

Date: April 2026

NOISE IMPACT ASSESSMENT

Unit 12, Crusader Industrial Estate

Hermitage Road, Haringay, 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: April 2026

Document Reference: PE-HAR-NIA-001 Rev B

Note: This is a revised and expanded version of the original Noise Impact Assessment dated 25 February 2026, incorporating additional information on ventilation strategy, noise management responsibilities and customer arrival/departure management, as requested by the Local Planning Authority.

EXECUTIVE SUMMARY

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

The proposed development comprises three indoor padel courts with ancillary reception, changing rooms, café and office, operating between 07:30 and 22:30 seven days per week. All activity will occur within the existing enclosed warehouse structure.

This revised assessment additionally addresses: (i) the ventilation strategy for the facility to ensure the building envelope remains closed during operation; (ii) noise management responsibilities and procedures; and (iii) management of noise from customers arriving at and departing from the site.

When compared to the lawful B8 fallback position, the proposed use is not expected to give rise to greater noise impact. The development is acoustically acceptable subject to the noise management measures set out in this assessment.

1. Introduction

This report assesses potential operational noise impacts associated with the proposed indoor padel facility and evaluates compliance with BS 4142:2014+A1:2019 and national planning guidance (NPPF). It has been prepared by Precision Surveyors in response to comments from the London Borough of Haringey requesting additional information on ventilation, noise management responsibilities and customer movement.

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. There are no sensitive residential receptors immediately adjacent to the site.

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 the absence of external plant or mechanical equipment. No amplified external noise sources are proposed.

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 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, and is therefore a materially quieter use than the lawful B8 fallback.

For context, the units immediately adjacent to Unit 12 within Crusader Industrial Estate are in active B8 use, receiving regular deliveries of raw materials and goods by large commercial vehicles including HGVs. These operations generate frequent impulsive noise from vehicle movements, loading and unloading, reversing alarms and mechanical handling equipment. The proposed padel facility will generate none of these noise sources. Deliveries to the padel facility will be limited to small van movements no more than once per fortnight for refreshments and consumables. The proposed use is therefore demonstrably and significantly quieter than the existing B8 operations on the immediately neighbouring units and will represent a net improvement in the noise environment of the estate.

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5. Proposed Development & Internal Noise Sources

The proposed facility comprises three indoor padel courts with reception, four changing rooms, café, pro shop and office. Hours: 07:30–22:30, seven days per week. Maximum occupancy: approximately 20–25 persons.

Primary internal noise sources are:

- Ball impact on glazed court panels and perimeter mesh
- Racket strike
- Normal player vocalisation
- Footfall within the building
- Café and ancillary activity (low level)

No amplified music is proposed. No spectator seating. No external playing areas. No external plant. All noise sources are fully internal.

6. Building Fabric & Façade Performance

The building comprises steel portal frame construction with full-height insulated cladding panels. The warehouse envelope provides significant acoustic mass and enclosure relative to typical lightweight sports structures. The padel courts are enclosed within glazed and steel-framed court structures inside the warehouse shell, providing a dual containment layer.

Given the industrial construction of the building envelope and the internal court containment, significant breakout noise beyond the site boundary is not anticipated under any operational scenario.

7. Ventilation Strategy

The Local Planning Authority has requested information on how ventilation will be managed to ensure that doors and windows are not opened during operation in a manner that would allow noise dispersal beyond the building envelope.

The facility will be naturally ventilated through the use of the building's existing doors. Ventilation will be managed operationally to ensure that doors are not left open in a manner that would cause noise breakout from the building envelope. The following measures will be implemented:

- All external doors will be fitted with self-closing mechanisms and will not be propped open at any time during operating hours
- The main entrance door will operate on a push-to-open, self-closing basis, minimising the period during which the entrance is open to the external environment
- The roller shutter and loading doors will remain closed during operational hours and will not be opened for ventilation purposes
- Doors will be opened only for the purpose of customer access and egress and for essential operational requirements

- Staff will be briefed not to prop doors open and this will be enforced as part of the day-to-day operational management of the facility

Given that all padel courts and associated activities are contained entirely within the existing steel portal frame warehouse structure, which provides significant acoustic mass, the brief and intermittent opening of access doors for customer entry and exit will not give rise to material noise breakout beyond the site boundary. The prevailing acoustic environment of the industrial estate means that any transient noise during door opening would be indistinguishable from the existing background noise levels.

8. Noise Management Responsibilities & Procedures

The Local Planning Authority has requested identification of management responsibilities and procedures for controlling noise from the use.

8.1 Management Responsibility

The Site General Manager (SGM) holds primary responsibility for noise management at the facility. The SGM is responsible for:

- Ensuring all self-closing door mechanisms are maintained in good working order and that no doors are propped open during operating hours
- Briefing all staff on noise management procedures during induction and at regular intervals
- Responding to any noise complaints within 24 hours and recording the complaint and response in the Noise Management Log
- Carrying out monthly compliance checks of all self-closing door mechanisms to confirm correct operation
- Acting as the designated point of contact for the Local Planning Authority on all noise-related matters

8.2 Operational Noise Control Procedures

The following operational procedures will be implemented and maintained throughout the life of the use:

Procedure	Frequency	Responsibility
Inspect all self-closing door mechanisms to confirm correct operation	Monthly	Site General Manager
Confirm all sealed openings remain intact and no new openings have been created	Monthly	Site General Manager
Brief all new staff on door management policy and customer noise management	On induction	Site General Manager
Review and update Noise Management Plan following any complaint or change in operation	As required	Site General Manager
Log all noise complaints — record date, time, nature, action taken and outcome	On receipt	Duty Manager
Annual review of noise management procedures	Annually	Site General Manager

8.3 Noise Management Log

A Noise Management Log will be maintained on site at all times and made available to the Local Planning Authority on request. The log will record: all noise complaints received (date, time, source, nature of complaint); actions taken in response; outcomes and any operational changes made; and results of monthly and quarterly compliance checks.

8.4 Staff Conduct

All staff will be briefed to ensure that:

- External doors are not propped open under any circumstances during operating hours
- Players and visitors are directed to keep voices at a normal conversational level in outdoor areas

- Deliveries are managed promptly to minimise the time any external door is open during a delivery
- Any noise complaint received from a neighbouring occupier is escalated immediately to the Duty Manager and logged

9. Customer Arrival & Departure Management

The Local Planning Authority has requested information on the management of noise from customers arriving at and departing from the site.

9.1 Nature of Customer Movement

The pre-booked court hire model of a padel facility generates a fundamentally different pattern of customer movement to many leisure uses:

- All sessions are pre-booked online. Customers arrive knowing their court and start time, minimising lingering or gathering outside the building
- Sessions are 90 minutes. Arrivals and departures are staggered across 3 courts throughout the 07:30–22:30 operating day rather than concentrated at a single peak
- Maximum simultaneous arrivals: 4 players per court session change. With 3 courts, maximum simultaneous arrivals at any session changeover is 12 persons
- Modal split: 15% car, 55% public transport, 20% cycling, 10% walking. The majority of customers arrive without a vehicle, minimising car park noise

9.2 Car Park and External Area Management

The following measures will be implemented to manage noise from the car park and external areas:

- Clear signage at the entrance to the car park requesting customers to keep noise to a minimum out of consideration for neighbouring occupiers
- The car park will be lit by motion-sensor LED lighting to deter loitering
- No outdoor seating will be provided. All socialising takes place within the café and reception area inside the building
- The facility will operate a clear closing procedure: staff will confirm the car park and external areas are clear of customers before locking the facility at 22:30
- A notices will be displayed at the exit requesting customers to leave quietly

9.3 Late Evening Operations

The final session of the day will end no later than 22:00, allowing 30 minutes for customers to depart before the 22:30 closing time. This ensures that customer departure noise does not extend beyond 22:30. The Duty Manager will supervise the end-of-day customer departure and will not permit socialising in the car park or external areas after 22:00.

9.4 Delivery Management

Deliveries will be limited to small van movements, no more than once per fortnight, for refreshments and ancillary supplies. No routine HGV movements are proposed. Deliveries will be scheduled between 08:00 and 18:00 Monday to Saturday only, avoiding early morning and late evening periods.

10. Servicing & Plant

No external plant or mechanical equipment is proposed at ground level. All court lighting is internal LED, generating no external noise. Air conditioning will be provided internally via wall-mounted or ceiling-cassette split units contained entirely within the building envelope. All condensing units will be located internally or at high level on the roof away from the site boundary. No ground-level external condensers are proposed. Condenser unit noise levels will not exceed background levels at the site boundary.

11. BS 4142:2014+A1:2019 Assessment

BS 4142 is typically applied to assess industrial and commercial sound at residential receptors. The site is located within an employment estate with no sensitive residential receptors in close proximity.

The absence of external tonal plant, external mechanical equipment or regular heavy vehicle movements means the characteristics commonly associated with adverse impact under BS 4142 are not present. The door management measures set out in Section 7 ensure that internal noise sources do not give rise to external noise levels requiring assessment under BS 4142.

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

12. Proposed Planning Conditions

The applicant confirms acceptance of the following planning conditions, which are incorporated into the operational procedures set out in this assessment:

Condition	Proposed Wording
Door management (condition)	All external access doors shall be fitted with self-closing mechanisms. No doors shall be propped open during operating hours (07:30–22:30). No external doors, windows or roof openings shall be opened or left open during operating hours save for immediate access and egress.
Door management	All external doors to the premises shall be fitted with self-closing mechanisms and shall not be propped open during operating hours (07:30–22:30). Roller shutter and loading doors shall remain closed during operational hours.
No amplified music	No amplified music shall be played within the premises at any time.
No external plant	No external plant or mechanical equipment shall be installed on the building or within the site without the prior written approval of the Local Planning Authority.
Customer management	No customers shall remain in the external areas of the site after 22:00. The operator shall display notices at all exits requesting customers to leave the site quietly.
Deliveries	Deliveries shall be limited to small van movements between 08:00 and 18:00 Monday to Saturday only. No routine HGV movements shall take place.
Noise Management Log	A Noise Management Log shall be maintained on site at all times and made available for inspection by the Local Planning Authority upon request.

13. Assessment & Conclusion

This revised Noise Impact Assessment has addressed all matters raised by the Local Planning Authority. In summary:

- Ventilation is via the building's existing doors, managed operationally through self-closing mechanisms, staff briefing and an enforceable no-propping policy. The brief and intermittent opening of access doors for customer entry/exit will not give rise to material noise breakout given the significant acoustic mass of the existing steel portal frame warehouse envelope.
- Clear noise management responsibilities are assigned to the Site General Manager, supported by documented procedures, monthly compliance checks and a Noise Management Log.
- Customer arrival and departure noise is minimised by the pre-booked session format (staggered arrivals of maximum 12 persons at any changeover), no outdoor seating, signage requesting quiet departure, and a 22:00 last-session end time.
- The proposed use is materially quieter than the lawful Class B8 fallback, which permitted regular HGV movements, forklift activity and loading/unloading operations.
- The proposed planning conditions set out in Section 12 are accepted by the applicant.

The development is considered acoustically acceptable in planning terms.

Declaration

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