

Planning, Design and Access Statement

Change of Use from Class B8 (Storage and Distribution) to Class E(d) (Indoor Sport – Padel Courts)

Unit 12, Crusader Industrial Estate, Hermitage Road, Harringay, N4 1LZ

Applicant: Padel Excel

Local Planning Authority: London Borough of Haringey

Full Planning Application

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1. Introduction

1.1 This Planning, Design and Access Statement (PDAS) has been prepared in support of a Full Planning Application for the permanent change of use of Unit 12, Crusader Industrial Estate from Class B8 (Storage and Distribution) to Class E(d) (Indoor Sport and Recreation) to facilitate a padel court operator.

1.2 The proposal seeks to bring an existing employment unit back into productive use as a high-quality indoor sports facility, delivering a clear uplift in employment density, a broadened range of job types, and health and wellbeing benefits for local and borough-wide residents.

1.3 The development relates solely to internal works within the existing building envelope. No external works, extensions, alterations, external plant, lighting or signage are proposed. The internal works are fully reversible, retaining the long-term flexibility of the building.

2. Site & Surroundings

2.1 The application site forms part of the Crusader Industrial Estate, accessed from Hermitage Road in Harringay. The surrounding area is predominantly commercial and industrial in character.

2.2 The estate accommodates a diverse mix of employment-generating uses. In addition to light industrial and storage/distribution activity, the area includes a number of mixed-use facilities such as music and recording studios, creative workshops and maker spaces, training providers and learning centres.

2.3 This established mix demonstrates that the employment area functions as a flexible and evolving economic environment rather than a single-use industrial enclave. The proposal therefore sits comfortably within its surroundings and reflects the established pattern of diversified employment uses.

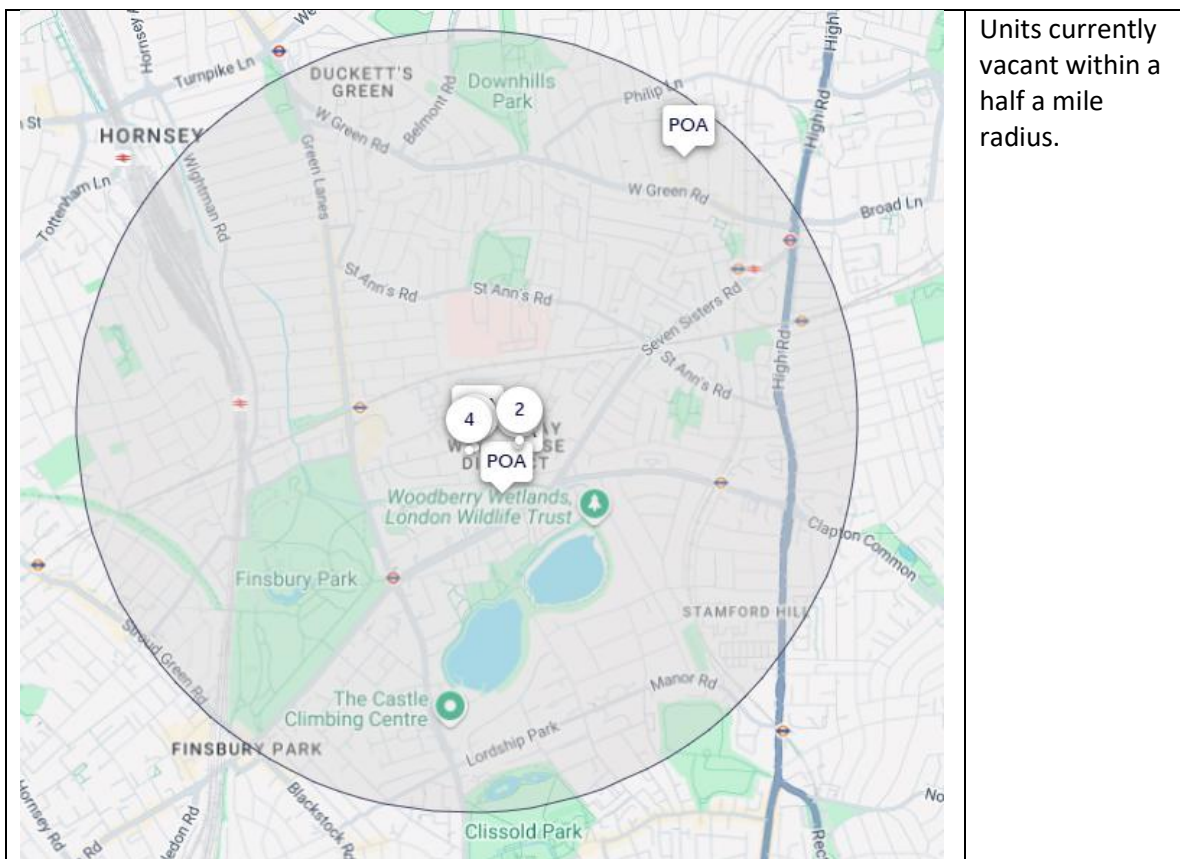
3. Vacancy & Regeneration Context

3.1 The application building, together with a number of other units within the Crusader Industrial Estate, has experienced prolonged periods of vacancy. Based on the applicant's knowledge of the estate, buildings have remained unoccupied for approximately 12 to 24 months. Unit 12 itself has also been vacant for more than a year and has been marketed continuously during this period, including at reduced rental levels. The continued vacancy of multiple units across the estate provides clear evidence of reduced demand for traditional B8 storage and distribution floorspace in this inner London location. In addition to Unit 12, a number of other units within the Crusader Industrial Estate are currently vacant. Units 3, 7 and 14 have all remained unoccupied for a period in excess of 12 months, despite being actively marketed.

3.2 The proposal represents an effective and timely response to this vacancy by bringing an existing building back into active use without redevelopment or external alteration. This supports planning objectives to reduce long-term vacancy, optimise the use of existing land and buildings, and strengthen the economic performance of employment areas.

3.3 Reoccupation of Unit 12 will increase activity and natural surveillance, improve the day-to-day vitality of the estate, and support the long-term sustainability and resilience of the Local Employment Area.

3.6 The proposed development responds directly to this context by reactivating a long-vacant unit with a viable, employment-generating use that aligns with modern demand while retaining the site within active employment use.



4. Proposed Development

4.1 Planning permission is sought for the change of use to an indoor padel facility comprising three (3) courts with associated reception and control point, male and female changing rooms, accessible WC/changing, ancillary storage, a small pro shop and café-style refreshment area, and a staff/admin office space at first-floor level.

4.2 The proposal is a change of use with internal fit-out only. All activity is contained within the building. No changes are proposed to the building's external appearance, footprint or access arrangements.

5. Floorspace & Internal Layout

5.1 The total internal floorspace of the unit measures approximately 8,750 sq ft (approximately 813 sq m). The internal floorspace is distributed as follows:

- Padel courts: approximately 6,500 sq ft (three courts)
- Changing rooms, reception, pro shop and café area: approximately 1,500 sq ft
- First-floor office space (staff/admin only): approximately 500 sq ft

5.2 The internal layout follows established industry standards for indoor padel facilities and mirrors layouts successfully implemented at comparable sites. The arrangement provides clear arrival and operational control at reception, safe circulation routes, and efficient separation between playing areas, ancillary facilities and staff areas.

5.3 The layout has been designed to ensure appropriate run-off and circulation around playing areas, safe movement between spaces and a high-quality user experience. All works remain within the existing building envelope and are fully reversible.

5.4 Suitability of the Building for Indoor Sport Use

Unit 12 is particularly well suited to the proposed indoor padel use due to its physical characteristics. The building benefits from a high eaves height and a large, regular, open-plan floorplate, which are essential requirements for indoor padel courts. These characteristics allow the courts to be accommodated comfortably within the existing envelope while meeting appropriate clearance, safety and circulation requirements.

The generous internal volume and unobstructed layout minimise the need for structural alteration and enable the facility to operate efficiently within the existing building fabric. This reinforces the suitability of the unit for re-use as an indoor sports facility and supports the efficient use of existing employment floorspace.

6. Operation & Capacity

6.1 The facility will operate seven days a week between 07:30 and 22:30.

6.2 Each court accommodates a maximum of four players at any one time. Based on three courts, ancillary areas and staffing, the maximum number of people on site at peak periods is expected to be approximately 20–25 persons (players, staff and visitors).

6.3 The facility will be managed through an online booking system. This enables activity levels to be controlled, supports staggered arrival/departure times and assists with the effective management of peak demand.

6.4 The 500 sq ft first-floor office space will be used for staff and administration only and will not be open to the public.

7. Employment Area & Job Creation

7.1 The lawful B8 use class typically supports comparatively low staffing densities, given the nature of storage and distribution operations. By contrast, the proposed Class E(d) use is service-led and people-focused, requiring staffing across management, reception/customer service, coaching delivery, retail support and general operations.

7.2 The facility is expected to support approximately 8–12 on-site jobs, representing a material uplift in employment density compared with the lawful B8 fallback. Indicative roles include a facility manager, duty managers, reception/customer service staff, padel coaches/instructors, retail support and operations/maintenance cover.

7.3 Staffing levels will vary through the day, with higher staff presence during peak evening and weekend periods. This aligns with the proposal's ability to activate the unit and contribute to the wider employment area outside traditional working hours, strengthening economic resilience.

7.4 The proposal does not introduce sensitive receptors that would constrain neighbouring industrial operations. All activity is internal, with controlled hours and booking-based management, ensuring compatibility with surrounding occupiers.

7.5 The proposal will also deliver skills and training benefits. All staff will receive in-house training, with a focus on sports facility operations, padel coaching pathways, customer service and café operations.

7.6 The operator will prioritise local recruitment where possible, supporting employment opportunities for residents within the surrounding wards and contributing to skills development and economic inclusion at a local level.

7.7 Labour market data for the London Borough of Haringey demonstrates ongoing employment

challenges within the borough. According to Office for National Statistics data for the year ending December 2023, approximately 7,100 residents aged 16 and over were unemployed in Haringey, representing an unemployment rate of around 4.4% of the working-age population. In addition, the Claimant Count indicator recorded approximately 13,005 claimants in March 2024, equivalent to around 6.9% of residents aged 16–64.

These figures indicate that unemployment and economic inactivity remain material considerations locally and highlight the importance of proposals that deliver accessible employment, skills development and training opportunities. The service-led nature of the proposed development, together with its commitment to in-house training and prioritisation of local recruitment, represents a positive contribution towards addressing these challenges and supporting inclusive economic growth within the borough.

8. Retail & Café Provision

8.1 The proposal includes a small pro shop and café-style refreshment offer providing padel-related equipment/apparel and non-alcoholic drinks and snacks.

8.2 The retail and refreshment element is limited in scale and specialist in nature, directly related to the primary sporting use. While open to the general public, the offer is not of a nature or scale that would function as a standalone retail destination or compete materially with town centres.

8.3 The pro shop/café will remain operationally subordinate to the main Class E(d) use. The limited floorspace and specialist nature of sales ensures that the proposal will not undermine town centre vitality or viability.

9. Transport, Parking & Sustainable Travel

9.1 The proposal utilises the existing access arrangements serving the Crusader Industrial Estate.

9.2 Six (6) on-site car parking spaces will be provided. This restrained level of provision reflects the predominantly local and borough-wide catchment, booking-based management, modest peak occupancy (20–25 persons) and London Plan objectives to minimise car dependency.

9.3 Deliveries are expected to be limited to less than one delivery per 2 weeks, Servicing requirements associated with the proposal are minimal. Deliveries will be limited to small van deliveries of snacks, drinks and operational items and will occur no more frequently than once every two weeks. This represents a significant reduction in servicing activity when compared with the lawful Class B8 use.

Secure internal cycle storage will be provided for staff and visitors.

9.5 The site benefits from excellent public transport accessibility, with multiple railway and underground stations in close proximity and within comfortable walking distance. This supports sustainable travel choices and provides further justification for restrained on-site parking provision.

9.6 Security, Access Control and User Management

Access to the facility will be actively managed through a staffed reception and a pre-booking system, ensuring that entry is limited to padel players, staff and associated visitors only. The facility will operate as a managed indoor sports venue rather than an unrestricted public space.

The on-site presence of staff throughout opening hours, combined with controlled access arrangements and internal management procedures, will contribute positively to security within the unit. The reoccupation of a previously vacant building will also increase activity and natural surveillance within the Crusader Industrial Estate, enhancing overall site safety.

The ancillary pro shop and café facilities are intended primarily to serve padel users and visitors and will not operate as standalone or independent uses.

9.7 Cycle Storage, Sustainable Travel and Servicing

Secure, covered cycle storage will be provided within the unit to support both staff and visitors travelling by bicycle. The provision of safe and convenient cycle storage reflects the site's urban location, the presence of cycle-based businesses and initiatives within the wider estate, and borough-wide objectives to promote active travel.

The site's excellent accessibility by public transport, with multiple railway and underground stations located within comfortable walking distance, further supports sustainable travel choices and justifies the restrained level of on-site car parking.

10. Amenity, Noise & Environmental Considerations

10.1 All sporting activity will take place entirely within the building envelope. No external plant, lighting or external activity is proposed.

10.2 No amplified music is proposed. There will be no spectator seating; seating will be limited to the café area only and only usable by padel clients.

10.3 No customer activity will occur after 22:30. These operational parameters, together with the internalised nature of the use, ensure that the proposal will not give rise to unacceptable noise or amenity impacts.

10.4 The proposal involves no external works or changes to hardstanding and therefore does not materially change surface water drainage arrangements.

11. Sport, Health, LTA Guidance & Sport England

11.1 The proposal provides a modern indoor sports facility, contributing to increased participation in physical activity, supporting mental wellbeing and encouraging social interaction. The local area has limited sports facilities beyond gym-based provision; the proposal therefore expands choice and access to indoor sport.

11.2 The internal layout and operational arrangements have had regard to relevant guidance and best practice issued by the Lawn Tennis Association (LTA), the recognised national governing body for tennis and padel in the UK. The LTA provides guidance on court dimensions, run-off areas, lighting levels, player safety and accessibility. The proposed courts will be delivered to recognised padel specifications to ensure a safe and high-quality playing environment.

11.3 Sport England is a statutory consultee on planning applications involving the provision or loss of playing fields. The proposal relates solely to the internal re-use of an existing industrial building for indoor sport and does not involve any playing field land. Accordingly, the proposal does not trigger statutory consultation with Sport England. Notwithstanding this, the scheme aligns with Sport England objectives to increase participation and make effective use of existing buildings.

11.4 A series of location and accessibility maps are provided at Appendix E. These illustrate the site's location within the Crusader Industrial Estate, the presence of nearby gym-based fitness facilities within walking distance, the absence of comparable padel facilities in the immediate area, and the proximity of the site to nearby railway and underground stations.

11.5 The proposed development will deliver clear and direct health and wellbeing benefits for the local community. The surrounding area is characterised by limited access to organised indoor sports facilities beyond gym-based provision, which can present barriers to participation for some groups, including younger people, older residents and those new to physical activity.

Padel is an inclusive and accessible sport that can be played by people of varying ages, abilities and fitness levels. The proposed facility will provide opportunities for casual play, coaching, and organised sessions, supporting increased levels of physical activity, improved mental wellbeing and social interaction.

The site's excellent accessibility by walking, cycling and public transport means that local

residents will be able to access the facility easily as part of their daily routines, supporting wider public health objectives to reduce physical inactivity and promote active lifestyles. In combination with the proposal's commitment to local employment and training, the development represents a positive contribution to both the physical and socio-economic wellbeing of the local community, in accordance with the National Planning Policy Framework and the Haringey Local Plan.

12. Planning Policy Assessment

12.1 This section provides a detailed assessment of the proposal against the National Planning Policy Framework (NPPF), the London Plan and the Haringey Local Plan. It explains why relevant policies apply and how the proposal meets their objectives in practice.

12.1 National Planning Policy Framework

NPPF paragraph 8 sets out the three overarching objectives of sustainable development: economic, social and environmental. The proposal meets the economic objective by retaining the site in productive use and increasing job density compared to the lawful B8 position, delivering a service-led employment model (management, customer service, coaching and retail). It meets the social objective by providing an indoor sports facility accessible year-round, supporting health and wellbeing and creating opportunities for participation, coaching and organised play. It meets the environmental objective by reusing an existing building (no external works) and avoiding land take or unnecessary redevelopment.

NPPF paragraph 81 supports decisions that help create the conditions in which businesses can invest, expand and adapt. The proposal supports this by bringing a vacant/under-utilised unit into active use, diversifying employment activity within an established employment estate and providing a viable modern use compatible with the building's physical form.

NPPF paragraph 92 seeks planning decisions that provide social, recreational and cultural facilities and services. The proposal directly delivers this by introducing an indoor padel facility in an area with no comparable local sports facilities beyond gym provision, widening choice and supporting an active community. The proposal's mixed membership and pay-and-play model supports inclusive access.

NPPF paragraphs 124 and 130 promote the effective use of land and high standards of amenity. The scheme reuses existing floorspace efficiently, keeps all activity internal, limits peak occupancy (approximately 20–25 people), provides controlled hours (07:30–22:30, seven days), includes no amplified music and no spectator seating, and therefore protects amenity.

12.2 London Plan

London Plan Policy E1 seeks to protect and intensify employment capacity and supports proposals that deliver higher job densities where appropriate. The proposal introduces approximately 8–12 on-site jobs within an 8,750 sq ft unit and does so without loss of floorspace through redevelopment. The service-led nature of the use provides a demonstrable uplift in employment density relative to the lawful B8 fallback.

London Plan Policy S5 supports new sports and recreation facilities, particularly where they improve access and support participation. The proposal provides a modern indoor sports offer, available year-round, and distinct from gym-based provision in the locality. It supports coaching and organised participation and therefore contributes to strategic health and activity objectives.

London Plan Policy T6 requires car parking to be minimised and supports restraint-based approaches. The proposal provides six on-site spaces, reflecting the predominately local/borough-wide catchment, controlled booking-based demand and modest peak occupancy. Deliveries are limited (less than one van delivery per week), reducing servicing impacts compared with B8 use.

12.3 Haringey Local Plan – SP8 Employment

Strategic Policy SP8 seeks to secure a strong economy and protect the borough's hierarchy of employment land, while allowing flexibility—particularly within Local Employment Areas—where proposals maintain employment activity and support resilience.

The proposal meets SP8 by: (i) retaining the site in an employment use, (ii) increasing employment density and diversifying job types, (iii) avoiding redevelopment or loss of floorspace, and (iv) remaining capable of reversion to industrial/storage use in the future due to the internal and reversible nature of the works.

12.4 Local Employment Areas

Local Employment Areas are intended to accommodate a broader range of employment-generating uses than Strategic Industrial Locations. The existing presence of music studios, workshops and learning/training uses provides clear evidence that this area already supports diversified and mixed-use employment activity.

The proposed indoor sports facility and associated small-scale pro shop/café sit within this established character and would not prejudice neighbouring operations (no sensitive receptor effects, internalised activity, controlled hours). The proposal therefore strengthens the function of the Local Employment Area by increasing employment density and contributing to economic resilience.

12.5 Haringey Local Plan – SP15 Culture, Sport and Leisure

Strategic Policy SP15 supports new sport and leisure facilities to meet local needs. The proposal delivers a distinct form of indoor sport, expanding access beyond existing gym provision in the vicinity. The facility operates seven days a week and provides year-round participation opportunities, supporting health and wellbeing outcomes and contributing to inclusive communities.

13. Planning Balance & Flexibility

13.1 The proposal delivers substantial benefits with no identified harm. Benefits include: (i) an uplift in employment density and job creation within a Local Employment Area; (ii) diversification of employment activity consistent with the estate's existing mixed-use character; (iii) a modern indoor sports facility providing a distinct offer in an area with limited sports facilities beyond gyms; (iv) re-use of an existing building with no external works; and (v) reduced servicing and heavy vehicle activity compared to the lawful B8 fallback.

13.2 Potential impacts are controlled through the internalised nature of the use, booking-based management, modest peak occupancy, restrained parking provision (six spaces), no amplified music, no spectator seating and cessation of customer activity by 22:30.

13.3 On balance, the development accords with the development plan and material considerations indicate that planning permission should be granted. While a permanent permission is sought, the applicant would consider a time-limited permission of up to 10 years should the Local Planning Authority require additional comfort.

14. Conclusion

For the reasons set out in this Planning, Design and Access Statement, the proposed change of use accords with national, regional and local planning policy. Planning permission should therefore be granted.

Appendix A – Floorspace Schedule

Component	Approx. Floorspace	Notes
Padel courts	6,500 sq ft	Three courts
Ancillary facilities	1,500 sq ft	Changing, reception, pro shop, café
Office space	500 sq ft	Staff/admin only (first floor)
Total	8,750 sq ft	Approximate

Appendix B – Indicative Staffing Schedule

Role	Indicative No.	Typical Coverage	Key Functions
Facility Manager	1	Full-time	Overall site management; compliance; staffing; liaison
Duty Managers	1–2	Shift-based	Opening/closing; peak supervision; incident response
Reception / Customer Service	2–4	Shift-based	Bookings/check-in; customer service; basic admin
Padel Coaches / Instructors	2–3	Part-time / sessional	Coaching programmes; organised play
Retail / Pro Shop Support	1–2	Part-time	Sales; stock management; customer assistance
Operations / Maintenance	1–2	As required	Housekeeping; minor maintenance; safety checks

Note: The above schedule is indicative and may vary as the facility matures. Staffing aligns with demand profiles (evenings/weekends) and the inclusion of coaching and retail components.

Appendix C – Retail and Café Safeguards

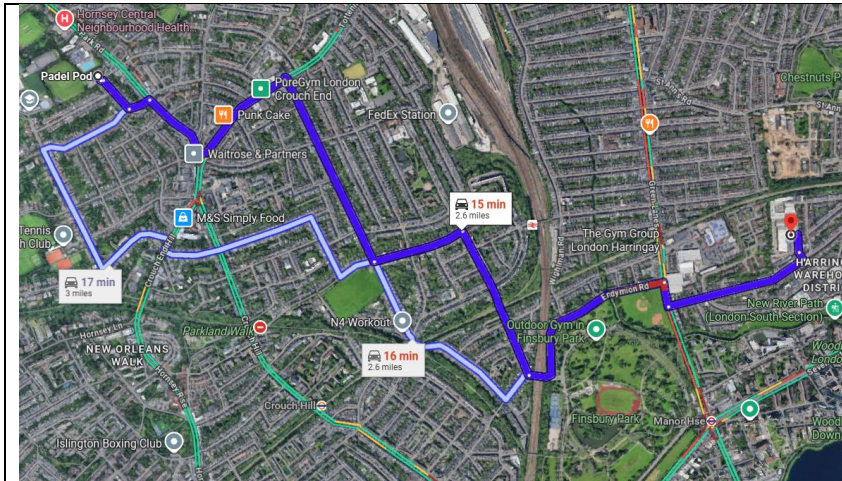
The pro shop and café-style refreshment offer are limited in scale and specialist in nature, directly related to the primary sporting use. The retail element does not function as a standalone retail destination; rather, it serves players and visitors and provides specialist padel-related goods. The refreshment offer is limited to non-alcoholic drinks and snacks. These elements remain subordinate to the main Class E(d) use and will not undermine the borough's town centres or the sequential approach to main town centre uses.

Appendix D – Policy Compliance Table

Policy	Objective	Compliance
NPPF ¶8	Sustainable development (economic/social/environmental)	Compliant
NPPF ¶81	Support a strong and competitive economy	Compliant
NPPF ¶92	Provide social/recreational facilities	Compliant
London Plan E1	Protect and intensify employment capacity	Compliant
London Plan S5	Support sport and recreation facilities	Compliant
London Plan T6	Restrained parking / promote sustainable travel	Compliant
Haringey SP8	Protect employment land; support diversification	Compliant
Haringey SP15	Support culture, sport and leisure	Compliant

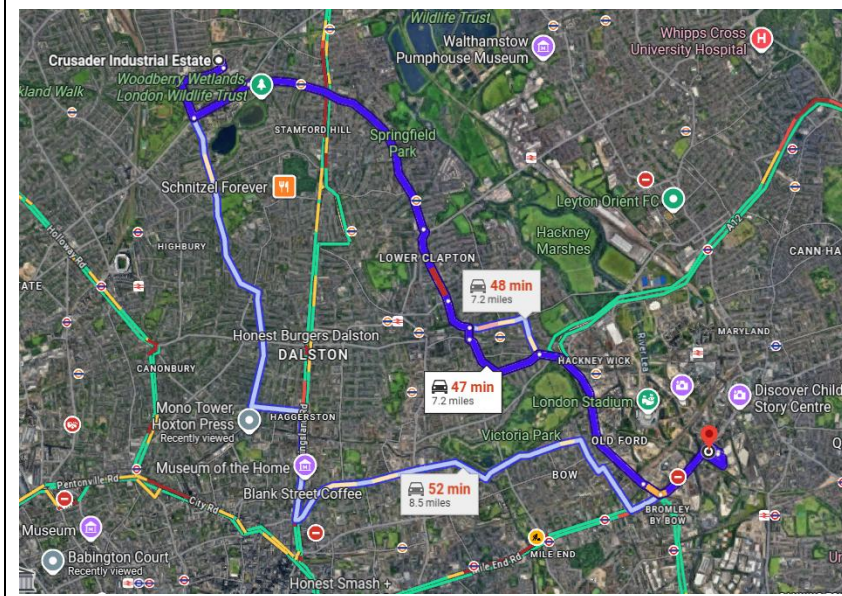
Appendix E – Local Facilities and Accessibility Maps

Appendix E includes plans and map extracts showing the site's location, nearby gym-based fitness facilities, the absence of local padel provision, and the proximity of public transport stations serving the site.



The nearest padel court in the area is Padel Pod which is an outdoor facility based in Crouch End which is 2.6 miles away.

This clearly shows there is a lack of sports facilities within the area.

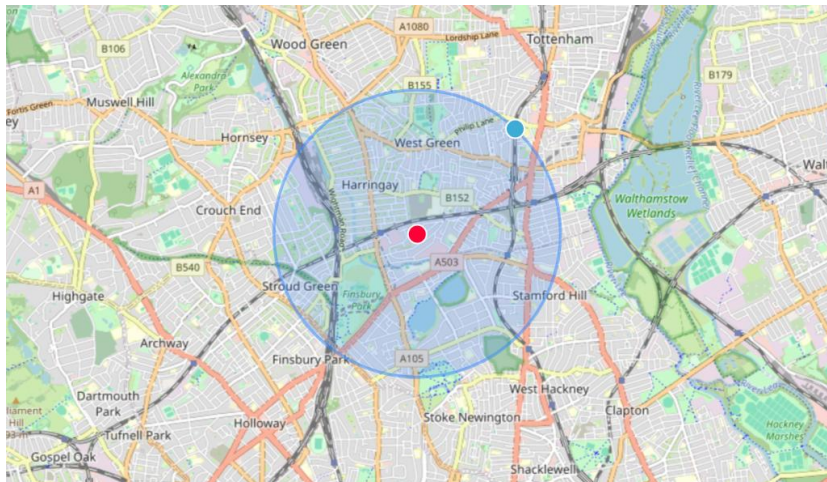


The closest indoor facility is Stratford Padel Club based 7.2 miles away.



Local gyms within the area.

Within a 0.5 mile radius
5 gyms.



Other sports facilities
within a mile radius.

There are no other
sports facilities in the
area as highlighted
within the map.