

Report Title: **Park Activities Update**

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

1. Purpose

1.1 To update the Joint Committee on various projects in the Park.


2. Recommendations

2.1 That the Committee notes the imminent commencement of the works at the cricket ground.

2.2 That the Committee considers the proposals for improvements to the south-eastern corner of the Park and provides the Board with its advice.

2.3 That the Committee notes the proposals for overnight gate closures and provides advice accordingly.

2.4 That the Committee notes the proposal to adjust a short section of the exterior wall of the Actual Workshop building.

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

Contact Officer: **Mark Evison, Park Manager, Alexandra Palace & Park,
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3. Executive Summary

3.1 This report briefly explains the latest updates on the following:

- Improvement project at the cricket ground
- The funding package for improvements to the south-eastern corner of the park
- The proposal to for overnight closures of two park entrances
- A proposal to make a small adjustment to the exterior wall of the Actual Workshop

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. Improvements to Cricket Grounds

- 6.1 The *Building Schools for the Future* (BSF) team informed the Alexandra Palace and Park Board of the withdrawal of Heartlands High School from the scheme and the proposal to bury the water storage tank. The Board agreed and the BSF team submitted a planning application for the works shortly after. The decision is expected on the 14th October and the work is then expected to commence on 1st November.

7. Funding for the south-eastern corner of the Park

- 7.1 Haringey Council's Planning & Regeneration Service has allocated a 'section 106' funding package of £220,000 to improve the access around the Campsbourne and New River Village areas. The primary purpose of the funding is to improve those east/west pedestrian and cycle linkages across the Great Northern Railway.
- 7.2 The Landscape Architect who created the development plan for the 2002-07 Lottery Project has been involved in the preliminary ideas based on some of the items from that wish-list which were not implemented.
- 7.3 The principle areas of work are:
- To improve the surface of the path linking Newland Road with Bedford Road
 - To upgrade the Park boundary along Newland Road, including installation of new railings and planting a hedgerow
 - To create a wildflower meadow along the periphery of Newland Field
 - To improve the boundary and linkage with the Campsbourne Play Centre
 - To address drainage issues
 - To consider the signage and street furniture
- 7.4 The main benefits to the Park and its users are:
- To improve access and visual amenity
 - To increase biodiversity by introducing new hedging and wild-flower meadows
 - To improve the connection between the Park and the Campsbourne Play Centre, as part of a longer term aspiration to open the play centre to the public as a café and outdoor play area facility.
- 7.5 These proposals will be presented to the Alexandra Palace and Park Board in November with the intention of engaging a Landscape Architect/Project Manager to submit a planning application if necessary and set out a timetable to deliver the works.

8. Park Entrances

- 8.1 Following brief discussions at the last meeting, the Board considered the proposal and agreed to a one-year trial period of overnight gate closures at the Park Avenue North gate into Reston Field and the Muswell Hill pedestrian entrance into the Grove. This approval was subject to advice from the Advisory and Consultative Committee.

- 8.2 **General:** The intention is to promote the closure with posters, on the palace website, social media and through contact with the residents and users groups. In order to prevent unintentional entrapment, it is envisaged that a number of stewards or security staff will form a 'friendly barrier' to advise Park users of the new closures. This is dependent on funding but could operate for up to a month.
- 8.3 There are concerns that closing the gates will deny the community long established through routes. These routes are not rights of way and, on balance, the decreased burden on the Park and disturbed tenants and neighbours is in our interest. The timing of the closures will be around 11.00pm – 5.30am, not a time when anyone has legitimate business in the Park.
- 8.4 The site has eleven open entrances, so closing the two gates is not intended to secure the whole Park. The proposal is intended to close off the convenient routes for groups to purchase alcohol and gather in the Park causing problems.
- 8.5 **The Grove:** a gate needs to be manufactured for the Grove entrance and this is currently at the tender stage. The Grove tenants were consulted and all agreed fully with the proposal as their buildings suffer from petty vandalism and antisocial behaviour in the evenings.
- 8.6 **Park Avenue North:** Night-time activity tends to revolve around groups gathering to build fires, drink alcohol and make a lot of noise. Individual local residents complain repeatedly to officers and make many calls to the Police and Palace security. The Park Maintenance team have a constant job to collect and clear the rubbish and detritus left by these groups.
- 8.7 Residents around the Park Avenue North area responded well to a consultation by the Warner Estate Residents Association (WERA) and the opinion was split roughly 50/50.

9. **The Actual Workshop – Little Dinosaurs**

- 9.1 The tenant at the Actual Workshop would like to adjust a short section of exterior wall to expand the internal 'baby area'. In effect this means bringing a section of the 'rear' of the building out to the roof line. This was agreed with planning officers during the discussions around the Planning Enforcement Notice in 2011.
- 9.2 Officers will recommend to the Board to grant permission for the proposal as it is not a planning issue and will not affect the amenity of the Grove.

10. **Recommendations**

- 10.1 That the Committee notes the imminent commencement of the works at the cricket ground.
- 10.2 That the Committee considers the proposals for improvements to the south-eastern corner of the Park and provides the Board with its advice.

- 10.3 That the Committee notes the proposals for overnight gate closures and provides advice accordingly.
- 10.4 That the Committee notes the proposal to adjust a short section of the exterior wall of the Actual Workshop building.

11. Legal Implications

- 11.1 The Council's Head of Legal Services has no comments on this report.

12. Financial Implications

- 12.1 The cost of the new gate for the Grove will be within the allocated Park budget for 2012-13. The stewarding will be funded from within the Park budget, possible from the 2013-14 financial year if necessary.
- 12.2 The £220k section 106 funding package derives from a legal agreement between the Council and the developers of the nearby New River Village development scheme to provide social infrastructure improvements within the locality.
- 12.3 The LBH Chief Financial Officer notes the update provided and confirms the S106 funding referred to in paragraph 7.1.

13. Use of Appendices/Tables/Photographs

- 13.1 Sketch plan 1: south-eastern corner of Alexandra Park
- 13.2 Sketch plan 2: the Actual Workshop