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09 December 2019

To: All Members of the Joint meeting of the Alexandra Park & Palace
Statutory Advisory Committee and the Alexandra Palace and Park
Consultative Committee

Dear Member,

Joint meeting of the Alexandra Park & Palace Statutory Advisory Committee
and the Alexandra Palace and Park Consultative Committee - Tuesday, 10th
December, 2019

I attach a copy of the following report for the above-mentioned meeting which
was not available at the time of collation of the agenda:

**10. NEW ITEMS OF URGENT BUSINESS – NORTH EAST OFFICE
BUILDING (PAGES 1 - 2)**

To notify the SAC/CC of a Planning and Listed Building Consent Application
for potential work to preserve the North East Office Building.

Yours sincerely

Ajda Ovat
Principal Committee Co-Ordinator

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**JOINT MEETING OF THE ALEXANDRA PARK AND PALACE ADVISORY AND
CONSULTATIVE COMMITTEES**
10th December 2019

Report Title: North East Office Building – urgent works

Report of: Louise Stewart, CEO

Local Government (Access to Information) Act 1985 N/A

Purpose: To notify the SAC/CC of a Planning and Listed Building Consent Application for potential work to preserve the North East Office Building.

1. Recommendation

1.1 To note the report and provide any advice to the Trustee Board.

2. Introduction

2.1 The North East Office Building (NEOB) is located in the east wing of the Palace and is in state of dereliction, having not been used or safely accessed for a number of years. Its condition is cause for growing concern. The roof is partially collapsed and no longer weather-tight, the floor levels are unsafe, there is buddleia growing out of cracks in the walls to an area too unsafe to access and as a result of decades of pigeons nesting, there is a high proportion of guano and other debris. Without intervention, it is highly likely that the condition of the NEOB will deteriorate further, which could potentially have a negative impact on the newly restored East Court and other areas of the East Wing restoration.

3. North East Office Building Project

3.1 The Trust has been strongly encouraged by Historic England to submit a grant application for both Development Phase and Delivery Phase for funding for 2019/2020 and 2020/2021. They requested that in order to progress the application in accordance with their procurement regulations, we were to undertake a competitive tender exercise to appoint a specialist Conservation Architect. The Conservation Architect has been appointed and has been undertaking preparatory work over the last 6 weeks, including site visits, reviewing existing information (drawings, surveys etc.) and liaising with representatives at Historic England.

3.2 It is proposed that with grant funding this building is brought back into active use as a shared space, with the Palace's Creative Learning team taking over a proportion with fit-for-purpose office space, workshop/ studio space, volunteer space and other office space that can be let to suitable and complementary uses/ tenants. The re-use of the NEOB as the home for creative and educational organisations will further expand the number of opportunities to deliver a varied programme of engaging learning and participation activities for a range of audiences. The increase in visitors will positively

contribute to the day-to-day life of the East Court, enlivening the space, and supporting the Trust's vision to become a financially resilient and relevant cultural venue for all.

- 3.3 In parallel to the discussions with Historic England, the Trust was also encouraged to apply to the Mayor's Good Growth Fund as a match funder for the project. A decision on whether we are successful and can proceed to the next stage of the process is expected imminently.

4. Reason for Urgency

- 4.1 Due to the fragile condition of the building, and Historic England's eagerness to commit a proportion of grant funding to the project this financial year, the Conservation Architect is in the process of working up a planning and Listed Building Consent application to submit to Haringey Council by the end of the year.
- 4.2 This report is brought under agenda item 10, New Items of Urgent Business to enable consultation with the SAC/CC prior the planning and listed building application being submitted.

5. Planning and Listed Building Consent Application

- 5.1 The main objective of Planning and Listed Building Consent Application will be to stop any further deterioration of the building and to sensitively repair key features, bringing it back to a standard whereby APPCT can showcase the space for future use. Proposals include for removal of all debris, repairs to the roof and external fabric, refurbishment/ replacement of rooflights and reinstatement of windows/ doors.

6. Legal Implications

- 6.1. The Council's Assistant Director of Corporate Governance has been consulted on this report and has no comments.

7. Appendices

None