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Adam,

HGY/202/0671 – THE HORNSEY CLUB, TIVOLI ROAD, HORNSEY

Further to the above application for planning consent for the development of 4 covered padel courts I wanted to provide a little more information in response to some of the comments received from local residents. There have been a lot of comments in support of the application but some voices of concern.

Firstly, I have attached a letter from the landlord (Hornsey Cricket Club) providing some excellent context as to the history and the importance of Hornsey Cricket Club to the local area. They have been part of this community for a significant time and the proposed development is integral to their financial success, ensuring their survival in the community for some time to come.

The approach taken when preparing the application was predicated on the precedent of the existing consent for 4 uncovered courts, but taking into account the real and perceived differences.

- Introduction of canopies and the pros and cons
- The addition of a pavilion and storage facility and the pros and cons
- Hours of operation
- Lighting

Canopies

We accept the most difficult of these from the Council's point of view will be the introduction of canopies and the effect this may have on the MOL in which the site sits. The reason for introducing canopies when the existing consent does not have any is in the main, in order for the operator to make available the most court time possible to members and the local community. The average number of days lost to rain every year in London is significantly less than the national average but it is still 109 days per year. Playing padel in the rain can be dangerous on artificial turf and therefore a responsible operator will be forced to restrict the availability of the courts.

The applicant runs the UK's best and most lauded youth training programmes. The key to youth programmes is continuity. Ensuring that participants have regular weekly or bi-weekly sessions helps them to build discipline and improve their game in a measured and planned way. This cannot be done when the sessions are at risk of cancellation due to weather constraints.

Padel is a sport that can be played indoors or outdoors. When courts are built outdoors, we believe they fall within acceptable development in an MOL. The introduction of canopies, we know, is what potentially take this away from being acceptable to requiring a very special circumstance argument in order to be granted consent. The Planning Statement attempts to make this argument and I have also provided you with an additional document detailing how the applicant goes over and above most other operators to ensure that health and well-being is at the heart of their business. Their model and actions assist local Councils to meet their targets for participation and healthy communities. If there are any additional strategies that the Council would like the operator to assist with achieving Council targets, we would be delighted to discuss and formulate a plan.

The courts have been designed to attempt to retain a feeling of openness in order to comply with the rules of the MOL. The courts to be used would be panoramic courts, meaning that there are fewer steel breaks between the glass panels to provide this more open feeling. The roofs of the canopies are proposed to be white to blend in with the sky but we are happy to discuss colour with the Council should white not be deemed appropriate. There is proposed to be a mesh curtain running from the eaves of the canopy, down about 3m all the way around the perimeter of the courts. This would be green in colour, to best blend in with the surrounding cricket pitches.

There have also been a number of comments from residents and particularly users of the adjoining lido who are concerned with the potential shading impact that the 9m high canopies might have on their use of the outdoor facilities at the lido. However, the boundary separating the lido from the proposed development site is lined with a thick tree line and these trees are approximately 9m high themselves. The proposed canopy therefore will not be any higher than this. I have attached a drawing from our architect to show that the canopies will not have any effect on the lido itself.

The canopy is designed with the apex in line with the middle of the courts and it curves down to the sides to a measurement at the eaves of approximately 6m. The orientation has been set to ensure that the eaves are the points closest to the lido and local housing, ensuring the least intrusiveness. At the tallest point, the canopy will be 10m from the boundary with the lido.

Pavilion and Storage Facilities

This is something not included in the existing consent. We believe the reason for this is that the original operator had intended to run a very different model from the applicant. A lot of operators run unmanned facilities whereby players book a court time on line, get given a code to enter the facility and play. There would be no need for any facilities.

The applicant however runs a fully staffed model. There would be full time and part time staff on site at all times including qualified coaches. We want to create a club atmosphere and become part of the community rather than just a facility. For this we need an area to welcome players, deal with bookings, debriefs of coaching sessions etc. Having staff onsite during all hours of operation also provides great security and curbs any potential anti-social behaviour. A staffed model, I am confident would be welcomed by local residents for this reason.

The proposed pavilion also provides toilet facilities, ensuring these are available, rather than depending on the cricket club pavilion which will not be open all of the hours that the padel club intends to be. Some residents comments were in favour of this, others thought it overkill because of the cricket club pavilion. In our opinion, it is a small area on a disused hardstanding former tennis court and allows the applicant to run a centre that can be enjoyed by all.

Hours of Operation

The existing consent has hours of operation from 8.00am – 8.00pm 7 days per week. The proposed development requests 8.00am – 10.00pm 7 days per week. The applicant runs 5 centres across the South of the country with a 6th to open in June. Their experience has been that highest demand comes in the evenings. Players work or have other responsibilities during the day and the evening or weekends is their only time that they can get on the court. Having the courts open until 10.00pm will help the club to succeed in fulfilling the promise of providing supply to an area with latent demand for his growing sport.

Lighting

The proposed development includes court lighting and this is set out in our plans and DAS. They will be LED lights attached to the underside of the canopy structure. They will be directional as opposed to floodlights, pointing directly down to the courts. The canopy itself will assist with the mitigation of lightspill outside of the court area. The lights are essential for play in the hours of darkness especially in the winter months.

In the existing consent, it is confusing as to whether lighting is included. There is nothing on their plans but there is mention of court lighting in their Planning Statement. The comments back from the Environmental team, as set out in the Officers Report does touch on this confusion, and the consent itself stays silent on the matter.

Our reading is that the existing consent does allow court lights during the hours of operation, in the hours of darkness.

Other Issues raised by residents

Parking – The application drawings do not show the actual number of existing or proposed car parking spaces. The car park to be used by the applicant is a shared car park with the Cricket Club and the car park itself is outside the red line demise of the padel courts and therefore outside the scope of the application. However, if further clarity is required on this we can produce these plans. A Transport Statement was submitted with the application. There were comments back from your Transport department and these have been responded to by our transport consultant and this is attached to this letter.

The existing consent was granted for four courts. Our application, similarly is for four courts. The differences in the applications as listed above, have no impact on the number of parking spaces required, therefore there is a precedence set for accepting that the current car parking allocation is sufficient for a four court scheme.

Also in the applicants experience of running 5 other successful centres, we expect a significant proportion of players to arrive to the site by foot or on bikes.

Inconsistencies on the Hours of Operation – The application states the hours of operation to be 8.00am – 10.00pm 7 days per week. Two consultants reports, namely the Transport Statement and the Acoustic Report suggest hours of operation to be 8.00am – 8.00pm. This is incorrect. The responses by our transport consultant deals with this inconsistency.

Noise – Noise is always a concern for applications for the development of padel courts. Again I would point to the fact that there is a consent for 4 courts and that sets a precedence as we are not looking to build any more than 4. Therefore the noise level is comparable. An Acoustic Report was commissioned and because the proposed development was positioned slightly differently than the existing consent, we found that the results of this report, when compared to the Acoustic Report prepared for the existing consent, shows the impact on neighbours from a noise perspective was lessened.

Neighbours also may have their opinion blighted by the noise that emanated from the two temporary courts that were previously on the site. Temporary courts are notoriously noisier than permanent courts. The temporary nature of the structure and lack of proper concrete fixing into the ground causes this louder game play noise. The proposed courts will be permanent in nature. That said, we note that there was a condition on the existing consent to say that in the event that the padel club stops operating, the courts must be removed and should a similar condition be imposed, this is something that we can accept. Whilst the

proposed courts will be permanent, nothing is so permanent that it cant be removed and the area put back to hard standing. We do not however believe that putting it back to tennis courts should be conditioned. The area has not been used as tennis courts for some time, the area has gone into disrepair, evidencing that there is no demand for traditional tennis in this location.

External Lighting – There will be some need for external lighting around the pavilion just to ensure safe passage for players from courts to pavilion in the hours of darkness. These lights will be minimal and we are open to collaboration with the council on a design that works for all.

I hope this provides some context and answers some of the concerns shown by some of the local residents.

Kind regards

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