

**DRAFT**

**Design and Access Statement**

Extension to Alexandra Palace Garden Centre

Capital Gardens, Alexandra Palace Garden Centre, Alexandra Palace Way, London N22 7BB

18<sup>th</sup> July 2013

To be read in conjunction with drawings:

206\_P01\_001

206\_P01\_002

**Introduction**

This statement explains in pictures and in words how the proposals for the extension of Alexandra Palace Garden Centre have been developed in terms of use, quantum, layout, scale, landscaping and appearance, and its impact on the building and surrounding buildings. In writing this statement and devising the proposals we have had regard to the existing building, as well as the physical, and social characteristics of the surroundings and relevant planning policies.



Aerial view of Alexandra Palace Garden Centre with the site boundary outlined by the red line and the location of the proposal outlined by the red box

**Proposal Context**

Alexandra Palace Garden Centre is located within the London Borough of Haringey. The site is within the Alexandra Palace and Park conservation area. The site is within the grade II listed Alexandra Park. The site is on Metropolitan open land and bounded partly by a Borough Grade 1 Ecologically Valuable Site and partly by a Local Ecologically Valuable Site.



Location plan

**Planning History**

20/06/2011

HGY/2011/1161

Erection of a free-standing structure for selling cut flowers

Grant permission

Case officer: John Ogenga P'Lakop

**Reason for grant of permission:**

1. **Small footprint**
2. **Is not visible from the conservation area**
3. **Proposal to be sited on existing hard standing and not a newly concreted area**

15/12/1998

HGY/1998/0623

Erection of extension and refurbishment including additional retaining wall, reseeding of wild life area and the removal area, roof terrace seating, new retractable canopy, new cafe and display areas, new entrance door, outdoor seating of a pergola.

Full Planning Permission

Grant permission

Case officer: Dave Laverick

13/03/1995

HGY/1995/0278

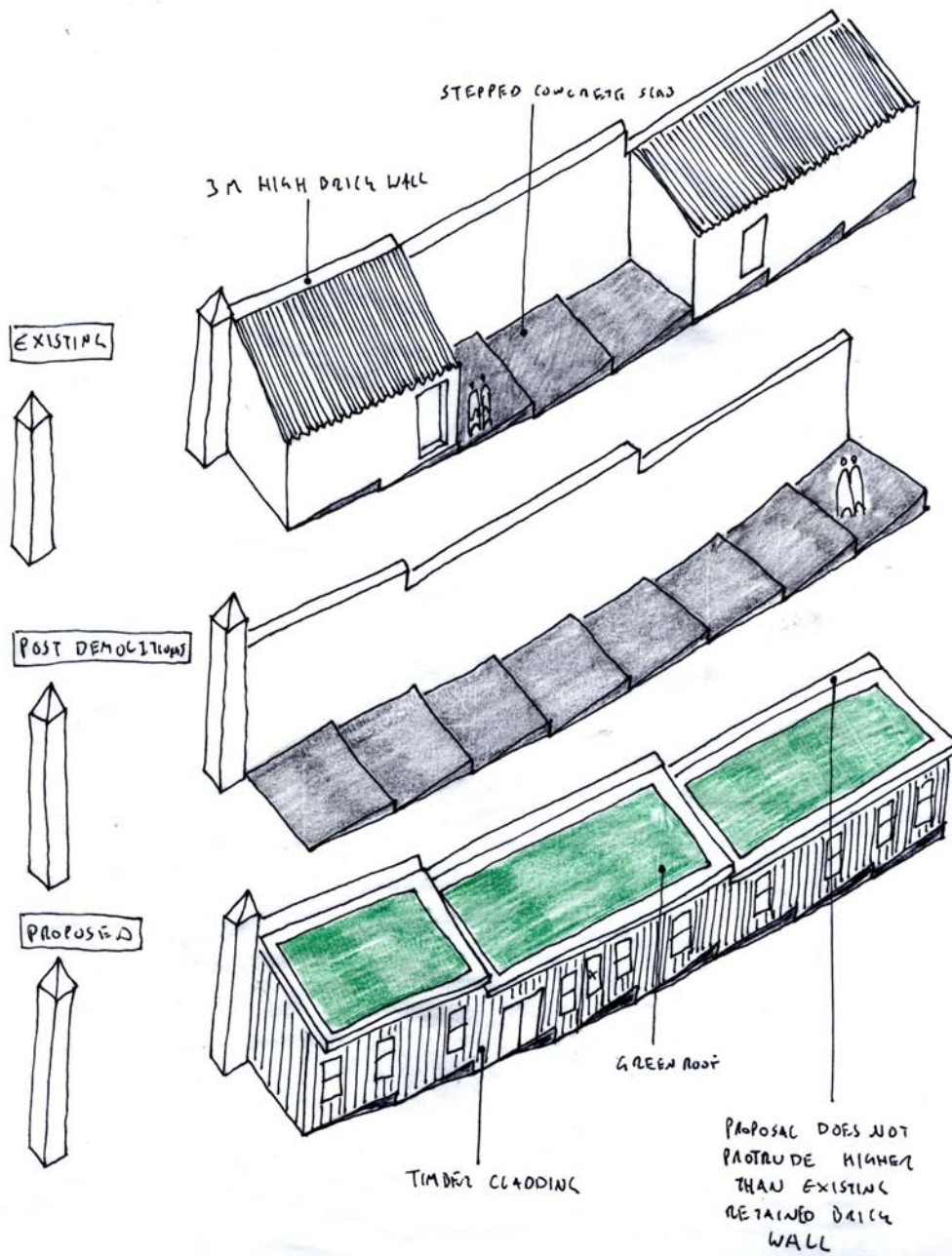
Alterations/modification to top of B.B.C. Radio Tower to accommodate aerials for digital audio broadcasting involving additional strengthening of the lower part of the tower.

Grant permission

Case officer: Rosemary Donga

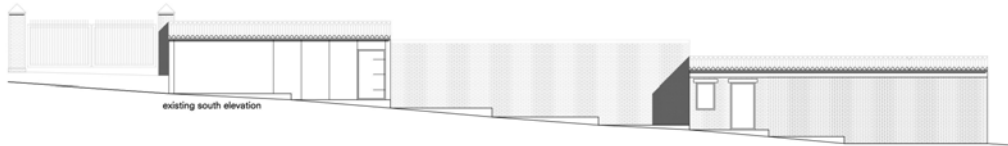
**Proposal**

The proposal consists of the demolition of two single storey brick structures currently in use by the Alexandra Palace Garden Centre for storage and the construction in their location of a timber framed single storey building to be used as offices by the Garden Centre. The windows, doors and cladding will be made of timber. The proposal will have a green roof. The proposal will not be seen from Alexandra Palace Way as it will not protrude above the existing 3m high brick boundary wall.

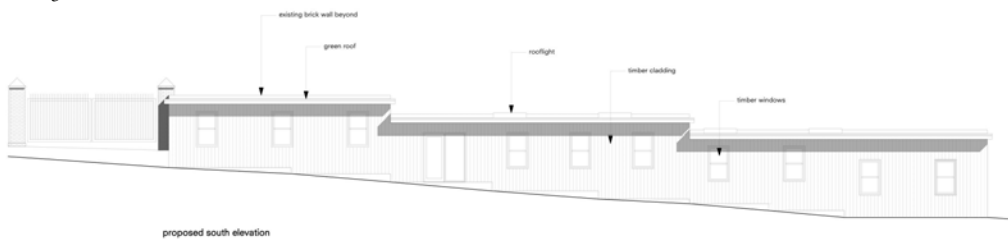


Axonometric drawing explaining the stages of the proposal

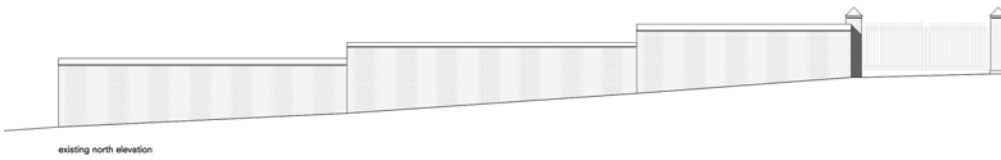




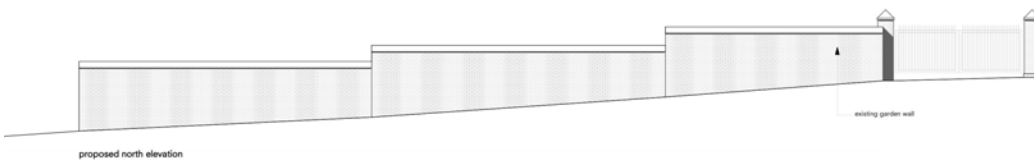
Existing south elevation



Proposed south elevation



Existing north elevation



Proposed north elevation

Photographs



View of the site from Alexandra Palace Way



Existing entrance to Alexandra Palace Garden Centre



Existing brick structures used for storage

**Planning Policy**

The proposals have had regard to the relevant planning policy. This includes:

1. The Unitary Development Plan (UDP) (2006)
2. Local Development Framework
3. Haringeys Local Plan
4. Supplementary Planning Guidance documents

Saved Policy UD3 of the UDP requires development proposals to have no significant adverse impacts on residential amenity in terms of privacy and overlooking. The proposals have no adverse impact on residential amenity.

Policies SP11, 12 and 13 of the adopted Core Strategy responding paragraph 6.3.3 which states that:

“Development will not be permitted on these open spaces, unless it is for limited small scale development ancillary to an existing use on the land (1) and for which there is a demonstrable need (2). The Council will only allow development on designated open spaces or sites adjacent to an open space that respects the size, form and use of that open space and does not detract from the overall openness and character of the site, the appearance and historical significance of the setting, or harms the public enjoyment (3)”.

1. The proposal is for a small-scale development ancillary to the existing Garden Centre on the land.
2. The current office space for Capital Gardens is not large enough for the number of staff the company employs. It is not thermally adequate, as currently they are housed in the roof space of the existing building that gets very warm in the summer months. The proposal creates six offices of varying sizes to accommodate capital gardens staff. Capital Gardens wish to move their “garden maintenance division” to Alexandra Palace in 2014 from their previous office in Highgate that has been sold.
3. The proposal cannot be seen from Alexandra Palace Way.



**Team**

Dow Jones Architects is an award-winning RIBA Chartered practice based in London, with a reputation for producing well-crafted, conceptually clear architecture. Since formation in 2000, they have designed a celebrated and wide-ranging body of work. They have made work in sensitive sites in both the country and the city, including work to listed buildings, in Conservation Areas, and in a UNESCO World Heritage Site. Dow Jones Architects won the 2010 Architects of the Year award for refurbishment and have recently won an RIBA London Regional Award 2013.

**Building regulations**

The works comply with all aspects of the building regulations

**Conclusion**

The works seek to transform two underused brick storage spaces into a useful office space for the Alexandra Palace Garden Centre. The proposal will be made of sustainable materials, utilizing a timber frame. The proposal will not be seen from Alexandra Palace Way as it will remain below the existing 3m brick wall. We therefore conclude, through evaluation of the relevant planning policy that the proposals are appropriate.