

Date: 25th February 2026

NOISE IMPACT ASSESSMENT

Unit 12, Crusader Industrial Estate

Hermitage Road, Harringay, London N4 1LZ

Proposed Change of Use from Class B8 to Class E(d) (Indoor Padel Facility)

Prepared For: Padel Excel

Prepared By: Precision Surveyors

Date: 25/02/2026

EXECUTIVE SUMMARY

This Noise Impact Assessment supports a planning application for the change of use of Unit 12 from Class B8 (Storage and Distribution) to Class E(d) (Indoor Sport and Recreation – Padel Courts).

The proposed development comprises three indoor padel courts and ancillary facilities, operating between 07:30 and 22:30, seven days per week.

All activity will occur within the existing enclosed warehouse structure. No amplified music, no external plant and no regular HGV movements are proposed.

When compared to the lawful B8 fallback position, the proposed use is not expected to give rise to greater noise impact. The development is therefore considered acoustically acceptable.

1. Introduction

This report assesses potential operational noise impacts associated with the proposed indoor padel facility and evaluates compliance with relevant standards including BS 4142:2014+A1:2019 and national planning guidance.

2. Site Description & Acoustic Context

The site is located within Crusader Industrial Estate, an established employment area characterised by warehouse, light industrial, workshop and mixed commercial uses.

The prevailing acoustic environment is typical of an industrial estate, with background noise from vehicle movements, loading operations and general commercial activity.

3. Assessment Methodology

This assessment has been undertaken with reference to:

- National Planning Policy Framework (NPPF) – Noise considerations
- BS 4142:2014+A1:2019 – Methods for rating and assessing industrial and commercial sound

A qualitative assessment approach has been adopted given the fully enclosed nature of the development and absence of external plant or mechanical equipment.

4. Existing Lawful Use – Class B8 Fallback

The lawful B8 use permits storage and distribution activities including loading/unloading, forklift movements and servicing by commercial vehicles including HGVs.

Such activities may generate impulsive and tonal noise typically assessed under BS 4142.

The proposed indoor recreational use does not introduce equivalent mechanical handling or regular heavy vehicle movements.

5. Proposed Development & Noise Sources

Three indoor padel courts with reception, four changing rooms, shop, café seating and office.

Hours: 07:30–22:30, seven days per week.

Maximum occupancy: approximately 20–25 persons.

No amplified music.

No spectator seating.

No external playing areas.

No external plant.

Primary internal noise sources include ball impact, racket strike, normal vocalisation and footfall.

6. Building Fabric & Façade Performance

The building comprises steel portal frame construction with full-height cladding panels. The warehouse envelope provides significant mass and enclosure relative to typical lightweight sports structures.

The padel courts themselves are enclosed within glazed and steel-framed structures inside the warehouse shell, providing an additional internal containment layer.

Given the industrial construction and absence of façade openings during operation, significant breakout noise beyond the site boundary is not anticipated.

7. Servicing & Deliveries

Deliveries will be limited to small van movements no more than once every two weeks for refreshments and ancillary supplies.

No routine HGV movements are proposed. Servicing activity will be materially lower than the lawful B8 fallback use.

8. BS 4142:2014+A1:2019 Considerations

BS 4142 is typically applied to assess industrial and commercial sound at residential receptors. The site is located within an employment estate and the proposed use is enclosed.

The absence of tonal plant, external mechanical equipment or regular heavy vehicle movements means characteristics commonly associated with adverse impact under BS 4142 are not present.

On this basis, significant adverse impact as defined by BS 4142 is not anticipated.

9. Proposed Planning Conditions (Noise)

If required, the following planning conditions could be imposed:

- No amplified music shall be played within the premises.
- No external plant or mechanical equipment shall be installed without prior approval.
- Deliveries shall be limited to small vans and shall not exceed one delivery per fortnight.
- All sporting activity shall take place within the enclosed building envelope.

The applicant confirms willingness to comply with reasonable planning conditions relating to noise control.

10. Assessment & Conclusion

When considering the enclosed nature of the development, the industrial estate setting, limited servicing and the B8 fallback position, the proposal is not expected to give rise to material adverse noise impacts.

The development is considered acoustically compatible with the established employment context and acceptable in planning terms.