### **ALEXANDRA PALACE & PARK**

Agenda Item No.

Committee:

STATUTORY ADVISORY COMMITTEE

**URGENCY SUB-COMMITTEE** 

Date:

14th April 2004

Report Title:

The Park - Green Waste Composting facility.

#### 1. PURPOSE:

1.1 To appraise the Committee of the requirement of a Green Waste Composting facility and to seek their advice prior to the submission of a planning application.

#### 2. SUMMARY:

2.1 This report outlines to the Committee the location and purpose of the proposed Green Waste recycling facility.

#### 3. **RECOMMENDATION:**

The Urgency Sub-Committee considers the application and provides its advice to the Board of Trustees.

Report Authorised by Keith Holder

Signature:

General Manager (Designation)

#### 4. REPORT

- 4.1 The former ATC site had up until recently been the location of the dump for arisings from the Park. This area is currently undergoing improvement as part of the Heritage Lottery Funded landscape development project. Once the dredging operation is complete and the silt transferred into the area it will be landscaped to form an extension to the existing Pitch & Putt course. This in turn will enable the eastern section of the existing Pitch & Putt to be opened up as meadow parkland.
- 4.2 It was identified that a suitable location would need to be found within the park for the establishment of a 'Green Waste recycling facility' to support the future maintenance of the park. This facility would be carefully constructed and managed in accordance with the guidelines from the Environment Agency on the treatment of Green Waste. This facility will not only reduce the long term cost of the removal of arisings to landfill, but will also provide much needed compost and mulch for use on site.

- 4.3 Several locations have been considered and discussed with the Borough Conservation Officer and Planning Department representative. Out of those presented the mounded area to the west of the Fairground car park was considered to be the preferred location as it is accessible and causes the minimum of disturbance to the site. (Please see the attached diagram to be distributed at the meeting).
  - (Other areas included: A section along the edge of the Conservation Area Car Park, A section within the former Sea Scouts area and a section within the Cricket Club scrub belt. Each of these alternatives have been rejected for location specific reasons).
- The compound will provide separate bays for the depositing and processing of mixed arisings which will enable various types of compost(s) and mulch to be produced for use in the park. The area will be completely concealed from view by the surrounding bank which will be planted up to provide additional screening. A Soakaway will also be installed to contain any run-off from the composting process and this has been carefully specified as outlined within the Environment Agency guidelines. A set of gates will also be installed to prevent access with suitable signage.
- 5. Government (Access to Information Act)

Further Information about this report can be obtained from Mr Matthew Baker, Development Manager – Parks, Alexandra Palace & Park, Alexandra Palace Way, Wood Green, London, N22 7AY. Telephone number 0208 365 2121

- 6. Financial Implication/Comment
- 6.1 The Director of Finance has been sent a copy of this report.
- 7. Legal Implications/Comment
- 7.1 The Trust's Solicitor has been sent a copy of this report.
- 8. Equal Opportunities Implications
- 8.1 There are no perceived Equal Opportunities implications

## **ALEXANDRA PALACE & PARK**

Agenda Item No.

Committee:

STATUTORY ADVISORY COMMITTEE

**URGENCY SUB-COMMITTEE** 

Date:

14th April 2004

Contact Officer:

David Loudfoot

Tel: 020 8365 2121

Facilities Manager, Alexandra Palace & Park

Report Title:

Designation:

**Planning Application - Theatre** 

1. PURPOSE:

1.1 To advise the committee of Planning Application recently submitted.

2. SUMMARY:

2.1 An application has been made by Alexandra Palace and Park Charitable Trust for permission to construct a new exit staircase to the North Service yard and for alterations to the NE corner of the building.

3. **RECOMMENDATION:** 

3.1 That the committee considers the application and provides its advice to the Board of Trustees.

Signature

Report Authorised by David Loudfoot

Facilities Manager (Designation)

#### 4. REPORT

- 4.1 The charity has applied for planning permission and listed building consent for the purpose of alterations to the building to allow use of the old theatre by Theatre De Complicite for a period of 3 months over the Christmas period 2004/5.
- 4.2 The old theatre has been neglected since 1936 when it closed for public performance. The auditorium was used as a property store by the BBC from 1936 and 1980. The charity is seeking to bring the theatre back into use and Complicite have designed a season of performances in December 2004/January 2005. The current state of dereliction makes the auditorium the ideal venue for the production which requires an atmosphere of dilapidated grandeur.

- 4.3 To generate sufficient audience capacity for this, or any other production, to be viable a greater audience capacity than that which is currently capable of being accommodated is required. The current escape routes from the auditorium allow for an audience capacity of 500. The additional escape route being proposed and is subject to the planning application adds a further 250 to that capacity.
- 4.4 The escape route requires intervention into the north wall of the Palace building with a staircase leading down into the service yard.
- 4.5 The other works required to enable the performances are:
  - Portable buildings for cast and crew in the north service yard;
  - Provision of toilets in NE pavilion building.
  - Provision of small box office and office accommodation in the ground floor of NE Tower.
  - Reinstatement of the small rooms below the balcony to form green room.
  - Refurbishment of central door to foyer.
  - Landscape works to the concrete pad and NE apron to allow entrance via the foyer.
  - Installation of fixed heating to the auditorium, NE pavilion, NE tower and foyer.
- 4.6 Once the performance run is over the legacy of the works will remain and be utilized to allow the foyer to come into regular use with self contained entrance and toilets.
- 4.7 The planning and listed building consent forms are attached as appendix 1.
- Plans and outline drawings have been prepared and submitted, the committee is invited to comment upon the plans which will be available at the meeting.
- 5. Local Government (Access to Information Act)
- 5.1 Further information about this report can be obtained from David Loudfoot, Facilities Manager, Alexandra Palace & Park, Alexandra Palace Way, Wood Green, London N22 7AY. Telephone number 020 8365 2121.
- 6. Financial Implications/Comment
- 6.1 The Director of Finance has been sent a copy of this report.
- 7 Legal Implications/Comment
- 7.1 The Trust's Solicitor has been sent a copy of this report.
- 8 Equal Opportunities Implications
- 8.1 There are no perceived equal opportunities implications in this report.

## FEILDEN+MAWSON ARCHITECTS PLANNERS PROJECT MANAGERS

27 February 2004

Haringey Council Environmental Services Directorate Planning and Environmental Control Service 639 High Road Tottenham London N17 8BD

Dear Sirs

ALEXANDRA PALACE, WOOD GREEN LONDON N22 7AY APPLICATION FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT - THEATRE DE COMPLICITÉ PERFORMANCE

You will undoubtedly be aware that the theatre in the northeast corner of Alexandra Palace has long been abandoned. The last known occasion when a theatrical performance took place was in the spring of 1936. Between that date and the autumn of 1980, the BBC used the building as a properties store, never as a studio. In March 2002, the building was opened for one night only to accommodate an invited audience to an event addressed by the actress, Juliet Stephenson. There were brief performances by two professional singers with piano accompaniment. The purpose of this event was to launch the Friends of Alexandra Palace Theatre as an active support organisation whose tasks would be to publicise the building and to raise funds for its restoration.

The theatre is unique, both architecturally and historically. It contains one of the last wooden mechanised stages in anything like its original condition. The proscenium arch is original and typical of the date of its construction, 1874-75. No other proscenium of this period survives in its original state in southern England. The auditorium has been likened by the theatre historian, John Earl, to the large 19th C Music Halls, such as The Canterbury, which have now all disappeared. This building is the last of its kind to survive to the present day.

English Heritage designated the building as being 'at risk' as long ago as 1998. Because of the perceived risk, this body has awarded grant aid to several repair and conservation projects, for example: the reinstatement of the foyer floor during the summer of 2001. However, the grants have been made conditional on the continuation of efforts by the Trustees to bring the building back into use, even if the usage in the early stages of a phased repair programme is not associated with performances, whether theatrical or any other kind.

The Trustees have recently been successful in their efforts to find suitable tenants or users for this building. They are about to enter into a leasing agreement with an experimental theatre company of international renown, whose mode of operation relies not on possession of a permanent, purpose built theatre but, instead, on the temporary occupation of spaces that have great theatrical possibilities, such as old factories, warehouses or deconsecrated churches. This company is Theatre de Complicité. Its representatives have expressed the keenest interest in occupying the theatre at Alexandra Palace for twelve weeks at the end of this year, to put on a play set in Victorian England which has many Dickensian references. In the opinion of the company, the theatre is almost perfect for its purposes, in that it has exactly the intended ambience. The current dilapidations are advantageous, because they endow the space with the right degree of faded former grandeur.

884/26-10/F01/ Haringey/JAH

36 Grosvenor Gardens London SW1W 0EB Tel: 020 7730 8880 Fax: 020 7730 8881 Email: london@feildenandmawson.com www.feildenandmawson.com

Partners: Alan Robson BSc(Hons) DipArch(Bham) RIBA FRSA, Christopher Garner BA RIBA, Gordon Montague DipArch RIBA, Hugh Fellden MA(Cantab) DipArch RIBA MAPM, Paul Rynsard BA(Hons).

David Ford DipArch(Bham) RIBA, KIm Graham BSc(Hons) BArch(Dist) RIBA, Robert Todd (RICS) DipPro/Man MBIAT MAPM, David Yandell MA(Cantab) DipArch RIBA.

Robert Todd (RICS) DipPro/Man MBIAT MAPM, David Yandell MA(Cantab) DipArch RIBA. Associates: Phillip Bodie BA(Arch)(Hons) DipArch, John Fords BSc(Hons) BArch(Hons), Chris Fulcher, Emms Horsfall, John Hutchinson BSc(Hons) DipArch RIBA MCIArb, David Keen, Nanji Koris. David Lemon BSc MRICS MBIAT, Penelops Maughan BA(Hons), Gavin McFarlane BArch(Hons), Paul Prentice BA(Hons) DipArch DipCons(AA) RIBA, Stephen Restorick, Ray Shreeve, Christopher Stolworthy, Russall Vincent MBIAT, Adrian Waters MEIAT, John Western BA BArch, Nigel Young. Consultants: Sir Bernard Feliden CBE FSA AADIpi(Hons) RIBA MAPA Duniv, David Mawson OBE DL FSA MA, Geoffrey Mitchell Diparch(Kingston) RIBA, Maldwyn Morgan MA Diparch RIBA MRTPI.

eildan+Mawson LLP Registared number OC300486 Registered office 1 Ferry Road Norwich Norfolk NR1 15U

London Cambridge Norwich

27 February 2004 continued - 2

Finally, we would summarise the reasoning that has given rise to the form of the escape stair tower. The absence of any architectural references to the existing building is deliberate. The structure should stand in its own right as a straightforward functional element, to be perceived as being entirely separate and different from the 19th C fabric of the north wall and grand north frontispiece. The cylindrical volume has been deliberately conceived to reduce its size and surface area to the practicable minimum. The cylindrical shape also contributes to the ease with which the Palace security cameras can maintain surveillance over the entire structure, because there are no concealed corners. The colour coated, galvanised mild steel construction is robust, fire-resistant, vandal-proof and cost effective. What is more, the tower can be built quickly by drawing on this constructional vocabulary.

The only alteration to the existing fabric is the construction of an opening in the north wall at auditorium floor level. This has to be wide enough and high enough to permit the formation of a 1.60 metre wide unobstructed escape route out of the building of 2.30m minimum height. The opening will be centred between the main buttresses on either side of the panel in which the opening is to be situated. The brickwork jambs around the opening are to be properly constructed in Flemish bond with closed quoins. All bricks used in this work are to be retrieved from the demolition required to form the opening in the wall. Other sound facing bricks are to be set aside for safe storage within the building so that, if ever the opening is infilled in the future, most of the facing material will be available to effect the seamless repair of the external brickwork.

We enclose with this letter the documents which constitute the formal application for planning permission and listed building consent to carry out the intended alterations. These are as follows:

- Drawings numbered 884/26-10/ 1 8 inclusive. There are four copies for the planning application and a further six coples for the listed building consent application.
- The forms for planning permission and listed building consent which have been filled in, signed 2. and dated.
- A cheque for the planning permission fee of £220.00 signed by the General Manager at Alexandra Palace. We were advised by one of your officers during a telephone conversation with the architect on the morning of 27 February that this sum is the correct fee for the application.

We look forward to the consideration of our submission.

Yours faithfully

. A. Hutchinson

Feilden + Mawson LLP

Mr K Holder

General Manager, Alexandra Palace Facilities Manager, Alexandra Palace Mr D Loudfoot

Ms J Dimant

a. Cutchus

Theatre de Complicité English Heritage

Mr D Wahlberg

Mr P Sharp

Peter Sharp Associates

Mr R Atterbury

Dearle & Henderson

884/26-10/F01/ Haringey/JAH

LONDON BOROUGH OF HARINGEY L'ANNING (LISTED BUILDING & L'ONSERVATION AREAS) ACT 1990	For office use only
PLAINING (LISTED BUILDINGS & CONSERVATION AREAS) REGULATIONS 1990	APPLICATION No.  Date Received
APPLICATION FOR LISTED BUILDING CONSENT CONSERVATION AREA CONSENT	Date Accepted
r ou are reminded that approval may also be required under the Buil	ding Regulations and/or the Town and Country Planning
ALL QUESTIONS TO BE ANSWERED  Answers to be typed or completed in BLOCK CAPITALS and BLA	CK INK
APPLICANT 18	WILL BE SENT
	une <u>Feilder &amp; Maisson LLP</u> durin 36 Grosvenor Gordens
Wood Green	London SW IW OFB
London N22 7AY	p-orthogram IN DAY
Tel. No. 020 8365 2121 Fax No. 820 8444 1548 Te	I. No. 020 7730 8880 Fax No. 020 7730 888.
2 ADDRESS OR LOCATION OF BUIL RELATES Alexandra Palace Theatre Alexandra Palace	DING TO WHICH THE APPLICATION
The application site must be shown edged in red on a site location plashich the applicant owns/controls edged blue	n, with any adjoining land and/or building(x)
AREA WITHIN WHICH THE BUILDIN	JILDING AND/OR CONSERVATION IG IS LOCATED
List Grade:- Conservation Area:-	
III Alexandra Palac	e & Park, Muswell Hill
<u> </u>	
4 TYPE OF APPLICATION Ple	ive tick appropriate box
Listed Building Consent	Conservation Area Consent
(ie: Application for works to a Listed Building)	tile, application for consent to demolish or part demolish an unlisted building in a Conservation Area)
PRESENT & PROPOSED USE OF BI known use and when ceased)	UILDING (if vacant give last
elent use of building Vacant	
opened use of huilding performance space	

	TE THE PURPOSE FOR WHICH THE WORKS ARE	TO BE
	RIED OUT	•
To up	grade the historic theatre to enable it to be used to	
2000	modate zudiences of up to 750 persons	
	the state of the s	f at the
ning permiss g or land wi	thin its curtilage, state the date and reference number of the application or permission of the permission of the date and reference number of the application or permission of the date.	or any change of use of the ion iumber
	Date	
DE: pla	SCRIPTION OF THE WORKS TO BE CARRIED OU ns & drawings listed in Question 9)	•
а	Describe any demolition circleding demolition or removal of any part of the but The formation of 21.8 mwide × 2.4 m high opener	ig in the N. Wall
b	Describe any alterations The reinstatement of the foger deconstruction of toilets to the SE of	ock door. The
С	Describe any extensions The construction of an escape st	air and enclosing
^	tover	
	ROPOSALS INVOLVE ALTERATIONS AND/OR EX	(TENSIONS
. <b>a</b>	The types and colours of the materials and applied finishes to be used for the ext and roofs of the new work Roof: Heritage Patient Glazing with Walls: Galu perforated ups dadding, colour coated R.	Land man by
b	The style, materials and colours of applied finishes to be used for windows, door Alkyd or MIO point, Alexandra Palace Blue, B5 (	s and other features
C	The materials and finishes to be used for internal work Brickwork: Hydrorrenovating plaster. Jamery: printed to match exce	sting
o d	Effect on objects or structures fixed to the building or lying within its site.	
LIST	T ALL DRAWINGS, PLANS, DOCUMENTS ETC. FO	RMING PART
Draw	regs numbered 884/26-10/01,02,03,04,05,06	6,07 ard 08
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CEF	RTIFICATES	
mitted w	e which Section 11 Certificate  ith the application (see accompanying  It the Planning Department)  B  D	

49	
11 I/WE HEREBY APPLY FOR LISTED BUILDING CO	ONSENT/
., CONSERVATION AREA CONSENT TO CARRY OF	UT THE WORKS
DESCRIBED IN THIS APPLICATION AND THE AC PLANS Signed f. a. Milchuson	COMPANYING
Springly Agent pp Feelder + Mawson LLP, Architecte	5
1 March 2004	
12 SECTION 11 CERTIFICATE	
you are the sole owner of all the land to which the application relates complete CERTIFIC	ATE A.
any part of the application extends beyond land in your exclusive ownership, complete CE form set out below) to each owner and indicate on plans submitted who owns which particle on freeholders.	ERTIFICATE B and send notice (in art of site. Leaseholders must serve
ou know the names and addresses of some, but not all of the owners of the land to which tive notice in the form shown overleaf to those whose particles and all.	the application relates you should
ive notice in the form shown overleaf to those whose names and addresses you know, and all newspaper in the form shown. The newspaper notice should be published not earlier opposition. You should then complete CERTIFICATE C.	
you do not know the names and addresses of any of the owners of the land to which the a otice of the application in a local newspaper, in the form shown. This notice should be published date of application. You should then complete CERTIFICATE D.	pplication relates, you should give :- hed not earlier than 20 days before
ny person who knowingly or recklessly issues a certificate which contains any statement which reckles is liable on conviction to a fine not exceeding £100.	h is false or misleading in a material
of the purpose of the certificate in this application to	nold interest or a leasehold interest
th at least seven years unexpired and "land" includes a building or buildings.	
CERTIFICATE A - OWNERS CERTIFICATE	
•	
er Section 11 of the Planning (Listed Building and Conserva	ation Areas) Act 1990
No person other than [myself] [the applicant]* was the owner of any of the building to the beginning of the period of 21 days ending with the date of the incompanying applicant.	
the beginning of the period of 21 days ending with the date of the accompanying applications.	which the application relates at cation.
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delete as appropriate	e į
ehalf of Alexandra Palace Trust Date 1 N	12-ch 2004
	12-ch 2004

# CERTIFICATE B nder Section 11 of the Planning (Listed Building and Conservation Areas) Act 1990 hereby certify that [I have] [the applicant has]\* given the requisite notice to all the persons other than [myself] [the applicant] who, at the beginning of the period of 21 days ending with the date of the accompanying application, were owners of any of the building/land to which the application pelates-Name of Owner Address Dute Ser ice of Notice delete as appropriate rred behalf of OTES FOR COMPLETING NOTICE \*) Delete as appropriate Insert name, address or location of building with sufficient precision to ensure identification of it. Insert name of applicant. (c) Insert description of proposed works and name, address or location of building, or in the case of an application to vary or discharge conditions, insen description of the proposed variation or discharge. (d) Insert date not less than 20 days later than the date on which the notice is served or published. TICE TO BE SERVED ON OWNER PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 NOTICE FOR SERVICE ON INDIVIDUALS Proposal for [demolishing][altering][extending][varying or discharging conditions]\* at KE NOTICE that application is being made to the London Borough of Harringey by (b) listed building consent [conservation area consent] [variation or discharge of conditions]\* If you wish to make representations about the application, you should make them in writing, not later than (d) to the Borough Planning Officer Environmental Services, 639 High Road, N17 8BD Date

When complete return six copies of this form plus:six copies of all drawings and plans.
the appropriate Section 66 Certificate duly completed
TO:
Borough Planting Office.

Borough Planning Officer
L. B. Haringey
Environmental Services
639 High Road
London N17 8BD

Tel. 0181 808 1066 Fax 0181 880 3265

NOTE THAT THE COUNCIL RESERVES THE RIGHT TO ASK FOR ADDITIONAL INFORMATION.

4			;
MHARINGEY COUNCIL M	FOR OFFICE USE ONLY		
Planning Application Form TP1 - Part 1	Ref	Date received	1 . 1
Town & Country Planning Act 1990	Receipt no.	Fee	Cheque/PO/Cash
Please read general notes before filling in this form.		*	
1 Applicant	Agent		
Name Alexandra Palace Trust	Name Feilden + A	lawsen LL	> Architects
Address Alexandra Palace	Address 36 Gres		
Wood Green, London	London		
Postcode N 22 7A Y Tel no. 02c 8365 2121		Tel no. 020 723	0 5550
Address or location of application site Please ou	utline in RED on location plan.		
Alexandra Palace Theatre			
Alexandra Palace, wood	Green		
London N22 7AY			
Site area in hectares/m². SO ha/#    Does the apple	licant own or control any adjoining outline in BLUE on location plan.	ng land? YES	NO V
3 Description of proposed development	•		• .
The construction of an escape stair a	nd enclosure in	Ch )	G
Yard and the removal of dadding	to recover a dec	ore por	- Dervice
Goyer wall.	o open a coo		<u>he</u>
That is the present use of land or buildings? If vacant, give last known in Vacant. Last use was as a prop stor			
prop stor	e for the BBC		
		<u> </u>	
pes the proposal involve any of the following?			
New building(s) or extension(s) to existing building(s).  If yes, what is the gross floor area of the proposed building(s)?	₽ m²	YES 🗸	NO
Change of use.  If yes, what is the gross area of land or building(s) affected by proposed cha	inge of use? ha/m²	YES	NO 🗸
Alterations involving new floorspace.		YES	NO V
Canadan of	•		
Construction of a new access to a highway.		YES	NO .
Alterations to an existing access to a highway.		YES V	NO V

4 Type of application	
A Full planning application.	YES NO
B Outline planning permission.  If yes, please tick those matters for which approval is reserved for future consideration.  Siting Access Design External appearance Lands	scaping
C An application for the removal or alteration of a condition on previous permission if yes, please state previous application number.	
D An application for renewal or continuation of permission.  If yes, please state previous application number.	YES NO V
E An application for the retention of works or continuation of use commenced without	out permission. YES NO V
5 Plans and drawings submitted with this application	
Please list all plans and drawings forming part of this application.	
Drawings numbered: 884/26-10/01,02,0	3,04,05,06,07 and 08
Strir tower: galvanised perforated mild steel cylin iron Grey. Roof to be Heritage Standard Patent 6  Declaration	Glazing with 7 mm Georgian wired glass
I/We hereby apply for planning permission to carry out the development described	i in this application and the accompanying plans and drawings.
on behalf of Feilden + Mawson LLP	Date 1 March 2004
On behalf of Ferlden + Mawson LLP	
7 Certificate A - Ownership	
An OWNER is any person who owns the freehold, or has a lease with at least seve you are the SOLE OWNER of the whole site complete certificate A below.	ven years remaining on ANY PART of the application site. If
Certificate A	
Under Article 7 of the Town and Country Planning (General Development Procedure	re) Order 1995 I certify that:
21 days before the date of this application nobody, except the applicant, was to relates.	the owner of any part of the land to which this application
2. None of the land to which the application relates is, or is part of, an agricultura	ral holding.
Signed J. a. Multiline, Feilolin Mousing On bahalf of Alexandra Palace Trust	Date 1 March 2004
On behalf of Alexandra Palace Trust	

8 Certificate B	i.					
This is to be completed if you are NOT the sole of owners. An example of how to give notice is on	owner of the applica	ation site and is to	confirm that you	u have given	the requisit	e notice to a
I certify that	/					
I have/the applicant has given the requisite no application, was the owner of any part of the l	tice to everyone els	se who, on the day oplication relates a	21 days before	the date of t	he accomp	anying
Owners name		•	Date notice serv	ved .		
Address at which notice served					***************************************	
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9 Equal opportunities					<del></del>	,
In order to assist the Council with monitoring the e the following questions. The information you provid if you are an agent acting on behalf of your client, if a you male/female?	na mili da flasfed ili	strict confidence	and will be used	only for sta	ciated if you distical mon	a could reply litoring.
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