

**Alexandra Palace and Park Consultative committee      On 30th Jan 2007**

Report Title: HERITAGE LOTTERY FUNDED LANDSCAPE DEVELOPMENT PROJECT UPDATE

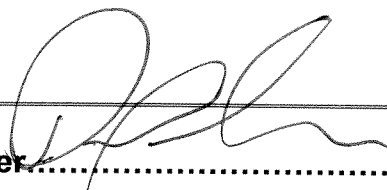
Report of: **David Loudfoot, Facilities Manager**

**1. Purpose**

- 1.1 To inform the Committee of the progress of the park restoration project.
- 1.2 To inform the Committee of discussions on the use of the park as school playing fields.

**2. Recommendations**

- 2.1 That the Committee note the report.



Report Authorised by: **David Loudfoot, Facilities Manager**.....

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**3. Executive Summary**

- 3.1 The project is nearing completion and the outstanding works should be completed by the end of Jan 07.
- 3.2 The main outstanding landscape item is seasonal planting which has been held until January.
- 3.3 The highways dept have made changes to the required civil engineering works to the approach roads for the park. The projected cost for these works is substantially in excess of the allocated budget and an alternative solution will need to be found.
- 3.4 Initial discussions have been held with a view of dual use of the cricket club grounds with the proposed Heartlands school.

**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 were used in compiling this report.

## **6. Description**

- 6.1 Progress continues and the project is nearing completion after 4 years of works. It is expected that 'practical completion' will be achieved by Jan 31<sup>st</sup> 2007 and this will signify the beginning of a twelve month defects liability period.
- 6.2 Clearly with the project having such an elongated delivery period the detail of the project has in many ways evolved from some of the original concepts. Major changes have always included consultation with the various committees and board however many minor changes have been made with the input of the consultants, contractors and the development manager (Parks) together with input from the HLF monitor
- 6.3 The recent departure of the development manager (parks) has left a gap in direct knowledge of the changes, Land use consultants (LUC) prepared a short progress audit report which was presented to the last round of Committee and trustee meetings. Feedback from these discussions has been most useful. The report has been updated and is attached as appendix 1.
- 6.4 Once practical completion has been certified by LUC they will be instructed to prepare a 'project completion report' to detail changes to the scheme that were agreed. It is intended that the project completion report will be both informative and facilitate updating of the original landscape management plan.
- 6.5 The most recent works to be completed are:
- The removal of the gantries at both ends of Alexandra Palace Way.
  - The completion of the south slope tree works.
  - Anti skid coating to sections of Alexandra Palace way.
  - Road markings
  - Relocation of North view border trees
- 6.6 Outstanding works at the time of report preparation are:
- Shrub planting on south slope.
  - Shrub planting to surround buildings in the park. ( grove, pitch and putt, playground toilets and boating lake café )
  - Removal of excess spoil from Lower road and Blandford road
  - Coir roll planting to the lake ( springtime )
  - Re-pointing of playground wall
  - Civils package to park entrances. ( Haringey Highways )
  - Tree planting to screen the new water treatment works( Funded by Thames water )

- 6.7 Budget concerns centre around the planned highway works to the approaches to the park at both ends of Alexandra Palace way. LBH Highways dept have made alterations to the original scheme and the cost estimates for this item are substantially in excess of the budgeted expenditure. Alternative courses of action are therefore being investigated.
- 6.8 Advertisements inviting expressions of interest in operating the park buildings and boating lake have been placed and the interested parties have been invited to tender. The closing date for bid submissions is Thursday 15<sup>th</sup> February and the expectation is that the amenities should be in operation by the summer.
- 6.9 The post of 'parks manager' has been advertised and short-listed candidates invited for interview. It is hoped the appointment will be completed shortly. Once appointed the new parks manager will commence work on defining additional interpretation signage.

## **7. Haringey Heartlands**

- 7.1 Members will recall the discussions at previous meetings on a proposal by the local authority to create a new school in the Haringey Heartlands development. This proposal, although in its infancy, included the possibility of use of some of the parkland as school playing fields.
- 7.2 A discussion has taken place with Officers of the local authority. The Officers have been informed that the Alexandra Park and Palace Act 1985 restricts both the area of the park that can be leased and the period for which leases can be granted.
- 7.3 The Officers of the local authority, having reviewed the position, will now engage with the Alexandra Park Cricket Club to explore the potential for a partnership approach to the joint use of the grounds already leased to the cricket club.
- 7.4 In this respect it is possible that at a later date the Alexandra Park Cricket Club will seek to engage with the charity and seek to vary the terms of the existing lease or request a replacement lease on different terms.
- 7.5 At this stage in the early stage in the process no further detail is available but representatives of both the local authority and Alexandra Park Cricket Club have committed to keeping the charity informed of developments.

## **8. Summary and Conclusions**

- 8.1 The Project is very near completion, and on the whole has been delivered within the original timescales.
- 8.2 The major area of concern is the interaction with Highways over the entrance works which may have to be scaled back considerably to meet the available budget.
- 8.3 Discussions have been held on the Haringey Heartlands with a view to dual use of the cricket club grounds

**9. Recommendations**

9.1 That the committee note the report.

**10. Legal and Financial Implications**

10.1 The head of Finance and the trust's solicitor have been sent copies of this report.

**11. Equalities Implications**

11.1 n/a

**12. Use of Appendices/Tables/Photographs**

Appendix 1- HLF progress audit ( Dec 06)

## HLF Funded Project Works – Progress audit

We are in the final year of nearly four years of project work and we are pleased to report that the majority of 'original concepts' have now been realised.

Using the projects in the order they appear in the original HLF Grant Offer:

		Status	Comment
1.	The Grove	Complete except planting by new cafe	
2.	Grove Car Park	Complete	
3.	West slope	Complete	
4.	Playground and skate park	Complete	Skate park received £10K from other sources. Toilet funded by AP.
5.	Boating Lake	Complete except planting of shrubs	
6.	Football field	Complete	Change in extent of new deer enclosure – originally took in more of the field edge.
7.	N.E. slope (ski slope)	Complete	
8.	Rose Garden	Complete	Ramp added to east side. Rose beds to be replanted by AP
9.	R.O.C. site	Complete	
10.	South slope	Complete except planting	<ul style="list-style-type: none"> <li>• Pitch &amp; Putt to be re-laid in spring(AP)</li> <li>• Planting to be carried out</li> <li>• All tree works complete.</li> </ul>
11.	Bedford Road entrance	Visual improvements and traffic calming to be completed.	<ul style="list-style-type: none"> <li>• Still awaiting OK from Haringey Highways dept. (long overdue).</li> <li>• The wing wall to the Lodge was not known at the project start (overgrown)</li> </ul> <p>There is no budget to repair but would be desirable.</p>
12.	Lower Road	Complete	Omitted some works to provide more overflow parking.

13.	Paddock and Fairground car parks	Complete.	
14.	Muswell Hill entrance	Complete up to gate.	As (11.) above awaiting response from Haringey Highways.
15.	Sea Cadets	Works cancelled due to ecological reasons	The lesser hair streaked butterfly nests here so all works to this area omitted from project.
16.	Racecourse	Complete	
17.	Newlands fields	Complete except some planting	
18.	Redston Road Playing Fields	Completed	Need to relocate some of the newly planted trees following complaints from residents.
19.	Cricket Club	Planting work to perimeter to be completed	
20.	Conservation Area	Complete	
21.	Alexandra Palace Way	Nearly complete, final section underway	needs new markings and signage once final section of works is complete
22.	Palace Terrace	Complete	
23.	East of Palace Parking	Complete except some planting	
24.	Paths	Complete	
25.	Lighting	Under way / Ongoing	
26.	Seating	Complete	
27.	Bins	Complete	
28.	Bollards	Complete	
29.	Fencing	Complete	
30.	CCTV	Installed into playground and skate park.	

## Notes

- a) Completion of planting due to start this month, delayed by the contractor. All planting to be completed by end of January 2007, this delay has no cost implications for the project.
- b) Boating Lake aquatic planting funded by Environmental Agency.
- c) Extra planting Newlands Fields funded by Thames Water to help reduce impact of new water treatment works.

## **Concerns**

- d) Delayed response from Haringey Highways Dept. The risk is that we will miss the funding period.

## **Opportunities**

- e) Finding a new park-related use for The Grove Workshop
- f) Making use of new resources to attract schools visits – e.g. new interpretation hut, the Conservation Area and Stables at the Animal Enclosure. (NB Highgate Wood is hugely over subscribed for school visits and would welcome other parks providing similar service).

Dominic Cole

Land Use Consultants