

NOTICE OF MEETING

ALEXANDRA PARK AND PALACE STATUTORY ADVISORY COMMITTEE

Monday, 6th October, 2025, 6.30 pm - Creativity Pavilion, Alexandra Palace Way, Wood Green, London N22 (watch the recording [here](#))

Councillors: Emine Ibrahim, Emily Arkell, Cathy Brennan, Rossetti, Elin Weston, Sarah Elliott, Culverwell and Mark Blake

Co-optees/Non Voting Members: Crompton (Advisory Committee Member), Elizabeth Richardson (Advisory Committee Member) and Jason Beazley (Three Avenues Residents Association (TARA)) (Advisory Committee Member)

Quorum: 3

1. APPOINTMENT OF CHAIR

2. FILMING AT MEETINGS

Please note this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the 'meeting room', you are consenting to being filmed and to the possible use of those images and sound recordings.

The Chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual, or may lead to the breach of a legal obligation by the Council.

3. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

4. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

(i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and

(ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct.

5. URGENT BUSINESS

The Chair will consider the admission of any late items of Urgent Business. (Late items will be considered under the agenda item where they appear. New items will be dealt with under item 8 below).

6. MINUTES (PAGES 1 - 6)

To approve the minutes of the Statutory Advisory Committee held on 17th July 2025 as a correct record.

7. CHIEF EXECUTIVE REPORT (PAGES 7 - 30)

8. NEW ITEMS OF URGENT BUSINESS

To consider any items of urgent business as identified at item 5.

9. DATES OF FUTURE MEETINGS

To note the dates of future meetings.

Chris Liasi - Principal Committee Co-ordinator
Tel – 020 8489 5343
Fax – 020 8881 5218
Email: chrisovalantis.liasi@haringey.gov.uk

Fiona Alderman
Director of Legal & Governance (Monitoring Officer)
George Meehan House, 294 High Road, Wood Green, N22 8JZ

Friday, 26 September 2025

**MINUTES OF THE MEETING Alexandra Park and Palace
Statutory Advisory Committee HELD ON Thursday, 17th July,
2025**

PRESENT:

Councillors: Cathy Brennan, Rossetti and Culverwell

ALSO ATTENDING:

John Crompton, Emma Dagnes, Chris Liasi, Jason Beazley

10. FILMING AT MEETINGS

The Chair referred to the filming of meetings and this information was noted.

11. APOLOGIES FOR ABSENCE

Apologies of absence were received by Councillors Emine Ibrahim, Emily Arkell, Elin Weston and Mark Blake.

12. DECLARATIONS OF INTEREST

It was stated that David Frith, a past member of the committee had passed away at 95 years old. Condolences were passed to his family members.

13. URGENT BUSINESS

There were 3 major points that the committee wanted to address:

- Parking
- Crowd Management
- W3 Closure

Officers explained this would be addressed in the presentation in the urgent business section of the agenda.

14. MINUTES

An update on CIL was provided to the committee as stated in the previous set of minutes:

“The Council secures financial contributions and other public benefits from new development via two main mechanisms: Community Infrastructure Levy (CIL) and Section 106 planning obligations (S106). CIL regulations provide that 5% of receipts

can be used to cover admin expenses, 15% must be spent on Neighbourhood CIL (NCIL) projects and the remaining 70-80% may be spent on Strategic CIL (SCIL) projects. In Haringey, SCIL is spent on CIL eligible infrastructure projects within the Council's Capital Programme. SCIL receipts from development are pooled and may be spent anywhere in the borough on infrastructure. The Council's Infrastructure Funding Statement (IFS) 2023/24, published on the Council's website, sets out full details of projects funded to date by SCIL. For NCIL, Haringey divides up the borough into 9 areas with consultation with communities in those areas informing how available monies are spent. The IFS 2023/24 sets out projects funded to date by NCIL. Later in 2025 there will be consultation on the spend of £1.7m of NCIL across the borough with the council inviting residents and communities to identify how they wish to see funds in their area spent. Section 106 planning obligations are secured for a specific purpose and must be spent in accordance with the specific terms in each individual S106 agreement for each individual planning permission. In addition to making CIL payments, the Haringey Heartlands/Alexandra Gate development in Wood Green has made Section 106 contributions for buses, walking and cycling and employment & skills"

- It was stated that Councillor O'Donovan and Cathy Brennan could mention CIL for APP at the next planning committee meeting.

RESOLVED:

SAC – 17th March 2025:

- That the minutes of the SAC held on 17th March 2025 be approved as a correct record.

CC – 17th March 2025:

- That the minutes of the CC held on the 10th March 2025 be noted.

APPB – 10th March 2025:

- That the minutes of the Trustee Board Minutes held on the 10th March 2025 be noted

15. CHIEF EXECUTIVE VISION AND GOALS UPDATE REPORT

As part of the London Festival of Architecture, Alexandra Palace's Creative Learning team collaborated with Haringey Council's placemaking department to engage local communities and strengthen their connection with the Palace. This initiative included a community radio broadcast from the Lower Field Sports Club, immersive heritage exhibitions and audio trails, volunteer-led heritage tours, and a specially curated version of Café Palais that brought older residents together to share stories and foster community bonds.

The Palace also made strides in activating its park as a communal and creative space. Shakespeare's *As You Like It* was performed in the Forest School area—once a deer enclosure—transforming it into a whimsical woodland theatre. Children

attending Easter holiday camps enjoyed hands-on creative activities that seamlessly blended nature, performance, and play. A dedicated group of volunteer gardeners converted the pitch and putt vicinity into a blossoming wildflower meadow and began reshaping the theatre courtyard into a vibrant green oasis. Additionally, corporate volunteer days enabled teams to participate in park maintenance, enhancing their civic engagement and team camaraderie. The Forest School programme ran three days a week, connecting children with nature and nurturing early environmental awareness, resilience, and well-being.

To future-proof its mission, APPCT focused on increasing financial resilience. The charity expanded individual giving opportunities, appointing a Development Manager in early 2025 to lead the effort. Founding Ally Pally Patrons began contributing annual donations of £600 in June, while existing donors—starting at £3 a month—were informed of plans to relaunch as Ally Pally Supporters in spring 2026. Special events for individual supporters were hosted in June and July, including a reception around the co-production of *North by Northwest* at Alexandra Palace Theatre and a summer gathering in the park led by Friends of Alexandra Park.

Plans were laid for a renewed push around *In Celebration* donations and legacy gifts by autumn 2025. Supporters would soon be able to dedicate benches in the park or name seats within the theatre to commemorate loved ones or mark special occasions. Meanwhile, grant-seeking efforts were underway, with decisions expected in July for trust funding that would support Creative Learning programming and staff costs. Earlier in spring, the Palace received a grant from the Haringey Community Carbon Fund to cut emissions from the CUFOS building. June also marked the publication of a blog celebrating the 150th anniversary of Alexandra Palace Theatre, detailing technical upgrades funded by the Theatre's Trust—including live audio-visual relays and new digital donation units.

Capital fundraising efforts continued as the team refined plans for the next stage of restoration across the Park and Palace. If funding is secured, this phase will focus on adapting facilities to promote community well-being and resilience against climate challenges. These improvements are aligned with APPCT's ten-year vision and include repurposing the North East Office Building to enhance functionality and sustainability for future generations.

Alexandra Palace embraced an adaptive reuse strategy to revitalise neglected and inaccessible spaces, successfully reintroducing them for public use with a diverse programme of events and activities. The North East Office Building (NEOB) Repair Project exemplified this initiative. A formal thank-you event for Historic England was held on 30 April, drawing attendees from prospective funders, patrons, and key organisations including Haringey Council, the GLA, and the National Lottery Heritage Fund. As part of the 150th anniversary celebrations, the Young Creatives Network collaborated with the Community Curatorial Team to deliver an immersive tour showcasing the Creative Learning team's contributions. Work continued to secure development phase funding to transform the NEOB into a vibrant hub for creative learning, complete with studios, office space, and an archive.

Strategic partnerships were expanded to enrich lives and promote career development. Alexandra Palace formalised its collaboration with the BBC Concert Orchestra, appointing it as the venue's first Associate Orchestra. This marked a

significant milestone in an already strong relationship with the BBC, which included theatre broadcasts of *Friday Night is Music Night* and *Later with Jools Holland*. The partnership also built on the site's historical ties to the BBC, dating back to the inaugural public television transmission in 1936. Alongside performances and rehearsals, the Orchestra aimed to extend its impact through educational outreach in collaboration with the Creative Learning programme, benefitting local communities.

Internally, Alexandra Palace made strides in developing an inclusive and empowering workplace culture. Following the prior year's completion of its People Strategy development phase, a comprehensive three-year implementation plan was initiated to align with the organisation's decade-long vision. This Strategy centred around four goals: attracting and selecting talent, engaging employees, promoting growth, and ensuring retention, all rooted in values of collaboration, passion, resourcefulness, openness, and boldness. A key investment in future talent saw preparations for the launch of the first Apprenticeship Pilot in September 2025, supporting a Trainee Building Surveyor through a funded degree in Construction Management. The selected candidate, formerly part of the ice rink team, embodied the organisation's commitment to recognising and cultivating potential within its existing workforce.

- Councillors stated that the BBC Orchestra had been positive news.
- It was queried whether customers of the café had needed to use the public toilets. The officer clarified that internal toilets had since been installed for customer use.
- Improvements to the APP were welcomed by the Committee.
- Fire safety had been a topic of discussion, and queries were raised about the existence of a plan. It was stated that an aspirator system had been added to the palace and had already been tried and tested.

RESOLVED:

Recommendations:

1.1 – Noted

1.2 – Noted

1.3 – Noted

16. STATUTORY ADVISORY COMMITTEE FEEDBACK

There were none.

17. NEW ITEMS OF URGENT BUSINESS

Increased police patrols had been introduced in the area alongside expanded use of CCTV cameras. Traffic barriers and reduction measures were reviewed, and clearer signage was deployed. Residents had been encouraged to report incidents, and 24 such reports had been logged.

Emma Dagnes had advised that if incidents occurred between midnight and 1:00 a.m., residents should contact the police immediately to log the issue. Alternatively, they were allowed to notify the palace the following day if preferred.

Monitoring and enforcement continued throughout the season. Future upgrades to site infrastructure were planned, including the installation of bollards, additional cameras, and improved lighting. The traffic management plans were scheduled to be reviewed and adapted seasonally to meet changing needs. Efforts to strengthen cross-agency collaboration had also been initiated through dedicated forums.

A traffic calming operation, was planned to begin in September, coordinated by the Head of Security and the Met Office. During a meeting, Councillor Rosetti raised a concern that event attendees appeared to be diverted under the bridge and through the playground. It was explained that this diversion was due to a breach in the park, though questions remained as to whether the change had been pre-planned. Complaints were made regarding drop-off points. While there were two entrances to the event, public access was restricted to one gate for security and familiarity reasons. Despite consistent feedback over the past five years, no changes had been implemented, although every gate was reportedly staffed with security personnel.

A representative from WIRA highlighted the absence of a Controlled Parking Zone (CPZ) in the area, noting significant pressure on existing parking spaces. Only blue badge parking car parks were being utilized, while other nearby facilities, such as the Haddock car park, remained unused and were suggested for future event support. HGM measures were referenced, especially given that 8,000 attendees arrived early for the most recent event.

Concerns continued around the W3 bus route, where numerous emails and complaints had been received. Meetings had taken place with the police and Transport for London (TfL) to explore safety improvements. TfL had made decisions regarding redirection of the W3 route and promised to increase publicity about diversions. App staff were also set to coordinate with TfL personnel directly to improve communication. Finally, the number of event days was cited as an ongoing issue.

18. DATES OF FUTURE MEETINGS

The date for the next meeting of the Statutory Advisory Committee was noted as the 6th October 2025.

CHAIR:

Signed by Chair

Date

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**MEETINGS OF THE STATUTORY ADVISORY COMMITTEE
& THE CONSULTATIVE COMMITTEE**

Date: 6th October 2025

Location: Creativity Pavillion, East Court, Alexandra Palace

SAC: 6.30pm start with finish 7.30pm

CC: 7.30pm start with finish 8.30pm

Report Title: Chief Executive Report

Report of: Emma Dagnes OBE, Chief Executive Alexandra Park & Palace

Purpose: To inform the SAC & CC on progress of Alexandra Park and Palace Charitable Trust

1. Recommendations

- 1.1 To Note the contents of this report
- 1.2 To provide comment on applications relating to Solar Panels (Boathouse), Secondary Glazing (CUFOS) and Shutters (Sports Pavilion). See Appendix 1 and 2

2. Executive Summary

- 2.1 This report updates the Committee on progress to date in the financial year 25/26 and aligns with the Trust's Vision to **"Create a Sustainable Home for All That We Do."** The work highlighted under each Goal have been selected based on progress made since the last Board report.

3. Provide Great Entertainment and Culture for All: *Accessible and welcoming, we will continue to challenge ourselves to gain better understanding of our current and future audiences and their needs, ensuring our Cultural and Entertainment programme reflects the tastes and innovations of the time. We will support and develop opportunities for artists to showcase their talents and reach new and diverse audiences.*

- 3.1 **The Summer Series** took place throughout July in the Park. Outdoor performances included Teskey Brothers, Black Keys, Alex Warren, Leon Bridges,

The Kaiser Chiefs plus the inhouse promoted Kaleidoscope festival headlined by Faithless, Goldie & Sara Cox. Net Promoter Score across the series was rated excellent, this is achieved through customers surveys results. The Summer series will return in 2026.

- 3.2 **Theatre Production** Alexandra Palace and Wise Children collaborated and coproduced on Alfred Hitchcock's "North by North West" adapted by Emma Rice. The production successfully ran over a two-week period.
- 3.3 **Theatre events** included family productions, The Dinosaur That Pooped, Ministry of Science, Tom Gates Live on Stage, Dinosaurs Live and the Great camping adventure plus All of Cthulhu, a show of mystery.
- 3.4 **Exhibitions & Community events** included The ABTT theatre show, an exhibition of specialist theatre suppliers, the Profile Awards and Haringey Box Cup, London's largest amateur boxing event.
- 3.5 **Market research** is being carried out throughout the summer to support our understanding of audiences, customers and donors. This work will help us engage more effectively with new and diverse audiences, while strengthening our connections with existing customers. The project will also support us with overall brand positioning.
- 3.6 **Public Relations** Premier PR have been appointed as Alexandra Palace new PR agency supporting us to explore all opportunities and increase brand awareness for the venue and charity.
- 3.7 **Leisure** The ice rink continued delivering its courses and public skate throughout the Summer. The team are also preparing for the hockey season to start in September. The boating lake pedalos and pitch and putt remained open for all to enjoy, with promotional offers available for families. The boathouse cafe is scheduled to reopen later in the year.
- 3.8 **Phoenix bar and Pizzeria** The pub continued to maximise from sales on good weather days and benefited from the summer series of events.
4. **Build Climate Change Resilience: *Actively responding to the climate change emergency, we will strive and challenge ourselves to take the Palace off grid within a generation, lessening our impact on the environment, reducing our energy consumption and harnessing the parkland to build climate resilience.***
 - 4.1 We are working on the two projects that were awarded grants from the Haringey Community Carbon Fund. These projects are to install solar panels on the boat house and secondary glazing in the CUFOS (old station) building. The solar panels require planning permission. See Appendix 2.

4.2 Several departments involved in Theatre operations have been tackling the Theatre Green Book guidance. This is the industry standard for improving sustainability of Theatres, we are on the way to achieving the first (basic) level. The events team has been working through the NAA Green Guide, the equivalent guide for event operations.

4.3 The London Squash Classic tournament returned to the Theatre in September. The squash court was delivered, flat-packed, in a single container. This eliminated ten truck deliveries that were required last year to bring the court in pieces.

5. **Protect Our Heritage Assets: *Reverse the decline in the heritage asset by raising the funds needed to tackle the backlog of conservation and infrastructure repair and maintenance across the estate. We commit to utilising innovative sustainable materials and methods at every opportunity.***

5.1 We continue to make meaningful progress toward reversing the decline of our heritage estate, with a wide range of essential repair, refurbishment and modernisation works completed or underway.

5.2 **Boating Lake Jetty Repair** We are pleased to report the successful completion of essential repair works to the Boating Lake jetty a key infrastructure upgrade that ensures the safe and enjoyable return of boating activities for our visitors.

5.3 This project involved the full removal of the existing decking boards and the replacement of all underlying joists. The decision to undertake a complete structural renewal was driven by the need to guarantee long-term safety and stability, particularly in preparation for the lake's reopening to the public.

5.4 The works were carried out with careful attention to the surrounding environment and operational needs of the site. Our team coordinated closely with contractors and in-house maintenance staff to deliver the project efficiently and with minimal disruption to the wider park.

5.5 **East Court cafe** As part our commitment to improving visitor facilities whilst preserving the historic fabric of the building, we have completed a comprehensive refurbishment of the East Court Cafe. This work not only enhances the functionality and safety of the space but also ensures compliance with modern food service standards all whilst remaining fully reversible and sympathetic to the character of the building.

5.6 The project began with the complete removal of the temporary cafe infrastructure. In its place, a new floated floor system was installed, designed to carry all necessary café services within its structure. This upgrade has eliminated

the trip hazards previously caused by surface-laid cables and pipes, creating a seamless and safer environment for both staff and visitors. The new floor is constructed as a single, continuous surface, fully washable and robust enough to withstand the rigours of a busy catering operation.

5.7 To further support food safety and hygiene requirements, the café's perimeter has been lined with durable, wipeable wall finishes. These materials allow for easy cleaning and maintenance while also offering a neutral, professional backdrop to the refreshed space. A full upgrade of the electrical system was also undertaken, delivering a stable and future-proofed supply to support both current catering equipment and any future additions.

5.8 Importantly, all works have been carried out with a strong focus on reversibility and non-invasive construction. No elements have been fixed to the historic fabric; instead, the installation is entirely self-supporting, protecting the heritage value of the East Court. Services such as power and water have been routed in a flexible, modular way, enabling potential layout changes in the future without major disruption.

5.9 This project marks a significant step forward in the ongoing enhancement of our visitor amenities, delivering a clean, modern café environment that remains true to the spirit of conservation-led improvement across the Palace estate.

6. ***Safeguard Our Green Lung for London: We will implement new technology and innovation to help local habitats and species thrive in our 196-acre park, whilst encouraging diverse audiences, new visitors and new communities to engage with and benefit from our unique environment through outdoor interpretation, events and activities.***

6.1 The annual meadow cutting operation was carried out in mid-August. This was earlier than usual due to the dry conditions. The specialist team cleared around 120,000 square meters. This grass was close mown until the early 2000s, since when the meadow areas have been encouraged to develop. The longer grass provides much more shelter and food sources for birds and insects, helping to increase the biodiversity of the site. Removing the cuttings helps to gradually reduce the fertility of the soil allowing less dominant grasses and plants to establish, further increasing biodiversity.

6.2 The long spell of hot and dry weather has affected our tree stock, the poplars and chestnut started dropping their leaves early, a phenomenon known as false autumn. The annual safety survey has found that ash dieback disease and sooty bark disease (sycamore) have had a big impact and there are lots of dead trees in the Park this year.

- 6.3 In the wetland area contractors returned to create a raised footpath alongside the new ponds. This task was outstanding from the original works due to the conditions being too wet at the time. This raised footpath will allow access through an area that was frequently flooded in winter.
- 6.4 During the heavy rain in early September the new ditches were full of water. The leaky dams were working well, slowing the flow and holding the water back.
- 6.5 The Alexandra Park Club have plans to replace the shutters on the pavilion and add their club logo. The designs will need advertising consent, and the proposals are attached for comment Appendix 1.
- 6.6 The play area was closed for works during the first two weeks of September. The rubber safety surface under the play equipment was repaired and the matting the embankment was replaced. Other minor repairs were carried out. The four large oaks in the play area have various defects and some overlong, lateral branches, so their crowns were cut back to reduce the size and weight.
- 7. **Protect Our Archives And Share Our Stories In Innovative Ways:**
Celebrating our heritage and growing our reputation in the sector, we will provide environmentally sustainable facilities for the care of our valuable collections and archives to tell our stories and enable access to a wider range of people.
- 7.1 Three new archive volunteers have enlisted this year and one has just completed the listing of Val Paley's collection which was accessioned in 2021. Our ambition is to create a display and interpretation of Val's contribution as a Trustee since 2017 and her activism dating back to the 1970s. The papers and memorabilia give us a very personal insight into the last 50 years of AP history from a local stalwart supporter of the Park and Palace.
- 7.2 We were encouraged to submit an application for the Business Archives Council cataloguing grant, having come a "close second" in 2024. If successful, the project will begin in September and will further increase access to vital historic company records.
- 7.3 The archives were used successfully in the first quarter to enable Facilities in responding to external queries as well as for ongoing maintenance and restoration projects.
- 7.4 We are working with volunteers on articles to be submitted jointly by Hornsey Historical Society to the Ham & High paper for their regular heritage feature.
- 7.5 Project plan and collation of assets and stories for the celebration of 35 years of the Ice Rink to engage all the current skaters and encourage community participation, has been submitted to the Leisure Operations Manager and IR

General Manager for approval. A temporary display in the East corridor and skate hire is planned for install later this year.

- 7.6 Sales and Curatorial teams are collaborating to commission a virtual tour from Headbox, of the historic BBC Wing. It will replace the previous BBC Taster app (*Civilisations*) VR tour created by EEVO. This will allow public to access the studios when guided tours are not available, sold out, or not suitable for visitors with some mobility needs.
8. **Inspire And Engage Our Communities: *Taking inspiration from our eclectic history and inspiring cultural assets, we will collaborate with our communities and partners providing a range of creative and engaging events and workshops, to help people of all ages and backgrounds gain skills, explore their creativity and improve their well-being whilst cultivating warm and affectionate attachments to everything we do.***
- 8.1 **Projects:** All these projects were successfully delivered by the end of Q1. Highlights include the outdoor Shakespeare performance *As You Like It* on 28th June in the outdoor learning area, followed by *Green Creates* on 2nd July. On 5th July, the PAS end-of-year showcase and the YAC performance (15 Actors in a Time of War) were both held in the theatre. *Palace Uncovered* took place on 7th and 8th July, offering immersive learning experiences for secondary schools exploring the Belgium Refugee crisis in 1914.
- 8.2 **Young Creatives Network** Eight network members participated in DJ Masterclasses at DICE headquarters on 30th July. On 7th August, a table reading of a new play by emerging playwrights was held in CPAV. YCN members also led the creation of the annual Skate Jam festival on 26th July, which drew an impressive crowd of 500 attendees.
- 8.3 **Wild in the Park - Outdoor Learning Programme** On 12th August, Community Focus sessions were delivered in the outdoor learning area, supporting young adults with disabilities. These sessions were led by Laura Fox and formed part of our inclusive learning initiatives.
- 8.4 **Biblio Buzz 2025** The winner of the libraries award facilitated creative writing workshops at Wood Green and Marcus Garvey libraries. The Biblio Buzz Library Ceremony was held on 2nd August to celebrate young readers.
- 8.5 **Pinhole London** On 21st August, a pop-up camera obscura installation was set up on the south terrace. The event encouraged audience engagement and feedback, blending art, science, and public interaction.
- 8.6 **Looking Ahead to September** We're preparing for several exciting community events. *La Feria*, a Latin community festival, will take place on 13th September outside the Phoenix Pub. On 20th September, we'll be part of the **Haringey Age Well Festival**, with a specially curated Alexandra Palace zone.

- 8.7 **Volunteering** July saw continued momentum in volunteering across the site, with a small group supporting the Fundraising & Development department's **Summer Celebration**, assisting when we hosted **Green Creates**, and helping set the scene for the workshops for **Palace Uncovered** by sharing the story of Belgian refugees at the Palace. Our gardening group kicked off a new project in the Campsbourne area, transforming raised beds and engaging with the local community. Café Palais volunteers welcomed visitors and joined in crafting activities, while our Theatre Assistants supported the children's theatre programme. Looking ahead, August remains busy with volunteers for the first time joining the panel to shortlisting books for **Biblio-Buzz 2026**, ongoing archive projects, and for the **Open House Festival** in September, where volunteers will lead BBC Studio tours. We'll also be holding our annual **volunteer social**, hosted by Emma, to bring the team together and share updates on future plans.

Corporate volunteers working with TCV (*The Conservation Volunteers*) have been busy clearing bramble and repairing fences in the Park. There are more tasks booked during the Autumn to clear glades, create dead hedges and improve the spinney in the Grove. The Gardening volunteers together with the Park team gave the garden at the Campsbourne Centre some attention, cutting back overgrown raised beds and spreading mulch to suppress weeds.

9. **Strengthen Our Overall Resilience: *Safeguarding the assets for future generations, we will fortify our governance and raise funds through diversifying our revenue streams. This will include introducing a donor programme, building our corporate partnerships in line with our Values and attracting visitors all year round to the Park and Palace, creating a dynamic and sustainable future for the charity.***

- 9.1 **Individual Giving** Launch of the new individual giving programme has progressed this summer, aiming to increase investment in the Park and Palace. Initial launch of our **Founding Ally Pally Patrons** scheme in June to current supporters saw members join at each of our three membership levels, giving from £600 a year upwards. Promotion for **Name a Bench and Name a Seat** dedication schemes and **Gifts in Wills** is planned for Autumn 2025. This will be followed the relaunch of our regular donors' programme, giving from £3 a month, as **Ally Pally Supporters** in Spring 2026.

- 9.2 **Trusts and Statutory Grants** Trust and Statutory fundraising continues towards both Creative Learning programming and small-scale capital projects supporting Creative Learning in a challenging grant fundraising climate.

- 9.3 **Capital Fundraising** The next phase of the Trust's capital fundraising will renew sites across both the Park and Palace, ensuring that Ally Pally can bring joy to future generations. Potential capital projects for the next phase of the restoration

of the Park and Palace have been scoped and prioritised according to their potential to impact towards the Trust's Vision and Goals in four areas:

- **Community:** increasing wellbeing of North London communities
- **Climate:** bringing the Park and Palace to Net Zero
- **Conservation:** repairs to sustain the fabric of the Palace and Park against the impacts of climate change
- **Commercial:** updating essential facilities serving the events programme and income generation

9.4 **Strategic Plan** Work is underway to develop the charity's Strategic Plan. The Plan will consider the potential capital measures included in the next phase of our restoration and set out our delivery programme, alongside targets for social and economic impact. A draft plan will be available to Committee to review towards the end of the year.

9.5 **Rooftop Adventure** Construction has begun for the venue's new attraction "Summit, Alexandra Palace Rooftop Adventure". This is a partnership between Alexandra Palace and the operator Wire and Sky.

9.6 **IT and Network Resilience** We continue to improve our IT capabilities by replacing older systems with more modern solutions which create new opportunities and efficiencies:

- Our event planning system Artifax is being replaced by a new system called Infor which is currently in the installation and data load phase. Infor will improve business continuity, consistency, communication, overall management and delivery of events and other activities.
- Our HALO reporting and checking system has been rolled out further and a number of improvements were implemented.

9.7 In our plan to improve our use of Office365 capabilities and remove our reliance in on-site IT hardware we have started the migration of the organisation to SharePoint/OneDrive.

9.8 **Improving digital security** We have established a project with a project manager to gain Cyber Essentials accreditation from the UK Government scheme; our Cyber Virus protection solution was reviewed and uplifted; and we have improved physical access controls to our main Server and Communications equipment room.

10. **Restore Derelict Spaces: *Adopting an adaptive reuse approach to restoration, we will bring currently underused, inaccessible or derelict spaces back into use, unlocking potential and enabling us to welcome***

everyone through our doors with a wider range of activities, entertainment and experiences.

- 10.1 **Boating Lake Project – Phase One Completion** We are pleased to confirm the successful delivery of Phase One of the Boating Lake improvement programme a foundational upgrade focused on enhancing safety, functionality, and the overall visitor experience.
- 10.2 This phase centred on the complete rewiring of the boat hire facilities, ensuring all electrical systems meet current safety standards. As part of the works, new general and emergency lighting was installed throughout the operational areas, significantly improving visibility, safety and energy efficiency.
- 10.3 In parallel, we undertook a full refurbishment of the public toilet facilities. This included updated fixtures, improved lighting and refreshed finishes, all aimed at elevating the customer experience and supporting increased visitor numbers during peak boating season.
- 10.4 These upgrades represent a critical first step in the wider transformation of the Boating Lake area. By addressing core infrastructure and customer-facing amenities, we are laying the groundwork for a more welcoming, reliable, and enjoyable lakeside environment.
- 10.5 Work continues to build the case for an Expression of Interest application to the National Lottery Heritage Fund for a major grant towards the next phase of the Northeast Office Building Project.
- 11. **Establish new, Exciting Partnerships: *Amplifying our purpose of enriching lives, we will strive to form stand-out partnerships with universities, colleges and creative institutes and employers to support skills development and career opportunities for people of all ages***
- 11.1 **Haringey Music Service Relocation:** Mark Civil (Head of Creative Learning) and Louise Johnson (Head of Strategic Planning and Projects) are currently working with core Alexandra Palace teams to finalise lease arrangements for the relocation of Haringey Music Service, with a move-in date confirmed for 30th October 2025.
- 11.2 **Partnership Development:** A strategic meeting is scheduled for September between AP, North London Music Hub and BBC Concert Orchestra to explore joint programming opportunities and establish a two-year roadmap for collaborative initiatives. Updates will be provided to Committee at future meetings.

- 11.3 **Governance and Representation:** Mark Civil (Head of Creative Learning) and Melanie Fry (BBC CO) are set to join the North London Music Hub Board once it is formally established. Dates for board curation are to be confirmed.
- 11.4 **Haringey Music Service** was named as a secondary partner in a recent capital funding application submitted to Arts Council England. The bid proposes the redevelopment of the Transmitter Hall to support a broader range of partnership-led activities. In addition to enhancing collaborative provision, the redevelopment is designed to unlock increased commercial use of the space, generating sustainable income to support the Creative Learning department's long-term growth and impact.

12. Legal Implications

The Council's Director of Legal and Governance has been consulted in the preparation of this report and has no comment

13. Financial Implications

The Council's Chief Financial Officer has been consulted in the preparation of this report and has no comment

14. Use of Appendices

Appendix 1 – Sports pavilion shutter designs

Appendix 2 – Boathouse Solar Panels

15. Background Papers – None

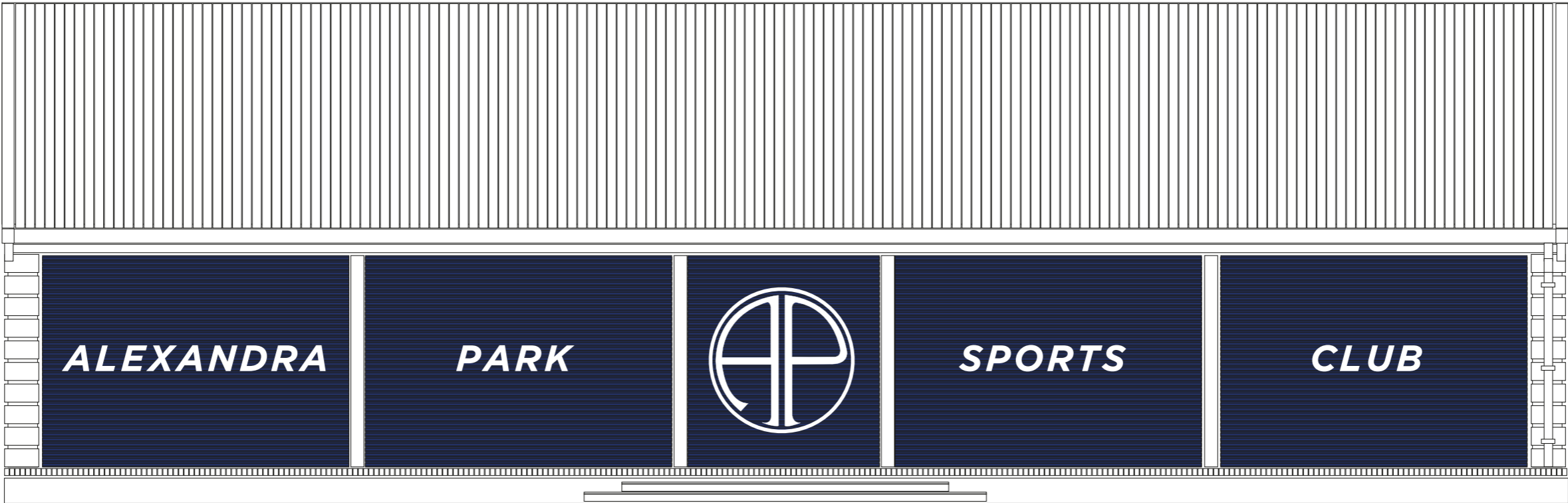


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Opt 4.

South Elevation
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Site Photo



Reference



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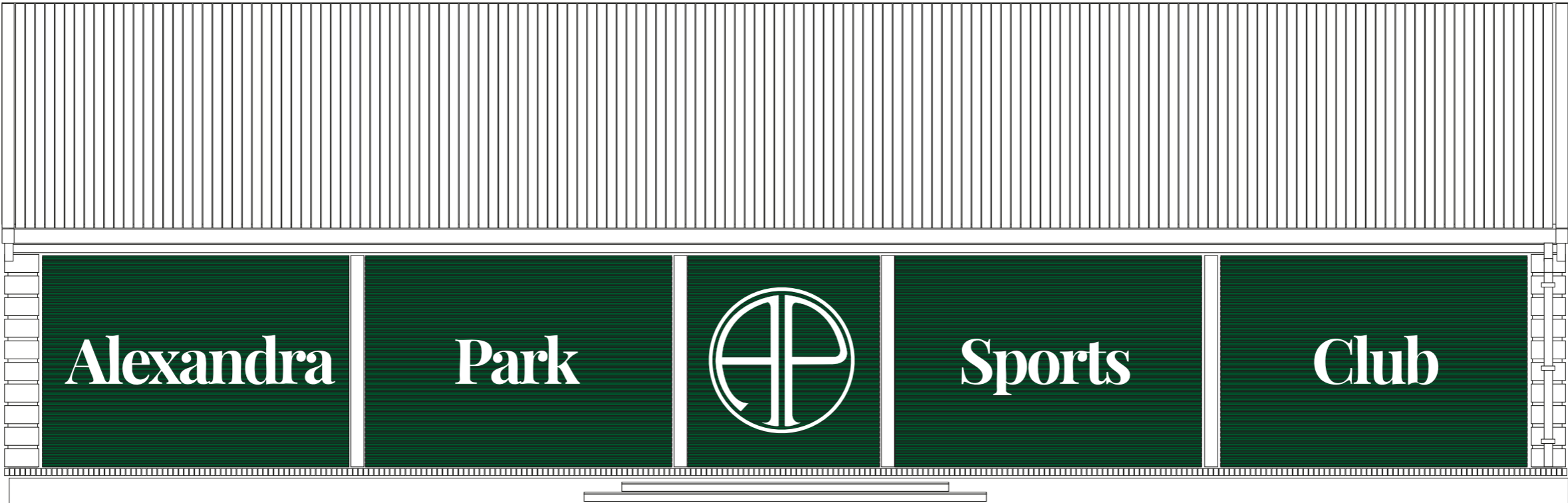


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South Elevation
Scale 1:100



Site Photo



Reference



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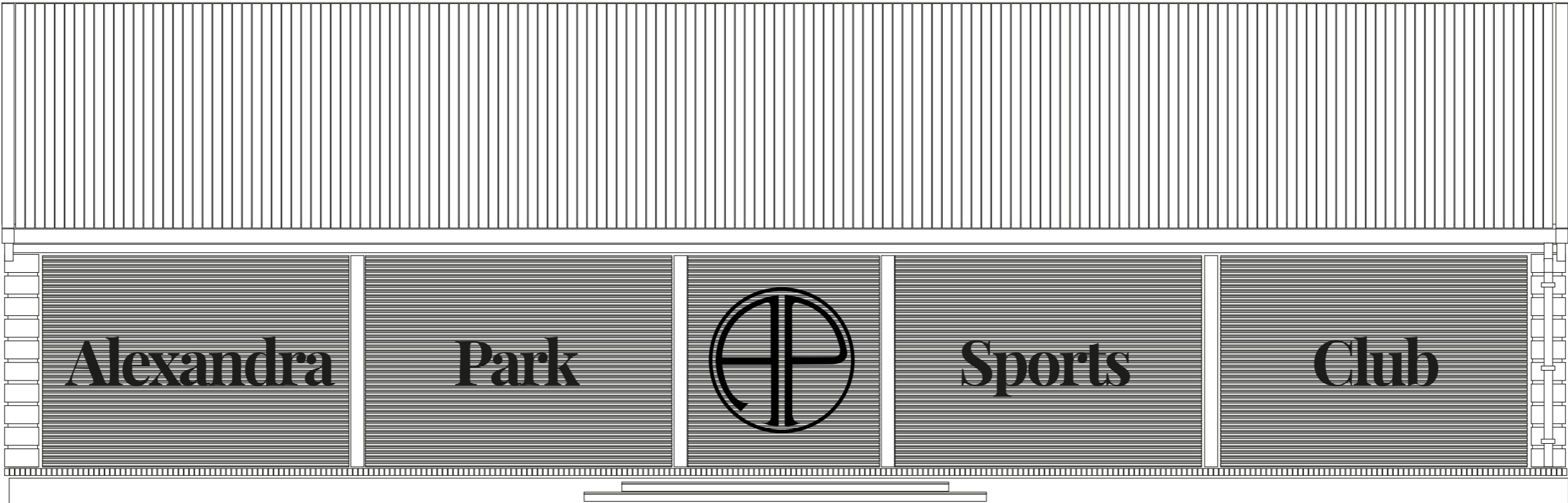


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Solar Panel layout on boathouse roof.



Alexandra Palace, Alexandra Palace Way, London, N22 7AY

Boathouse PV Panels Installation Proposal - Heritage Statement

ALX.BLB.01-RP-7001

For Alexandra Park and Palace Charitable Trust



Contact Information

Jason Lai (Associate)

E: Jason.Lai@insall-architects.co.uk

T: 020 7245 9888

London Office
12 Devonshire Street
London, W1G 7AB
www.donaldinsallassociates.co.uk

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Contents

1.0	Introduction	4
2.0	Understanding the heritage asset and significance	5
3.0	Proposals	6
4.0	Potential impacts on significance; minimisation and mitigation of harm	7
5.0	Conclusion	8

1.0 Introduction

This heritage statement has been written on behalf of Alexandra Palace to assist in the pre-application submission for the proposals to install photovoltaic (PV) panels on the flat roof of the Boathouse which forms one of the three interconnected Lakeside buildings adjacent to the historic Boating Lake at Alexandra Palace.

Alexandra Palace including its park and gardens is registered as a Grade II listed building, and the entire site is listed as a Grade II listed Park and Garden signifying the significance of its historic landscape. It is located in between Wood Green and Muswell Hill in the London Borough of Haringey. Alexandra Park is included in the English Heritage Register of Parks and Gardens of Special Historic Interest.

The Boating Lake building comprises the Boathouse, Lakeside Café and public lavatories at Alexandra Palace Boating Lake. While the Boathouse itself is not a listed structure, nor is it individually listed as curtilage listed, it is located within the Grade II listed Park and Garden site, it is also within the Alexandra Palace and Park Conservation Area in Haringey.

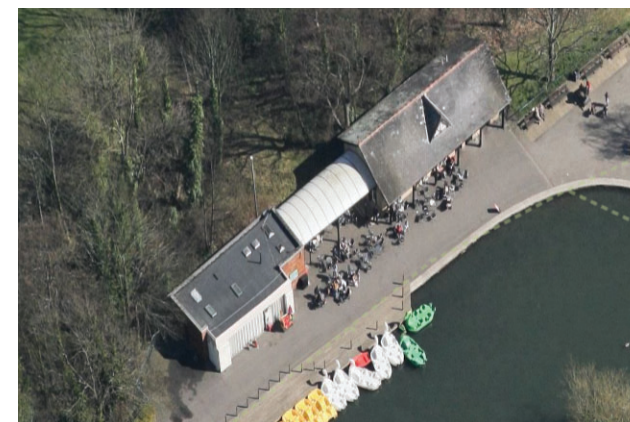
It is proposed to install photovoltaic (PV) panels onto the flat roof of the Boathouse building to generate electricity for the use of the café and the Boathouse itself as a sustainable source of energy. The intention is to make use of the existing structure and flat roof layout of the Boathouse to minimise structural interventions, and to offset the PV panels away from the perimeter of the existing roof to minimise the visual impact on the building and its surrounding setting.

This heritage statement has been written to support a pre-application. It describes the works, and discusses the potential impacts on the heritage values of the building and its surrounding setting, showing how the proposal has been designed to minimise harm to them. It has been informed by Historic England's guidance on statements of heritage significance, that the level of detail given is proportionate to the impact of the proposal.¹

¹ *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, October 2019.*



Boathouse southwest facing frontage



Aerial view of Boating Lake Complex (Photo Credit: Microsoft Bing)

2.0 Understanding the heritage asset and significance

The Boating Lake complex, situated along the eastern edge of the historic boating lake, comprising three interlinked structures dating from the 20th and 21st centuries, occupies a key location within the significant lakeside area of Alexandra Park. This location, bordering the lake, holds a significant place within the history of Alexandra Park, having served as a backdrop for a wide array of the Palace's outdoor events since its opening. While the present buildings are not historically significant in themselves, their presence and function in this location contribute to the overall character and understanding of the Victorian parkland landscape.

Historical imagery suggests the consistent presence of the earlier boating-related buildings. Photographs from the late 1960s depict a set of buildings along the lake's edge, different from the current complex, although similar in scale and arrangement.

The architectural character of the present Boating Lake complex reflects different phases of the 20th century design. The southernmost building, housing the Lakeside Café and public lavatories, constructed in 1972, consciously adopts a late Victorian vernacular style. Its features, including banded brickwork, a pitched slate roof, and an open veranda framed by painted timber, demonstrate a clear design intent to echo a late Victorian parkland architectural styles prevalent in other London parks and within Alexandra Park itself (e.g., the Gas House). This mimicry, through form, scale, and detailing, contributes to the aesthetic coherence of the lakeside area and reinforces the visual language of the original Victorian design. Its presence helps to maintain the historic character of this area.

In contrast, the Boathouse and the 21st century link structure show no attempt to acknowledge or integrate with the established Victorian parkland. While these structures adequately serve their purposes, their design does not contribute to the heritage value of the lakeside and introduces a discordant modern element.

The Boathouse locates approximately 20 meters to the north of the Lakeside Café, embodies a mid-century utilitarian style. This bulky, flat-roofed blockwork structure is devoid of ornamentation, with its lakeside elevation dominated by two large concertina shutters, prioritizing functionality over aesthetic integration with the Victorian parkland setting. The exact construction date and whether it was contemporaneous with the café remain uncertain.

It is understood that the latest phase in the complex's development occurred in 2006, which included extensive refurbishment of the Lakeside Café, with extension to the existing Boathouse for the kitchen. A steel-framed curved roof linking the Lakeside Café and the Boathouse was inserted in between, which was subsequently enclosed with glazed panels, providing a covered dining space. Timber-clad extensions were constructed either side of the Boathouse, providing expanded kitchen facilities and storage.

Considering the above, the Boating Lake complex as a whole can be assessed as having a neutral significance from a direct historical or architectural merit perspective. However, its location within a significant historic landscape, coupled with the Lakeside Café building's deliberate referencing of Victorian architectural styles, lends the site a

contextual significance. The complex, therefore, plays a role in shaping the visual and experiential qualities of the lakeside, a key feature contributing to the overall significance of Alexandra Park.

While the existing non-historic elements may not warrant retention based on their own merit, any interventions should be carefully considered for their impact on the surrounding historic landscape and strive to enhance the Victorian parkland character that the Lakeside Café building currently attempts to embody.



Refurbishment of Boathouse and Lakeside Cafe in 2006

3.0 Proposals

It is proposed to install photovoltaic (PV) panels onto the flat roof of the Boathouse building to generate electricity for the use of the café and the Boat House itself as a sustainable source of energy.

The existing flat roof of the Boathouse is finished with Bitumen roofing felt, there are low parapet upstands varies between approximately 100mm and 200mm along the perimeter of the building. There are six individual roof lights on the existing flat roof in various locations, and a set of linear sloped roof light spanning the entire length of the northeast edge sitting above the northeast elevation.

The proposed PV panels are to be installed onto the flat roof of the Boathouse using the existing structure of the building, it is understood that the existing Boathouse building is robustly built, as such, the existing structure is expected to be sufficient in supporting the additional loading from the PV panels. A structural assessment will be arranged and carried out to ascertain if the existing structure is suitable to support the proposed PV panels without any structural alteration and/or modification.

The proposed arrangement of the PV panels is expected to be offset away from the low parapets of the Boathouse to minimise any visual impact on the building and its surrounding setting.

It is assumed that roof spreader feet would be required for any necessary height adjustment of the installation, and the panels are expected to be set at angles in

accordance with manufacturer's recommendations. Professional advice from the manufacturer and installers will be sought prior to installation.

The intention of installing PV panels is for the benefit of the Lakeside Café and the Boathouse, allowing it to continue serving the community and general public as a place for leisure and recreational activities for general public while enjoying the benefit of the self-generated sustainable energy.



*Flat roof of Boathouse for proposed PV panel installation as highlighted
(Photo Credit: Microsoft Bing)*



Boathouse interior



Existing flat roof of bitumen roofing felt

4.0 Potential impacts on significance; minimisation and mitigation of harm

The proposal to install photovoltaic (PV) panels on the flat roof of the Boathouse has been carefully developed to minimise harm to the heritage significance of Alexandra Park and the visual coherence of the lakeside setting.

4.1 Impact on the Boathouse Built Fabric

As outlined in Section 2, the Boathouse is of utilitarian mid-century design, lacking architectural detailing or intentional reference to the established Victorian character of Alexandra Park. It is not listed, nor curtilage listed, and its heritage value is limited. The proposed installation will involve surface-mounting of PV panels on the flat roof. The installation will be fully reversible.

The design intention is to position the photovoltaic panels away from the low parapet upstands that define the perimeter of the Boathouse roof. The panels will be visually contained within the existing roofscape and will not project above the building profile in a manner that would increase their visibility from ground level. The use of ballast or spreader feet for fixing, subject to the outcome of a structural assessment, will ensure that the installation remains both discreet and fully reversible.

4.2 Visual Impact within the Historic Landscape

Although the Boathouse itself is not a heritage asset, it forms part of a wider ensemble within the Grade II registered park and garden, and its setting must

therefore be considered. The proposed PV panels will not be visible from key vistas across the park or from the Palace itself due to the low profile of the Boathouse, the flat nature of the roof, and the surrounding topography and vegetation.

Where visible in closer proximity, the panels will be seen in the context of an existing modern structure of neutral heritage value. Their installation on a flat roof ensures they do not materially alter the silhouette of the building, and they do not detract from any features of special interest. Consequently, the visual impact on the wider setting is considered to be minor and entirely reversible.

4.3 Cumulative and Contextual Impact

While the Lakeside Café contributes modestly to the heritage character of the lakeside area through its late Victorian vernacular design references, the Boathouse and adjoining structures do not share this architectural language. As such, the installation of PV panels on the Boathouse will not disrupt or detract from any cohesive visual unity or group value.

Furthermore, the functional nature of the Boathouse, and its clear visual and material separation from the historic core of the Alexandra Palace, ensures that there is no cumulative harm to the park's architectural character. The proposals do not introduce visual clutter or set a precedent for inappropriate alterations elsewhere within the historic park.

4.4 Contribution to Long-Term Sustainability

In line with national and local policy guidance (notably paragraph 164 of the NPPF), the proposal supports long-term sustainability and energy efficiency in a manner that is sensitive to local character and historic significance. The PV panels will provide a renewable energy source for the café and Boathouse, supporting their continued community use while aligning with Alexandra Palace's wider environmental goals.

The intervention is demonstrably low-impact, reversible, and proportionate. It reflects an appropriate response to the climate emergency that does not undermine the significance of the heritage asset or its setting.



Utilitarian mid-century design style of the Boathouse

5.0 Conclusion

The proposed installation of photovoltaic (PV) panels on the flat roof of the 1970's Boathouse at Alexandra Palace has been developed with careful consideration of the site's heritage context, including its location within the Grade II registered park and garden and the Alexandra Palace and Park Conservation Area.

The Boathouse, while not a designated heritage asset in its own right, is situated within a highly significant historic landscape. Its architectural contribution is limited, and the proposed works will not affect any historic fabric. The installation is fully reversible, visually discreet, and has been designed to mitigate negative impact on key views, building profiles, or the wider parkland character.

The proposals align with Sections 66(1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 by preserving the character and appearance of the conservation area and avoiding harm to the significance of the registered park and garden. Furthermore, the scheme supports national planning policy, particularly the aims set out in paragraphs 164 of the National Planning Policy Framework, by promoting sustainable development in a manner that conserves heritage significance.

In summary, the proposals represent a sensitive and proportionate intervention that will enable Alexandra Palace to improve its environmental performance without compromising the heritage values of the site. The installation is considered to be acceptable in heritage terms.



View looking towards southwest

