

PROJECT REFERENCE: CA4926

PROJECT NAME: Padel at Hornsey Cricket Club

PROJECT DESCRIPTION: Erection of 4 no. padel courts at Hornsey Cricket Club

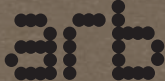
PROJECT LOCATION: Hornsey Cricket Club, Tivoli Rd, London N8 8RG

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DESIGN & ACCESS STATEMENT

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1.0 INTRODUCTION

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1.1 EXECUTIVE SUMMARY

This Design and Access Statement has been prepared on behalf of Padeltastic Limited for the full planning application for the erection of 4no. new padel tennis courts, with new hard and soft landscaping works at Hornsey Cricket Club.

Due to recent ongoing success and popularity of the padel courts at their other locations, the applicant now wishes to expand the locations of their sporting venues and have consulted with Base Architects to review the opportunities and constraints of the site at Hornsey Cricket Club, for the development of padel courts that will best support their short terms demands and long term goals.

As part of the design development process, careful consideration has been given with regards to the site's existing access provision, car parking arrangements and public facilities, noting that the site is accessed off the parking court for Hornsey Cricket Club.

The purpose of this design and access statement is to provide an introduction to the applicant and the application site, including a description of the site's local setting and surroundings and any site specific constraints to be considered. The statement will provide a detailed description of the design development process and the design concepts and principles that have been applied to the proposed development.

KEY PROJECT OBJECTIVES

- * Development of the sports and leisure offering to respond to the growing local and national popularity and demand.*
- *To ensure the short and long term sustainability and suitability of the sporting venue, responding to the inclusivity of varying needs and the health, safety and well-being of all visitors.*
- *To enhance the local community offering, through wider social engagement, facilitation of sporting clubs and events and greater encouragement towards better health and well-being*

1.2 THE APPLICANT



Padeltastic Limited are a privately held UK based company. They trade as Smash Padel from 5 existing centres across the South of the country. The business specialises in the development and operation of padel facilities nationwide and focus on developing accessible and community oriented padel centres. Founded in 2021 Padeltastic are already established in the rapidly expanding padel sector as one of the leading operators in the UK. They are recognised by the governing body (LTA) in both England and Wales as the outstanding provider of community padel. The foundation of this reputation is built on the UK's best junior program and their continued and unsurpassed investment in coaching

Padeltastic operate five centres in Bicester, Oxford, Haywards Heath, Whitstable and Cardiff with a sixth centre opening soon in Taunton. More plans are in hand to further expand across the South of the country. What all centres have in common is their ability to offer year round play at affordable pricing and the highest level of coaching. They host a variety of social events, coaching sessions, starter incentives and competitions all aimed at building social interaction, in turn leading to overall physical and mental well-being.

Padel is a rapidly growing racquet sport combining elements of tennis and squash. Typically played in doubles in an enclosed court, the tactical sport lends itself to being hugely inclusive. Padel is governed by the Lawn Tennis Association (LTA) who have been closely watching the progress of Padeltastic and their unrivalled programs. "Smash Padel Bicester" was elected as LTA Oxfordshire's 'Club of the year' in 2025. No other padel club in the country has been awarded with this prestigious county level award. The operator has also received two excellence awards from the LTA recognising their outstanding junior program and coaching. Padeltastic has over 200 young people committed to structured term-based training programs covering all skill levels from as young as 4. At under 14 and under 16 levels, 6 of the 12 juniors picked to represent Great Britain, train at Smash Padel (with the other 6 living and training in Spain).

Padeltastic bring with them to all locations where they operate, not only huge experience and professionalism but from day 1 a tangible community club feel. "Smash Padel Oxford" only lacks under cover courts to be truly exceptional.

The LTA (padel's governing body in the UK) - "Smash Padel's investment in coaching enables them to quickly bring this sport to new communities. Their coaches are well qualified, salaried, and undergo regular training to ensure they remain at the top-level. This looks like best practise in terms of how coaching should be delivered." Steve Yeardley - LTA Padel Manager

Tennis Wales (padel's governing body in Wales) - "Smash Padel are making strides at developing 'best in class' community padel venues" Matt Rutland - Development Partner, Tennis Wales

The leading independent industry publication - The Padel Paper - "Smash Padel stand out in the industry as an exceptional example of prioritising grassroots development of the sports by promoting junior participation. In a short time, they have set up excellent programmes at Bicester. These programmes are opening-up access to the sport beyond its typical ABC1 demographic and laying the foundations for its future growth."

2.0 LOCATION AND CONTEXT

2.1 THE LOCATION & CONTEXT

Hornsey Cricket Club is located on Tivoli Road, Crouch End, London N8, within a predominantly residential and suburban area in the London Borough of Haringey, and is accessed directly from the public highway via Tivoli Road. The existing site comprises well-maintained cricket pitches with associated playing square, practice nets, clubhouse and ancillary parking/play space. The clubhouse overlooks the cricket ground to the south and forms the central focus of activity for players and members alike.

The clubhouse building provides internal spaces used for both cricket and wider community activities. These include the Emmerson Room, a versatile function space with views over the lush grounds and Alexandra Palace beyond, suitable for events such as private functions, meetings and social gatherings. The clubhouse also contains a licensed bar, kitchen facilities and support spaces for players and visitors, accommodating a range of sporting and social functions that contribute to the broader community life of Hornsey.

The site is generally enclosed by a mixture of residential buildings and gardens to the north, east and west, with local green spaces and recreational amenities nearby, including Priory Park to the south-west approximately 500 m away and other open spaces within the Crouch End area. Primarily two- to three-storey residential terraces characterise the surrounding street-scape, interspersed with local services along Hornsey High Street and transport connections towards Finsbury Park and Highgate. The area benefits from high accessibility by public transport with multiple bus routes and nearby Underground and rail connections, supporting both participation in sport and community engagement.

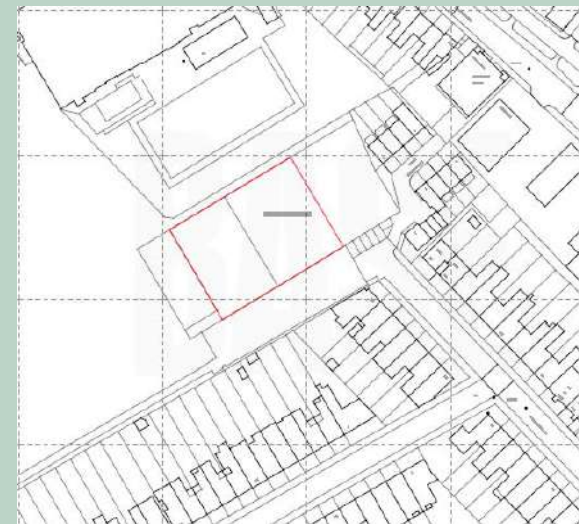
Hornsey Cricket Club plays a significant role in the local community, providing sporting opportunities across all age groups, including multiple senior teams and a growing junior cricket programme. The club has a long-standing history dating back to its establishment in 1870, and remains a valued community sporting asset within North London. Activities on the site support physical activity, social interaction and wellbeing, aligning with local planning objectives to safeguard recreational land and promote opportunities for healthy, active lifestyles within a densely populated urban area.

The site is not within a designated conservation area itself; however, it contributes to the network of open spaces and recreation grounds within the borough, and is in proximity to the Crouch End Conservation Area and other heritage assets within Hornsey. There are established green boundaries and mature trees which provide screening and define the character of the site, and these features are important considerations in any proposals to ensure the visual amenity and openness of the grounds are maintained. There are no proposals at this stage to change the established use of the land or to alter the planning use classes associated with the cricket and community activities on the site. Existing access arrangements and site functions will remain as part of the continued operation of the club.

Hornsey Cricket Club's location, accessibility and role in promoting sport and community engagement make it a valued local resource. Its continued use for cricket, recreational activities and associated social functions supports strategic objectives within the borough to protect open space, sustain community infrastructure and provide inclusive facilities for residents, visitors and clubs alike.



Aerial View



Site Location Plan (not to scale)

2.2 EXISTING MASTERPLAN

The application site at Hornsey Cricket Club primarily comprises maintained grassed playing fields associated with the existing cricket ground, together with areas of hardstanding and ancillary structures that support the club's operations. The site includes the principal cricket square, outfield areas, and peripheral spaces used for circulation, servicing, and informal activity.

Built development within the site is limited and includes the existing clubhouse and associated outbuildings. The clubhouse is positioned on the edge of the cricket pitch and is accessed via a short pedestrian path from the car park, which runs along the edge of the site and the cricket pitch. These structures are arranged to face the main playing areas and support the day-to-day operation of the cricket club.

The site is enclosed by a combination of boundary treatments. Established trees and vegetation form much of the perimeter, providing a strong landscape buffer to surrounding uses, while fencing delineates the extent of the cricket ground and separates it from adjoining land. Highgate Wood School is located to the west of the clubhouse, set behind a mature tree line, while Park Road Pools and Fitness share the boundary to the north of the existing car park and proposed padel courts, separated from the site by a substantial hedge. The site is also bordered by residential development and public open space, reflecting its location within an established urban area of London.

Access to the site is currently via existing vehicular and pedestrian entrances serving the cricket club. Vehicular access leads to on-site or adjacent parking areas, while pedestrian access is available from surrounding streets and footpaths. Internal movement within the site is informal, focused around the pavilion, playing fields, and spectator areas.

Existing Site Plan (not to scale)



3.0 DESIGN

3.1 PROPOSED MASTERPLAN

We propose the development of a premium padel facility comprising four courts on a dedicated site, designed to deliver year-round sporting enjoyment and to provide modern, inclusive sporting infrastructure for the local community.

The proposals include four professional-standard padel courts, all of which are sheltered beneath a steel-frame canopy to provide all-weather playing conditions. Each court will be finished with a green astroturf playing surface, surrounded by terracotta mat safety zones.

Surrounding areas will be laid with artificial grass within designated green zones, creating a clean, low-maintenance, and visually appealing environment.

The full site boundary will be enclosed with estate-style metal railings, balancing security with aesthetic integration into the landscape. Dedicated pedestrian and vehicle access points will be provided to ensure ease of entry and circulation throughout the site.

In addition, we are proposing the installation of a shipping container for on-site storage. The container will be externally clad in a finish consistent with the proposed pavilion, ensuring visual cohesion and integration with the overall site design.

Proposed Site Plan (not to scale)



3.2 PROPOSED PADEL COURTS

A padel court is a specialised enclosed playing area designed for the sport of padel, a fast-paced game that blends elements of tennis and squash. The standard court measures 20 metres long by 10 metres wide and is divided at the centre by a net. The perimeter is enclosed with a combination of glass panels and metal mesh fencing, allowing the ball to remain in play after rebounding from the walls, which is a distinctive feature of the sport. The back walls are typically formed of 4-metre-high glass panels, while the side walls taper from 4 metres down to 3 metres, creating a semi-enclosed yet open feel.

The playing surface will comprise artificial turf laid on a tarmac base, selected for its traction and consistent ball response.

The courts will be covered by a purpose-designed tensile canopy structure to enable year-round use. The structure will measure approximately 25 metres by 50 metres, with a 6-metre eaves height and an apex height of 9.8 metres. Adequate height is essential, as lobbing is an integral element of the game and sufficient vertical clearance supports high-quality and competitive play.

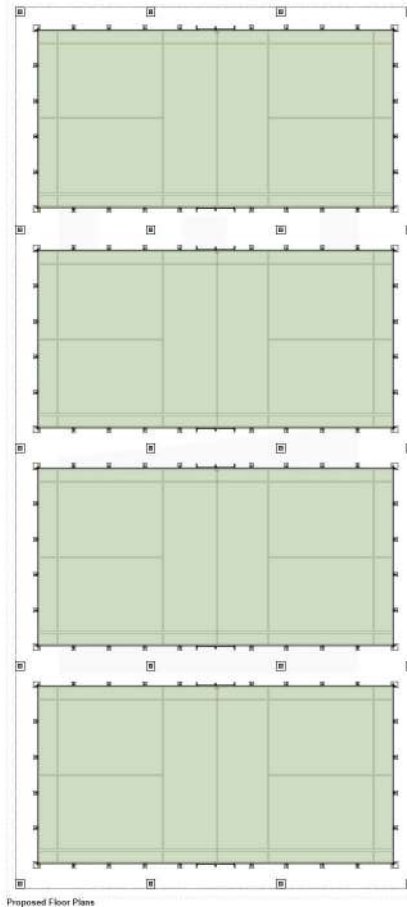
The structural frame will comprise modular aluminium portal frames with galvanised steel connection components and base plates, securely anchored into concrete foundations. The structure is designed in accordance with relevant British Standards and Eurocodes for wind and snow loading.

The roof will consist of a thermo-insulated, double-skin PVC membrane system formed of two high-tenacity polyester membranes with a pressurised air cavity between them. This insulated configuration improves thermal performance, reduces condensation and enhances internal playing conditions. The outer membrane will be white and translucent, allowing natural daylight into the facility while maintaining a bright and comfortable internal environment. The material incorporates anti-UV and anti-fungal treatments and achieves a Euroclass B-s2-d0 fire classification.

The side elevations will be part clad with 40mm insulated sandwich panels to approximately 3 metres below eaves level, providing weather protection while maintaining an open sporting character above. Integrated guttering and downpipes will manage rainwater runoff.

LED lighting will be incorporated within the canopy to facilitate evening and winter use.

The applicant is an established operator seeking to build on the success of its existing facilities, particularly its junior programmes. The scale and design of the canopy have been carefully developed to ensure durability, compliance with governing body guidance and the delivery of a high-quality, year-round sporting facility capable of hosting regional and national competition.

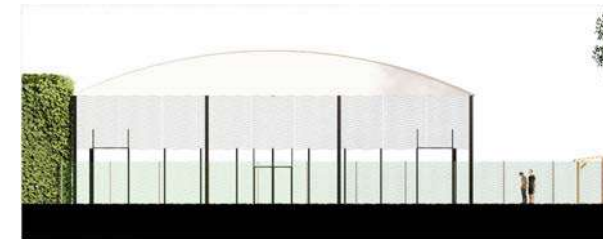


Proposed Floor Plans

Padel Court Floor Plans (not to scale)



Padel Court Elevations (not to scale)



Padel Court Elevations (not to scale)

3.3 IMPACT ASSESSMENT

Lighting

Lighting on the all-weather courts significantly enhances usability by enabling extended play after dark, improving safety, and supporting both recreational and competitive sports, particularly during winter evenings. While external lighting can sometimes raise concerns regarding light spill to nearby homes or natural areas, our proposed design incorporates several key measures to prevent this.

The courts will be illuminated using LED luminaires with precision optics that direct light downward onto the playing surface rather than outward, avoiding traditional floodlight overspill. In addition, the steel-frame canopy over each court will further contain and reduce any potential light escape. These measures ensure that the courts are fully lit for play while minimizing impact on neighbouring properties.

With this approach, we are confident that lighting will not be a concern, allowing the facility to offer extended, safe, and high-quality use for sports clubs, schools, and the wider community.

Acoustics

Padel courts can produce some noise, primarily from balls striking glass walls and rackets. However, it is important to note that planning consent already exists for four courts on this site without canopies, and at that time the anticipated noise levels were deemed acceptable. With the addition of the proposed canopies, any noise generated will be further contained within the courts, reducing potential impact on neighbouring properties.

The closest neighbouring property to the north-east is 25 meters from the courts. Two hedges will be planted: one along the boundary of the courts and another along the outer site boundary, which coincides with the neighbour's boundary line, providing additional sound buffering. The nearest property to the south-west is 30 meters away, in line with LTA recommendations for court siting.

These measures, combined with careful monitoring and the promotion of considerate play through signage, will ensure that noise levels remain acceptable and that the courts provide a high-quality sporting facility for the local community.



Proposed Site Development - Aerial View



Proposed Site Development - Aerial View



Proposed Padel Courts- South East View



Proposed Padel Courts - Southern View

3.5 ACCESS AND HIGHWAYS

The site will be accessed via an existing car park at Hornsey Cricket Club, with entry to the site provided through the new pavilion/reception building, which will serve as the main point of arrival. Utilising this route ensures a clear, convenient, and legible approach to the proposed padel courts and avoids the need for additional hardstanding.

Users will access the padel courts directly from the adjacent car park via the new pavilion/reception, providing a straightforward connection to the courts without the need for separate pedestrian pathways. Pedestrian circulation will be provided around the padel courts, incorporating terracotta mat safety zones to enhance user safety and ease of movement within the court environment.

The padel courts will be enclosed with estate rail boundary fencing, creating a secure yet visually unobtrusive perimeter that integrates appropriately with the character of Hornsey Cricket Club and the surrounding open space.

A paved terrace area will be provided outside the new pavilion/reception building, serving as an informal social and viewing space for users and spectators.



3.6 DRAINAGE

Based on the anticipated ground conditions and the proposed drainage strategy, it is demonstrated that surface water arising from the development can be managed sustainably within the site. The use of permeable paving and infiltration drainage is expected to be viable and capable of accommodating a 1 in 100 year storm event, including an appropriate allowance for climate change, without increasing flood risk on or off site. Should infiltration prove infeasible, a robust alternative attenuated drainage solution is proposed, restricting discharge to greenfield run-off rates. Accordingly, the development is considered to be fully compliant with SuDS principles and national planning policy, with safe exceeding routing provided in extreme events

3.7 Preliminary Ecological Appraisal & BNG Report

The proposed development at Hornsey Cricket Club, Tivoli Road, London, N8 8RG, is located on existing hardstanding tennis courts. Several existing trees on the site, as shown on the proposed block plan, will be retained, maintaining landscape character and providing habitat value. A large existing hedge along the northwest boundary will also be preserved, and new hedges, approximately 1.5–2 m in height, will be planted along the northeast boundary. These new hedges will provide screening and sound attenuation for neighbouring properties while contributing positively to biodiversity on site.

Although opportunities for further on-site ecological enhancements are limited due to the existing hardstanding and spatial constraints, the retention of existing vegetation, combined with the proposed planting and careful site management, will ensure the development delivers environmental benefits wherever feasible, in line with national planning policy.

4.0 CONCLUSION

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The proposed development of four padel courts and an associated new pavilion at Hornsey Cricket Club, Tivoli Road, London represents a high-quality and sustainable enhancement to an existing community sports facility. The scheme responds to growing demand for inclusive and accessible sports provision, delivering significant health, well-being, and social benefits for the local community in accordance with the objectives of the Haringey Local Plan and London Plan policies, which seek to protect and enhance recreational land, promote active travel, and support healthy, inclusive neighbourhoods. The proposal complements the existing use of the site as a valued sports hub, broadening participation across age groups and abilities while supporting the long-term viability of Hornsey Cricket Club and associated community activities.

The design has been carefully developed to integrate sensitively within its context, respecting neighbouring amenity and ensuring that access, parking, and circulation function safely and efficiently. Users will access the courts directly via the new pavilion/reception building, providing a clear and convenient point of arrival from the existing car park. Pedestrian circulation around the courts will be safe and legible, incorporating terracotta mat safety zones, and the courts will be enclosed with estate rail boundary fencing, providing a secure yet visually unobtrusive perimeter.

Potential environmental and amenity impacts have been addressed through supporting technical assessments, including detailed consideration of noise, lighting design to control light spill, and sustainable drainage measures in line with SuDS principles.

Overall, the proposal accords with Haringey's planning policies relating to sports provision, urban design quality, environmental sustainability, and community well-being. It delivers clear public benefits, mitigates potential impacts, and represents an appropriate, policy-compliant form of development.

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