

Report Title: **The Workshop Building: Planning Application**

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

1. Purpose

1.1 To advise the committee of the Planning Application for the Workshop Building in the Grove.

2. Recommendations

2.1 That the committee considers the application and decides what advice, if any, it wishes to provide to the Board of Trustees regarding this planning application.

Report Authorised by: **Mark Evison, Park Manager**.....

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

3. Executive Summary

3.1 The planning application was received by Haringey Council on 15th May 2009.
3.2 The proposed use for the building is as a children's soft play centre with ancillary café.

4. Reasons for any change in policy or for new policy development (if applicable)

4.1 N/A

5. Local Government (Access to Information) Act 1985

5.1 No specific background papers other than those appended were used in compiling this report.
5.2 The full application is available on the Haringey website (www.haringey.gov.uk) using reference number HGY/2009/0503

6. Description

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

7. Consultation

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

8. Recommendations

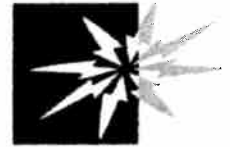
- 8.1 That the committee considers the application and decides what advice, if any, it wishes to provide the board of trustees regarding this application.

9. Legal Implications

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

10. Use of Appendices/Tables/Photographs

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



Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council websites

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

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

Please complete using block capitals and black ink.

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

1. Applicant Name and Address		2. Agent Name and Address			
Title: <input type="text" value="MR"/>	First name: <input type="text" value="JASON"/>	Title: <input type="text"/>	First name: <input type="text"/>		
Last name: <input type="text" value="JENKINS"/>		Last name: <input type="text"/>			
Company (optional): <input type="text"/>		Company (optional): <input type="text"/>			
Unit: <input type="text"/>	House number: <input type="text" value="13"/>	House suffix: <input type="text"/>	Unit: <input type="text"/>	House number: <input type="text"/>	House suffix: <input type="text"/>
House name: <input type="text"/>		House name: <input type="text"/>			
Address 1: <input type="text" value="BERKELEY ROAD"/>		Address 1: <input type="text"/>			
Address 2: <input type="text" value="CROULH END"/>		Address 2: <input type="text"/>			
Address 3: <input type="text"/>		Address 3: <input type="text"/>			
Town: <input type="text" value="LONDON"/>		Town: <input type="text"/>			
County: <input type="text"/>		County: <input type="text"/>			
Country: <input type="text" value="ENGLAND"/>		Country: <input type="text"/>			
Postcode: <input type="text" value="N8 8RU"/>		Postcode: <input type="text"/>			

3. Description of the Proposal

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

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

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

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

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

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1: THE ACTUAL WORKSHOP

Address 2: THE GROVE

Address 3: ALEXANDRA PALACE WAY

Town: WOOD GREEN

County: LONDON

Postcode (optional): N22 7AY

Description of location or a grid reference. (must be completed if postcode is not known): TQ29F898

Easting: 29 Northing: 18

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

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name: TARA-JANE FISHER

Reference: NORTH TEAM

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

Details of pre-application advice received?
WENT THROUGH EACH POINT 1-39 + APP NOTES AND ADVISED ON HOW EACH SHOULD BE ANSWERED, AFTER DISCUSSING ALL OF MY PLANS (2nd visit 15/5/09 - still wasn't sent through final app)

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

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

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

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

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

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

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

7. Waste Storage and Collection

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

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

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

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

8. Neighbour and Community Consultation

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

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

9. Council Employee / Member

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

If Yes, please provide details:

10. Materials

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

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

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

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

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

11. Vehicle Parking

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

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

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Cess pit
 Septic tank Other
 Package treatment plant

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

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

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

13. Assessment of Flood Risk

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

Yes No

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

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

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

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

14. Biodiversity and Geological Conservation

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

a) Protected and priority species:

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

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

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

c) Features of geological conservation importance:

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

15. Existing Use

Please describe the current use of the site:

VACANT SINCE 2007 - PREVIOUSLY CHILDRENS WORKSHOP

Is the site currently vacant? Yes No

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

PREVIOUSLY CHILDRENS WORKSHOP

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

2007

Does the proposal involve any of the following:

Land which is known to be contaminated? Yes No

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

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

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

16. Trees and Hedges

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

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

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

17. Trade Effluent

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

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

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

18. Residential Units (Including Conversion)

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

Proposed Housing							Existing Housing									
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total	
		1	2	3	4+	Unknown				1	2	3	4+	Unknown		
Houses	<input type="checkbox"/>							<input type="checkbox"/>								
Flats and maisonettes	<input type="checkbox"/>							<input type="checkbox"/>								
Live-work units	<input type="checkbox"/>							<input type="checkbox"/>								
Cluster flats	<input type="checkbox"/>							<input type="checkbox"/>								
Sheltered housing	<input type="checkbox"/>							<input type="checkbox"/>								
Bedsit/studios	<input type="checkbox"/>							<input type="checkbox"/>								
Unknown type	<input type="checkbox"/>							<input type="checkbox"/>								
Totals (a + b + c + d + e + f + g) =							Totals (a + b + c + d + e + f + g) =									
Social Rented	Not known	Number of Bedrooms					Total	Social Rented	Not known	Number of Bedrooms					Total	
		1	2	3	4+	Unknown				1	2	3	4+	Unknown		
Houses	<input type="checkbox"/>							<input type="checkbox"/>								
Flats and maisonettes	<input type="checkbox"/>							<input type="checkbox"/>								
Live-work units	<input type="checkbox"/>							<input type="checkbox"/>								
Cluster flats	<input type="checkbox"/>							<input type="checkbox"/>								
Sheltered housing	<input type="checkbox"/>							<input type="checkbox"/>								
Bedsit/studios	<input type="checkbox"/>							<input type="checkbox"/>								
Unknown type	<input type="checkbox"/>							<input type="checkbox"/>								
Totals (a + b + c + d + e + f + g) =							Totals (a + b + c + d + e + f + g) =									
Intermediate	Not known	Number of Bedrooms					Total	Intermediate	Not known	Number of Bedrooms					Total	
		1	2	3	4+	Unknown				1	2	3	4+	Unknown		
Houses	<input type="checkbox"/>							<input type="checkbox"/>								
Flats and maisonettes	<input type="checkbox"/>							<input type="checkbox"/>								
Live-work units	<input type="checkbox"/>							<input type="checkbox"/>								
Cluster flats	<input type="checkbox"/>							<input type="checkbox"/>								
Sheltered housing	<input type="checkbox"/>							<input type="checkbox"/>								
Bedsit/studios	<input type="checkbox"/>							<input type="checkbox"/>								
Unknown type	<input type="checkbox"/>							<input type="checkbox"/>								
Totals (a + b + c + d + e + f + g) =							Totals (a + b + c + d + e + f + g) =									
Key worker	Not known	Number of Bedrooms					Total	Key worker	Not known	Number of Bedrooms					Total	
		1	2	3	4+	Unknown				1	2	3	4+	Unknown		
Houses	<input type="checkbox"/>							<input type="checkbox"/>								
Flats and maisonettes	<input type="checkbox"/>							<input type="checkbox"/>								
Live-work units	<input type="checkbox"/>							<input type="checkbox"/>								
Cluster flats	<input type="checkbox"/>							<input type="checkbox"/>								
Sheltered housing	<input type="checkbox"/>							<input type="checkbox"/>								
Bedsit/studios	<input type="checkbox"/>							<input type="checkbox"/>								
Unknown type	<input type="checkbox"/>							<input type="checkbox"/>								
Totals (a + b + c + d + e + f + g) =							Totals (a + b + c + d + e + f + g) =									
Total proposed residential units (A + B + C + D) =							Total existing residential units (E + F + G + H) =									

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

19. All Types of Development: Non-residential Floorspace

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

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

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

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

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

20. Employment

Please complete the following information regarding employees:

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

21. Hours of Opening

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

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
D2	09.00 - 19.00	09.00 - 19.00	09.00 - 19.00	
D2 (winter)	09.00 - 20.00	09.00 - 20.00	09.00 - 20.00	

22. Site Area

Please state the site area in hectares (ha)

23. Industrial or Commercial Processes and Machinery

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

Is the proposal a waste management development? Yes No

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

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

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

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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

24. Hazardous Substances

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

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

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

Other:

Other:

Amount (tonnes):

Amount (tonnes):

Little Dinosaurs - Design and Access Statement

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

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

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

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

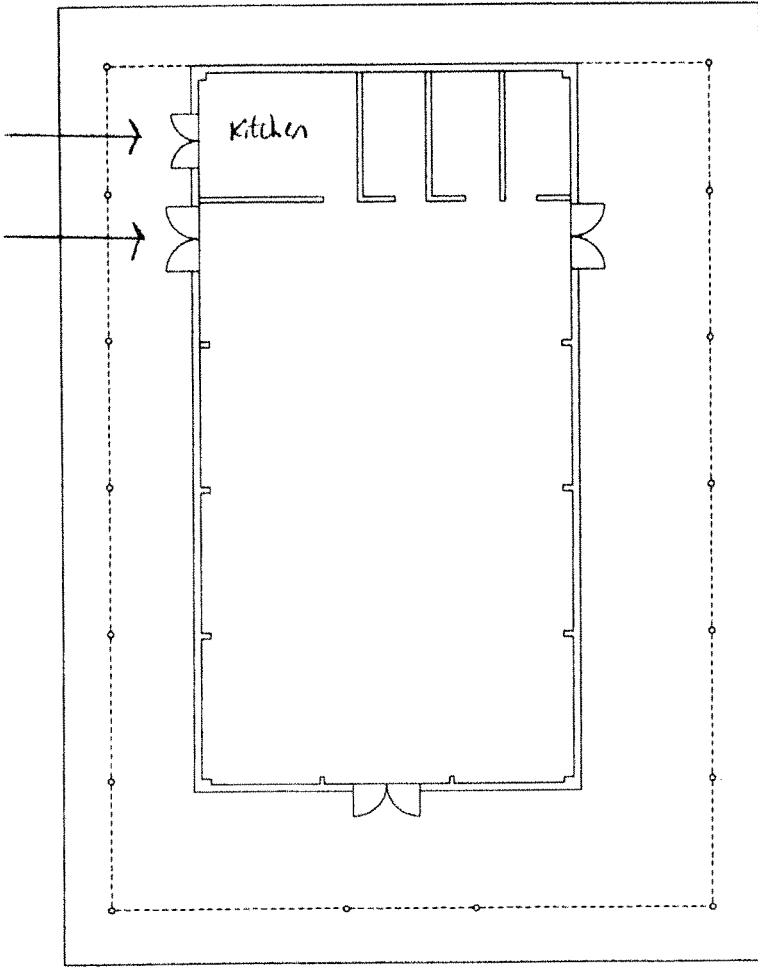
One access path needs to be created to avoid the grounds being trampled and becoming muddy (indicated on site plan in Green). This will be a timber decked path in a uniform colour that will match the existing building and can be easily deconstructed at the end of the lease, making an easy return to existing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

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

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

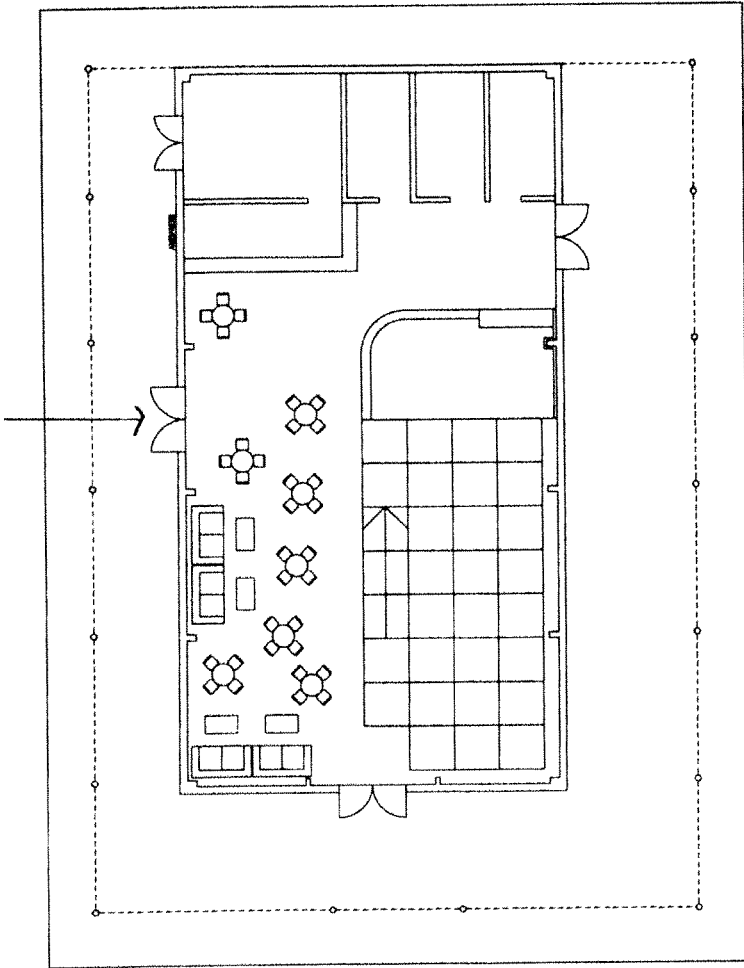
Existing Floor Plan

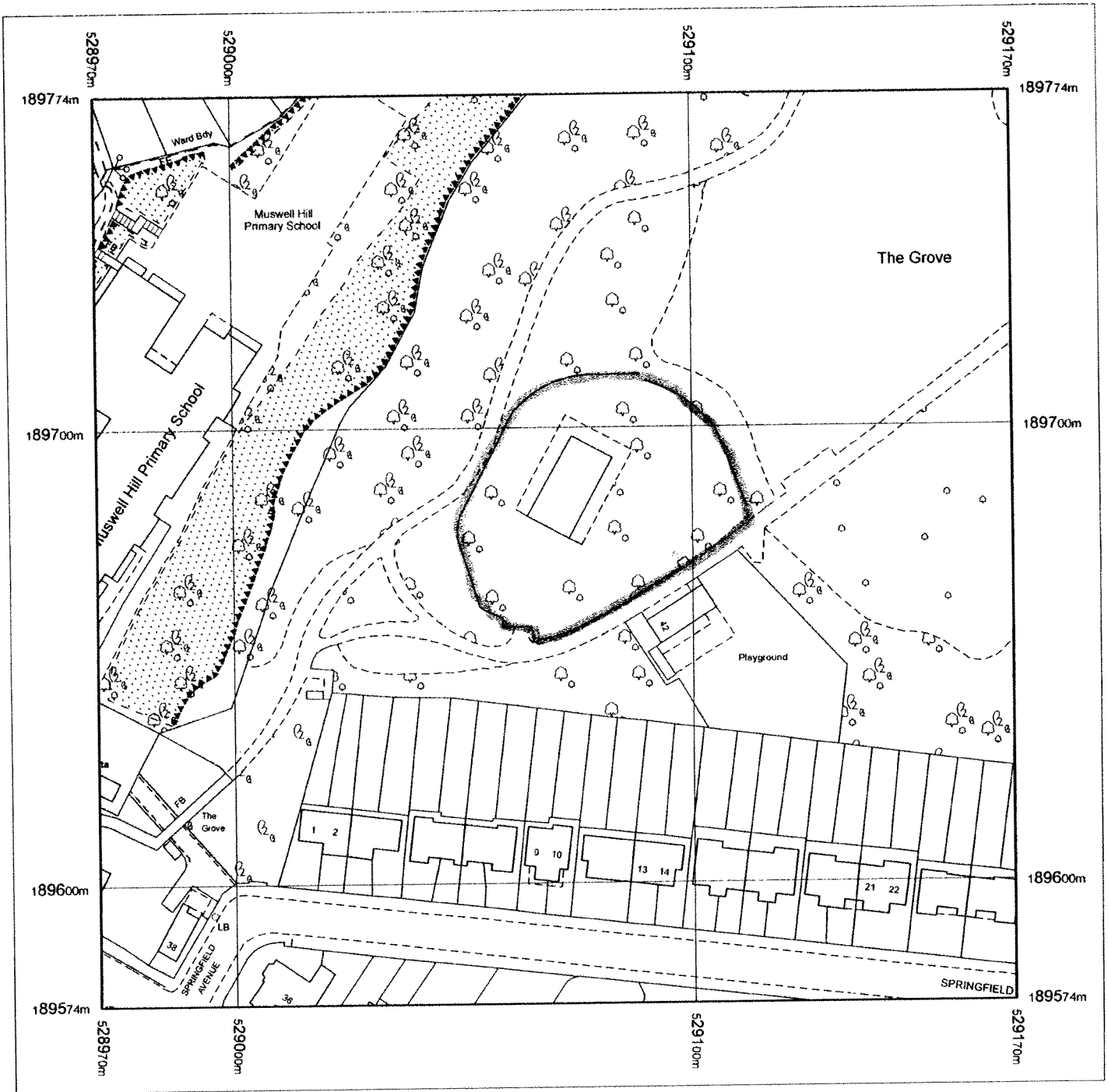
→ Arrows indicate existing Kitchen Entrance + public Entrance



Proposed Floor Plan

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





= Direction of access path

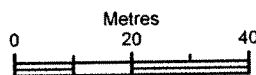
Produced 11.05.2009 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2009.

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

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



Scale 1:1250

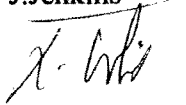
Supplied by: **Centremaps**
 Serial number: 01294400
 Centre coordinates: 529070 189673.5

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

Tree Survey

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

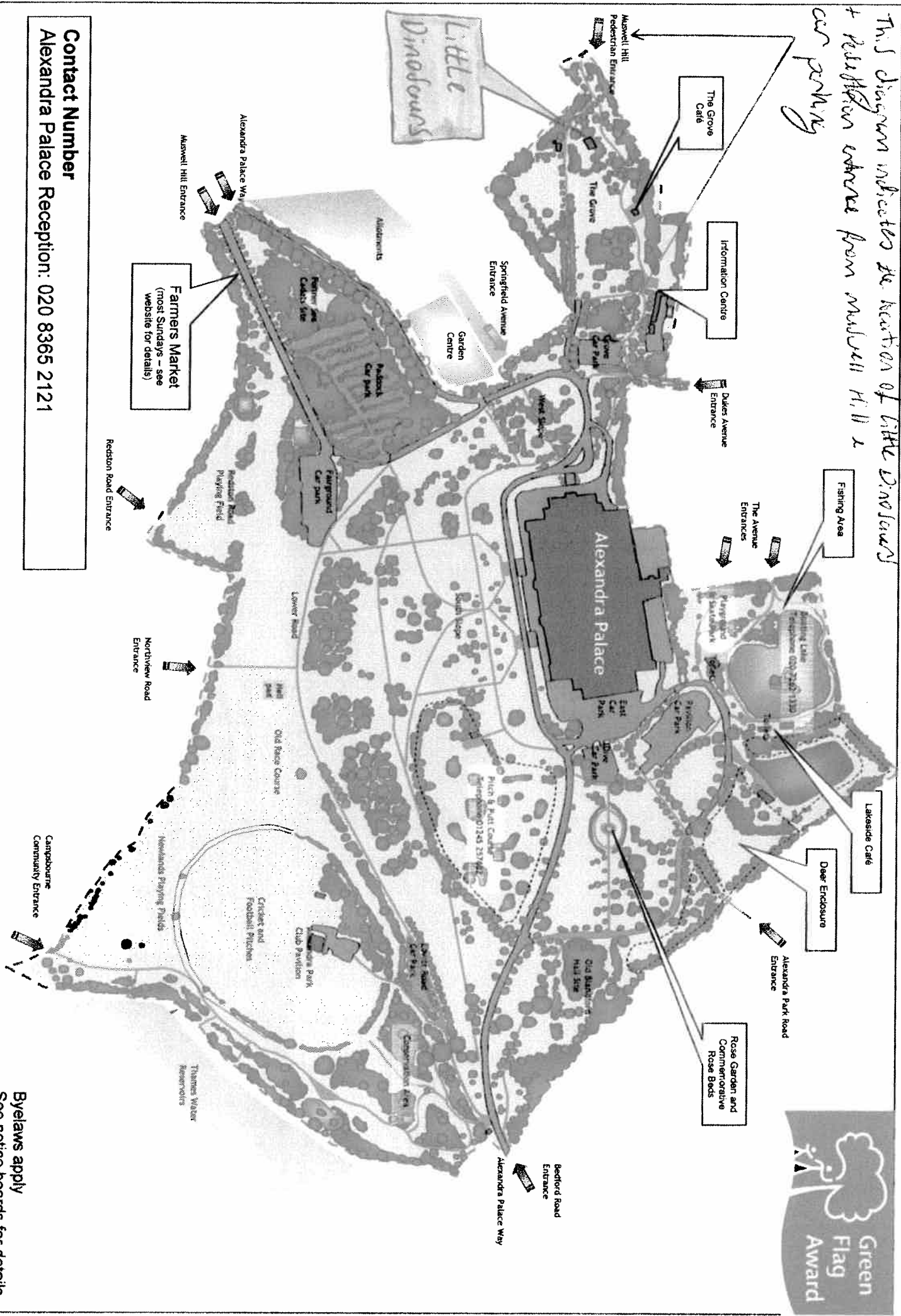
J.Jenkins

A handwritten signature in black ink, appearing to read 'J. Jenkins', written over a horizontal line.

11/05/09

This diagram indicates the location of **LITTLE DINOSAURS** + Reception centre from **Muswell Hill 2** car parking

**LITTLE
DINOSAURS**



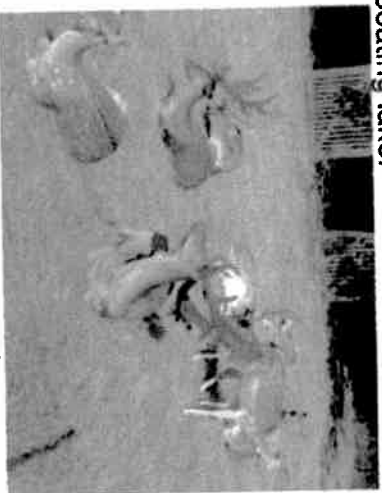
Contact Number
Alexandra Palace Reception: 020 8365 2121



Byelaws apply
See notice boards for details.

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

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



The fallow deer herd

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

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



The Grove Café

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

Contact the Park Manager

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

In an emergency dial 999



Summer bedding display on the South Front

Travel information:

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

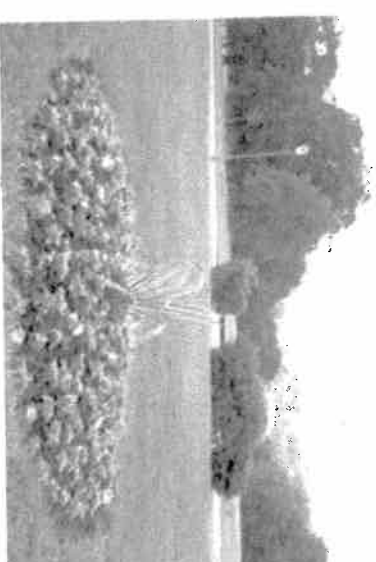


ALEXANDRA
PARK & PALACE
Charitable Trust



Heritage

LOTTERY FUNDED

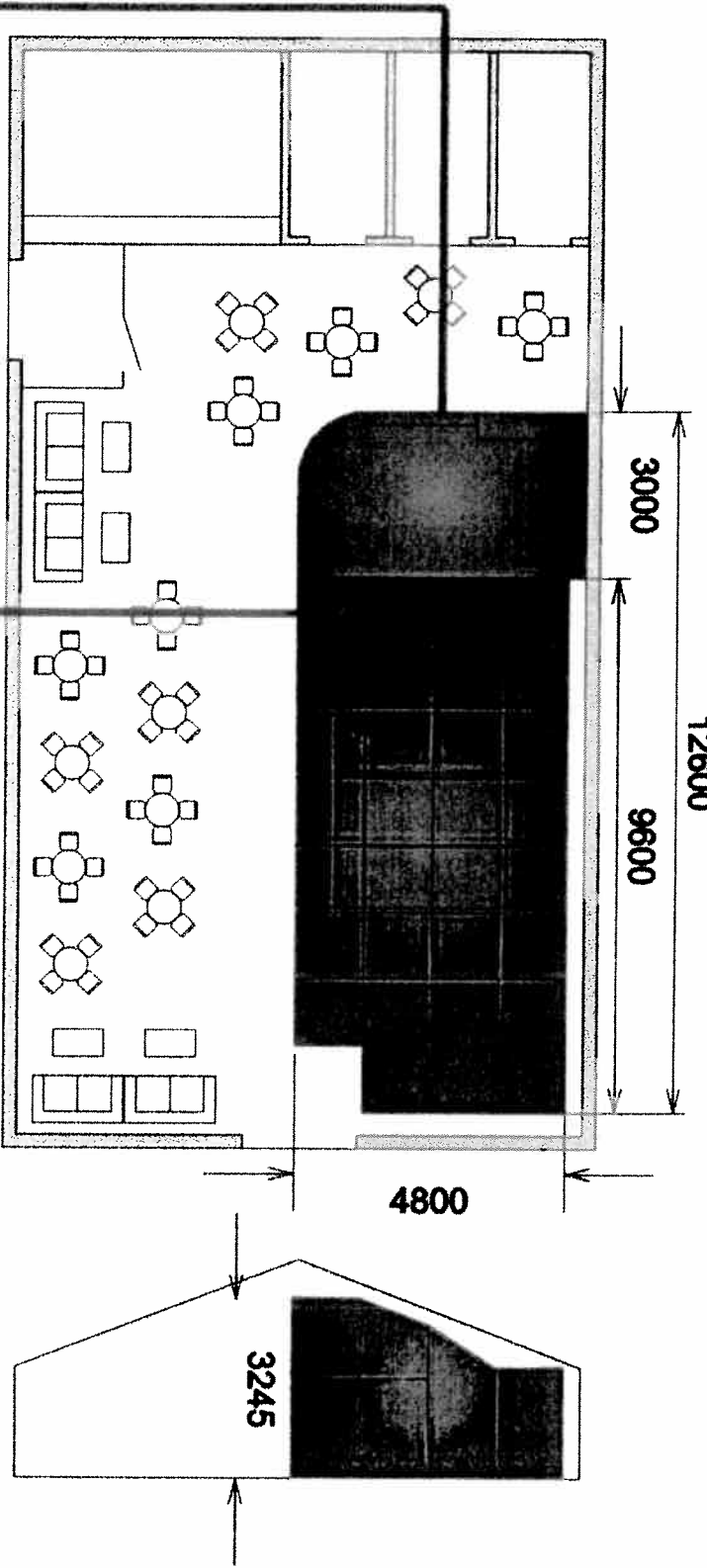


Welcome to

**Alexandra
Park**

Jason Jenkins Building Layout

- Show design of Internal Network only (Soft play)



Soft Play
Toddler's Area



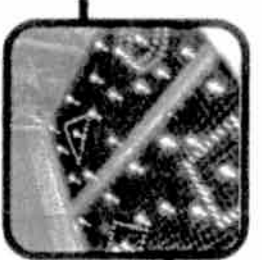
Two Tier Adventure
Play Structure



Double Lane Wavy
Open Slide off
1800mm deck



Rock Climb
Traversing Walls



Electronic
Special Features



Interactive Features
& Games

Client: Jason Jenkins Date: 30/01/09 Scale: 1:125 Drawing Ref: JJJ/01/BL Drawn By: S.E.C

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forward. thinking.