

NOTICE OF MEETING

Joint Informal meeting of the Alexandra Park & Palace Statutory Advisory Committee and the Alexandra Palace and Park Consultative Committee

(Alexandra Park & Palace Advisory Committee established by Statute in 1985)

To: The Members of the Advisory Committee (Statutory) and the Consultative Committee

David McNulty - Head of Local Democracy
and Member Services
5th Floor, River Park House
225 High Road, Wood Green
London, N22 8HQ

Contact: Felicity Parker, Principal Committee
Co-ordinator
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E-mail:
Felicity.parker@haringey.gov.uk

Dear Member,

The **JOINT INFORMAL MEETING OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE AND THE ALEXANDRA PALACE AND PARK CONSULTATIVE COMMITTEE** will take place on **TUESDAY, 6TH MARCH, 2012** commencing at **19:30 hrs** in **THE TRANSMITTER HALL, ALEXANDRA PALACE, ALEXANDRA PALACE WAY, WOOD GREEN, LONDON N22** to consider the business set out in the Agenda detailed below.

Yours sincerely

Felicity Parker
Clerk to the Committee

AGENDA

- 1. ELECTION OF CHAIR**
- 2. APOLOGIES FOR ABSENCE**
- 3. DECLARATIONS OF INTEREST**

Members of the Committee are invited to disclose any interest they may have in any of the items appearing on this agenda.

4. MINUTES AND MATTERS ARISING (PAGES 1 - 10)

- i. To approve the minutes of the informal meeting of the Joint Advisory and Consultative Committee held on 10th January 2012.
- ii. To note the minutes of the Advisory Committee held on 10th January 2012.
- iii. To note the draft minutes of the meeting of the Alexandra Palace and Park Board held on 16 February 2012 (If available).

5. BUILDING SCHOOLS FOR THE FUTURE (BSF) PROPOSALS FOR THE CRICKET CLUB (PAGES 11 - 22)

To consider proposals by LB Haringey's Building Schools for the Future team for drainage for drainage systems in the cricket club grounds.

6. PARK ACTIVITIES UPDATE (PAGES 23 - 26)

To receive the report of the Park Manager, Alexandra Palace, updating the Advisory Committee on events and works within the park.

7. FORTHCOMING EVENTS (PAGES 27 - 30)

To receive the report of the Managing Director, Alexandra Palace Trading Limited (APTL) advising the Advisory Committee on forthcoming events to the end of the financial year.

8. REGENERATION (PAGES 31 - 44)

Report of the Chief Executive – Alexandra Palace

9. FABRIC REPAIR & LISTED BUILDING CONSENT APPLICATION (PAGES 45 - 46)

Report of the Chief Executive – Alexandra Palace

10. NON-VOTING BOARD MEMBERS FEEDBACK

11. ITEMS RAISED BY INTERESTED GROUPS

12. ANY OTHER BUSINESS OR URGENT BUSINESS

Items raised by interested groups

13. DATES OF FUTURE MEETINGS

Tuesday 31st May 2011

Advisory Committee Nominated Members of:

Alexandra Residents' Association	: Ms J. Hutchinson
Bounds Green and District Residents Association	: Mr K. Ranson
Muswell Hill and Fortis Green Association	: Mr Denis Heathcote
Palace Gates Residents' Association	: Ms J. Baker
Palace View Residents Association	: Ms E. Richardson
The Rookfield Association	: Mr D. Frith
Warner Estate Residents' Association	: Mr D. Liebeck
1 Vacancy	

Advisory Committee Appointed Members:

Alexandra Ward	:	Councillor Beacham
Bounds Green Ward	:	Councillor Demirci
Fortis Green Ward	:	Councillor Erskine
Hornsey Ward	:	Councillor Reid
Muswell Hill Ward	:	Councillor Jenks
Noel Park Ward	:	Councillor Gibson
Council-wide Member	:	Councillor Griffith
Council-wide Member	:	Councillor Mallett

Consultative Committee Nominated Members:

Alexandra Palace Amateur Ice Skating Club	Mr M. Tarpey
Alexandra Palace Allotments Association	Mr C. Mahony
Alexandra Palace Angling Association	Mr K. Pestell
Alexandra Palace Organ Appeal	Mr R. Tucker
Alexandra Palace Television Group	Mr J. Thompson
Alexandra Residents' Association	Ms C. Hayter
Alexandra Palace Garden Centre	Mr C. Campbell-Preston
Alexandra Park and Palace Conservation Area Advisory Committee	Mr C. Marr
Bounds Green and District Residents' Association	Mr K. Ranson
CUFOS	Mr J. Smith
Friends of Alexandra Park	Mr G. Hutchinson

Friends of the Alexandra Palace Theatre
Hornsey Historical Society
Muswell Hill and Fortis Green Association
Muswell Hill Metro Group
New River Action Group
Palace View Residents' Association
Vitrine Ltd - The Lakeside Café
Warner Estate Residents' Association

Mr N. Willmott
Mr J. O'Callaghan
Ms D Feeney
Mr J. Boshier
Miss R. Macdonald
Ms V. Paley
Mr A. Yener
Prof. R. Hudson

Appointed Members:

Councillor Cooke
Councillor Hare
Councillor Peacock
Councillor Scott
Councillor Stewart
Councillor Waters
Councillor Williams

Also to:

Interim General Manager, Alexandra Palace
Chief Executive
Trust's Solicitor
Director of Corporate Resources
Head of Legal Services

**MINUTES OF THE JOINT INFORMAL MEETING OF THE ALEXANDRA PARK & PALACE
STATUTORY ADVISORY COMMITTEE AND THE ALEXANDRA PALACE AND PARK
CONSULTATIVE COMMITTEE - TUESDAY, 10 JANUARY 2012**

PRESENT: * denotes absence

NOMINATED BY LOCAL RESIDENTS' ASSOCIATIONS

Advisory Committee Nominated Members of:

Alexandra Residents' Association	: Ms J. Hutchinson
Bounds Green and District Residents Association	: Mr K. Ranson
Muswell Hill and Fortis Green Association	: Mr Denis Heathcote
*Palace Gates Residents' Association	: Ms J. Baker
*Palace View Residents Association	: Ms E. Richardson
The Rookfield Association	: Mr D. Frith
Warner Estate Residents' Association	: Mr D. Liebeck
1 Vacancy	

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*Hornsey Ward	:	Councillor Reid
Muswell Hill Ward	:	Councillor Jenks
Noel Park Ward	:	Councillor Gibson
Council-wide Member	:	Councillor Griffith
Council-wide Member	:	Councillor Mallett

Consultative Committee Nominated Members:

*Alexandra Palace Amateur Ice Skating Club	Mr M. Tarpey
Alexandra Palace Allotments Association	Vacancy
Alexandra Palace Angling Association	Mr K. Pestell
Alexandra Palace Organ Appeal	Mr R. Tucker
Alexandra Palace Television Group	Mr J. Thompson
*Alexandra Residents' Association	Ms C. Hayter
*Alexandra Palace Garden Centre	Mr C. Campbell-Preston
Alexandra Park and Palace Conservation Area Advisory Committee	Mr C. Marr
Bounds Green and District Residents' Association	Mr K. Ranson
*CUFOS	Mr J. Smith
Friends of Alexandra Park	Mr G. Hutchinson
Friends of the Alexandra Palace Theatre	Mr N. Willmott & Mr C. Richell
Hornsey Historical Society	Mr J. O'Callaghan
Muswell Hill and Fortis Green Association	Ms D. Feeney
Muswell Hill Metro Group	Mr J. Boshier
New River Action Group	Miss R. Macdonald
*Palace View Residents' Association	Ms V. Paley
*Vitrine Ltd - The Lakeside Café	Mr A. Yener
Warner Estate Residents' Association	Prof. R. Hudson

Consultative Committee Appointed Members:

Councillor Cooke
Councillor Hare
Councillor Peacock
*Councillor Scott

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Councillor Stewart
Councillor Waters
*Councillor Williams

Also attending

Duncan Wilson – Chief Executive, Alexandra Palace
Mark Evison – Park Manager, Alexandra Palace
Rebecca Kane – Managing Director, Alexandra Palace Trading Company (APTL)
Charlotte Johnson – Marketing Manager, APTL
Natalie Cole – Clerk to the Committee, LB Haringey

Public Gallery

None

**MINUTE
NO.**

SUBJECT/DECISION

APSC38.	<p>ELECTION OF CHAIR</p> <p>The Clerk sought nominations for a chair for the meeting. Gordon Hutchinson proposed Colin Marr and this was seconded by Jacob O'Callaghan and it was:</p> <p>RESOLVED that Colin Marr act as Chair of the meeting.</p> <p style="text-align: center;">COLIN MARR IN THE CHAIR</p>
APSC39.	<p>APOLOGIES FOR ABSENCE</p> <p>Apologies for absence were received from Cllrs Nigel Scott and Neil Williams, Liz Richardson (Palace View Residents' Association) and Caroline Hayter (Alexandra Residents' Association).</p>
APSC40.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Jenks declared a personal interest as he was a member of the Warner Estate Residents' Association (WERA).</p> <p>Cllr Hare declared a personal interest as he was a member of the Alexandra Palace Allotments Association.</p>
APSC41.	<p>MINUTES AND MATTERS ARISING</p> <p>i) <u>Joint Alexandra Park & Palace Advisory and Consultative Committees (SAC/CC)</u></p> <p>The minutes of the Joint SAC/CC held on 8th November 2011 were approved as a correct record.</p> <p>ii) <u>Alexandra Park and Palace Statutory Advisory Committee</u></p>

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The draft minutes of the meeting of the Statutory Advisory Committee held on 8th November 2011 were noted.

iii) Alexandra Palace and Park Board

The draft minutes of the meeting of the Alexandra Palace and Park Board held on 29th November 2011 would be considered at the next meeting.

Matters arising

The Chair asked for clarification of one item related to the minutes of the Board meeting held on 18 October, which although tabled at the previous joint meeting had not been discussed. This was concerned with the final resolution of APBO147, Consideration of Outcome of LB Haringey Standards Committee Determination Hearing. While the matters to do with the Hearing itself had been resolved and were minuted, the final point had not - this still required a response by the Chief Executive on behalf of the Board to three core questions related to matters outside the scope of the Hearing. These unanswered questions had arisen in the Joint SAC/CC meeting on 31 May 2011.

In the absence of a written response there were differences of view on how this matter should be treated – either the questions should still be answered, or since much time had already been devoted to related matters it was time to move on to concentrate on regeneration and the future of the Palace. It was agreed that it was important to conclude this business so that it could be put in the past. To this end it was agreed that the minutes of this meeting would be considered as a full and adequate response. The following section restates to the three core questions with the associated response from the Chief Executive:

Q 1. Do the trustees, and the council solicitors, consider the licence given to Firoka both valid and binding, or, ultra vires and not binding? If the latter, will the trustees challenge that the charity's funds should indemnify those losses and order they be not charged to the charity's funds as a debt?

Response: The Chief Executive confirmed the view that the licence given to Firoka was intra vires (i.e. the Trust's decision making powers). This view is supported by the Board's resolution of 24 April 2007 that the General Manager be authorised to begin the process of a phased transfer of the charity, staff and contracts to the Firoka Group. The General Manager subsequently signed a Licence in accordance with that resolution. Firoka was entitled to rely on the document. There is no suggestion in any of the Walklate reports that the licence was "ultra vires" for the Trust.

Q 2. Have the trustees taken independent legal advice as to whether the charity's various legal advisers should have (a) checked the final version of the licence and warned the trustees accordingly; (b) monitored and intervened on behalf of the charity to protect it during the licence period; (c)

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	<p><i>advised the trustees to terminate the licence with Firoka and evict them immediately after the successful JR, and (d) consider whether the charity or council should take action to recover the resultant losses to the charity, from those advisers?</i></p> <p><u>Response:</u> The Chief Executive stated that independent advice had not been sought as to any alleged negligence of the Trust Solicitor and it was not considered prudent at this stage to investigate sub-questions a, b, c and d. Any further pursuit of these items would be disproportionately expensive and unlikely to yield any benefit.</p> <p><i>Q 3. Have the trustees taken advice as to legal action against Firoka Ltd for an account of profits during its occupation of the Palace?</i></p> <p><u>Response:</u> The Chief Executive response was that no comment can be made on the possibility of any future legal action. Regarding the possibility of a claim by Firoka, the Chief Executive advised that it was unjustified to spend further resources on a claim that may never be pursued.</p> <p>A further response to the suggestion that there should be regular reviews of the Trust's legal advisors the Chief Executive agreed and reported that the Trust was considering re-tendering for its legal service provision.</p>
<p>APSC42.</p>	<p>PARK ACTIVITIES UPDATE</p> <p>RECEIVED the Park Update as laid out on pages 11 - 15 of the agenda pack, introduced by Mark Evison, Park Manager, Alexandra Park.</p> <p>There being no questions it was:</p> <p>RESOLVED to note the report.</p>
<p>APSC43.</p>	<p>FORTHCOMING EVENTS</p> <p><u>Congratulations</u> The Chair of the Charitable Trust congratulated Rebecca Kane on her new appointment as General Manager of the O2 venue. The Committees thanked Ms Kane for her superb work at the Palace and wished her well in her new role.</p> <p>RECEIVED the report on Forthcoming Events as laid out on pages 17 and 18 of the agenda pack, introduced by Rebecca Kane, Managing Director, Alexandra Palace Trading Limited (APTL).</p> <p>NOTED</p> <ul style="list-style-type: none"> • The APTL sales team continued to work on both retaining existing business and obtaining new business and the focus on live music events was progressing.

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- Marketing was also taking place through local trade associations and the distribution of “What’s On” flyers.
- In response to a question it was reported that the Core Olympiad event had been removed from the events list as the organisers could no longer afford to hold the event.
- Concerns were raised about the concert running from 8-10th March 2012 in light of the incidents during the concert held on 24/25th November 2011. The Managing Director, APTL explained that this event was different in that it ended at 11pm and therefore would be easier to manage. The Committees were informed that, in relation to the incidents at the event held on 24/25th November 2011, the Police had confirmed within 12 hours of the event that APTL procedures had been robust. APTL would continue to work with the responsible authorities to ensure proper procedures were in place.
- In response to a question it was noted that there were currently no immediate plans for another Alexandra Palace Open Day due to the already busy events schedule. However, the regeneration project included plans for restoration and access and this may increase the involvement of school’s visiting areas of the Palace. A good relationship continued with the BBC, who continued to use the Palace for filming. It was reported that there were still no immediate plans for fireworks display at the Palace. Commercial sponsorships were being investigated but at present would not cover the £20k cost plus possible additional policing costs.

RESOLVED to note the report.

APSC44. REGENERATION UPDATE

RECEIVED the Regeneration Programme Update report, introduced by Duncan Wilson, Chief Executive, Alexandra Palace as laid out on pages 19 – 23 of the agenda pack.

NOTED

- A conservation architect, Donald Insall Associates, had been appointed.
- The Trust’s bid for funding from English Heritage had been successful and therefore met 80% of the cost of developing the Conservation Management Plan (CMP) (also called Heritage Management Plan (HMP). The Trust was still waiting for a decision on its bid to English Heritage for funding towards the repair and maintenance of the south terrace and the defective roof above the ice rink foyer.
- Heritage Lottery Funding had encouraged the Trust to apply for funding in its major grants round in November. Funds obtained could go towards repairs to the TV Studios.
- The appointment of a spatial master-planner was being considered to assist with developing the Palace and all its areas as a venue and working with partners. Plans would be publicly consulted on around June 2012.
- Committee Members congratulated the Chief Executive and the Head of Regeneration on the positive regeneration plans, and the Managing Director of Alexandra Palace Trading Company for the Trading Company’s success.

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	<ul style="list-style-type: none"> • Asked if there was an alternative plan in place the Chief Executive, Alexandra Palace explained that in addition to the bids for funding the Trust was working to generate income, for Palace repairs and maintenance, through commercial partnerships, although the Heritage Lottery Fund would be the main donor. • The Chief Executive, Alexandra Palace committed to continuing the dialogue with Friends of Alexandra Palace Theatre about the group's vision. The CMP would include a study of the Theatre and would also focus on bringing visitors to the Park and Palace as well as preserving its historical aspects. <p>RESOLVED to note the report.</p>
APSC45.	NON-VOTING BOARD MEMBERS FEEDBACK
	None.
APSC46.	ITEMS RAISED BY INTERESTED GROUPS
	None.
APSC47.	ANY OTHER BUSINESS OR URGENT BUSINESS
	None.
APSC48.	DATES OF FUTURE MEETINGS
	3 rd April 2012 (provisional)
APSC49.	EXCLUSION OF THE PRESS & PUBLIC
	RESOLVED that the press and public be excluded from the meeting in for the consideration of agenda item 13 (minute number 50) as it contains exempt information as defined in Section 100a of the Local Government Act 1972; Para 3 - information relating to the business or financial affairs of any particular person (including the authority holding that information).
APSC50.	EVENT PROPOSAL FOR THE PARK
	Recommendations approved.

The meeting ended at 20:45 hrs

Colin Marr
Chair

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.
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PRESENT: * denotes absence

NOMINATED BY LOCAL RESIDENTS' ASSOCIATIONS

Mrs J. Hutchinson	:	Alexandra Residents' Association
Mr K. Ranson	:	Bounds Green and District Residents' Association
Mr D. Heathcote	:	Muswell Hill and Fortis Green Association
*Ms J. Baker	:	Palace Gates Residents' Association
*Ms L. Richardson	:	Palace View Residents' Association
Mr. D. Frith	:	The Rookfield Association
Mr. D. Liebeck	:	Warner Estate Residents' Association
VACANCY		

APPOINTED MEMBERS

Councillor D. Beacham	:	Alexandra Ward
Councillor A. Demirci	:	Bounds Green Ward
Councillor S. Erskine	:	Fortis Green Ward
Councillor E. Reid	:	Hornsey Ward
Councillor J. Jenks	:	Muswell Hill Ward
Councillor P. Gibson	:	Noel Park Ward
Councillor E. Griffith	:	Council Wide appointment
Councillor T. Mallett	:	Council Wide appointment

Also in attendance:

Mr Duncan Wilson – Chief Executive, Alexandra Palace
 Mr Mark Evison – Park Manager, Alexandra Palace
 Ms Rebecca Kane – Managing Director, Alexandra Palace Trading Limited (APTL)
 Ms Charlotte Johnson – Marketing Manager, APTL
 Mrs Natalie Cole – Clerk to the Committee

Public Gallery:

Councillor Matthew Cooke
 Councillor Bob Hare
 Gordon Hutchinson (Friends of Alexandra Park)
 Jacob O'Callaghan (The Hornsey Historical Society)

**MINUTE
NO.**

SUBJECT/DECISION

APSC29.	APOLOGIES FOR ABSENCE Apologies for absence were received from Liz Richardson (Palace View Residents' Association) and Councillor Errol Reid.
APSC30.	DECLARATIONS OF INTEREST Cllr Jenks declared a personal interest as he was a member of the Warner Estate Residents' Association (WERA).

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	Cllr Hare declared a personal interest as he was a member of the Alexandra Palace Allotments Association.
APSC31.	MINUTES AND MATTERS ARISING
	<p>i) <u>Alexandra Park & Palace Advisory Committee</u></p> <p>The minutes of the Advisory Committee held on 8th November 2011 were approved as a correct record and signed by the Chair.</p> <p>ii) <u>Alexandra Palace and Park Board</u></p> <p>The draft minutes of the meeting of the Alexandra Palace and Park Board held on 29th November 2011 would be available for noting at the next meeting.</p> <p>iii) <u>Joint Informal Meeting of the Statutory Advisory and Consultative Committees</u></p> <p>The minutes of the meeting of the Joint Statutory Advisory and Consultative Committees (SAC/CC) held on 8th November 2011 were noted.</p>
APSC32.	PARK ACTIVITIES UPDATE
	The Committee noted the discussion during the Joint SAC/CC meeting.
APSC33.	FORTHCOMING EVENTS
	The Committee noted the discussion during the Joint SAC/CC meeting.
APSC34.	REGENERATION UPDATE
	The Committee noted the discussion during the Joint SAC/CC meeting.
APSC35.	ANY OTHER BUSINESS
	None.
APSC36.	DATES OF FUTURE MEETINGS
	Tuesday 6 th March 2012 (The transmitter Hall, Alexandra Palace).
APSC37.	EXCLUSION OF THE PRESS & PUBLIC
	RESOLVED that the press and public be excluded from the meeting in for the

**MINUTES OF THE ALEXANDRA PARK AND PALACE ADVISORY COMMITTEE.
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	consideration of agenda item 10 (minute number 38) as it contained exempt information as defined in Section 100a of the Local Government Act 1972; Para 3 - information relating to the business or financial affairs of any particular person (including the authority holding that information).
APSC38.	EVENT PROPOSAL FOR THE PARK Recommendations agreed. Recorded in exempt minutes.

The meeting ended at 21:50 hrs

David Liebeck
Chair

Signed by the Chair

Date

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Agenda item:

**Alexandra Park & Palace Informal Joint Meeting of the
Statutory Advisory Committee and Consultative Committee
Alexandra Park and Palace Statutory Advisory Committee**

on 6th March 2012

Report Title: **Proposals for the Cricket Clubhouse and Grounds**

Report of: **Mark Evison, Park Manager, Alexandra Palace Charitable Trust**

1. Purpose

1.1 To inform the committee of the updated proposals to improve the facilities at the cricket clubhouse and grounds and to ask if the committee has any advice to offer the Alexandra Palace and Park Board.

2. Recommendations

2.1 That the Committee notes the content of this report.
2.2 The Committee consider what advice, if any, they wish to offer the Board.

Report Authorised by: **Duncan Wilson, Chief Executive** 

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 improvement works proposed for the cricket clubhouse and grounds as part of a project with the nearby Heartlands School have been revised to include a new sewer pipe and irrigation system with storage tank.
3.2 The timescale for the project has also been revised.
3.3 Certain items will require planning permission and the committee is asked to make comments.

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 N/A

6. Background

- 6.1 The committee will recall that the cricket clubhouse and grounds are leased to the Alexandra Park Club for use “as a sports club for cricket & football and ancillary sports and social purposes.”
- 6.2 The Heartlands High School was intending to use the pitches and facilities from September 2011 and previous presentations have been made on this subject. The project is being managed by Haringey Council’s Building Schools for the Future (BSF) team, and officers from this team will present more details at the meeting.
- 6.3 The timescale of the first phase of work has been revised and additional items have been included:

Phase 1 original items

- Improve the drainage of the football pitches and cricket outfield, because currently they are out of action for much of year due to water logging
- Reconfigure the WCs so they are acceptable for school use – current access is via the bar

Phase 1 additional items

- Installation of mains water irrigation system including storage tank and pump
 - Connection to mains sewer system by installation of pipe work across Newland Field, to enable much improved foul drainage
- 6.4 As some of the proposals requiring planning permission the Advisory Committee must be consulted under Section 9(3) of the Alexandra Park and Palace Act. The Board should have due and proper regard to this advice and use their best endeavours to give effect to such reasonable recommendations as are expedient in the interests of the charity and consistent with the trusts. The Board will consider this matter at the meeting on 3 April 2012.
- 6.5 The functions of the Advisory Committee are laid out at paragraph 19 of schedule 1 of the Act and the committee is required “to promote the objects of the charity and assist the Trustees in fulfilling the trusts by considering and advising” on a number of matters. The particular clauses that apply in this case are (v) any proposals which require planning permission and (vii) furtherance of recreation and leisure in the Alexandra Park and Palace.
- 6.6 The Consultative Committee can consider this item under the first object of its constitution: “To give representatives of appropriate local and national organisations the opportunity of full discussion on general matters affecting Alexandra Palace and Park.”
- 6.7 Although the Committees may decide to advise the Board of the impact the development may have on the palace and park, members are reminded that they may as groups, societies or individuals, comment on the proposals as part of the planning process.

- 6.8 Officers from the *Building Schools for the Future* team will present more information at the meeting.

7. Recommendations

- 7.1 That the committee notes the content of this report.
- 7.2 The committee considers what advice, if any, it wishes to give to the Board.

8. Legal Implications

- 8.1 The Trust's solicitor has no comments on this report.
- 8.2 The Council's Head of Legal Services has no comment on this report.

9. Financial Implications

- 9.1 The Council's Chief Finance Officer notes the contents of the report.

10. Use of Appendices/Tables/Photographs

- 10.1 Additional documents to be provided by the BSF team

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[Alexandra Park / Heartlands Playing Field Improvements Installation of Foul water Outfall - Method Statement.](#)

- Contractor to provide risk assessment and method statement for safe working practise and to comply with all relevant safety legislation.
- Contractor to use CAT scanner with suitably trained staff or specialist sub-contractor to confirm there are no unidentified services in the vicinity of the works.
- All services to be clearly marked on the ground
- Contractor to carry out condition survey in the route of the proposed works.
- Lines of drainage clearly set out on site, prior use drawings and services to be checked.
- Soil to be removed from trench lines using a appropriate plant, stored in a suitable area to be re-used for backfilling
- All other excavated material stored in a suitable place ready for removal from site at the earliest opportunity. No material to be stacked next to open trenches.
- Trench must be cut and backfilled as an ongoing process rather than cut along its whole length as one operation, and pedestrian access across the park must not be prevented.
- Once trench has been excavated, sides to be properly shored using trench sheets, boxes or battered depending on the ground conditions
- Works to be constructed as agreed drawings.
- Pipes to be laid using a pipe laser to correct line and level, on shingle bed, or as designated on working drawings.
- All works to be backfilled or covered with boards overnight.
- Width of trench for the drainage pipe to be kept to minimum.
- Soil is not to be stockpiled on the grass
- The turf along the line of the trench is to be removed using a turf stripper and reserved for replacement following completion of the works.
- Turf to be stockpiled face up and replaced within two days of stripping.
- Vehicle movements across the grass the grass to be kept to an absolute minimum and protective measures taken to prevent damage to the surface.
- Vehicles are not to track across particularly damp areas
- Damage to grass to be made good.
- When the pipe is laid across the ditch, gravel is not to be incorporated into the backfill as is the case elsewhere on the pipeline as this will increase the amount of air beneath the ditch and allow water to flow out along the sewer trench.
- Excavated material is to be replaced in the same strata from which it was removed – the clay material that forms the actual bed of the ditch is to go back in the same position to help retain the integrity of the ditch.

- The existing Hawthorn adjacent to the crossing point of the ditch is not to be damaged in any way.
- Avoid damage to, or removal of any established trees along the Newland Road boundary.
- On completion of works ground to be left clean and suitable for following work operations



NOTE OF MEETING

PROJECT TITLE: ALEXANDRA PARK / HEARTLANDS DRAINAGE

SUBJECT OF MEETING: ECOLOGICAL MEASURES REQUIRED

DATE OF MEETING: 21 November 2011

PLACE OF MEETING: ALEXANDRA PARK SPORTS CLUB

TIME: 9-15 - 10-15am

PROJECT REF: 1031 **MINUTED BY:** JL **ISSUE DATE:** 21/11/11

PRESENT:

Tony Wileman TW John Latham JL

DISTRIBUTION: All Above plus

Sam Davidson - LBH Nigel Grimes - APSC
Mark Evison - APP

DATE OF NEXT MEETINGS: **None arranged**

- 1.0 The meeting was held to discuss the measures that are to be incorporated into the drainage contractor's method of work for the installation of the new foul water pipe and for the connection of the surface water drain from the perimeter ditch to the TW outfall on the eastern boundary of the site.
- 2.0 The original, proposed line of the new foul water pipe is as shown on Robson Liddle Drg No. 11111-600-06A. Following discussions held on site on 17th November a revised route was agreed that avoids the existing cricket squares and their proposed extensions. The revised path of the foul water pipe was walked.
- TW noted that the route of the pipeline is across amenity grassland, which has little or no species diversity of ecological value.
- The first part of the route is across the cricket pitches. The second part, after it crosses the perimeter ditch, is across the amenity grassland of the larger park area. Both areas of grass are close mown, with the exception of a narrow strip of longer grass on the southern side of the boundary ditch.
- JL stated that the width of the trench is shown on the engineers' drawings as pipe diameter plus between 300 and 600mm i.e. a trench width of between 450 and 750mm. However the drainage contractor who will probably be carrying out the works has said that they would use a continuous chained trencher which would produce a trench narrower than 450mm. Where the trench becomes deeper nearer to Newland's Road a digger would be used.
- 3.0 TW's recommendations for crossing the areas of grass are as follows
- The trench for the pipe to be kept as narrow as possible
 - The turf along the line of the trench is to be removed using a turf stripper and reserved for replacement following completion of the works
 - Turf to be stockpiled face up and replaced within two days of stripping.
 - Vehicle movements across the grass to be kept to an absolute minimum and protective measures taken to prevent damage to the surface
 - Vehicles not to track across particularly damp areas
 - Damage to grass to be made good
- 4.0 The sewer pipe will also need to cross / go beneath the perimeter ditch. The proposed crossing point was examined - slightly to the west of a solitary *Crataegus monogyna* (hawthorn).
- 5.0 TW's recommendations for crossing the ditch are as follows
- When the pipe is laid across the ditch gravel is note to be incorporated into the backfill as is the case elsewhere on the pipeline as this will increase the amount of air beneath the ditch and allow water to flow out and along the sewer trench.
 - Excavated material is to be replaced in the same strata from which it was removed - the clay material that forms the actual bed of the ditch is to go back in the same position to help retain the integrity of the ditch
 - The existing hawthorn is not to be damaged in any way
 - If absolutely unavoidable the small self set ash may be removed
- 6.0 The foul water pipe will connect into the main sewer at a point to be agreed. This will be either into the manhole identified on Robson Liddle Drg No 11111-600-06A at the junction of Newland Road and Campsbourne Road or to the one immediately west of this at the junction of Newland Road and Boyton Road.

- 7.0 TW's recommendations for connection to the main sewer are as follows
- Avoid damage to, or removal of, any established trees along the Newland Road boundary
 - The only tree / shrub that it will be permitted to remove is the coppiced Sambucus nigra (Elder)

- 8.0 The route for the disposal of the surface water from the drainage system was also examined, namely the proposed connection between the perimeter ditch and the existing ditch to the east of the sports pitches.

This connection will comprise two short lengths of new ditch - protected with rails - and a culvert where the surface water pipe crosses the footpath that runs along the course of the old race track.

It is likely that it will be necessary to remove some trees on the eastern side of the old racetrack. Potential candidates were identified, none of which TW believed to be prospective bat roosts, and the measures to be followed for their removal agreed.

It should be possible to cut the new ditch into the existing perimeter ditch without the need to remove any of the existing hawthorns.

- 9.0 TW's recommendations for the proposed connection are as follows
- Trees to be removed to be identified and an application for their removal made
 - No removal to take place until permission is granted
 - If trees are to be felled they are to be brought down with ropes rather than simply felled
 - Felled trees to be examined for bat roosts as soon as brought down
 - If any bats are found TW to be informed. He will arrange for the bats to be rehomed - 07973 122283
 - Felled trees to be cut into 1.0m lengths and formed into habitat piles in agreed locations

- 10.0 If the contractors come across any amphibians in any of the ditches that they work on they are to follow the following guidelines. They will be issued with an identification chart that will allow them know what species they are dealing with.

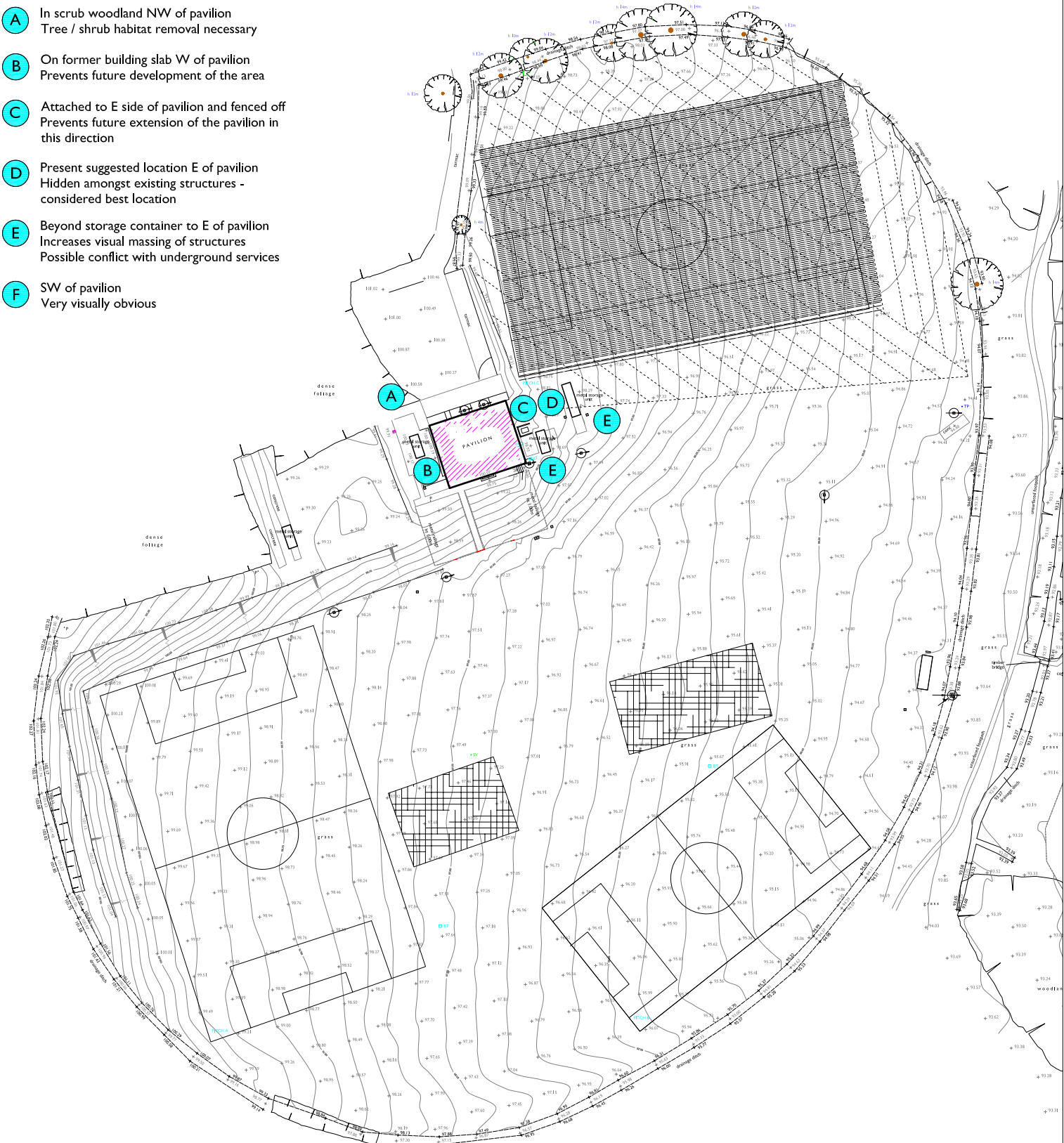
TW's recommendations for actions to be taken in the event of discovery of amphibians are as follows:

- It is a criminal offence for an unlicensed person to handle a Great Crested Newt
- If a GCN is found - though this is, according to TW, a very unlikely prospect - he is to be phoned immediately and will come to site to deal with it
- The following amphibians may be handled by unlicensed persons: smooth newt (also known as the common newt) toads and frogs. It is however, an offence to sell a common newt.
- Should any of the above be found they are to be taken at least 50m away from the area of work and released back into a similar environment.

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LOGIC BEHIND CHOICE OF IRRIGATION TANK LOCATION

- A In scrub woodland NW of pavilion
Tree / shrub habitat removal necessary
- B On former building slab W of pavilion
Prevents future development of the area
- C Attached to E side of pavilion and fenced off
Prevents future extension of the pavilion in this direction
- D Present suggested location E of pavilion
Hidden amongst existing structures - considered best location
- E Beyond storage container to E of pavilion
Increases visual massing of structures
Possible conflict with underground services
- F SW of pavilion
Very visually obvious



Issue	Date	By	For	Tender	Construction	As Bldg

Client: Haringey Council / Heartlands BSF
 Job Title: Playing Field Drainage Works at Alexandra Palace Park
 Drawing Title: Alternative Irrigation Tank Location Plan

Scale	1:500 @ A1	1:1000 @ A3
Date	23/02/12	Drawn JL
Date	23/02/12	Checked MB
Drawing Number	1031/LL/110	
Rev		

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**Alexandra Park & Palace Informal Joint Meeting of the
Statutory Advisory Committee and Consultative Committee
Alexandra Park and Palace Statutory Advisory Committee**

on 6th March 2012

Report Title: **Park Update**

Report of: **Mark Evison, Park Manager**

1. Purpose

1.1 To update the Joint Committee regarding activities in the park.

2. Recommendations

2.1 That the committee notes the content of the report.

Report Authorised by: **Duncan Wilson, Chief Executive**.....

Contact Officer: **Mark Evison, Park Manager, Alexandra Park & Palace Charitable Trust,
Alexandra Palace Way, Wood Green, LONDON N22 7AY
Tel No. 020 8365 2121**

3. Executive Summary

3.1 Various routine repairs and have been carried out around the park, and on Alexandra Palace Way.

3.2 There may be significant resurfacing work and barrier replacement ahead of the Olympic Torch Relay.

3.3 The park's calendar of community regular community events is described.

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 N/A

6. Background

- 6.1 Maintenance and repairs have been on-going around the Park. Around £10,000 was spent on Alexandra Palace Way before Christmas to repair a number of potholes and other defects. The gravel on the Fairground Car Park was replaced following a water leak last year.
- 6.2 Sections of defective street lighting have been re-energised after many months. The illuminated bollards on the traffic islands along Alexandra Palace Way have been replaced by solar-powered versions. This removes them from the street lighting electrical network reducing future defects and energy consumption.
- 6.3 The entrance to Redston Field from Park Avenue North has been improved. This area has been very boggy and wet during the winter months. New pipe work has been installed with a layer of type-1 stone to improve drainage.
- 6.4 Five sets of steps in the Park have been renovated as the treads were becoming unstable and were therefore a trip hazard.
- 6.5 There are discussions underway with Haringey Highways regarding significant resurfacing work on Alexandra Palace Way ahead of the Olympic Torch Concert in July. There may also be some renewal of barriers and bollards to improve control of vehicles around the access points to the Palace building, the West Slip Road, for example.
- 6.6 Three 'Royal Oak Saplings' have been purchased for planting to celebrate Her Majesty the Queen's diamond jubilee. This will be planted in the Grove to ensure continuity when the existing oak trees reach the end of their life/
- 6.7 The Alexandra Park Ornithological Group report that 2011 was a good year for birds. A total of 108 different species were recorded in the study area (which includes the Wood Green Reservoir as well as the Park), the fourth best total on their records. One more species was added to the all time list, namely, Short-eared Owl. Unfortunately, the sighting was a single observer record. This brings the overall species total for the study area up to 174.
- 6.8 The Park continues to offer a wide range of events and leisure activities throughout the year. The annual circus returns to the Fairground car park in April, this year the Great Russian Circus are performing.
- 6.9 The children's funfair is back in May and over Easter as usual. The summer fair starts a little late this year as their usual space is required for the Holland Heineken House tenancy. For those members who may not be aware, Manning's funfairs have been associated with Alexandra Palace for over 100 years.
- 6.10 The Lakeside Art Show returns for a fifth year. Local artists exhibit bespoke art to a different theme each year. The event is free and runs for a nine days in early summer. This exhibition is now on the local calendar along with other events in nearby Queen's Wood.
- 6.11 The Mayor of London's sporting participation funding has helped set up a weekly 5km cross-county run in the park. Organised by Parkrun! The event is one of a series right across the country, they all take place at 9.00am on Saturday mornings. The run is free to enter and is managed by local volunteers. The runners have clocked up around 1,000km since this started in December 2011.
- 6.12 City and Country Farmers' Markets continue to run their popular weekly markets on the Lower Road.

6.13 The Friends of the Park also co-ordinate a varied programme of activities throughout the year to attract visitors and promote the wildlife and heritage of the park. Topics include history, fungi, birds, trees and bats. Each of their ten walks attracts around 30-40 participants.

7. Recommendations

7.1 That the committee notes the content of the report.

8. Legal Implications

8.1 The Trust solicitor has no comments on this report.

8.2 The Council's Head of Legal Services has no comment on this report

9. Financial Implications

9.1 The Council's Chief Finance Officer notes the contents of the report.

10. Use of Appendices/Tables/Photographs

10.1 N/A

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Agenda item:

Alexandra Park and Palace SAC/CC Working Group

6 March 2012

Report Title: **Forthcoming Events**

Report of: **Rebecca Kane, Managing Director, Alexandra Palace Trading Limited**

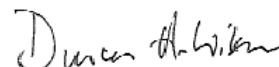
1. Purpose

- 1.1 To advise the SAC/CC Working Group of the forthcoming events to March 2013
- 1.2 To update on progress for two major events previously reported on to the SAC/CC.

2. Recommendations

- 2.1 That the Working Group notes the report.

Report Authorised by: **Rebecca Kane**:.....Date: **24 February 2012**



Contact Officer: **Rebecca Kane, Managing Director APTL 0208 365 2121**

3. Executive Summary

- 3.1 APTL has contracted a strong calendar of events for 2012/13. This paper provides a snapshot of the large events planned and activity in the Park. The lead-time for the majority of our events is 9 months or less. Live music has grown significantly with a number of confirmed gigs and more in the pipeline. Red Bull and HHH remain key/high profile events which will take AP into the Olympic limelight.

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 Further information about this report can be obtained from Rebecca Kane, Managing Director, Alexandra Palace Trading Limited, Alexandra Palace Way, Wood Green, London N22 7AY. Telephone number 020 8365 2121.

6. Description

- 6.1 Confirmed public events and first provisional options to 31 March 2012.

EVENT	DATE	AREA
Bike Show	23-26 Feb	Great Hall, West Hall, Panorama Room, Palace Suite, Londesborough Room
Organ Concert	27 28 Feb	Great Hall
Rush unit	28 - 29 Feb	Paddock
RYA Dinghy Show	29 Feb -4 Mar	Great Hall, West Hall, Palace Suite, Londesborough Room, Palm Court Suites, Beach, Palm Court Terrace, Palm Court

Live music event – Florence & the Machine	8, 9, 10 Mar	Great Hall, West Hall, Palace Suite, Panorama Room
Compost Giveaway – Warner Estate Residents Association	11 Mar	Paddock Carpark
Farmers Market	11 Mar	Hornsey Gate
Exams	13 Mar	Great Hall
Antiques	18 Mar	Great Hall
Private Conference	19 – 21 Mar	Palace Suite
Railway Modelling Exhibition	24-25 Mar	Great Hall, West Hall, Palace Suite, Londesborough Room
Corporate Banquet*	27-28 Mar	West Hall, Londesborough Room, Palace Suite, Palm Court Suites
Farmers Market	1 Apr	Hornsey Gate
Children's Funfair	1 -17 Apr	Pavillion Carpark
International Circus	2 – 15 Apr	Fairground Carpark
Farmers Market	8 Apr	Hornsey Gate
Wedding Reception*	9 Apr	Panorama Room
Organ Tuning and Concert	10 - 12 Apr	Great Hall
Wedding Reception*	11 Apr	Panorama Room, Palm Court Suite 4
Private Conference	12-13 April	Palm Court Suite 5
Big Stamp & Scrapbooking Show	14 – 15 Apr	West Hall, Palace Suite, Londesborough Room
In Wedding Show	22 Apr	Panorama Room
Farmers Market	22 Apr	Hornsey Gate
Wedding Reception*	22 Apr	Palace Suite
Bombay Bicycle Club - live music*	26 – 29 Apr	Great Hall, Palace Suite, West Hall, Panorama Room
Farmers Market	29 Apr	Hornsey Gate
Election Count	2 – 5 May	All Areas
Fun Fair	2 – 9 May	Pavilion
Farmers Market	6 May	Hornsey Gate
Charity Walk	6 May	Park
Live music event*	9-11 May	Great Hall
Antiques	13 May	Great Hall
Food Services Exhibition	16 May	Panorama
Outdoor Event: BMX	19 – 20 May	Park/South Terrace
Hornsey YMCA Fun Run	20 May	Park
ATP Festival*	25 – 27 May	All Areas
Sponsored Walk	26 May	Park
Live music event - David Guetta	1 - 2 Jun	Great Hall/West Hall
Live music event	3 Jun	Great Hall/West Hall
Lakeside Park Exhibition	2 - 10 Jun	Park
Farmers Market	3 Jun	Hornsey Gate
Live music event - Maccabees	7 – 8 Jun	Great Hall

Nightrider bike race*	10 Jun	Park
Farmers Market	10 Jun	Hornsey Gate
Exams	11 – 15 Jun 18 – 20 Jun	Great Hall, West Hall
Wedding Reception*	17 Jun	Palace Suite
Farmers Market	17 Jun	Hornsey Gate
Farmers Market	1 Jul	Hornsey Gate
Wedding Reception*	7 Jul	Panorama Room
Holland Heineken House – Olympic Cultural House	13 Jul – 19 Aug	All sites
<i>Live music event</i>	<i>24 – 26 Aug</i>	<i>Great Hall, West Hall</i>
Farmers Market	26 Aug	Hornsey Gate
Farmers Market	2 Sept	Hornsey Gate
Farmers Market	9 Sept	Hornsey Gate
Conference	17 Sept	West Hall, Panorama Room, Palace Suite, Londesborough Room
Conference	25-26 Sept	West Hall, Panorama Room, Palace Suite, Londesborough Room
Farmers Market	30 Sept	Hornsey Gate
National Apprenticeship Expo	4 – 5 Oct	West Hall, Panorama Room, Londesborough Room
Knitting and Stitching Show	9 – 14 Oct	All sites
Wildlife Exhibition	20 – 20 Oct	Great Hall, West Hall
Dolls House Exhibition	21 Oct	Great Hall
Community Event	21 – 26 Oct	Great Hall, West Hall, Panorama Room
Festival	27 – 28 Oct	Great Hall, West Hall, Panorama Room
<i>Live music event</i>	<i>2 - 4 Nov</i>	<i>Great Hall, West Hall</i>
<i>Live music event</i>	<i>16 - 17 Nov</i>	<i>Great Hall, West Hall, Panorama Room</i>
<i>Awards</i>	<i>22 Nov</i>	<i>Palm Court</i>
<i>Live music event</i>	<i>28 - 29 Nov</i>	<i>Great Hall, West Hall</i>
Exams	4 – 7 Dec	Great Hall, West Hall
<i>Live sports event</i>	<i>13 Dec – 6 Jan 2013</i>	<i>Great Hall, West Hall</i>
<i>Live sports event</i>	<i>12 – 21 Jan 2013</i>	<i>West Hall, Londesborough Room</i>
Model Engineering Exhibition	18 – 20 Jan 2013	Great Hall, Palace Suite
Excursions	25 – 26 Jan 2013	West Hall, Panorama Room, Palace Suite, Londesborough Room
<i>Exhibition</i>	<i>31 Jan – 3 Feb 2013</i>	<i>Great Hall, Panorama Room, Palm Court, Palace Suite, Londesborough Room</i>
<i>Exhibition</i>	<i>10 Feb 2013</i>	<i>Great Hall</i>
<i>Exhibition</i>	<i>22 – 24 Feb 2013</i>	<i>Great Hall, West Hall, Panorama Room, Londesborough Room</i>
RYA Exhibition	28 Feb – 3 Mar	All sites
<i>Exhibition</i>	<i>16 – 17 Mar 2013</i>	<i>Great Hall, West Hall</i>
Railway Modelling Exhibition	22 – 24 Mar 2013	Great Hall, West Hall, Palace Suite, Londesborough Room

Note: 1st Option Provisional Bookings are typed in Italics

*Denotes expected finish after 11.00 pm

7. Major Events

7.1 Red Bull

Following the presentation at SAC/CC by AP staff and the Head of Sports at Red Bull in January 2012, considerable progress has been made. The Boards of APTL and APPB both agreed to contract with Red Bull for this event, which will open to the public on 19 and 20 May 2012.

Since the last SAC/CC, Palace staff and the organiser have refined the event management plan, progressed the statutory permissions required and integrated the main recommendations of the Ecology report. Queries raised by the SAC/CC members were addressed at APPB on 16 February 2012 and related to noise, access, egress, promotion, safety and general logistics.

7.2 Holland Heineken House

Preparation for this major Olympic House continues apace and the Boards of APTL and APPB were recently appraised of the communications opportunities afforded AP. In summary, the event is now on sale in The Netherlands and is live on the AP website. Tickets will go on sale in March for non-Dutch attendees. A series of messages and promotions have been agreed between AP and our client, culminating in the hosting of VIPs/clients/stakeholders at pre-opening events and during the event itself.

In addition, AP staff are assisting local businesses who will be featured on both our website and in information packs sent to Dutch visitors. Competitions will help drive footfall to local high streets.

Holland Heineken House represents a unique opportunity for Alexandra Palace to showcase itself before existing and potential clients, influential authorities and potential partners in its ambitious regeneration plans. The profile afforded this event and the high quality delivery record of the client (this is the 20th anniversary of HHH) bode well for all concerned and the AP events team are 100% focussed on helping deliver the best House yet.

8. Summary and Conclusions

8.1 APTL has contracted a strong calendar of events for 2012/13. This paper provides a snapshot of the large events planned and activity in the Park. Live music has grown significantly with a number of confirmed gigs and more in the pipeline. Red Bull and HHH remain key/high profile events which will take AP into the Olympic limelight.

9. Recommendations

9.1 The SAC/CC Working Group notes the report.

10. Legal Implications

10.1 The Trust's Solicitor's has no comments on this report.

10.2 The Council's Head of Services has no comment on this report.

11 Financial Implications

11.1 The Council's Chief Finance Officer notes the contents of the report.

11. Equalities Implications

11.1 There are no perceived equal opportunities implications in this report.

**Alexandra Park & Palace Informal Joint Meeting of the
Statutory Advisory Committee and Consultative Committee
Alexandra Park and Palace Statutory Advisory Committee**

on 6 March 2012

Report Title: **Regeneration Programme Update**

Report of: **Mark Hopson, Head of Regeneration and Development, Alexandra Palace**

1. Purpose

1.1 To update and consult with the Committees on progress in relation to the regeneration programme at Alexandra Palace.

2. Recommendations

2.1 That the Committees note the content of the report.

Report Authorised by: **Duncan Wilson, Chief Executive**



Contact Officer: **Mark Hopson, Head of Regeneration and Development, Alexandra Palace, Alexandra Palace Way, Wood Green N22 7AY Tel No. 020 8365 4399**

3. Executive Summary

3.1 This report summarises the work of the APPRWG since the last regeneration update to the Committees on the 10 January 2012.

- Primary market research has now concluded and all major operators have been engaged. The research reaffirms the market opportunity for live events and a strong interest for managing the live events operation at Alexandra Palace.
- A draft Conservation Management Plan (CMP) has been produced by Donald Insall Associates and will be made available for review throughout the public consultation period.
- Terry Farrell & Partners (TF&P) have been appointed to undertake the strategic spatial masterplanning work at the Palace. This work aims to translate much of the existing information and work completed to date into notional design concepts for the possible future use of the Palace. This will then form the basis of the forthcoming public consultation in May. An update on the emerging strategic options and designs will be given at the next meeting in May.
- A 10 year operational model and framework for the future APP business centred on a live entertainment anchor has been developed by Colliers. The model has been produced on the basis of existing market intelligence and projected revenue increases from a third party operator managing the live events business and

<p>sustained income streams from other uses, the funding model demonstrates that Alexandra Palace could become a financially sustainable proposition. Further analysis and sensitivity testing will be required to ensure assumptions made around emerging scenarios are credible and achievable.</p> <ul style="list-style-type: none"> - A number of funding options have been considered by Colliers to assess the type of financial strategy the Trust might need to adopt in order to realise the regeneration programme. Options primarily centre on a public loan via prudential borrowing arrangement with Haringey Council or private financing via a financial institution. Further cost benefit analysis will be required to assess the merits/risks of each option with both options requiring the consideration and approval of Haringey Council. - Provisional capital cost estimates have been developed by Colliers based on previous building surveys undertaken in 2006. Further work will now need to be commissioned to validate these costs in order to finalise the Business Plan and Funding Strategy. <p>3.2 Following the two recent applications for grant funding to assist with the development of a Conservation Management Plan (CMP) and Emergency Building Repairs, full confirmation has now been received from English Heritage acknowledging the award of grants in full.</p> <p>3.3 It is proposed that a full public consultation now takes place from 18th May for a period of <u>six weeks</u> to ensure that regeneration proposals are adequately developed, and to allow adequate time for all interested stakeholders to participate. A specialist consultation agency is being commissioned to assist with this work.</p> <p>3.4 Upcoming milestones for the regeneration programme include scoping and procuring the required services for stage 3, developing the draft spatial design concepts and preparation for a formal public consultation in May.</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 N/A</p>

6. Progress Update

- 6.1 Although the regeneration programme continues to progress in accordance with the current programmed milestones, there has been a delay in one strand of work that relates to the commissioning of the Spatial Masterplan which is slightly behind schedule.
- 6.2 Primary market research has now concluded and all major operators have been engaged. Overall, the research reaffirms the market opportunity for live events and a strong interest in operating the live events business at Alexandra Palace. Specifically, the research has revealed:
- that the main areas of interest in relation to operating live events would centre on the West Hall, Great Hall & supporting areas including access and egress points.
 - that the development opportunity for a Hotel and/or the interest in other activities on the site were unlikely to form part of the core package.

- that any agreement would be in the form of a management agreement (not a lease) which would likely be for a duration of 20-30 years.
- the theatre, BBC studios and use of the park (subject to licensing) could provide for additional opportunities but would be unlikely to form part of the core package.
- that the main live spaces and fabric of the building would need to be stabilised and 'fit for purpose' in relation to any negotiated management contract. This would be the undertaking of the Trust as Landlord.
- that operators would be interested in negotiating on ancillary uses connected to the core live entertainment space such as food and beverage and retail.

Spatial Masterplanning

- 6.3 Terry Farrell & Partners (TF&P) have been commissioned to deliver the strategic spatial masterplan for Palace.
- 6.4 Specifically, TF&P will build upon the significant work undertaken to date and translate this information into credible design concepts that will form part of the planned public consultation in May. In particular, this work will begin to consider and spatially map out the potential uses for the Palace that could form part of the future offer. This includes the core 'Live Entertainment' spaces, hotel, ancillary catering and retail uses as well as public and community spaces.
- 6.5 TF&P will work closely with the Trusts' management team and existing consultants to ensure that there is a coherent and comprehensive approach in the development of designs that bind in other strands of work such as the Conservation Management Plan, the emerging Business Plan and Funding Strategy.

Business plan and Funding Strategy

- 6.6 A 10 year operational model and framework for the future APP business centred on a live entertainment anchor has been developed by Colliers. The model is based on information from:
- Current APP business (income and costs)
 - Market research
 - Colliers' experience
 - Meetings with the Trust's Management team to review assumptions and scenarios.
- 6.7 However, this modelling includes projected income from areas such as the possible hotel on the Panorama Room site which may be less certain in the current climate. So a more prudent approach might be to assume more gradual reduction in the operating deficit and a lower overall borrowing and investment requirement.
- 6.8 On the basis of existing market intelligence and assuming the uplift in events that operators have indicated they might be able to achieve, the funding model demonstrates that AP could eventually and over time eliminate the deficit funding on the Palace and generate enough income to yield a significant borrowing package for investment in the building.
- 6.9 The model will require further development and sensitivity analysis to ensure that assumptions made around emerging scenarios are credible and achievable. Testing will also need to demonstrate that the business plan is robust enough to secure future finance and grants required to take forward the regeneration programme.

6.10 In developing the business plan model, a number of funding options have been considered by Colliers to assess the type of financial strategy the Trust might need to adopt in order to realise the regeneration programme. The funding options considered were:

- Public finance – by way of prudential borrowing via Haringey Council
- Private borrowing via financial institutions

6.11 The private options for borrowing have centred on a 'forward funding' arrangement whereby a lump sum loan is offered against the projected future income streams from business operations. Such an arrangement would require a long leasehold agreement over the site as security against any financial arrangement which would be likely to require Charity Commission consultation and approval.

6.12 The alternative option would be prudential borrowing from LBH. The arrangement costs for this option would probably be significantly lower than those for private finance. It should be noted that the prudential borrowing option would be subject to the approval from Haringey council which would be subject to availability, prioritisation of resources as well as the approval of the business case. There will need to be a further detailed review of the funding options as well as analysis by the Council's Treasury team and their nominated external advisors.

Capital Costs

6.13 Provisional capital cost estimates have been developed by Colliers based on previous building surveys undertaken in 2006.

6.14 Further work will need to be commissioned to validate these estimates and detail the actual costs associated with repairing the main fabric of the building and ensuring that key commercial spaces are brought up to the required standard for operation by third parties. The detailed costings will further inform future iterations of the business plan and funding options so as to ensure the overall business strategy is robust and adequately evidenced based to secure future partners and finance.

6.15 Further update reports will be provided to the Committees as this is progressed.

7 Heritage Update

7.1 Following the two recent applications for grant funding to assist with the development of a Conservation Management Plan (CMP) and Emergency Building Repairs, formal confirmation has now been received from English Heritage acknowledging the award of grants in full.

7.2 Specialist Conservation Architects, Donald Insall Associates have been appointed as lead architects to deliver both of the English Heritage projects and are currently on site working to schedule.

7.3 A draft CMP has now been completed and will be made available for review and consultation throughout the public consultation period in May/June 2012.

8 Public Consultation

8.1 Since the last update report to the Trust Board legal advice has been sought on the approach the Trust should take in relation to holding a public consultation for the

regeneration proposals. Given the emerging work that would need to be included and the importance of consulting widely, the Regeneration Working Group recommends that formal public consultation is scheduled to begin on 18th May 2012 for 6 weeks so as to ensure regeneration proposals are adequately developed and prepared to allow for a thorough and meaningful consultation.

9 Communications Strategy

- 9.1 Further revisions have been made to the communications strategy and the timetable has been updated to reflect the changes in the programme related to the public consultation.

10 Summary of forthcoming regeneration milestones

- 10.1 Looking ahead, there are a number of key outputs planned in relation to the regeneration programme. Primarily, these include:

Professional services stage 3

- 10.2 Scoping the specialist professional services that will be required for the next stage of the regeneration programme. In particular, this will focus on finalising capital costs estimates for key areas of the building, finalising the business plan and funding strategy, procuring a commercial live entertainment operator and preparing a stage 1 funding bid to HLF. To achieve a successful outturn of this stage, specific professional services will need to be procured in February/March 2012 to ensure seamless continuity moving forward.

Public consultation

- 10.3 We are preparing for a formal public consultation in May 2012 which will invite views and comments from a broad audience of stakeholders on a draft regeneration strategy and notional design concepts.
- 10.4 A specialist consultation agency will be commissioned to oversee and manage the consultation process. This will ensure the Trusts' approach maximises the opportunity for engagement and ensures a good level of participation.
- 10.5 Consultation will likely be in the form of a public exhibition at the Palace which will be widely advertised and promoted.

Gateway Review

- 10.6 We will be preparing for an external gateway review that will audit and validate the programme management approach to date.

11 Programme Timescales

- 11.1 Final approval from Trust Board to proceed to an operator procurement phase is now expected to be requested at the July 2012 Board meeting.
- 11.2 Formal procurement of live events operator is now expected to commence in autumn 2012.

12 Recommendations

- 12.1 That the Committee notes the content of this report.

13 Legal Implications

13.1 The Council's Head of Services has no comment on this report.

13.2 The Trust's Solicitor's advice has been incorporated into this report.

14 Financial Implications

14.1 The Council's Chief Finance Officer notes the contents of the report.

15 Use of Appendices/Tables/Photographs

Appendix 1 – Conservation Management Plan Summary

Appendix 2 – Terry Farrell & Partners Background

ALEXANDRA PALACE – CONSERVATION AND MANAGEMENT PLAN

EXECUTIVE SUMMARY

The Conservation and Management Plan for Alexandra Palace comprises the following sections:

1. The Buildings
 2. Assessment of Significance
 3. Vulnerability
 4. Conservation Plan Policies
 5. Implementation of the Plan *(to be completed following stakeholder review; not included in the draft report)*
 6. The Gazetteer
 7. Research Sources
 8. Plate List and Plates
 9. Drawing List and Drawings
- Appendices

Section 1 gives a chronology of the development of Alexandra Palace, so that we can understand how it reached its present built form. The key points are:

1. The first Alexandra Palace was built as a “People’s Palace”, re-using the building from the 1862 Great International Exhibition in South Kensington, designed by Alfred Meeson with John Johnson. It took some time to fit out, due to financial difficulties, and was completed in 1873. Two weeks after opening, it burnt down.
2. Despite inadequate insurance, the Palace was rebuilt (the second Alexandra Palace) within two years. Apart from the main north and south entrance porticos, and their associated basements, none of the fabric of the first Palace was re-used. Opening in 1875, it contained a central Great Hall with a Willis organ, able to hold 12,000 persons, a Theatre and Concert Hall (3,000 persons each), exhibition galleries, a covered “Bazaar” for the sale of merchandise, extensive banqueting, dining and light refreshment facilities, and many further attractions in the Park.
3. Recurrent financial difficulties led to periods of closure. During WWI the building was used first for the housing of Belgian refugees and later for the internment of German prisoners of war. The concert hall was turned into a roller skating rink, while the Theatre was kept going by concurrent use as a cinema, and was remodelled in the early 1920s. Eventually, the BBC leased the eastern part of the Palace for their TV studios, and built the transmitter mast. While the TV uses moved to White City in stages after WWII, the Open University remained on site until 1981, leaving after the 1980 fire which destroyed the Great Hall and the western part of the Palace apart from the Palm Court.
4. The Palace was restored 1980-88 by the Alexandra Palace Development team led by Dr Peter Smith, and is now used for large live music and sports events, as well as containing an Ice Rink. Parts of the Palace, including the Theatre and former BBC studios, remain unused and in near-derelict condition.

The Palace is listed Grade II due to: the historic interest as a rare survival of a large-scale Victorian exhibition and entertainment complex, and for the surviving BBC studios where the world’s first high definition television programme was transmitted in 1936;

also the complete set of Victorian stage machinery in the Theatre. Architectural interest is associated with the surviving Victorian fabric and internal spaces.

Section 2 investigates the Significance of the Building under a number of headings, summarised below:

1. **Historic Values:** The Palace is a rare survival of large scale Victorian project built for public entertainment and educational purposes. It houses surviving remnants of BBC occupancy from the 1930s, when the studio and tower were used for the world's first high definition television broadcast. The Victorian Theatre survives, albeit in near derelict condition, but does still contain the interesting stage and a fine set of modern stage machinery. (The Museum of London possesses a set of scene gloves from this Theatre). The Palace is a much loved and well-remembered part of the broad cultural life of the capital, and had, in addition, proven its usefulness in two World Wars.
2. **Site Significance:** The Palace is an unmissable London landmark on a prominent hilltop, high above north London. It sits within c196 acres of landscaped setting. This landscaped park is in large measure as it was set out in public ownership, and freely available for use and recreation. This public access is guaranteed under Act of Parliament. The Park is also listed Grade II on the English Heritage Register of Parks and Gardens.
3. **Architectural Significance:** Alexandra Palace's architecture is important as an example of a Victorian Exhibition Hall (a "People's Palace") and as an example of the move in the later 1860s to 1880s hiding cast-iron framed buildings behind ornamentation. The survival of the fabric is patchy and this alone reduces the building's significance. This may well explain why the building is not listed at a higher grade under the National Listing framework. There are nearly half a million listed buildings in the United Kingdom, of which 94.5% are listed Grade II.
4. **Significant or Highly Significant areas of the Palace include:** External elevations and the BBC mast; Original structural walls; Internal spaces including: West Entrance, Palm Court, West Hall (Walls), West Corridor (Walls), Great Hall (Walls), Ice Rink (Walls), Ice Rink Foyer, Theatre Foyer, Theatre, BBC Studios A and B
5. **Areas of Limited Significance include:** Interior spaces at the Londesborough Room and Offices, Phoenix Bar and Palm Court Suite, Ice Rink Café, Rooms within NE, SE and NW Towers, BBC Rooms except Studios A and B, East Buildings, South Basements, Ceiling/Roof Structures and Floors to West Hall, West Corridor, Great Hall and Ice Rink.
6. **Area of Neutral Significance, or which are Detrimental include** the Service Yard, North Basements (both Floors), Serverys, Bars and WCs off the Great Hall, Panorama Room, SW Tower interior, and the infill to the Balcony and Verandah outside the BBC studios.

Section 3 investigates the Vulnerability of the Palace to change, and the Issues arising, summarised below:

1. Alexandra Palace has never been consistently well maintained, due to persistent financial difficulties since the date of its construction. Instead there have been stop gap solutions applied to various parts of the building, which have provided temporary relief at the expense of both aesthetic consistency and long-term financial planning.

This has been combined with major post-fire repairs in the 1980s which are now showing their age, and the abandonment of some parts of the Palace altogether.

2. The use of the building's occupied parts has developed to meet the changing expectations of popular leisure, as well as the perception (though not the actuality) that the Palace is difficult to reach. The original grand dining and banqueting rooms have been reduced to the Phoenix Bar (permanently open), the Ice Rink café, the Palace Suite, which is rather illogically placed in the basement, and various smaller bars which are open when events are taking place in the Great Hall and West Hall.
3. The 1980s Ice Rink is popular, profitable, and a worthy successor to the earlier roller skating rink.
4. The musical and sporting events which occur in the Great and West Halls suit the spaces in which they occur, and adequate support spaces exist. The present service yard would seem on first sight to be an extravagant use of space, but there are numerous advantages to being able to bring articulated lorries into the two halls.
5. The Theatre is derelict, and its design has never been satisfactory for audiences. The acoustics are better suited to concerts than plays. Meanwhile, the historically important stage machinery languishes. A revenue-positive, or at least neutral use for it must be found which will then establish the direction of its future repair. The adjoining Tower, Foyer and NE Pavilion provide support spaces which would also be useful.
6. The BBC Studios in the South East Wing are of great cultural significance, and there have been various suggestions as to how they might be presented as a museum. The difficulty has been in finding a way of integrating this with other uses in this area, since not all of the space would be needed for museum use.
7. The East Buildings are derelict, but retain in their layout the board room and clerks offices for the 1875 Palace. Ideally, they might regain this function – without a use, there is little incentive to repair them.
8. The Panorama Room is a tent which does not make use of the retained South West Tower and adjoining two-level arcade. A more ambitious solution is required here.
9. The Basements under the southern part of the Palace are also unused and thus vulnerable to decay. Again, a beneficial use is needed.
10. The external fabric as a whole, being exposed on a hilltop, is particularly vulnerable to driving rain and water penetration through the several acres of roof.
11. Issues of Conservation and repair are also addressed, in relation to the various materials of which the Palace is constructed; as a result of the changing legislation for Health and Safety, Energy efficiency, Disabled access, etc; and in relation to changing uses of the building.

Section 4 responds to the issues identified in the Vulnerability section, by setting out Policies for the future Management of Alexandra Palace. The policies responding to general repair and maintenance are standard good conservation practice, and as such do not require summarising here. Specific policies which identify the areas of the Palace and the level of alteration and change which they should be expected to accommodate, in view of their significance (see section 2), in order to meet any new use are appended:

4.5 Use Policies

4.5.1 Generally

Alexandra Palace should continue to keep its primary use public entertainment for sporting and musical spectator events, supported by suitable events for public participation (e.g. the existing Ice Rink), as well associated catering and other hospitality facilities.

4.5.2 Great Hall

The present use is suitable, but the Great Hall could be enhanced by:

- Improved acoustics, perhaps involving alteration to the fabric roof liner.
- Completing the enclosure to the Organ.
- Providing better control of daylight through the roof and upper windows on both sides of the hall.

4.5.3 West Hall; West Corridor and Associated Spaces

The present use is suitable.

4.5.4 Panorama Room, SW Tower and Adjoining Spaces

- i. The present use is a wasted opportunity; a new structure, the full height of the retained south elevation should be constructed to provide accommodation on two stories, perhaps with additional mezzanines. Banqueting, conference and an element of hotel use would be suitable.
- ii. Providing a fully beneficial use here would justify the improvement and continuing maintenance of this part of the building.

4.5.5 The West Entrance, Palm Court and Adjoining Spaces

These rooms provide the main entrance to the Palace, and the Palm Court should act as a foyer to various activities in the West Hall, Panorama Room and present Service Yard Areas.

- i. The Palm Court needs heavier use to feel properly occupied. At present, it achieves this only when a large scale event is in progress.

4.5.6 Service Yard and NW Tower Areas

- i. It seems a pity to give over a fair part of the ground floor to service functions.
- ii. The present north yard (and its basement access, with lifts), and the escape "bridge" from the north portico offer an opportunity to reconsider how the Great Hall and West Hall could be serviced, which might release the present Service Yard for a revenue raising activity.

4.5.7 Ice Rink and Adjoining Areas

- i. The present use is not threatening to the fabric of the building; it is profitable and should continue.

4.5.8 Theatre, NE Tower and Adjoining Spaces

- i. The acoustics of the room suggest (classical) concert use, if the Theatre were refurbished. This would also allow preservation of the historic stage machinery, which would not be required for actual regular use, though it could be presented from time to time.
- ii. The adjoining spaces would, if refurbished and remodelled, provide suitable accommodation for rehearsal and changing rooms and these might extend into the support spaces by the East Entrance.

4.5.9 **East Entrance and Ice Rink Foyer and Adjoining Areas**

- i. The ticketing and security booths in the Foyer should be removed, as should the mini golf and toddler circuits.
- ii. The space will serve as the Foyer for the Theatre/Concert Hall, as well as for the present BBC Studios area, and should be treated accordingly. At present, it is under-used.

4.5.10 **BBC Studios Area and SE Tower**

- i. The Studios A and B should be preserved, restored and open to the public.
- ii. The remaining spaces should be refurbished, where possible regaining the correct historic room proportions, for use as banqueting, conference or exhibition space, with associated support spaces.

4.5.11 **North Basements**

- i. In time, when the Panorama Room and/or BBC areas have been refurbished, the Palace Suite should be transferred and the space used for Great Hall support functions.

4.5.12 **South Basements**

- i. The present lack of use is not sustainable in the long term. Traditionally, kitchens were placed here to serve the dining facilities above, and such a use could be reconsidered.
- ii. It might also be beneficial to have a public route through the basement to link the east and west parts of the Palace together under the Great Hall.

4.5.13 **North Yard**

- i. The present use is unthreatening, and could be increased.
- ii. Alternatively, the main traffic route through the park, including the bus route, could be replanned to run through the North Yard, with bus stops at each end of the Palace. The section of road passing the south front of the Palace could be removed, allowing much better connection between the Palace and its Park.

Section 5, concerning the implementation of the plan, has not been included in the draft we have sent to you. We will write it when we have received feedback from you, the Trust and the other stakeholders, and have made any amendments and revisions to the facts set out in the plan as may arise in that process. At the end of the consultation process, when the way the policies we have proposed are to be enforced or otherwise acted upon has been agreed, and the document, including the section concerning implementation has been completed, the Conservation and Management Plan will be formally adopted by the Trust, and will be used to steer the future maintenance, use and any future alterations to Alexandra Palace.

The remaining sections give a detailed description of the building in section 6, the Gazetteer, and other supporting information, as well as references to other information about the building.

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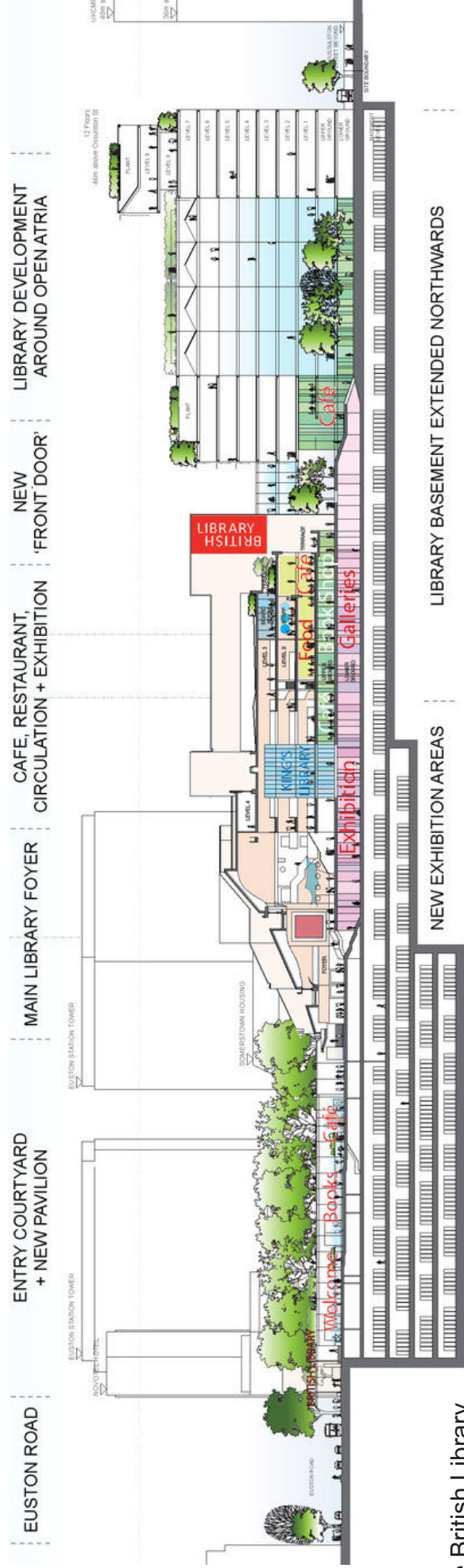
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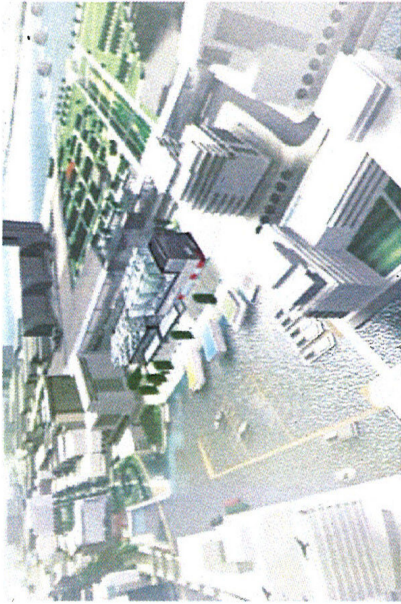
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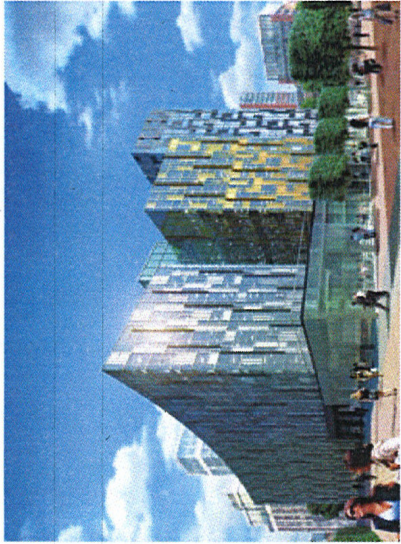
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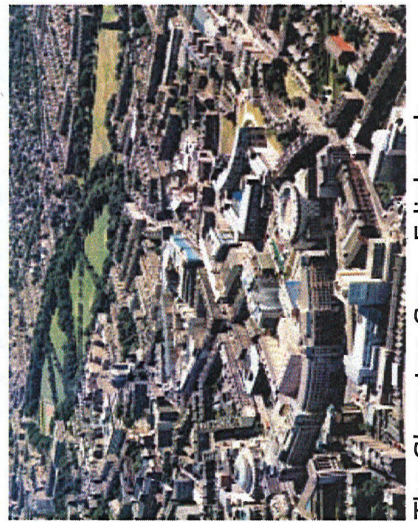
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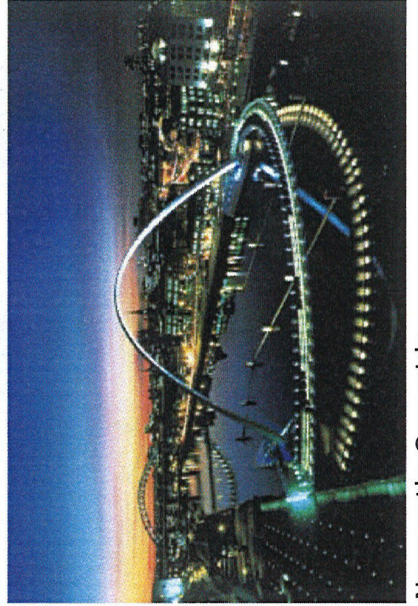
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Newcastle Quayside



Brindley Place - Edinburgh

Agenda item:

**Alexandra Park & Palace Informal Joint Meeting of the
Statutory Advisory Committee and Consultative Committee
Alexandra Park and Palace Statutory Advisory Committee**

on 6th March 2012

Report Title: **Report on Fabric Repair Programme and Listed Building Consent application**

Report of: Duncan Wilson, CE Alexandra Park and Palace

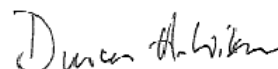
1. Purpose

To advise the SAC and CC on progress with the fabric repair programme and on a recently submitted LBC application.

2. Recommendations

- 2.1 That the Committees note the fabric repair progress, considers the LBC application and advises the Trust accordingly.

Report Authorised by: **Duncan Wilson, Chief Executive**



Contact Officer: Duncan Wilson

3. Executive Summary

- 3.1 The major fabric repairs are as agreed with English Heritage in the context of our successful grant application programme. We have been awarded £252k of an estimated £472k, the balance to be funded by APPCT in 2012-13. The programme includes structural repair of the SW terrace facade (colonnade), theatre roof repairs and replacement of defective roofs North and South of the Ice Rink foyer.
- 3.2 The LBG application relates to temporary removal of wooden posts and cast iron panels on the SW terrace in front of the Bar and Kitchen.

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 N/A

6. Background

Donald Insall Associates have inspected the South Terrace facade and found it to be defective in respect of the pairs of steel I beams holding up the first storey arches of the colonnade, and the first floor slab which is made of clinker concrete. This has leached onto the beams and brick work and may have caused the degradation. The beams and slab need replacement, which will entail temporary propping. This work will be carried out in the spring and autumn.

New roofs on either side of the ice rink foyer will also be constructed at this time.

The LBC issue is to tidy up the area outside the Bar and Kitchen (SW corner of the Terrace) by removing a raised bed and wooden bollards placed there in the 1980's. I will show slides of the area at the meeting, but our conservation architects have assessed the scheme as of little heritage value except for the reuse of historic material incorporated – cast iron panels formerly part of the race course grand stand. These will be stored for reinstatement or use elsewhere. At present we are asking for permission to remove and reinstate by January 2013, pending the development of an improved design for the area which we envisage would be the subject of a future application.

7. Recommendations

That SAC/CC members note the elements of the fabric repair programme, and endorse to the Board the LBC application in relation to the SW corner of the Terrace.

8. Legal Implications

8.1 The Trust's solicitor has no comments on this report.

8.2 The Council's Head of Legal Services notes the contents of the report, and endorses its recommendations having regard to the statutory duty placed on the Council to uphold, maintain and repair the Palace.

9. Financial Implications

9.1 The requirement on APPCT to provide matched funding for the English Heritage grant is within next year's budget estimates.

9.2 The Council's Chief Finance Officer notes the contents of the report.

10. Use of Appendices/Tables/Photographs

None appended