

## **ALEXANDRA PARK AND PALACE** **CHARITABLE TRUST BOARD**

**19<sup>th</sup> JULY 2018**

**Report Title:** Creative Learning Zone – Listed Building Consent application and general update on project progress

**Report of:** Louise Johnson, Regeneration and Property Manager

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### **Purpose:**

This report updates the Board of Trustees on the recent submission of the Listed Building Consent application for the Creative Learning Zone structure in the East Court and provides a general update on the project's progress.

### **Local Government (Access to Information) Act 1985**

N/A

### **1. Recommendations**

1.1 To note the content of this report.

### **2. Creative Learning Zone – Background**

- 2.1 In 2012, when the original brief for the East Wing project was first produced, the Trust's learning activity was fledgling, with modest resource (2no staff) and limited budget. Over the lifetime of the project's evolution (5+ years), and thanks to HLF and Haringey Council's contribution to the project costs, the Creative Learning team, as it is now known, has flourished; school activities are regularly fully-booked (in the last quarter, the Palace welcomed 319 pupils and teachers from Haringey schools) we have a strong and varied pool of 61 dedicated volunteers and we have forged a number of key partnerships with organisations such as BAFTA, Middlesex University, Jacksons Lane and Dementia Action Alliance.
- 2.2 Combined with the discovery of archive materials in April 2016, the Trust is now able to engage with a wide range of audiences through a range of mediums, revealing the many exciting stories of Alexandra Park and Palace and its reflection of society and impact on people.
- 2.3 In early 2017, the Trust, with the HLF, undertook a full review of the East Wing project as part of the re-scoping exercise. APPCT were concerned that in line with the original project, the majority of learning and participation would take place in the Transmitter Hall, away from the hub of the refurbished East Wing. As a core aim of the overall

project, that being to “deliver an enhanced and extended learning and community programme through the Activity Plan”, the team felt that there should be a dedicated space within the East Court to deliver creative learning activities.

- 2.4 In April 2017, Feilden Clegg Bradley Studios (FCBS) were asked to provide some initial concept designs for a dedicated learning space within the North Alcove of the East Court to support a major grant application.
- 2.5 In summer 2017, APPCT was awarded £500,000 of grant funding for the Creative Learning Zone project.
- 2.6 An updated brief was issued to FCBS in September 2017. Relevant members of the APPCT team (Creative Learning, Regeneration, Fundraising) then held a series of weekly workshops with FCBS to interrogate the brief and design work to date. This included working through the practicalities of how the design of the Creative Learning Zone would work for the spectrum of users targeted.
- 2.7 The weekly workshops culminated in a ‘Thinking Day’ consultation session, where representatives from a range of user groups were invited to the Palace to give their thoughts and advice on the design process to date and to feedback any ideas and concerns.



### **3. The procurement process**

- 3.1 In February 2018, the Board were informed of the procurement process and outcome for the appointment of a specialist contractor to design, fabricate and install the Learning Zone.
- 3.2 To summarise, a two-stage tender route was advocated because specialist input is integral to the success of the Creative Learning Zone project, and the early involvement of a contractor in the design development stage will be critical to achieving a successful outcome.
- 3.3 The first stage of a two-stage tender is based on a Pre-Construction Services Agreement (PCSA). This enables the chosen contractor to contribute to the design process, advising on buildability, sequencing and construction risk, help develop the construction programme and identify the specialist sub-contractors/ suppliers that might be needed.

### **4. Project update**

- 4.1 Contained in the exempt section as relates to the business information of project teams.

### **5. Listed Building Consent Application**

- 5.1 The Creative Learning Zone (CLZ) will be located in the NE alcove of the refurbished East Court. As the CLZ is a relatively new addition in the plans for the East Wing, it was not part of the original Listed Building Consent application for the East Wing Restoration Project. Following conversations with Haringey Council's planning team earlier in the year, it was agreed that a new and separate Listed Building Consent application would be required.
  - 5.2 Following the final round of design changes in May 2018 to ensure the project remained within the agreed budget, a new Listed Building consent application was submitted via the Planning Portal on 11 June 2018. The application reference is [HGY/2018/1731](#) and the closing date for comments is 13 July 2018.
  - 5.3 The Design and Access Statement documents are available online for Trustees to view.
6. This information is contained in the exempt section as it contains sensitive business information of a contractor

### **7. Legal Implications**

- 7.1 The Council's Assistant Director of Corporate Governance has been consulted in the preparation of this report, and has no comments.

### **8. Financial Implications**

- 8.1 The Creative Learning Zone Project is fully funded by an external funder.

8.2 The Council's Chief Financial Officer has been consulted in the preparation of this report, and has no comments.

**9. Use of Appendices**

None