect to apply to East Lothian Council in the coming weeks.

The popularisation of padel

Pickleball, America's fastest-growing sport, grew nearly sixfold in five years. Padel in Britain has grown more than fiftyfold since 2019.



- A doubles racket sport on an enclosed court, roughly a third the size of a tennis court. Glass and mesh walls, and they are in play, like squash.
- The serve is underarm and the scoring is the same as tennis. Most people hold a rally in their first game.
- Invented in Acapulco in 1969 by Enrique Corcuera, who did not have room for a full tennis court and walled in what he had.
- Rallies last longer than in tennis, so a game is as much about placement and patience as power. It suits mixed ages and abilities on the same court.

PADEL IN BRITAIN

15,000

players in 2019¹

1 million

players in May 2026¹

1,825

courts in Britain¹

551

venues¹

15 miles

to the nearest existing courts²

The nearest courts to Haddington are at Shawfair and Portobello — there is nowhere to play here.

¹ Lawn Tennis Association, padel participation and court figures, May 2026 — [lta.org.uk](https://lta.org.uk/padel). ² By road from Whittingehame Drive to David Lloyd Edinburgh Shawfair, approximately; Powerleague Portobello is about 17 miles. ³ Pickleball: Sports & Fitness Industry Association, US participation 2020–2025, 4.2 million to 24.3 million.



An indoor court, and the café alongside it. Visualisation by Studio_Smith Architects — studiosmitharchitects.com. Indicative, and subject to planning permission.

A padel match is playing on the big screen in this room. It explains the game better than any board can.

The co-working concept

For people who currently work at a kitchen table, or drive into Edinburgh to sit at a desk.



- Desks and meeting space for local people and small businesses.
- Daytime use, which balances the evenings and weekends when the courts are busiest.
- 20–30 desks and four meeting rooms are in scope at present, to be confirmed as the design develops.
- The cafe, run by Caffè Luca, would be open to anyone — working, playing, or neither.
- The intention is to install class-leading wifi, along with the other amenities an office needs, printing included.

WHY IT IS NEEDED

31.6%

of Scottish workers were working from home by 2022¹

3×

as many Scots working from home as in 2011¹

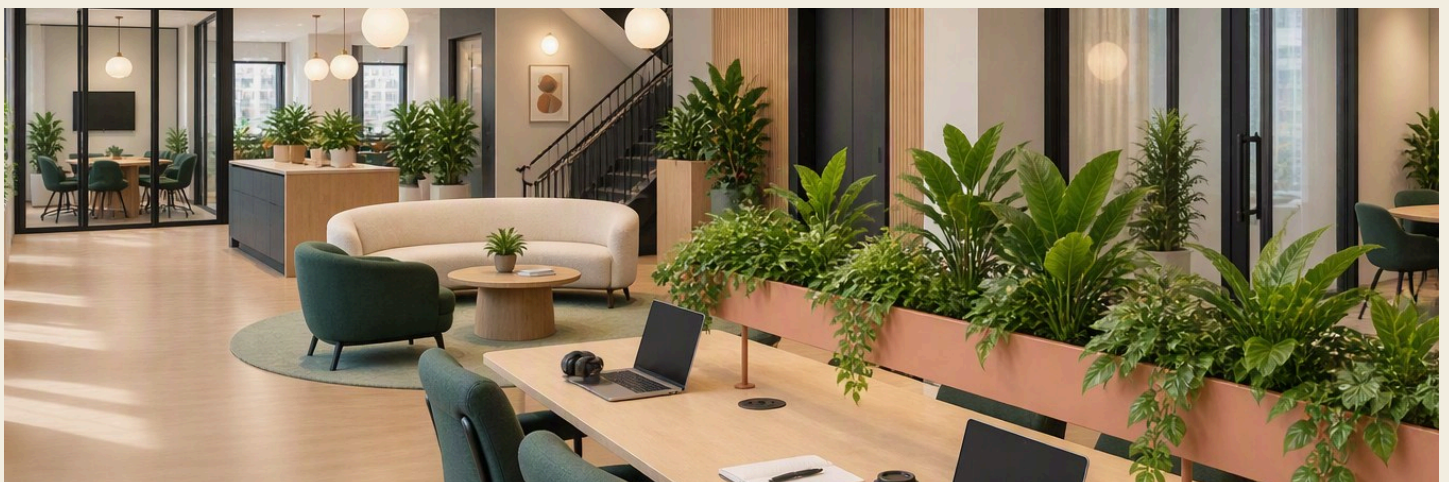
28%

of working adults in Britain now split home and office²

3

co-working spaces in East Lothian that we know of³

¹ Scotland's Census 2022, National Records of Scotland — work location, March 2022. ² Office for National Statistics, "Who has access to hybrid working in Great Britain?", January to March 2025. ³ The Lighthouse, North Berwick; The Bothy, Dunbar; Cockburn Halls, Ormiston. Team research, September 2026 — tell us if we have missed one.



Indicative of the character intended for the co-working floor. Illustrative only, and subject to planning permission.

The questions you are probably asking



Has the council said anything yet?

We asked East Lothian Council for pre-application advice and the response was positive. We are working their comments into the design and expect to submit in the coming weeks. That is not permission — the application will be decided on its merits, with your comments alongside it.

Noise

Padel makes a distinctive sound, and it is the most common objection to schemes like this. We are building indoors and taking acoustic advice at the design stage rather than retrofitting later. Ask the team for a summary of the findings of our noise and acoustic survey.

Opening hours

Not settled. Courts are used mostly in evenings and at weekends. Typical hours of operation for padel clubs are 7am to 10pm. We want to hear what hours you would consider reasonable, and we will say so in the application.

Lighting

Internal, in an enclosed building, so spill should be far lower than an outdoor court. External and car park lighting is still being designed.

Parking and access

45 car parking spaces are included in the current proposals, four of them accessible. 18 bicycle spaces are also provided for, reached from the pedestrian access on Whittingehame Drive.

Construction

A construction management plan would be in place covering hours, routing and dust, to keep disruption to a minimum, and we would write to neighbours before anything starts.

Opportunities for kids

As part of our ambitions to bring padel to the community, we hope to partner with local schools and youth groups to make the game more accessible to children in the area. Who knows, maybe Haddington will produce a future global padel star.

If your question is not here, ask us. Someone will find the answer, or tell you honestly that we do not have it yet.

Let us know your thoughts



1

Which sports?

Padel is the core of it. Pickleball has already come up more than any other suggestion. What would you want to play here?

POST-ITS HERE

2

The flexible space

Marked **6** on the ground floor plan, board 04. We have deliberately not decided what it is for. A fitness studio? A golf simulator? Something else? How would you like to see it used?

POST-ITS HERE

3

Anything else?

Something we have missed, something that worries you, or something you would like to see here. It all goes to the council with the application.

POST-ITS HERE

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