

**Informal Joint Meeting of the Alexandra Park & Palace Statutory  
Advisory Committee and Consultative Committee**

**on 28 January 2014**

Report Title: **Report of the Director of Property & Regeneration, Alexandra Park and Palace**

Report of: Kerri Farnsworth, Director of Property & Regeneration, Alexandra Park and Palace

**1. Purpose**

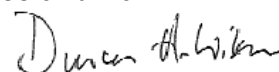
1.1 To advise members of the Statutory Advisory Committee and members and the Consultative Committee on a number of areas:-

- i) HLF Project Progress
- ii) Fabric Conservation (incl Theatre and recent storm-related damage)
- iii) Commercial Development Opportunities
- iv) Park Update
- v) update from Regeneration Working Group (RWG)
- vi) Forward 12-mth Programme for Property & Regeneration

**2. Recommendations**

2.1 That the SAC and CC Board express views and advise the main Board on these matters as appropriate. In particular views are sought on items in the Park section of the report, namely the 345 play school proposals and the poppy-sowing idea.

Report Authorised by: **Duncan Wilson, Chief Executive Alexandra Palace and Park**



Contact Officer: Duncan Wilson, Chief Executive Alexandra Palace and Park

**3. Executive Summary**

- 3.1 HLF Project Progress
- 3.2 Fabric Conservation
- 3.3 Commercial Development
- 3.4 Park Update
- 3.5 Update from Chair of Regeneration Working Group (RWG)
- 3.6 Forward 12-mth Programme for Property & Regeneration

**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. HLF Project Progress

### Strategic Relationship Building

- 6.1 A strategic alliance has now been agreed with the BBC, with the BBC in principle agreeing the Palace free access to their extensive archive and creative input into the HLF project. The full details of how this is to be delivered are under discussion at present. Similar discussions are ongoing with the BFI and National Media Museum (NMM).
- 6.2 A senior executive team from the HLF - including the Chair and the Chief Executive - visited the site in November. Feedback from this meeting was positive, with confidence in the Trust's ability to deliver on what was acknowledged to be a challenging project.

### Procurement

- 6.3 The procurement of the majority core of the professional team for the HLF project has now been completed. The table below sets out the appointed members of the professional team:-

Design-led multi-disciplinary team	Feilden Clegg Bradley (FCB) with a sub-consultant team comprised of :- Alan Baxter & Associates ( <i>Structural Engineering and Strategic Transportation</i> ) Max Fordham ( <i>Building Services and Acoustic Engineering</i> ) Charcoal Blue ( <i>Performing Arts &amp; Theatre Design</i> ) Land ( <i>Exhibition Content and Programme Design</i> ) Anthony Brookes ( <i>Building Surveying</i> ) Gillespies ( <i>Landscape Architecture</i> ) Montague Evans ( <i>Conservation Planning</i> ) The Fire Surgery ( <i>Fire Engineering</i> ) Barker Langham ( <i>Regeneration &amp; Business Economics</i> )
Quantity Surveyor/Cost Consultant	Mott McDonald
Project Manager	Mott McDonald
CDM Coordinator	Sweett and Partners
Interpretation Planner	<i>included within Feilden Clegg Bradley team so no requirement for separate appointment</i>

The only remaining procurement requirement over the next 3-4 months may be much smaller discrete commissions in areas such as Activity Planning and Collections Management, however this will be reviewed once the main design-led team have had chance to undertake in-depth work on the commission.

### HLF reporting

- 6.4 The second regular progress report was submitted to HLF in December, and accepted without issue, indicating the HLF's contentment with progress to date and against programme & budget.

### Match-funding and Fundraising

- 6.5 A draft capital budget for 2014-2017 has been put together by LB Haringey's Senior Executive which includes the full amount of capital match-funding required for the HLF project in the financial years 2015/16 and 2016/17. Approval for the funding is to be sought from the Council's Cabinet at its next full meeting in February 2014.
- 6.6 The match-funding required for 2017/2018 will need to be considered at a future Council Cabinet meeting (probably in Feb 2015) as 2017/18 is outside the Council's current capital budget planning period.
- 6.7 An update on Fundraising has been incorporated into the Chief Executive's report.

## **7. Fabric Conservation**

### Surveyor to the Fabric

- 7.1 The Surveyor to the Fabric, Purcell, is progressing work on the 10-yr Fabric Maintenance Plan. The programme has been delayed slightly by difficulties programming high-level inspections, due to a combination of access and weather conditions, but Purcell are due to present their initial 'high level' findings in mid-January and submit their first draft final report by the end of January.

### Interim repairs - Theatre and North Wall

- 7.2 The interim repairs reported to the last Board meeting to the Theatre auditorium ceiling and North Wall have now both been completed. We are now in the process of obtaining the necessary consents to enabling public events to be held in the Theatre again, pending the main refurbishment which is due to begin in 2015.
- 7.3 Further works will be required to the North Wall during the 2014/15 financial year. These works were identified and confirmed during the recent interim works.
- 7.4 The recent high winds and heavy rain has caused a number of additional problems with the fabric of the Palace. A number of areas of water penetration occurred in various parts of the Palace, including both of the Courts, the basement and the Theatre, which Trust staff are in the process of investigating and organising repairs, which it is thought will be in the order of £40k-60k, most of which should be covered by insurance. However given the severity of the weather and its impact seen elsewhere in the south-east of the UK, the damage sustained at the Palace was relatively light and possibly less than might have been expected.

### The Beach

- 7.5 Trust staff have been looking at ways to enhance The Beach area outside the Bar & Kitchen in order to provide better a quality setting and environment for the Bar & Kitchen to trade in, notably in the summer months. This will involve resurfacing the area – at present in black-top tarmac - to match the Terrace; removing the cement urn, which is already broken and needs to be stored somewhere where it is safe from further decay and vandalism; and adding mobile planters and possibly a mobile barbecue to test what works in terms of layout and service.

- 7.6 At present the advice from the Council is that this work will not require Planning consent but will require Listed Building consent, with the need for Conservation Area consent to be clarified.
- 7.7 The cast iron panels that previously defined The Beach area (and are probably from the old racecourse grandstand) are currently being stored in an area where they too will not be subject to any further weathering and degradation, and will be re-used elsewhere inside the building.

#### Victorian Theatre Stage Machinery

- 7.8 As mentioned in the previous report, the eminent Victorian theatre historian, David Wilmore, has been now onsite for a week assessing the Victorian theatre stage machinery. He is due to submit his final report with his findings by the end of January.

### **8. Commercial Development**

- 8.1 As outlined in the report to the last meeting, the procurement of specialist commercial real estate lawyers has now been actioned. A procurement process, for which the panel included APPCT Board advisor Bob Kidby and representatives from LB Haringey's legal team and APPCT, has just concluded. The recommendation needs to be considered by the APPCT Main Board, and an urgency panel has been convened to consider this.
- 8.2 An update on the appointment will be given verbally at the meeting.

### **9. Park Update**

#### Cricket Club Ground Works Project

- 9.1 The long-running improvement project at the cricket ground (finally) reached practical completion in November 2013. After programme delays caused by amongst other things bad weather, the final project has delivered a drainage and irrigation scheme for the grounds, an underground water tank and a new foul water sewer.
- 9.2 To help secure the funding the Alexandra Park Club committed to increase their youth and community programmes as part of their agreement with the Council. Members will recall that the Alexandra Park Club fulfil the Trust's duty to maintain grounds for cricket and other games sports and other purposes.

#### Update on Campsbourne Section 106 project

- 9.3 As members will be aware a planning application has been submitted for this project. Member will recall that the duties of the Advisory Committee include considering and advising the Trustees on any proposals which require planning permission. Due to the nature of the proposal and the timescales of the project the Chairmen of the Advisory and Consultative Committees kindly agreed that consultation by email was reasonable in this case.
- 9.4 The Design and Access Statement for the scheme was circulated on 20 December 2013. Two responses were received by the deadline of 6 January 2104.

- 9.5 The first was a question about the source of the funding, which is Section 106 funding derived from the New River Village Development site. In total £320,000 was allocated towards improvements both within and leading to the Park from the south east corner of the Campsbourne Estate. Highway improvement works at the Park entrance on Newland Avenue were completed in 2013. The Trust has not funded any of these works directly, although the Trust's Park Manager has dedicated a significant amount of time to the project from its inception.
- 9.6 The second response welcomed the additional planting of trees and shrubs, the proposals for new railings and the poppy meadow. The respondent said the project should be well worth the effort.
- 9.7 The proposed meadow area is going to be seeded with a mix dominated by poppies as a contribution to the commemorations of the Great War. This area can easily and cheaply be over-seed in the future if deemed necessary, although the species present will change naturally over time anyway.
- 9.8 The recommendation to the Advisory Committee is to note the feedback on the proposals and to endorse the scheme to the Board. Members will have a further opportunity to comment on the scheme individually or representing their groups through the usual planning process.
- 9.9 The Council have also been working with the pre-school nursery in the Play Centre to provide new play equipment in the grounds of the nursery. Trust staff have been hoping to take ownership of the building, which is within the Park's boundaries, since the Campsbourne School withdrew in August 2011. The intention would be for the Trust to enter a new arrangement with the tenant and open the facility up to the community, perhaps as a 'pop up' café in the summer school holidays. However there is only the possibility for partial funding for the estimated dilapidations. The Trust has therefore advised the Council it cannot take on landlord's responsibilities for the building unless and until these dilapidations are funded in full, either via the Council or via external grant funding sources.

#### 345 Pre-School Nursery, The Grove – proposals

- 9.10 The 345 Pre-School Nursery at The Grove have approached the Trust with details of two proposals to improve their service and facilities.
- 9.11 Firstly they wish to make improvements to their grounds, notably on the sloped grassed area which is becoming almost permanently muddied, for which they have already submitted a planning application following discussions with the Council: Appendix 14.1 contains their detailed proposals and planning submission documents. The 345 believe that the improvements would address appearance, usability, health & safety risks and cleaning issues, and also extend the period in which this space can be used into the winter months.
- 9.12 Secondly, the 345 would like to extend their opening hours to broaden their offer to the local community and to help improve revenue streams for the business (see detailed proposal also at Appendix 14.1). This would see the building open at weekends and for an extra 2 hours per day (up to approx. 6:30pm) up to twice a week to run 'After School' clubs.
- 9.13 Members are asked to review and pass comment on both of these proposals.

## WWI Park Poppy commemoration

- 9.14 In addition to the Campsbourne Section 106-funded poppy meadow referenced in para 9.7 above, the Trust is reviewing options for planting poppies in beds along the main road corridor through the Park. This will be a highly-visible tribute which will be seen by Park users, passing motorists & bus passengers and possibly even on a clear day by aircraft which frequently cross above the Park on their approach to landing, and it is likely to generate good positive publicity for the Trust. The Alexandra Palace Garden Centre have generously offered to donate the seed for the planting (in return for public acknowledgement of this).
- 9.15 Discussions will also be progressed with the Royal British Legion to see if there would be interest in the Park hosting a veterans' event.

## **10. Update by Lyn Garner, Chair of Regeneration Working Group (RWG)**

- 10.1 Due to timings and availabilities, there have only been 2 meetings of RWG since the last SAC-CC report. The majority of these meetings covered HLF and commercial development matters covered elsewhere in this report.
- 10.2 The first meeting of the new dedicated Project Board for the HLF project took place in December. Monthly Project Board meetings are now diarised for the remainder of 2014.
- 10.3 Bob Kidby, advisor to the main APPCT Board, has joined the RWG on a trial basis for 6 months. His contributions to date have been very valuable, and it is hoped to persuade him to stay on after this initial trial period.
- 10.4 The RWG continues to advise on the broader regeneration programme at Alexandra Palace.

## **11. Forward Programme for Property & Regeneration for 2014**

- 11.1 A summary of the forward key delivery items and milestones for the next 12 months is as follows:-

### **Jan-Mar 2014**

- HLF design programme commences; design complete to RIBA Stage C (new RIBA Work Stage 3)
- formal announcement of strategic HLF relationships & appointments
- Regen Strategy Group workshop (incl HLF PM & design team)
- appointment of HLF Collections Management Planner and Activity Planner (if req'd)
- finalise 2014/15 APPCT capital budget & work programme
- formal HLF review
- awareness-raising event in Theatre
- 10-yr Fabric Maintenance Plan completed by Surveyor to the Fabric (Purcell)
- preparations for formal commercial opportunity market testing begin
- completion of all major 2013/14 capital investments
- commence improvements to The Beach area

### **Apr-June 2014**

- progress HLF design; HLF Stakeholder Design workshop and public consultation (separate)
- formal HLF review
- detailed design & procurement of 1<sup>st</sup> package of Fabric Maintenance Plan works

- consult SAC and Board on commercial market testing parameters and HLF project design development
- commence formal market testing of commercial development opportunity
- progress 2014/15 APPCT capital budget & work programme

#### **July-Sept 2014 2014**

- RIBA Stage D design complete; submit for Planning & Listed Building consents
- submit HLF Round 2 application
- formal HLF review
- receive and assess formal Stage 1 Expressions of Interest in commercial development opportunity
- progress 2014/15 APPCT capital budget & work programme

#### **Oct-Dec 2014**

- respond to any clarifications requests on HLF Round 2 application
- progress market testing of commercial development opportunity (probably via Competitive Dialogue process); date of conclusion dependent upon level & nature of interest received
- formal HLF review
- progress 2014/15 APPCT capital budget & work programme

## **12. Legal Implications**

- 12.1 The Council's Head of Legal Services has been consulted in the preparation of this report and has no comments, save to confirm the valid point made in the reports concerning the Statutory Advisory Committee's power and duty under the Alexandra Park and Palace Act 1985 to consider, and advise the Trust Board on any proposals which affect the Palace and Park which require planning permission.
- 12.2 Any favourable recommendation on the proposal reached by the Committees, should be expressed as being 'in principle', and subject to the outcome of the planning permission process.

## **13. Financial Implications**

- 13.1 The Council's Chief Financial Officer notes the contents of this report and has not further comments to make

## **14. Use of Appendices**

- 14.1 345 Pre-School Nursery outdoor improvement proposal and planning submission documents.