

Matter being dealt with by: Clifford Hart

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25 June 2009

To: All Members of the Alexandra Palace and Park Board

Dear Member,

Alexandra Palace and Park Board - Tuesday, 30th June, 2009

In respect of the forthcoming Alexandra Palace and Park Board on 30 June 2009 please find attached the following reports which were not available at the time of despatched and marked 'TO FOLLOW' on your Agenda for the meeting:

Item 14 – Resolutions of the Alexandra Park and Palace Advisory Committee of 16 July 2009 for consideration by the Board.

Yours sincerely

Clifford Hart
Committee Manager

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ATTACHMENT 'A'**Alexandra Palace and Park Board – 30th JUNE 2009****RESOLUTIONS of the Alexandra Park and Palace Advisory Committee ("SAC") dated 16th June 2009**

- (a) **Minutes of the Alexandra Palace and Park Advisory Urgency Sub-Committee held on 21st May 2009**

RESOLVED

That the Chair urge the Alexandra Palace and Park Board (the Board) to give due consideration to the views expressed by the Urgency Sub-Committee on the planning application relating to the Haringey Heartlands Development, which this committee endorsed.

- (b) **Variation to increase licensed capacity of the Great Hall**

INFORMAL DISCUSSION

The Chair commented that the Statutory Advisory Committee's remit was to consider the frequency of events. He expressed the opinion that the Committee should be consulted about large events where more than 10,000 people would be expected and that advance notice should be given to residents.

Councillor Oatway suggested that the Committee accept the report and that the Committee received in advance details of any concerts which were likely to attract more than 10,000 ticket sales.

Councillor Oatway also suggested that Ms Kane and Mr De'Ath note the comments made by the Committee.

The SAC asked to be informed of large events in future Forthcoming Events papers and if APTL anticipated that there was likely to be a significant increase in the number of large events in a relatively short period of time, that this should be brought to the attention of this Committee prior to any commitment being made.

The APTL should bare in mind that in cases of urgency, the Chair's could convene an Urgency Sub-Committee meeting.

Residents' Association representatives agreed to take details of the planning application to their local associations and respond to the consultation if they so decided.

RESOLVED

That the comments and considerations of the SAC be noted by the Board

(c) The Workshop Building, Planning Application

INFORMAL DISCUSSION

There was a general consensus that the sale of refreshments was a necessary part of the proposal..

RESOLVED

That the Board be asked to note:

- i. That the business described itself as an “indoor adventure and soft play area with small café” when in fact it appeared to be a small indoor play area with (larger) café area.
- ii. That the boundaries for the site were unclear on the map provided and how and when it was intended to extend the play area to the outside area.
- iii. That the Board consider consulting the long established businesses in the vicinity which may be affected. by this proposal

ATTACHMENTS

- (a) Minutes of the Alexandra Palace and Park Advisory Urgency Sub-Committee held on 21st May 2009**
- (b) Great Hall Capacity Report**
- (c) Workshop Building Planning Application report**

**ATTACHMENT (a)
MINUTES OF THE ALEXANDRA PARK AND PALACE STATUTORY ADVISORY
URGENCY SUB COMMITTEE
THURSDAY, 21 MAY 2009**

Members of the Urgency Sub-Committee

* indicates attendance

Mr P. Wastall	:	Alexandra Residents' Association
*Mr. D. Liebeck	:	Warner Estate Residents' Association (Chair)
*Councillor S. Oatway	:	Alexandra Ward (Vice-Chair)
Councillor C. Harris	:	Noel Park Ward

Also in attendance:

Mr D Frith – The Rookfield Association
Mr Andrew Gill – Acting General Manager – Alexandra Palace
Mr Mark Evison – Park Manager – Alexandra Palace
Ms Rebecca Kane – Managing Director - APTL
Ms Natalie Cole - Clerk to the Committee – LB Haringey
Mr Clifford Hart – Clerk to the Committee – Committee Manager – LB Haringey

MR D. LIEBECK IN THE CHAIR

LC1. APOLOGIES

Apologies for absence were received from Mr Paul Wastall and Ms Jane Hutchinson (Alexandra Residents Association) and Ms Monica Myers (Muswell Hill & Fortis Green Association).

It was noted that Cllr. Catherine Harris was no longer a member of the Advisory Sub-Committee but was now a member of the Alexandra Palace and Park Board.

LC2. URGENT BUSINESS

There was no urgent business.

LC3. DECLARATIONS OF INTEREST

There were no declarations of interest.

LC4. HARINGEY HEARTLANDS - OUTLINE PLANNING APPLICATION

The Park Manager – Alexandra Palace – Mr Evison introduced the report highlighting that the outline planning application being considered related to fixing “access” to the redevelopment of Haringey Heartlands. Mr Evison circulated extracts from the Environmental Assessment for the scheme. The section entitled Potential Effects (paragraph 11.108) stated that the impact of the construction phase on the skyline view from the Palace “would affect the “open” character of Alexandra Palace and Park

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THURSDAY, 21 MAY 2009**

and the setting to Alexandra Palace” and would be “long-term, local and range from moderate to high adverse significance”.

The Committee undertook a wide ranging discussion in respect of the outline planning application, the main points raised and concerns expressed were as follows:

- that the Advisory Committee would not be given a further opportunity to comment on the entire scheme before it was approved by the LB Haringey’s Planning Committee, and therefore whether there was a need to discuss the scheme in its totality at this juncture;
- that, if the full application went ahead, increased accessibility from the development to the park should be considered, and concerns were expressed in relation to the current access through a rundown subway at the south end of the development site;
- that the access road detailed in the application would not necessarily connect satisfactorily with the Palace and Park;
- that a Development Control Forum was due to be held on 2nd June at the Greek Cypriot Community Centre at Earlham Grove, N22. which venue was not in close proximity to the development, and a meeting closer to the site should be considered (Councillor Oatway undertook to raise this issue with LB Haringey Planning Services);
- the email from Ms Jane Hutchinson - Alexandra Residents’ Association- expressing concerns as to the overall scheme was noted, and that Ms Hutchinson be asked to submit her expressed concerns to the LB Haringey’s Planning Service;
- that the letter expressing the views of the Avenue Residents Association as circulated be noted, and that the Association be asked to ensure that its comments be forwarded to the LB Haringey’s Planning Service;
- that the email from Mr Aspden (Advisory Committee Member), noting the limited influence of the Advisory Committee given that the application was outside the ambit of the Advisory Committee under the 1985 Act, and whether the Board was obliged to give due regard to the views expressed by this Committee, be noted;
- Mr Frith – Advisory Committee Member in attendance -commented that that the development would affect the open character of the conservation area. Mr Frith also commented that clarification should be obtained in relation to the status of reserved matters, as referred to in the application, and the implication of reserved matters being included in this application for outline planning permission.

In response to points raised during discussions The Acting General Manager - Alexandra Park - Mr Gill advised that further information would be obtained prior to any formal response to the Board being submitted on the following points:

- plans for access to the Park from the development site be investigated further;

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- whether any further applications on the detail and different phases of the scheme would be submitted for consultation if and in the event that outline planning permission for the development was granted;
- What consultation has occurred and/or has been planned, and would there be opportunity for the full Advisory Committee formally to comment on the full application?

The Managing Director - Alexandra Palace Trading Limited (APTL)- stated that, whilst there were potential advantages to the development scheme, there could also be negative impacts such as pressures on parking in the area. Ms Kane advised that she would need to consult the APTL Senior Management Team for their views.

There being no further comments or discussion the Chair summarised and it was:

RESOLVED

That the Alexandra Palace and Park Board be asked to note the main points of concern of the Advisory Committee in respect of the Heartlands Outline Planning Application, as outlined in the 8 bullet points detailed above, and, in particular, the following concerns:

- (1) This Committee endorses the widely held views of local residents, that the scale and size of the development, and, in particular, the height of the buildings, are excessive, and that there will be a significant PERMANENT (not just "long term") adverse effect on the cherished and exceptional vistas of the surrounding area from the Palace , and
- (2) The apparent lack of provision in the plans for a more satisfactory and substantial means of pedestrian access from the Heartlands site to the Palace and Park.

The meeting ended at 19:35 hrs

Mr David Liebeck

Chair

Agenda item:

Alexandra Palace Statutory Advisory Committee
16th June 2009

Report Title: Variation to increase licenced capacity of the Great Hall for live music/concerts.

Report of: **Mark De'Ath, Acting Head of Operations & Events**

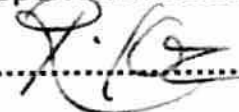
1. Purpose

- 1.1 This report is for information only and details Alexandra Palace Trading Limited's proposal to request from the London Borough of Haringey a variation in the Premises Licence enabling the capacity for live music/concert events to be extended from 7,250 to 10,400 inclusive of all staff.
- 1.2 An independent specialist consultant, Capita Symonds, from the events/live music industry has been engaged to undertake the technical work and calculation to investigate the possibility of increasing the capacity. Their findings and report are attached in Appendix I.
- 1.3 The current Licence already permits up to 10,000 persons in the building at any one time.

2. Recommendations

- 2.1 That the committee discuss the report and raise any concerns or observations they feel may be appropriate. APTL would be pleased to consider any advice/comment that the Committee feels would enhance this application before submission to LB Haringey.
- 2.2 That the Committee advise their representative groups of this planned action and the option should they so wish, to respond within the consultative period as specified by the London Borough of Haringey following formal submission.

Report Authorised by: Rebecca Kane, Managing Director APTL



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Contact Officer: **Mark De'Ath, Acting Head of Operations & Events, Alexandra Palace & Park, Alexandra Palace Way, Wood Green N22 7AY Tel No. 020 8365 4142**

<p>3. Executive Summary</p> <p>3.1 N/A</p>
<p>4. Reasons for any change in policy or for new policy development (if applicable)</p> <p>4.1 N/A</p>
<p>5. Local Government (Access to Information) Act 1985</p> <p>5.1 No specific background papers other than those attached to the report were used in compiling this report.</p>

6.0 Background

- 6.1 The original calculation of capacity for the Great Hall and remainder of Alexandra Palace was determined by the number of available doors and an agreed number of persons that could escape through those doors in a given time. A figure of 250 per set of doors was determined.
- 6.2 The Great Hall at Alexandra Palace has 34 available doors of exit. Removing the largest exit route out of the building in the event of a fire or the need to evacuate, 29 doors would be available giving the current license capacity of 7250.
- 6.3 In recent years as a result of Risk Assessment and consultation with all of the Responsible Authorities i.e. Police, Fire and relevant Local Authority departments it was agreed to create four further doors within the hall to increase the capacity of the Great Hall for such events to 8250.
- 6.4 The Licensing Act 2003 and subsequent Fire Safety Order 2005 has significantly changed the way Venues have been allowed to be managed. Both pieces of legislation delegated responsibility of the management of events, in particular Health & Safety, with the Venue Operator/Hirer.
- 6.5 The Fire Safety Order 2005 introduced a formula already used within the Event Industry and by many Fire and Building Control Officers in calculating the amount of exits/space available/required to evacuate premises.

7. The Issues

- 7.1 Adopting this formula has allowed Alexandra Palace to review the total capacity of the building should it so wish, however the management at APTL understands the possible impact this may have and have therefore subsequently only concentrated on an area where the current business could receive most benefit.

- 7.2 Music events/concerts have taken place at Alexandra Palace for many years. More recently Alexandra Palace has seen resurgence in its use for such events and therefore believes it is a market worth developing to maintain its business profile. The Great Hall has always had the ability to accommodate larger numbers if necessary, however has had the restriction of the current calculation determining the licensed numbers.
- 7.3 APTL is aware of its responsibilities both under the License and to the Local Community/ Residents and will continue to work with these groups to ensure any nuisance is kept to a minimum. The increase in numbers may have an impact in certain areas and any issues raised will be addressed where necessary.
- 7.4 APTL can already confirm the following measures in place:-
- i) All Concert events will continue to finish no later than 11.00pm. Many Promoters are now recognizing their responsibility in this area and are actively finishing their events by 10.30pm in order the visitors have sufficient time to travel home safely.
 - ii) APTL has more recently developed a very good relationship with both TFL and the relevant Bus Operators and they will continue to be advised of our events programme, the timings and the potential numbers attending.
 - iii) APTL will continue to fund an increased courtesy shuttle bus service to and from both Alexandra Palace and Wood Green Train Stations to ensure any potential late night nuisance is kept to minimum.
 - iv) Although large percentage of Concert goers arrive by public transport APTL will continue to fund, manage and make available all car parking areas to ensure no indiscriminant parking takes place on residential streets.
 - v) APTL will continue to fund Noise Consultants to ensure noise propagation from the building is maintained at an acceptable level to both London Borough of Haringey Enforcements Officers and Local Residents.
- 7.5 Concerts in the Great Hall generally take place during the period from October to March. Subject to availability the number of dates currently ranges from six to twelve evenings of events. It is not yet known how much this will grow but following consultation with the Promoters all have expressed an interest in our proposal to increase the capacity of the hall.
- 7.6 This report primarily relates to concert events rather than other music events that may go on through the night. The License already allows for a figure of 10,000 in the building for such events, APTL does not intend to or wish to change this figure. APTL fully realizes the issues and understands its

responsibilities in respect of such events and will continue to operate these in a continued professional manner.

- 7.7 APTL understands the increased demand the additional capacity may place upon the current infrastructure. Promoters will only be in a position to utilize this capacity extension on agreement of the contract terms highlighting the need to meet these demands. I.e. Security, stewarding, toilet facilities, disabled provision etc.

8.0 The Benefits

The ability to increase the capacity will provide a number of significant benefits.

These are:-

- i) Allow APTL to re invest in facilities and equipment to make them comparable with their venue competitors. Thus increasing the covenant back to the Trust.
- ii) Provide APTL with additional income from both facility fee and catering income.
- iii) Alexandra Palace becomes largest standing venue in London, during a time when many bands prefer standing audiences.
- iv) Provide savings to Promoters who would normally have to book an alternative venue for two nights with all associated production costs.
- v) Make Alexandra Palace a "Venue of Choice" as detailed within its most recent Business Plan.
- vi) Continue to develop business partnerships that raise the status, profile and brand of Alexandra Palace.

9.0 Next Steps

- 9.1 APTL to complete engagement with the key Responsible Authorities to seek their endorsement of the Consultants' Report and confirm permitted capacity.
- 9.2 APTL to submit the Variation application form to London Borough of Haringey following the Trust Board Meeting on 30th June 2009, with subsequent Public Notice to be detailed in the relevant local papers w/c 6th July 2009.
- 9.3 APTL will receive and discuss comments and concerns from both Advisory and Consultative Committees before presenting this report to the Trust Board with a view to enhancing this application with any points raised.



Agenda item:

Statutory Advisory Committee	on 16th June 2009
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Report Title: The Workshop Building: Planning Application
Report of: Mark Evison, Park Manager
1. Purpose 1.1 To advise the committee of the Planning Application for the Workshop Building in the Grove.
2. Recommendations 2.1 That the committee considers the application and decides what advice, if any, it wishes to provide to the Board of Trustees regarding this planning application.
Report Authorised by: Mark Evison, Park Manager
Contact Officer: Mark Evison, Park Manager, Alexandra Palace & Park, Alexandra Palace Way, Wood Green N22 7AY Tel No. 020 8365 2121
3. Executive Summary 3.1 The planning application was received by Haringey Council on 15 th May 2009. 3.2 The proposed use for the building is as a children's soft play centre with ancillary café.
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 other than those appended were used in compiling this report. 5.2 The full application is available on the Haringey website (www.haringey.gov.uk) using reference number HGY/2009/0503

6. Description

- 6.1 The description of the proposal is "Refurbishment and internal alterations to the building to create a small bespoke childrens indoor adventure and soft play area with small café, requiring leisure and assembly use D2".
- 6.2 The planning application is included as Appendix A, the document and any representations can be viewed in full on the Haringey Council website (www.haringey.gov.uk) using reference number HGY/2009/0816.
- 6.3 On 29th April 2009 a panel of Trustees was convened to consider the tender for the building. The Panel agreed to lease the workshop to tenderer 3 subject to receiving advice from the SAC and delegated to officers and legal advisers the power to conclude negotiations and finalise lease terms once that advice had been received and considered.
- 6.4 Tenderer three proposed refurbishing the building as a children's play centre with ancillary café, subject to the tenant obtaining planning permission for the proposed use.
- 6.5 In discussions the Trustees considered the effect of a children's play centre on the nearby Grove Café. To keep the negative effects to a minimum, a number of clauses will be included in the lease, such as 'no off-premises sales' and 'no customers without children'.
- 6.6 A number of representations have been made by members of the public and these are available to view on the Haringey website.
- 6.7 Should this Committee wish to provide advice to the Trustees the details will be presented to the Board at the next meeting on 30th June 2009.

7. Consultation

- 7.1 This report forms part of the Trustee's process of seeking advice from the Advisory Committee under the Alexandra Park and Palace Act 1985. The planning process invites comment from a much wider group of interested parties who may also put forward comments to the Planning Authority.

8. Recommendations

- 8.1 That the committee considers the application and decides what advice, if any, it wishes to provide the board of trustees regarding this application.

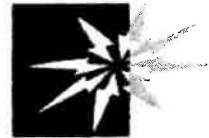
9. Legal Implications

- 9.1 The Trust's solicitor was provided with a draft of this report and his advice has been taken into account in the production of this final version.
- 9.2 The LBH Head of Legal Services have been sent a copy of this report.

10. Use of Appendices/Tables/Photographs

- 10.1 **Appendix A:** Application for Planning Permission, reference HGY/2009/0816.

Development Control
 639 High Road, London N17 8BD
 Tel: 020 8489 5508 email: development.control@haringey.gov.uk
 www.haringey.gov.uk



Haringey Council

Application for Planning Permission.
 Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

100010819
 913011007

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Has the building, work or change of use already started? Yes No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building, work or change of use been completed? Yes No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details
 Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1: THE ACTUAL WORKSHOP

Address 2: THE GROVE

Address 3: ALEXANDRA PALACE WAY

Town: WOOD GREEN

County: LONDON

Postcode (optional): N22 7AY

Description of location or a grid reference. (must be completed if postcode is not known): TQ29F892

Easting: 29 Northing: 18

Description:
 SINGLE STOREY BUILDING CONSTRUCTED OF A STEEL FRAME IN AN ELEVATED POSITION NEAR THE MAXWELL HILL ENTRANCE TO THE PARK (SITUATED IN THE PARK)

5. Pre-application Advice
 Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).
 Please tick if the full contact details are not known, and then complete as much as possible:

Officer name: TARA-JANE FISHER

Reference: NORTH TEAM

Date (DD/MM/YYYY): 7/5/2009
 (must be pre-application submission)

Details of pre-application advice received?
 WENT THROUGH EACH POINT I DO + APP'N VIEW AND ADVISED ON HOW EACH SHOULD BE ANSWERED AFTER DISCUSSING ALL OF MY PLANS (2nd SUB 13/1/09 - 3rd SUB 10/1/09) [LUCY AFF]

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:
 DAILY WASTE COLLECTION ARRANGEMENTS HAVE BEEN MADE WITH EXISTING PALACE GROUND CONTRACTOR. JOHN O'CONNOR GM LTD (DARREN - 01483-717175)

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:
 SEPERATE DAILY COLLECTION OF RECYCLABLE WASTE ARRANGED WITH JOHN O'CONNOR GM LTD

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:
 ATTENDED 'FRIENDS OF THE PARK' OPEN DAY WHICH WAS HELD AT THE APPLICATION VENUE SUN MAY 10th. DISCUSSED MY PLAN WITH THE RESIDENTS & LOCAL RESIDENTS. IT WAS WELL RECEIVED

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? Yes No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Roof			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Windows			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Design & Access Statement includes detail on a deconstructable timber path + the moving of a door. These are also highlighted on floor & site plans & have been agreed by Mark Eason (park manager) on behalf of Alexandria Park Trust

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	80	80	
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Cess pit
- Septic tank Other
- Package treatment plant

Are you proposing to connect to the existing drainage system? Yes No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

ALREADY CONNECTED AND ADVISED FURTHER DETAILS NOT REQUIRED FOR THIS APPLICATION BY PRE APPLICATION ADVICE OFFICER. DUE TO ANY WORK NOT AFFECTING OR CHANGING EXISTING SET UP

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

- Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system Existing watercourse
- Soakaway Pond/lake
- Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

15. Existing Use

Please describe the current use of the site:

VACANT SINCE 2007 - PREVIOUSLY CHILDRENS WORKSHOP

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

PREVIOUSLY CHILDRENS WORKSHOP

When did this use end (if known)? DD/MM/YYYY
(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

THE KITCHEN & TOILETS ARE CONNECTED TO EXISTING FOUL DRAINS. ALL OTHER WASTE COLLECTED BY GARDEN MAINTENANCE CONTRACTOR.

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? Yes No
 If Yes, please complete details of the changes in the tables below:

Proposed Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Total proposed residential units (A + B + C + D) =

Total existing residential units (E + F + G + H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>				
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please specify	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	0	0	0
Proposed employees	2	3	3

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
D2	09.00 - 19.00	09.00 - 19.00	09.00 - 19.00	
D2 (winter)	09.00 - 18.00	09.00 - 18.00	09.00 - 18.00	

22. Site Area

Please state the site area in hectares (ha)

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? Yes No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other: Amount (tonnes):

Other: Amount (tonnes):

Little Dinosaurs - Design and Access Statement

The Actual Workshop building sits in 'The Grove' part of the grounds of Alexandra Park and has been empty for 4 years. I will be investing between £70 - £100k on its refurbishment and Internal alterations. A large portion of this investment will be to create a (adult supervised) bespoke children's indoor adventure and Soft play centre that will offer a series of activities devoted to the physical, emotional and social development of children. There will be a larger play structure for the child and a smaller soft play area for toddlers (examples in attached diagrams). I will also offer a small range of homemade food, snacks and beverages. The facilities will be designed to entertain, exercise and stimulate children while reinforcing good social skills in a group play environment.

The current entrance to the building is next to the kitchen, to improve the safety and practicality of this I would like to move the door down to the next window along and turn the current door into a window. This is a straightforward swap that will not affect the structure in anyway and will be done with all of the same materials and colours as currently stand.

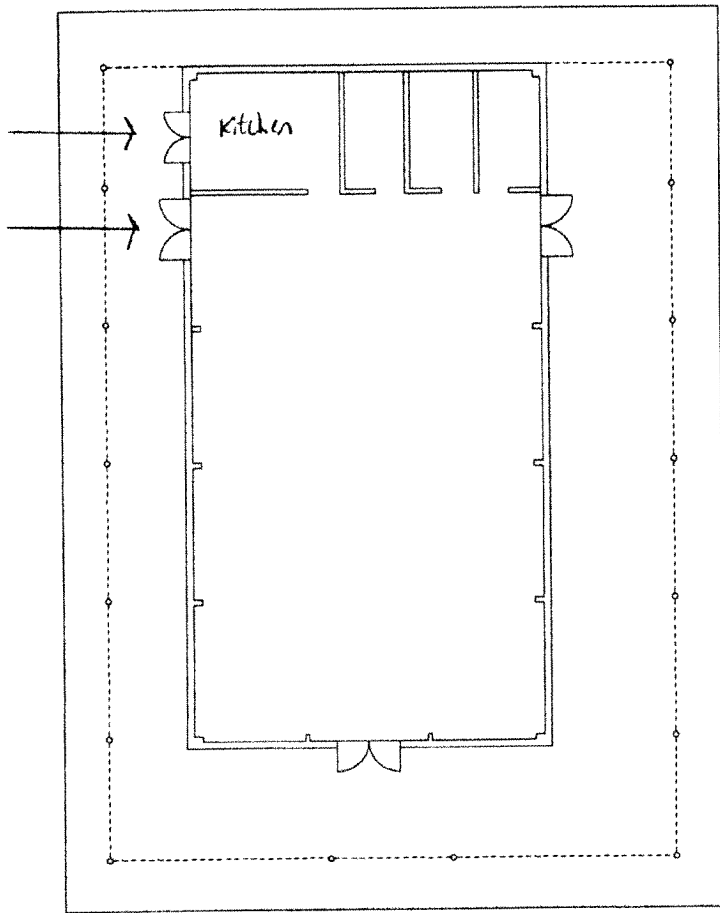
This will allow for a safer and more detached entrance and improvements to the kitchen and a serving area. (Existing and proposed shown on supplied designs)

The building already has wheelchair access and a Boys, Disabled and Girls toilets. All work perfectly and all will be refurbished.

One access path needs to be created to avoid the grounds being trampled and becoming muddy (indicated on site plan in Green). This will be a timber decked path in a uniform colour that will match the existing building and can be easily deconstructed at the end of the lease, making an easy return to existing look, if so required.

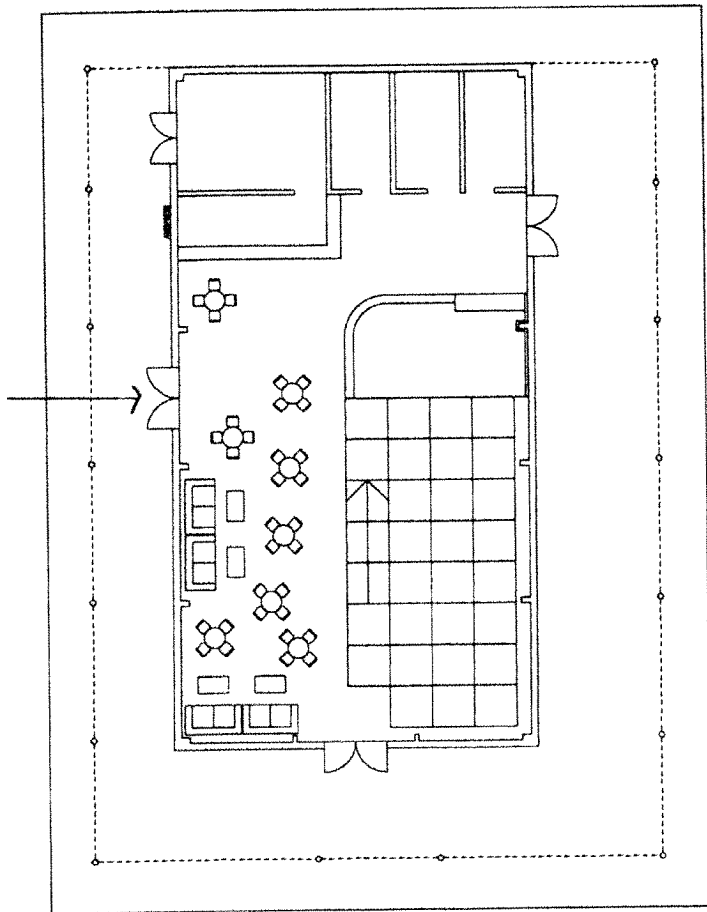
The location is just yards from the local Muswell Hill Broadway pedestrian entrance and is further served by the Grove Car Park. (Both highlighted on the colour maps supplied of Alexandra Palace and its grounds). The Car park has eighty spaces; none of these are marked for disabled parking. This is the property and under the control of Alexandra Park Trust. The car park always has many vacant spaces so can only imagine this has never become an issue.

My aim for Little Dinosaurs is to bring a new vibrancy to the park by attracting far more families, through great play for kids and quality facilities for adults. I believe and hope this will also help attract more of the general public into enjoying all of the other great attributes of this Historic Park...



Existing Floor Plan

→ Arrow indicate existing kitchen Entrance + public Entrance

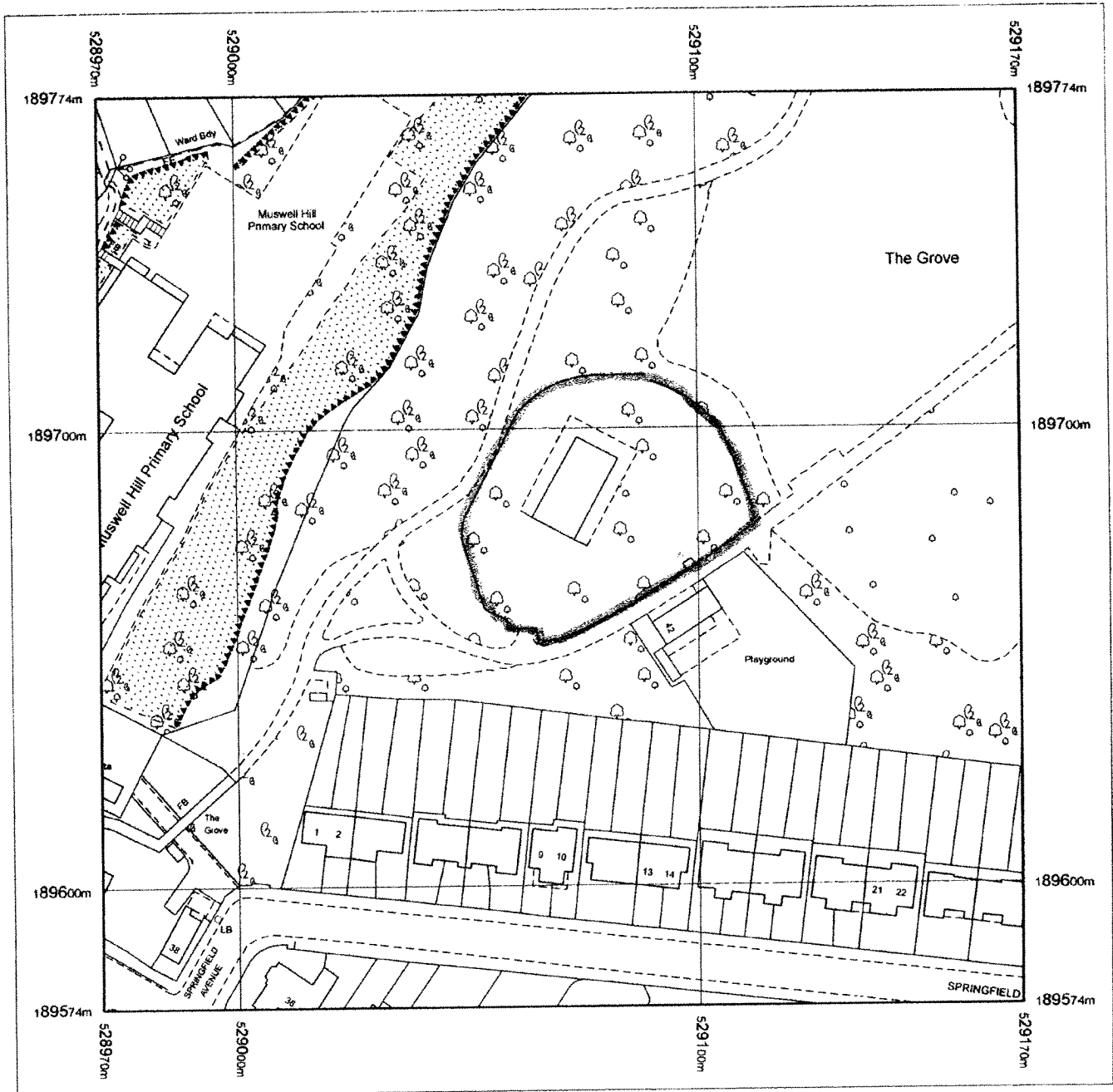


Proposed Floor Plan

→ Arrow indicates location of new door
(see design & access statement for details)



OS Sitemap®



= Direction of access path

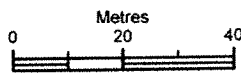
Produced 11.05.2009 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2009.

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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

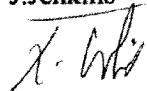
Supplied by: **Centremaps**
 Serial number: 01294400
 Centre coordinates: 529070 189673.5

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

Tree Survey

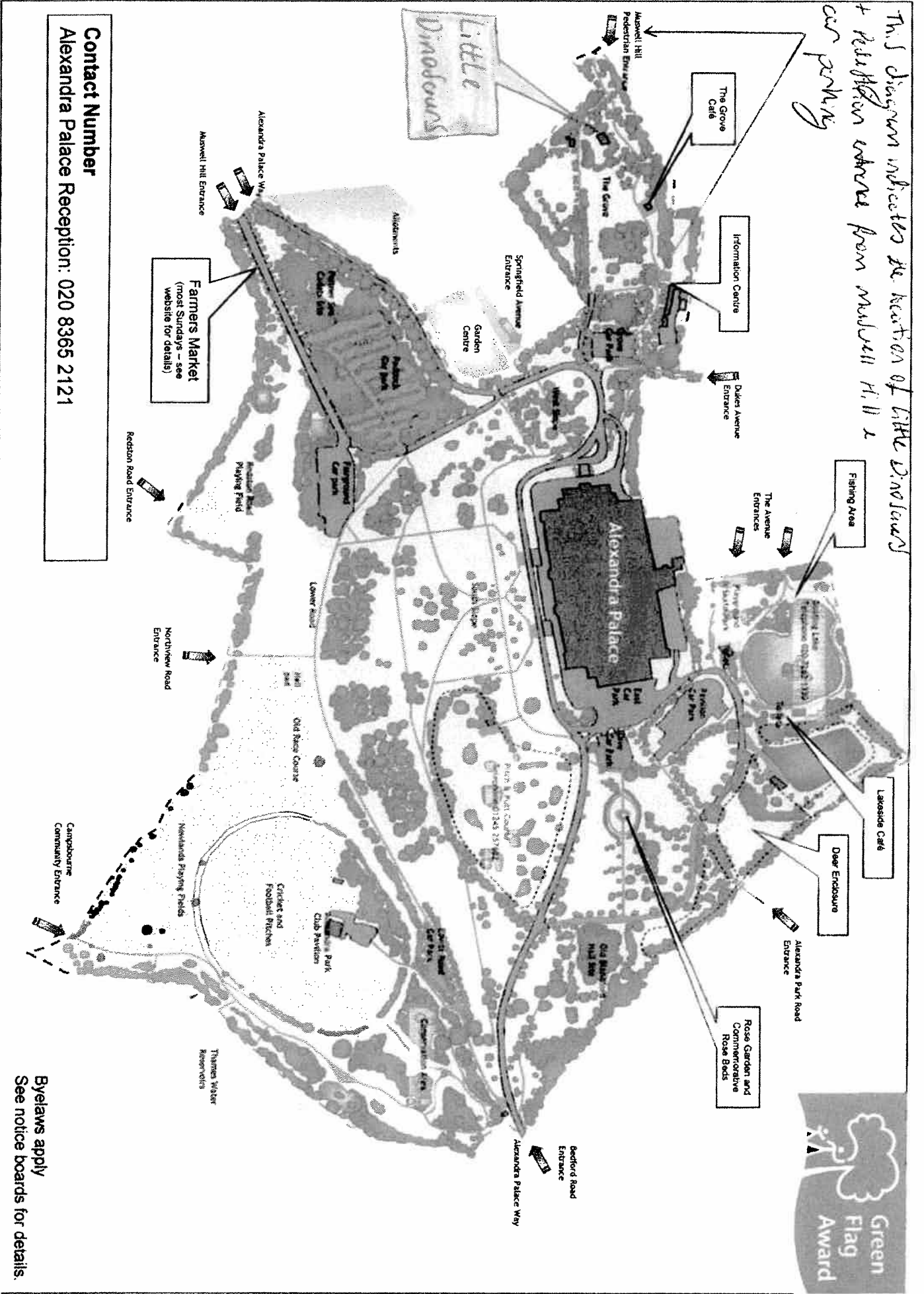
All work will be internal only (apart from timber access path that will not touch or affect any tree). The Tree's within the external grounds will not be touched in any, way, shape or form. I would not want to and have no external development plans that would affect them. It will also be a stipulation of any lease agreement, that at no point can or would this be agreed from the side of Alexandra Park Trust.

J.Jenkins



11/05/09

This diagram indicates the location of Little Dinosaurs + Reception entrance from Maxwell Hill & car parking

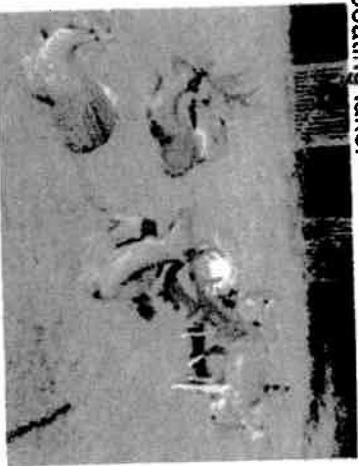


Contact Number
Alexandra Palace Reception: 020 8365 2121

Byelaws apply
See notice boards for details.

Alexandra Park consists of over 196 acres of public open space.

The park contains a wide range of facilities for all to use, these include a play area, skate park, a deer enclosure and the ever-popular boating lake.



The fallow deer herd

There is a Café and public toilets available by the boating lake and further toilets at the children's play area.

The Grove Café (below) is open everyday except Monday.



The Grove Café

Why not pop into the Information Centre in The Grove? It's open on the first Saturday of each month, 1.00 - 3.00pm.

Contact the Park Manager
Alexandra Park and Palace Charitable Trust
Alexandra Palace Way
Wood Green, London N22 7AY
Tel: 020 8365 2121
Email: park@appct.org
Web: www.alexandrapalace.com

In an emergency dial 999



Summer bedding display on the South Front

Travel information:

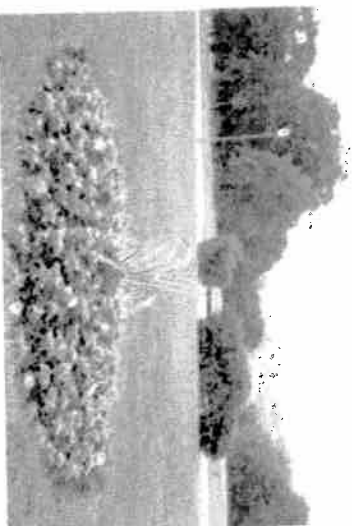
- Nearest railway station: Alexandra Palace (First Capital Connect)
- Nearest Underground station Wood Green (Piccadilly Line)
- W3 bus from Finsbury Park or Tottenham.



ALEXANDRA
PARK & PALACE
Charitable Trust



LOTTERY FUNDED

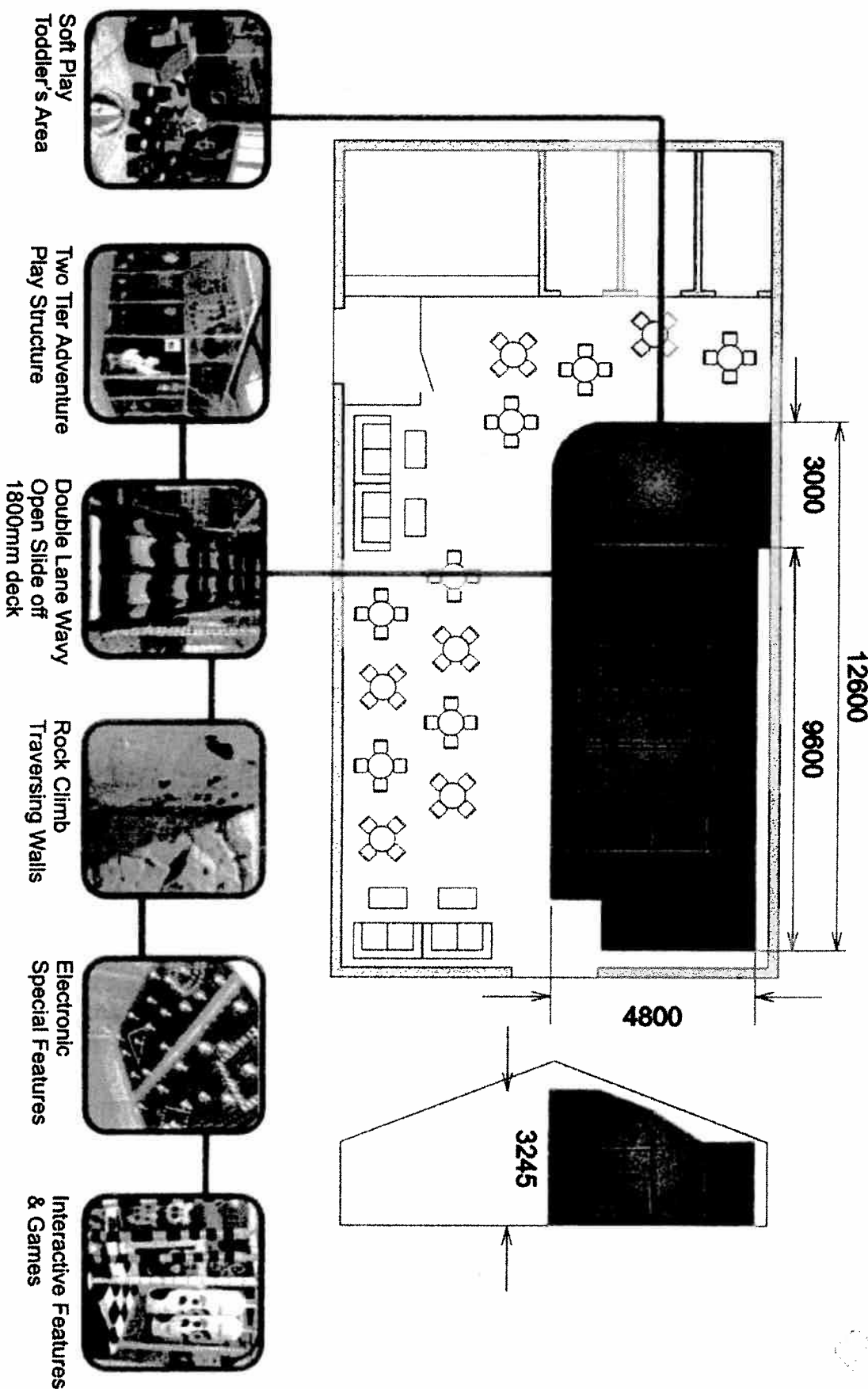


Welcome to

Alexandra
Park

Jason Jenkins Building Layout

- Show design of Internal Network only (Soft play)



Client: Jason Jenkins Date: 30/01/09 Scale: 1:125 Drawing Ref: J/L/01/BL Drawn By: S.E.C
 www.softbrick.co.uk e: sales@softbrick.co.uk t: 01925 83 77 33 f: 01925 83 77 55 © Soft Brick Company Ltd. January 2009

forward. thinking.