

Agenda item:

Alexandra Palace & Park Advisory Committee On 16 October 2007

Report Title: **HERITAGE LOTTERY LANDSCAPE DEVELOPMENT PROJECT UPDATE**

Report of: **Mark Evison, Park Manager**

1. Purpose

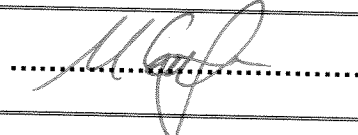
1.1 To inform the Committee of the progress of the park project.

2. Recommendations

2.1 That the Committee notes the report.

2.2 That the Committee notes the Heritage Lottery Fund Schedule of Works 2007

Report Authorised by: **Mark Evison, Park Manager:**



Contact Officer: **Mark Evison, Park Manager, Alexandra Park & Palace Charitable Trust, Alexandra Palace Way, Wood Green N22 7AY. Tel No. 020 8365 2121.**

3. Executive Summary

3.1 The project is now in its final stage, the approach roads should be complete by mid November, some direct expenditure items remain to be completed and this will be achieved before the end of the project in December 2007.

3.2 The newly opened park facilities have reported a successful summer season.

4. Reasons for any change in policy or for new policy development (if applicable)

4.1 N/A

5. Local Government (Access to Information) Act 1985

5.1 No specific background papers were used in compiling this report.

6. Description

- 6.1 The replacement of the failed anti-skid coating at the Bedford Road entrance has been completed.
- 6.2 The Grove Café and Lakeside Café both opened in June and have reported a successful summer despite the indifferent weather.
- 6.3 The operator of the Grove Café wishes to add a covered seating area for the winter period. He would also like to add low level railings to define the seating area of the café, and a taller fence to provide security at the rear.
- 6.4 The Lakeside Café operator is also proposing some changes.
- low level railings in order to provide a safer seating area adjacent to the lake. The railings would also exclude dogs from part of the seating area;
 - reinforced glass panels to act as a wind break for the covered seating area;
 - installation of a retractable awning on the front of the building (facing the lake).
- 6.5 It is expected that both proposals will be submitted to the Planning Authority shortly.
- 6.6 The boating facility was opened by Bluebird Boats Ltd on 28 July 2007 and has proved very popular. Bluebird Boats intend to operate at weekends up to and including the October half term.
- 6.7 Unfortunately the Pitch and Putt course remains closed. The new putting greens did not establish in time to open the course this summer. Maintenance will continue over the winter and the operator, Golfwise, will fit out the kiosk in February 2008 in time to commence their operation in March.
- 6.8 The final items of the Heritage Lottery Funded Project have now been ordered. These include:
- resurfacing of various paths around the park;
 - tree works to West Slope Aboretum;
 - replacement of various gates and litter bins (including a trial of recycling bins);
 - horticultural works in the Grove, Rose Garden and at Main Entrances
 - new finger signs and information panels;
 - replacement bus shelter in the paddock car park;
 - repair and repaint South Front Steps.
- 6.9 Haringey Council Highways have prepared the costs for the engineering works at the park approach roads. The details displayed at the last meeting were also sent out to 167 addresses for consultation.

- 6.10 Ten responses were received and the main comments were regarding the loss of four parking spaces at the Muswell Hill entrance and improvements for cyclists. The comments were considered but did not warrant changes to the scheme.
- 6.11 The Information Centre in the Grove has been open on Tuesdays and Thursdays since 26 June 2007. 103 visitors were logged up to 1 October. The Friends of Alexandra Park and the Muswell Hill & Fortis Green Association provided volunteers for some of those sessions, and are hoping to extend the opening hours.
- 6.12 Appendix A shows the Heritage Lottery Schedule of Works. The original document was produced in 2003 and an updated version is attached. It shows the current position of the project including any variations from the 2003 plan.
- 6.13 The Section 106 award for tree planting to screen the new Thames Water treatment works has been paid to Haringey Council. The trees have been ordered and are due to be planted in late November.
- 7. Summary and Conclusions**
- 7.1 n/a
- 8. Recommendations**
- 8.1 That the committee notes the report.
- 8.2 That the committee notes the Heritage Lottery Fund Schedule of Works 2007.
- 9. Legal and Financial Implications**
- 9.1 The Acting Director of Finance and the Trust's Solicitor have been sent copies of this report.
- 10. Equalities Implications**
- 10.1 n/a
- 11. Use of Appendices/Tables/Photographs**
- 11.1 Appendix A – Heritage Lottery Fund Schedule of Works 2007.

HLF SCHEDULE OF WORKS 2007

Ref.	Schedule of Work	Status ✓ = complete	Comment
The Grove			
1.1	Entrance: Minor improvements to surfaces and site furniture.	✓	
1.2	General tree surgery/works throughout Grove. To include suitable replacement trees.	✓	
1.3	Refurbish/rebuild parks yard on reduced area (providing space for possibility of future educational site).	✓	
1.4	Renovate all existing shrub planting as and where necessary, (cutting back, ameliorating soil, replanting as required, etc.). Approx. total area 2800 sq.m. Renovate 30% of total.	✓	
1.5	Create new shrub and herbaceous plant beds in typical Regency garden style around central lawn.	Omitted	Considered inappropriate and likely target for vandalism
1.6	Upgrade existing Grove Café. Including refurbishment of toilets and new external canopy.	Variation	Café completely rebuilt and new outdoor sitting area
1.7	New interpretation board.	Not done	Information board and map installed at entrance
Grove car park			
2.1	Make minor repairs to car park surfacing and apply wearing course of bound gravel.	✓	Completely resurfaced
2.2	Break out unsuitable edging and hard landscape elements around car park (brickwork, concrete, etc.)	✓	
West slope			
3.1	Investigate creation of pedestrian link around north side of palace.	Omitted	Practical and land ownership reasons
3.2	Implement long term strategy to rationalise 'arboretum' planting. To include selective felling of undesirable/inappropriate trees to open selective views from palace.	Part complete	Could continue (not a major project)
Playground area			
4.1	Existing playground rationalised and redesigned.	✓	
4.2	Carry out tree and shrub renovation works/surgery as required.	✓	
4.3	Improvements to new roller skate/skateboard area	✓	
Additional		New toilets provided	Electrical connection due.
Additional		Replace playground gates	Due November 2007
Boating lake			
5.1	Removing silt to improve water quality. Depositing of de-watered silt within the curtilage of the Park.	✓	
5.2	Rationalise railings around boating lake area. Remove inappropriate types and replace with more appropriate styles. Where possible reuse existing hoop top rails around planted areas. Install new railings where appropriate. Approx. measurements.	✓	

5.3	Carry out tree works to whole area, cutting back dead, dying or damaged wood. Enhance selected views to north and east by careful pruning of trees.	✓	
5.4	Carry out full renovation of all shrub planting around lake and islands. Cut back dead, dying or damaged planting, ameliorate soil. Replant with new as required with suitable species.	✓	Temporary fences added as ducks are eating new plants.
5.5	Reseed all bare grass areas. Decompact, ameliorate soil and reseed. Allow for temporary fencing.	✓	
5.6	Café/toilet buildings with fully upgraded facilities.	✓	
5.7	Upgrade boating facilities. To include new decking edge to lake, boat mooring and storage facilities, ticketing and supervision. (New boats to be provided by franchise).	✓	
Football field			
6.1	Extension of Animal Enclosure, to take up part of this area. Extension to include all suitable fencing, signage, housing, equipment, landform, planting as required by animals enclosed within.	Omitted	New deer enclosure constructed rear of Alexandra Park Road Nos 290 - 318. Extension to be considered in the future.
6.1.1	New all-in-one animal shelter/stable/staff room and feed store structure and feeding equipment.	✓	
6.1.2	Concrete hard standing.	✓	
6.1.3	Water, electricity and food drainage water.	✓	
6.1.5	Remove and reuse existing chain link fence.	✓	
6.1.6	New 2.4m high chain link/welded mesh fence.	✓	
6.1.7	New double leaf 2.4m high welded mesh gate	✓	
6.1.8	New 1.2m high timber post and 3 rails fence with welded mesh	✓	
6.1.9	New 1.8m high chain link/welded mesh fence to deer enclosure.	✓	
6.1.10	New double leaf 1.8m high welded mesh gate.	✓	
6.1.11	Water supply and feeding trough to new deer enclosure	✓	
6.1.12	Tree protection	✓	
6.2	Carry out any necessary tree works to maintain area as clear open space for informal recreation. Cut back dead, dying or diseased wood.	✓	
North east slope			
7.1	Reinstate former ski slope to parkland. Cart all unwanted materials to tip, ameliorate soil condition, decompact, reseed with suitable grass/flora mix and plant scattered clumps of suitable parkland trees. Allow for temporary protective fencing.	✓	
7.2	General tree works	Omitted	On-going park management

Rose Garden		
8.1 Fully restore fountain to working order, making repairs stonework, pump, pump housing, water supply, etc.	✓	Pump is working – pipes to be cleared and filters installed November 2007
Additional	Replant two empty rose beds	Due November 2007
Royal Ordnance Corps site		
9.1 Carry out tree works to mature woodland trees. Maintain filtered views through selective pruning.	Omitted	To be managed to increase biodiversity as regular part of park management
South slope		
10.1 ATC returned to open parkland and incorporated into redesigned Pitch & Putt course. Earthworks to accommodate spoil from different redesigned areas of the site including arisings from the lake.	✓	
10.2 Return pitch and putt course to open parkland. Save fencing for re-use. Minor releveling and reseeding.	✓	
10.3 Extension of Pitch & Putt course over former ATC site and upgrade of the existing facilities.	✓	
10.4 Perimeter 1m high timber picket fence to match existing.	✓	
10.5 New ticket office, toilet and basic refreshment facilities	✓	
10.6 Carry out tree works where necessary, removing dead, dying or diseased wood. Implement long term management programme to allow for selected filtered views between palace and racecourse and beyond to the south. Base planting character on late 19th c. plans. Allow for selective transplanting of some memorial trees to provide the views. Tree surgery £7,500. Tree moving, say 100No. trees £4,000. Allowance for ground reinstatement £2,500.	Complete except for transplanting	Trees were too big to move within budget
10.7 Reinststate high quality ornamental shrub/herbaceous display beds along slopes immediately to south of palace based on McKenzie's plans and using appropriate plant species.	✓	New bedding displays planted June 2007.
10.8 Repair cycleway. Cycleway partly re-routed extended and upgraded, to follow McKenzie original path layout.	✓	
11.0 Bedford Road entrance: Full upgrade of whole entrance area (including signage, surfaces, edges, furniture, railings, etc.)	Part complete	Works due October 2007 Haringey Council
11.1 Clearance of signage, furniture etc.	✓	
11.2 Break up surfaces and reuse within the Park as hardcore for new parking.	✓	
11.3 Realign car parking and footway.	✓	
11.4 Soft landscape.	✓	
11.5 Repair and part remove all retaining walls and railings.	✓	
11.6 Remove Gantry.	✓	

11.7 Carry out renovation works to trees and shrubs around the entrance area. Cut back where necessary removing dead, dying and diseased wood, replanting if required.	✓	
Lower Road		
12.1 Carry out repairs to base course and wearing course of Lower Road as required. Apply bound gravel wearing course (Addagrip or similar).	✓	
12.2 Carry out minor repairs to stone kerbs.	✓	
12.3 Cut back encroaching trees and shrubs.	✓	
12.4 Remove old fencing posts, etc. from within the oak hedgerow.	✓	
12.5 Create an overflow car park along Lower Road, using hoggin based reinforced grass with drainage. Use the excess topsoil within the park boundary. Hoggin from on site source.	Omitted	Not required – enough parking provided on site.
Paddock and fairground car parks		
13.1 Make repairs to Paddock car park surfacing (base course if necessary). Apply tar spray and chip wearing course.	✓	
13.2 Make minor repairs to Fairground car park surfacing (and base course if necessary). Maintain as more informal loose gravel car park.	✓	
13.3 Make repairs to car park edging.	✓	
13.4 Carry out renovation works to trees and shrubs around carparks and in buffer areas	✓	
13.5 Allowance for replacement barriers, bollards in sturdy timber style (e.g. Woodscape).	✓	
13.6 Replace existing bus shelter with new and more appropriate simple design.	To be completed by AP	Due November 2007
13.7 Allowance for new directional signage	To be completed by AP	Due November 2007
Create small site for recycling greenwaste from park		Due November
Paddock car park		
13.8.1 Create informal link path between parking zones	✓	
13.8.2 Carry out tree clearance and earthworks to enlarge the car park. Use the arisings including topsoil within the Park boundary.	✓	
13.8.3 Build parking extension with DBM surface finish and tree lined dividing beds.	✓	
Fairground Car Park		
13.8.4 Carry out vegetation clearance, thinning and coppicing to open up views and reinforce the access drive.	✓	
13.8.5 Carry out tree clearance and earthworks to extend the car park eastwards and reducing it westward.	✓	
13.8.6 Build car park extension with hoggin/bound gravel surface.	✓	
13.8.7 Plant a group of high stem specimen tree to the east corner and reinstate grass.	✓	typo updated

Muswell Hill entrance		
14.2 Remove all unwanted site furniture (seating, bins, signage).	✓	
14.3 Fully refurbish iron gates and railings (derusting, repainting, replacing parts if necessary).	✓	
14.4 Gantry – remove	✓	
14.5 Refurbishment of open area outside Muswell Hill entrance.		
14.5.1 Clear vegetation, railings, etc. Relocate recycling bins within the area.		Recycling bins removed
14.5.2 Break up surfaces, reuse crushed material within the Park as a formation layer. Build new road surfaces and footpath.		Works due October 2007 Haringey Council
14.5.3 Repair gates to full operational use and repaints.	✓	
14.5.4 Plant specimen trees in grilles.		Due November 2007
Former Sea Cadets site		
15.1 Clearance of most of vegetation area to open up views, whilst retaining specimen trees. Regrade and reinstate to open parkland character.	Omitted	Would upset habitat of lesser Hairstreak butterfly
Racecourse		
16.1 Break out concrete foundations of old Tote building. Ameliorate soil and reseed. Allow for temporary fencing.	✓	
16.2 Improve drainage	✓	
Newlands Fields		
17.1 Drainage	✓	
17.2 Install small area of decking/boardwalk to allow access to some parts of new wetland area.	Omitted	Not required
17.3 Extend perimeter planting/Conservation Area around the area with suitable tree/understorey species. Item	✓	
Redston Road Playing Fields		
18.1 Break out two areas of concrete foundation. Reuse spoil on site where possible. Cart rest to tip. Ameliorate soil and reseed.	✓	
18.2 Make improvements to paving around entrance to park. Include mild steel gates.	✓	
18.3 Dredge pond. Silt spread on site. Area reseeded.	Omitted	Concern that this would upset habitat
18.4 Open up pond site by selectively cutting back trees and shrubs.	✓	Some work carried out incl removal of old fencing
18.5 Allowance for additional tree, shrub and marginal planting around pond. Note: this pond is a soakaway for car park runoff.	Omitted	Concern that this would upset habitat .Consider for future management
18.6 Extend perimeter planting around playing field where screening is thin with suitable tree/understorey species.	✓	
18.7 Remove unsightly boundary chain link and railings and cart off site to tip.	✓	
18.7.1 Erect new 2.4m high welded mesh panel fence to back of houses of North View Road.	✓	
18.7.2 Regrade access ramp.	✓	
18.7.3 Build access ramp with resin bound gravel finish.	✓	

18.7.4 Install timber bollards to restrict vehicular. (24No. + 2No. Collapsible)	✓	
18.7.5 Plant informal double line of specimen trees to east and south boundary.	✓	Typo updated.
Cricket Club		
19.1 Additional screen tree/shrub planting around cricket club building.	Omitted	Request of tenant
19.2 Clear rubble area in the north side of the cricket ground and reuse as forming material for earthworks.	Omitted	Good butterfly site
19.3 Reinstate area to open fine grass.	Omitted	Good butterfly site
Conservation Area		
20.1 Refurbish Visitor Centre, upgrading facilities in existing building and making more accessible. Visitor Centre was original entrance lodge at Bedford Rd. Now occupied by a gas pump. It would make a very good Visitor Centre if pump could be relocated.	omitted	Pump relocation not practical. New Information centre located in the Grove
20.2 Make repairs to base course of car park and apply self binding gravel/hoggin wearing course.	✓	Surface regraded.
20.3 Dredge pond and deposit silt on site. Make any structural repairs required.	Omitted	Agreed habitat was currently well balanced. Conservation work to continue
20.4 Install small area of decking/boardwalk to allow access to some parts of new wetland area.	✓	
20.5 Make repairs to paths (base course and wearing course and apply wearing course of self binding gravel with timber edging.	✓	
20.6 Carry out localised drainage in Conservation Area so that paths are usable throughout the year.	✓	Some further drainage works required. Ongoing maintenance.
20.7.1 Install plot marker to south extension of the Conservation area.	Omitted	Area defined by mowing
20.7.2 Carry out a rolling programme of tree clearance, thinning out and coppicing to open views and maintain scrub habitat for wildlife.	✓	Ongoing park management
20.7.3 Erect rustic (1.2m high oak post with 2 cleft sweet chestnut rails) to sections of the Conservation area boundary.	Part omitted	Cost saving
20.7.4 Erect 1.2m high cleft chestnut pale fence to sections of the Conservation area boundary and to viewing platforms.	Part omitted	Cost saving
20.7.5 Install Interpretation boards (A1 size metal casing and columns).	Omitted	Cost saving
20.7.6 Install self closing timber kissing gates.	Omitted	Cost saving
Create new paths: refer to 'Generic items' below.	✓	
21.0 Alexandra Palace Way		
21.1 Carry out repairs to road sections, regrade wearing surface and lay fresh DBM surface.	✓	
21.2 Extra over for new resin bound gravel surface to road section south of the Palace.	✓	Layout amended following discussions with TfL
21.3 Reduce the road from Bedford Road entrance to the Palace to two lane (one in each direction). Section off the disused downhill lane for use as overspill parking.	✓	Originally planned for uphill lane, changed on advice of traffic consultant

21.4 Apply road markings where necessary and make repairs to road edges.	✓	
21.5 Create ramps to either side of the enhanced road section south of the Palace.	✓	Layout amended following discussions with TFL
21.6 Create mini roundabout to ease east of Palace parking access and egress.	✓	Typo updated
21.7 Bus drop out/parking area west of Palace.	✓	Typo updated
22.1 Area surrounding palace, including south terrace/promenade		
22.2 Rebuild part of terrace wall missing. Materials and construction to match existing parts.	✓	
22.3 Replace railings along top of wall, to match existing railings. Prime and paint. Including upgrading sections of railings to modern Health & Safety requirements.	✓	
22.4 Make repairs to existing steps, walls and railings around terrace. Replace defective parts where necessary.		Works to South Steps due November 2007
New cast iron removable bollards to prevent vehicular traffic.	✓	Altered to timber
East of Palace Parking		
22.5.1 Break up surfaces and reuse within the Park's boundary.	✓	
22.5.2 New kerb treatment	✓	
22.5.3 Resurface existing surfaces with resin bound gravel.	✓	Tar spray and chip as cost saving
22.5.4 Build precast concrete edges to planting pits within hard surface.	Omitted	Too many tramlines underneath
22.5.5 Plant specimen trees in trench/pits.	Omitted	Too many tramlines underneath
Palace to Lake linkage		
22.6.1 Remove existing railings for re-use and discard surplus to tip	✓	
22.6.2 Break up and crush for reuse within the Park's boundary.	✓	
22.6.3 New resin-bound gravel surface to pedestrian access.	Omitted	Cost saving
22.6.4 Install timber bollards to segregate pedestrian and vehicular access.	✓	
22.6.5 Reinstate soft landscape areas to flowing contours and grass.	✓	
22.6.6 Plant specimen trees in pits with pcc edging.	Omitted	Existing trees retained
South Terrace		
22.7.1 Repair existing surface in front of Palace and lay resin bound gravel surface	✓	Tar spray and chip used as cost saving
The Dive		
22.8.1 Remove redundant fencing and cart off site.	✓	
22.8.2 Strip topsoil for re-use for extension of Dive car park.	✓	
22.8.3 Build car park extension with hoggin/bound gravel finish.	✓	

22.8.4 Carry out repairs and apply hoggin/bound gravel top layer to existing hard core surface.	✓	
22.8.5 Erect new perimeter knee-high timber bollards.	✓	
Generic items throughout Alexandra Park		
Paths		
23.1 Carry out major repairs to paths in poor condition (base course and wearing course where necessary). Apply wearing course of bound gravel to whole area (e.g 'Addagrip' or similar).	x	Gravel finish omitted to save money
23.2 Where necessary carry out minor repairs to paths in moderate condition. Apply wearing course of bound gravel to whole area (e.g. 'Addagrip' or similar).	✓	Bound gravel only used to south slope below palace
23.3 Apply wearing course of bound gravel to existing paths in good condition (use 'Addagrip' or similar).	✓	
23.4 Make repairs to existing self binding gravel paths. Where necessary apply additional self binding wearing course to match existing.	✓	
23.5 Repairs to all stone kerbs as necessary.	✓	
23.6 Repairs to all timber edges where necessary, replacing and/or installing new where necessary.	✓	
23.7 Upgrade cycle network through park with proper markings and bound gravel surface, connecting with strategic links in borough.	✓	Markings require review
Paths		
23.7.IA Repair and add gravel surface (tar spray and chips or resin bound gravel).	✓	
23.7.IB Repair and lay new black top.	✓	Further repairs due November 2007
West slope	✓	
Lower Road, East slope	x	Omitted – cost saving
Playground	✓	
Lake	✓	
Dive	✓	
23.8.IC Patch up/Repair only.	✓	
23.7.ID Repair to hoggin/self binding gravel.	✓	
Fairground Car Park	✓	
New Construction (strip topsoil for re-use)		
23.7.IE Bitumen Macadam		
South slope	✓	
Fairground Car Park	✓	
Playground, Lake	✓	
The Dive	✓	
23.7.IF Concrete		
Animal Enclosure	✓	
23.7.IG Bound resin gravel or tar spray and chips.	✓	
Generally		
23.7.IH Hoggin/self binding gravel.		
Conservation Area	✓	
The Dive	✓	
Paddock Car Park	✓	
Lighting		
23.8 Make repairs to all existing light fittings, repairing/repainting/replacing (if necessary) to fully	✓	Various repairs and repainting undertaken.

co-ordinated and appropriate style. To include inspection of all lamp columns. In the Grove replace all lamp columns with appropriate style.	x	Cost saving
Signage		
23.9 Remove all unwanted signage	Many unwanted signs removed	On-going park maintenance
23.9.1 New signage throughout the park (interpretation, information, directional signs, bylaws, cycling, dog notices, etc.)	Part complete	12 New map and information signs provided at entrances AP dealing with further signage November 2007.
Seating		
23.10 Repair, repaint, replace various park seats and benches.	✓	AP dealing with seating – existing seating repaired and reused and new seating installed.
Bins		
23.11.1 Remove all inappropriate litter and dog bins and cart to tip. Repaint and replace various bins	✓	New Broxap litter bins installed, new dog waste bins installed. Further bins due Nov 2007
Bollards		
23.12 Allowance for new bollards and replacement of existing bollards (timber and cast iron styles).	✓	
Fencing		
23.13 Remove unwanted fencing and cart to tip.	✓	Some work still to be done, eg Redston Pond.
23.14 Repairs to existing fencing throughout the park (derusting, repainting parts where necessary, etc.)	✓	
Additional	Replace gates along Lake Access road	Due November 2007
Grass areas		
23.15 Throughout park carry out grass quality amelioration (spiking, harrowing, soil improvements, etc. as required, depending on sward length, quality etc.	✓	
CCTV		
23.16 Extend current CCTV arrangements.	✓	New cameras installed around children's play area.
Tree works and tree planting		
23.17 Allowance for planting new trees. General tree works throughout the park - catch up operation (surgery, cutting back dead, dying or diseased wood, etc.)	Contract work ✓	Will be ongoing