

Report Title: **Heritage Lottery Funded Landscape Development Project - Progress Report.**

Report of: **Matthew Baker, Development Manager – Parks**

**1. Purpose**

1.1 To update the Board of progress towards the achieving completion of the works specified in the HLF refurbishment of the Park.

**2. Recommendations**

2.1 That the Board notes the report.

Report Authorised by: **Matthew Baker, Development Manager:**

Contact Officer: **Matthew Baker, Development Manager**

**3. Executive Summary**

3.1 This report provides a statement of progress toward the achievement of the HLF funded programme of works.

**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 Matthew Baker, Development Manager – Parks, Alexandra Palace & Park, Alexandra Palace Way, Wood Green, London, N22 7AY. Telephone number 0208 365 2121

## 6. Background

- 6.1 Blakedown Southeast Ltd are making good progress with the phase two package of landscape works and a programme has been devised which is intended to complete all items of work by July 2006. This will provide a six month period between August 2006 – January 2007 for any additional works or to attend to any defects.
- 6.2 Blakedown are contracted to complete the improvements to the main road as part of the Civil engineering package of works. Work will commence in February after the Motorcycle show and will be phased over a seven month period. Colin Buchanan and Partners who were responsible for this aspect of the project have liaised closely with Haringey's Highways Department and Transport for London to ensure the design proposal satisfies all of the requirements. In broad terms these improvements are focused at reducing the speed of vehicles within the park, increasing the number of pedestrian links between the Palace and Park and improving the general road layout.

The improvements which fall outside of the Palace Boundary will be completed by Haringey's maintenance contractor and LUC will liaise to ensure that these works are carefully phased with Blakedown programme.

### 6.2.1 Bedford Road Entrance

The Gantry will be removed and the main entrance realigned with a speed table constructed to slow vehicles when entering and exiting the Park. The speed table will be constructed to pavement level in order to provide improved access for pedestrians and mobility impaired visitors. The retaining wall to the north of the carriage way will be repaired and the pavement to the south realigned with the main footpath leading to the train station. All old road markings will be removed and replaced with new ones; new road traffic and site signage will be installed.

### 6.2.2 Muswell Hill Entrance.

The Gantry will be removed and the section of road from the entrance down to the traffic lights re realigned with a speed table constructed to slow vehicles when entering and exiting the Park. The speed table will be constructed to pavement level in order to provide improved access for pedestrians and mobility impaired visitors. The area directly in front of the Historic gates will be reorganised to provide two clear lanes connecting the exit & approach with the junction with the main road adjacent to the traffic lights. This will reduce the number of spaces available for parking outside the palace gates, provide clear access to the lower road and improve the visual aspect of the park entrance. All old road markings will be removed and replaced with new ones; new road traffic and site signage will be installed.

### 6.2.3 Alexandra Palace Way

The section of main road leading from the Bedford Road Entrance towards the Palace will be reduced from three lanes to two. This will reduce the temptation for vehicles to speed up hill in order to overtake slower vehicles. This will effectively mean that the existing downhill lane will be surplus and sections of this will be reorganised to provide a single

lane of additional parking bays. All old road marking will be removed and replaced with new ones; new road traffic signage will be installed.

- 6.2.4 A mini roundabout will be constructed at the entrance to the East Car Park and the approaching sections of road realigned to improve visibility. New signage and warning lighting will be installed.
- 6.2.5 The section of road to the South of the Palace will be coated in a bound gravel surface with speed tables constructed at each of the crossing points. The speed table will be constructed to pavement level in order to provide improved access for pedestrians and mobility impaired visitors. All old road marking will be removed and replaced with new ones; new road traffic signage will be installed.
- 6.2.6 The coach bay will be reorganised to reduce the visual impact of the area including a speed table connecting the small island bus stop with the opposite side of the main road. The speed table will be constructed to pavement level in order to provide improved access for pedestrians and mobility impaired visitors.
- 6.2.7 A new Bus Stop will be constructed in the area between the bottom of the West service yard ramp and the access gate leading to the Dukes Avenue Entrance. This Bus stop will replace the two existing stops which are less than one hundred meters apart and will provide improved access for mobility impaired visitors as the stop is located adjacent to the main access ramp to the building.

6.3 Diamond Build Plc commenced work on the park buildings contract in December 2005 and are making good progress. A programme of works has been prepared and the intention is to have all structures completed by the end of March 2006. Diamond Build Plc have also provided a quotation of £25,096.39 for the construction of the Playground toilet block against the budget of £32,000.00 approved at the Board meeting on the 28<sup>th</sup> June 2005. Planning permission has been granted and there economies of scale available by instructing Diamond Build to undertake these works.

## **7. Description**

### **7.1 Palace and Lake Link**

Improvement work in this area is still ongoing and further progress has been made to enhance both the physical and visual links between the Palace, Playground and Boating Lake areas. The dedicated pedestrian route has been extended and now aligns with the East Car Park entrance adjacent to the Dive Car Park.

### **7.2 Muswell Hill Entrance**

Pruning to re-establish the Lime Avenue has been completed and the area around the main entrance has been opened up to improve the view into the park. The Lower road has been repaired and resurfaced in preparation for the application of the spray chip coating which will be completed in the spring. New signage will be installed providing a map of the site, byelaws and a poster frame to display forth coming event information or interpretation relating to the park. In addition to this new litter and dog bins will be

provided. Consideration will also be given to extending the lighting in the Paddock Car Park in order to provide street lighting along the lower road from the entrance to the fairground car park.

### 7.3 Paddock Car Park

All remedial repairs to the parking bays have been completed and a spray chip coating will be applied in the spring to finish off the area. Pruning in the surrounding compartments has also been completed and these areas will be maintained as low hedge to provide a habitat for small birds. New signage and bins will be installed and the bus stop for the courtesy bus repaired and repainted.

### 7.4 Bedford Road Entrance

Both sides of the main entrance have been cleared of self-seeded trees and scrub in order to provide a greater view into the park from the entrance. These areas will be left to regenerate as section of long grass and ground vegetation which will be cut annually to prevent succession. Once these areas has had one season to establish consideration will be given to increasing the diversity by careful planting of native species.

The Old Gate House has been completely cleared of ivy and remedial repairs have been carried to the roof. The graffiti has been successfully removed and consideration is being given to the application of a protective 'anti-graffiti' coating. The former section of boundary wall and the main retaining wall behind the lodge building have been inspected as there is some concern as their condition. Once the engineers report has been completed consideration will be given to remedial work to prevent any further deterioration of these structures.

The area surrounding the building has been cleared of scrub and will be developed as a meeting point for guided tours of the Conservation area. This will be completed when the main entrance is reorganised as part of the Civil engineering phase of the project.

### 7.5 Conservation Area

Clearance of self seeded trees and scrub has been completed and new sections of chestnut fencing have been installed to prevent access in to the woodland compartments from the lower road. The cleared areas will be left to regenerate in to a mixture of long grass and ground vegetation which will be cut annually to prevent self seeded trees from establishing.

### 7.6 Newlands Playing Fields

The mounds along the edge of the Conservation area have been completed and these will be further enhanced by careful planting of native species. The area surrounding the mounds will be managed as meadow grassland which will be managed to merge with the section of long grass surrounding the Cricket club drainage ditch and Racecourse.

### 7.7 Racecourse

The helipad has been completed by the installation of reinforced grass which has been laid on top of the recycled concrete base. The reinforced grass will be left to grow and blend with the surrounding grassland management to further reduce the visual impact of the helipad. The area will be cut prior to use to reveal the ground markings which have been constructed in paving as part of the concrete base.

## 7.8 Boating Lake

Repair work to the Boating Lake edging is underway and the new edge detail will include a row of tactile paving set back from the edge to warn visually impaired visitors of the risk. Once this has been completed the footpath surrounding the lake will be resurfaced to an even finish. Regeneration pruning has been completed and additional shrubs and ground cover will be planted to enhance the presentation of this area.

Blakedown is programming in the additional works funded by the Environment Agency Fisheries Grant in order that work in this area can be completed before the end of spring / early summer.

## 7.9 The Dive Car Park

The Car Park has been realigned to enhance the link between the East of the Palace and the Rose Garden. This design detail will be continued through the East Car Park providing a designated pedestrian link for visitors wishing to gain access to the Ice Rink and South Terrace. The new layout will also feature avenues of small trees planned along the edge of grass verges which are protected by timber bollards.

## 7.10 Pavillion Car Park

The existing layout of the Pavillion car park has been carefully modified in order to integrate the area into the surrounding parkland. Access in to the Pavillion Car Park has been improved by the addition of a new pedestrian route. The existing sections of mature shrubs have been pruned to help regeneration and new sections will be planted to complete the area.

## 7.12 Grove Car Park

The Grove Car Park has been repaired and resurfaced prior to new line marking being applied. The final section of the laurel hedge has been pruned to match with the area cut back over the last two years. New signage will be installed adjacent to the steps leading to the Palace to assist visitors with orientation.

## 7.13 The Grove Garden.

Blakedown has started regeneration pruning in several over mature sections of the Grove Garden where the understorey of the shrub borders had started to open up. These areas will be left to regenerate but will be carefully managed to prevent them becoming overgrown in the future. Additional sections of new planting will be added to enhance the overall setting of this section of the park.

Diamond Build will commence construction of the new café building shortly and Land Use Consultants have designed a small terrace/patio which will provide sufficient space for seating in the summer.

## 7.14 Pitch & Putt

Clearance work around the Pitch & Putt course has been completed and Diamond Build are preparing to lay the foundation pad for the new kiosk. Once this has been done Blakedown will commence general landscaping in order to provide an appropriate setting for the new structure. New fencing will be erected around the Pitch & Putt course with stop netting installed along any sections of the perimeter where there may be potential for risk to other park users. New trees and shrubs will be

planted to enhance the area with new signage, benches installed to complete the area.

#### 7.15 Fairground Car Park

An intercept drain has been installed across the front of the pump house to prevent drainage from seeping across the footpath adjacent to the Fairground car park. The car park will be resurfaced using 'Breedon Gravel' and any damaged bollards replaced to maintain the designated pedestrian access route along the northern edge of the car park.

#### 7.16 Playground Toilets

Planning permission has been granted for the construction of the proposed scheme which comprises of: 1 disabled access men's toilet and 1 disabled access ladies toilet both incorporating baby changing facilities. Please see item 6.2

#### 7.17 South Terrace

The South Terrace will be resurfaced using resin bound gravel and this operation will be carefully scheduled to avoid large scale events and shows.

#### 7.18 South Slope Trees and Tree works in general

Land Use consultants have had a site meeting the Tree Officer for Haringey to a gain final approval for the tree work on the South Slope and work in this area will commence shortly. A small 'Breedon Gravel' path will be constructed connecting the lower road with the existing path that cuts across the bottom of the South Slope just above the tree belt. This path will provide improved access to the south slope for mobility impaired visitors and prevent further erosion of the open section of the slope which is currently used as a short cut.

### **8. Consultation**

8.1 Public Consultation took place prior to the preparation of the Stage II Bid application to the HLF for the Landscape Development Grant 2001. In addition to this a design competition and two days public consultation were carried out in May 2003 to encourage children and parents to suggest what they would like in their ideal play area.

### **9. Summary and Conclusions**

9.1 This updates the Board as to the progress towards the completion of the works

### **10. Recommendations**

10.1 That the Committee notes the report.

### **11. Legal and Financial Comments**

11.1 Copies of this report have been sent to the Trust Solicitor and Director of Finance.

### **12. Equalities Implications**

12.1 There are no perceived Equal Opportunities implications

### **13. Use of Appendices / Tables / Photographs**

13.1 None used.

