

Ajda Ovat, Principal  
Committee Co-  
ordinator

020 8489 1859

ajda2.ovat@haringey.gov.uk

09 December 2019

To: All Members of the Alexandra Park and Palace Advisory Committee

Dear Member,

Alexandra Park and Palace Advisory 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:

**7. ANY OTHER 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**

**10<sup>th</sup> 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