

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

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| <b>1. APPLICATION DETAILS</b>   |                               |
| <p><b>Reference No:</b><br/>                 HGY/2014/3122 (planning permission)<br/>                 HGY/2014/3291 (listed building consent)</p>   | <p><b>Ward:</b> Alexandra</p> |
| <p><b>Address:</b> Alexandra Palace Alexandra Palace Way N22 7AY</p> <p><b>Proposal 1: Planning permission for</b> repair and refurbishment of the eastern end of Alexandra Palace, comprising the East Court, the former BBC Studios and the Victorian Theatre including the re-landscaping of the East Car Park. Works will include removal of brick infill along South Terrace and removal of some internal walls</p> <p><b>Proposal 2: Listed Building Consent for</b> Listed Building Consent for repair and refurbishment of the eastern end of Alexandra Palace, comprising the East Court, the former BBC Studios and the Victorian Theatre including the re-landscaping of the East Car Park. Works will include removal of brick infill along South Terrace and removal of some internal walls.</p> <p><b>Applicant:</b> Duncan Wilson - Alexandra Palace and Park Charitable Trust (APPCT)</p> <p><b>Ownership:</b> LB Haringey</p> <p><b>Case Officer Contact:</b> Robbie McNaugher</p> <p><b>Site Visit Date:</b> 08/01/2015</p> |                               |
| <p><b>Date received:</b> 20/11/2014</p> <p><b>Drawing number of plans:</b></p> <p>See appendix 4</p>  |                               |
| <p><b>1.1</b> This application is reported to the Planning Sub-Committee because it is major development</p>  |                               |

## 1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

The proposals consist of refurbishment works to the eastern end of Alexandra Palace, comprising the East Court, the former BBC Studios and the Victorian Theatre including the re-landscaping of the East Car Park. Works will include removal of brick infill along South Terrace and removal of some internal walls.

### **Planning Permission:**

The principle of the proposal is supported by development plan policy and will facilitate the restoration of the existing Listed Building while providing new social and cultural venues and access to cultural heritage for the Borough.

The proposal is considered to be appropriate within the MOL as it would not impact on the openness of the MOL or result in urban sprawl and is unlikely to impact on protected species and through proposed mitigation measures is considered to make a positive contribution to the protection, enhancement and management of biodiversity and the SINC.

The less than significant harm to the Listed Building has been given significant weight and is considered to be outweighed by the public benefits from restoring the building and facilitating a viable use. There is no harm to the Conservation Area and Registered Park and the proposal would therefore satisfy the statutory duties set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord to the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policy UD3, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

The proposal would not impact on the amenity of neighbouring residents nor would it have an adverse impact on the surrounding transport network. It would provide a high quality landscaping scheme, and accessible design which follows the principles of Secured by Design and incorporates crime prevention measures. A condition has been attached to ensure that further sustainability measures are included in the final design.

The proposal will provide employment and training opportunities during the construction process and post occupation which in partnership with the Council's Economic Development Team will improve the opportunities for unemployed local residents.

Overall the proposal is considered to comply with the Local Development Plan and National Planning Guidance. Therefore, subject to the imposition of appropriate conditions the planning application is recommended for approval.

### **Listed Building Consent:**

The works would greatly facilitate the building's future use providing substantial heritage and public benefit. This heritage benefit will significantly outweigh the limited harm caused by the removal of the infill arches and the flattening of the floor of the Theatre. The scheme is, therefore, considered to be acceptable and would preserve the original character and appearance of the building in line with the Council's statutory duty under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990.

The less than significant harm to the Listed Building has been given significant weight and is considered to be outweighed by the heritage and public benefits of the proposal.

The proposal would therefore satisfy the statutory duties set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord to the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policies UD3 and CSV4, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

## **2. RECOMMENDATION**

### **Planning Permission:**

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives and subject to sec. 111 Legal Agreement to secure £3,000 for Travel Plan monitoring costs.

#### Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Travel Plan
- 4) Event Management Plan
- 5) Construction Management Plan
- 6) Service and delivery plan
- 7) Programme of archaeological work
- 8) Local Employment
- 9) Energy Statement
- 10) Considerate Constructors
- 11) Ecology
- 12) Secured by Design
- 13) Tree protection
- 14) Landscaping

#### Informatives

- 1) Archaeology
- 2) Tree works
- 3) Sprinklers
- 4) Hours of construction

In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

### **Listed Building Consent:**

That the Committee resolve to GRANT Listed Building Consent and that the Head of Development Management is delegated authority to issue the Listed Building Consent and impose conditions and informatives.

Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Making good to match
- 4) Hidden features
- 5) Unblocking
- 6) Victorian Decorative Wall finishes
- 7) Over-cladding
- 8) East Court details
- 9) BBC Studio and Exhibition Area details
- 10) Theatre, Foyer and North East Tower details
- 11) Exterior works details

In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

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### **3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **3.1 Proposed development**

- 3.1.1 This is a planning application and listed building consent application for repair and refurbishment of the eastern end of Alexandra Palace, comprising the East Court, the former BBC Studios and the Victorian Theatre. The works would enable the conversion of the derelict BBC studios to an interpretive museum and bring the theatre back into use as Theatre and multi functional space. This would facilitate the use of the building for a wider range of activities and events. The East Court would also be refurbished and serve as a grand entrance to the Theatre, the BBC studios and the existing Ice Rink.
- 3.1.2 Works will include removal of brick infill along South Terrace and within the Theatre Court area. The existing car park would be re-landscaped retaining the same number of existing parking spaces but with increase pedestrian facilities and landscaped areas.

#### **3.2 Site and Surroundings**

- 3.2.1 Alexandra Palace (also known as the People's Palace) is a grade II listed building and is a rare surviving example of a large scale Victorian exhibition and entertainment complex. The existing building is a rebuild (1873-75) of the original building (1868-73), following fire damage, by the architects John Johnson and Alfred Meeson. The building went through substantial restoration during 1980-88, following a second fire in 1980. The building includes the former BBC studios from where the world's first high-definition television programme was transmitted in 1936 and a complete set of Victorian stage machinery in the theatre.
- 3.2.2 The site is located in the Alexandra Palace & Park Conservation Area and Alexandra Park is designated as a Grade II Registered Park. In addition, the application site falls within land designated as Metropolitan Open Land (MOL) and is on land designated of Grade I Borough ecological importance.

#### **3.4 Relevant Planning and Enforcement history**

- 3.4.1 The Palace and surrounding park have an extensive planning history with a number of applications for Planning Permission and Listed Building Consent. The most recent applications are:

HGY/2013/2346 GTD Alexandra Palace Alexandra Palace Way London Listed Building Consent for alterations to BBC Transmitter room ramp and restructuring of fire escape in association with temporary exhibition / learning program delivery

HGY/2014/0559 GTD Alexandra Palace Alexandra Palace Way London Improvement to path network, resurfacing Network Rail access road, installation of new trees and plants, installation of new fence and gates to Campsbourne

OFFREPC  
Officers Report

Nursery playground, installation of new railings along boundary to Newland Road

HGY/2014/0560 --- Alexandra Palace Alexandra Palace Way London Listed Building Consent for Improvement to path network, resurfacing Network Rail access road, installation of new trees and plants, installation of new fence and gates to Campsbourne Nursery playground, installation of new railings along boundary to Newland Road

The current proposal was subject to an EIA screening request in October 2014:

HGY/2014/2672 EIA NOT REQ Alexandra Palace Alexandra Palace Way London Request for a Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 for restoration and refurbishment of the Eastern Wing of Alexandra Palace comprising the East Court, the former BBC Studios and the Victorian Theatre

#### **4. CONSULTATION RESPONSE**

4.1 **Haringey Design Panel** was held on 2<sup>nd</sup> October 2014, the Panel Notes are set out in Appendix 2

4.2 **Haringey Development Management Forum** was held on 28<sup>th</sup> January 2015 the notes are set out in Appendix 3

4.3 The following were consulted regarding the application:

LBH Arboriculturalist  
LBH EHS - Noise & Pollution  
LBH Waste Management  
LBH Sustainability  
LBH Parks  
LBH Conservation Officer  
LBH Licensing  
LBH Nature Conservation  
LBH Building Control  
LBH EHS - Contaminated Land  
LBH Transportation

English Heritage  
London Wildlife Trust  
London Fire Brigade  
The Victorian Society  
Designing Out Crime Officer  
The Theatres Trust  
Transport for London  
Garden History Society  
Natural England

Muswell Hill/Fortis Green/Rookfield CAAC  
Hornsey CAAC  
Palace Gates Residents  
Palace & Park Residents Association  
Alexandra Residents Association  
Alexandra Park & Palace Statutory Advisory Committee  
Alexandra Palace Residents Association  
Muswell Hill & Fortis Green Residents Association

4.4 The responses are set out in full in Appendix 1a and summarised as follows:

**Internal:**

1) LBH Conservation

There are no objections to the proposal, however further details of the landscaping and lighting arrangement should be submitted. Lighting should be designed and positioned in a manner that enhance the architectural features of the building and not appear intrusive. Further details regarding the same should also be submitted.

2) LBH Transportation

No objections subject to conditions and a financial contribution for Travel Plan Monitoring.

3) LBH Waste Management

There are no comments to provide on this application.

**External:**

4) Thames Water

No objections

5) TfL

No objections subject to a travel plan.

6) Natural England

No objections. The response refers to standing advice to Protected Species and suggestions are made for Biodiversity and Landscape Enhancements.

7) English Heritage GLAAS

No objections subject to a condition requiring a watching brief and an informative.

8) The Theatres Trust



The Trust supports the application

9) London Fire Brigade

Is satisfied with the proposals for fire fighting and recommends that sprinklers are installed.

10) English Heritage

English Heritage was pleased to be involved in early discussions with the applicant and its professional advisors during the formulation of these proposals, which are considered to reflect those discussions and the advice offered by our specialist staff. We warmly welcome the proposals and it is our view that they will enhance the significance of this important listed building and will do much to address its current 'at risk' status by securing its repair and viable future use.

They also note the importance of the Palace building within the park.

11) The Victorian Society

Support the proposals in particular removing the 1930s infill to the eastern part of the south elevation.

## **5. LOCAL REPRESENTATIONS**

5.1 The application has been publicised by way of 5 site notices, a notice in the local press and 112 letters.

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 45

Objecting: 20

Supporting: 24

Others: 1

5.3 The following local groups/societies made representations:

- Alexandra Park & Palace Conservation Area Advisory Committee
- Friends of Alexandra Park
- Association for Industrial Archaeology
- Friends of the Alexandra Palace Theatre

5.4 The following Councillor made representations:

- Cllr Carter

5.5 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report. The main issues raised are also responded to in Appendix 1b of the report.

## Support

- The regeneration of Alexandra Palace would benefit the community and local residents
- The building is in need of refurbishment
- The proposals will bring more people to the palace from the local area and abroad
- The proposal will restore life back to a historic building and also bring vitality to the area and neighbourhood
- The proposal is a good first phase of regeneration of the Palace reflecting the Heritage of the building but with a plan to bring it back into wider use
- Some compromises have to be made for regeneration within a realistically fundable project
- Support for the proposals to open the colonnades to render the building more attractive externally, not persuaded by arguments that they are important physical evidence of the presence of the BBC Studios given the noticeable mast on the south east tower
- Local employment during and after the construction, will be essential, this will be an excellent opportunity to learn old skills to maintain our historical buildings for future generations
- This scheme will give North London an exciting new destination for people to see how important the Palace has been whilst enabling it to be very important for the future
- The development will open up the Palace at that end which feels shut off and unfriendly
- Alternative proposals to restore the studios and represent them as 'as found space' would appeal to a very small specialised audience, it would open a few hours on a few days, rely on volunteers to run it and in all probability end up being mothballed. These studios are not historic rooms in a National Trust or Royal Palaces setting.

## Objection

### The BBC Studios

- The proposal to replace the historic BBC studios with a bland and modern replacement should not be allowed. It runs counter to the principles of conservation, it breaches the council's own undertaking to apply for UNESCO world heritage status, and destroys a large part of the borough's historic legacy
- The internal walls of the historic BBC studios used for early BBC broadcasts should not be removed leaving one huge space.
- Although the bricked-in colonnades are not part of the original Palace, they are part of the modifications made to the Palace to form the first TV studios and transmission facilities in the world. The proposals will alter and demolish crucial features of this important listed building.
- The alterations made to the Palace to form the TV studios and transmission facilities are as important (if not more so) than its original layout, The BBC complex is arguably of greater international historic and architectural interest and importance than recreating the Victorian

architecture. The alterations would prevent an illustrative recreation of the Baird camera booth in Studio B.

- The studios should look as they did in actual use when television first began here.
- Turning the studios into black boxes - and even worse, opening up windows, will betray all the work they have done
- The proposals to unblock the infill panels to the BBC Colonnade is welcome. However, it would be desirable to acknowledge the occupation of the BBC and the associated uses of the colonnades exterior by lighting and projecting images onto the colonnades at 1st floor level
- Boxing-in the surviving Victorian dining room decoration seems regrettable given the rarity of historic finishes from this period at the Palace
- The switch gear and associated equipment reflects the historic former uses and if possible should be retained
- The 1930's decor is of historic interest the over-cladding should be reduced in order to leave it revealed and visible
- The mezzanine floors which contained the control rooms up a ladder should also be preserved and restored
- There is over-much emphasis on telling this general story of TV and too little attention on conserving what is left or what with only a little effort could be partly restored.
- The museum would not be any different from any other smart, modern, purpose-built museum
- The Baird Studio is retained in name only. No effort has been made to conserve any part of it, especially the room that housed his Intermediate Film Technique (IFT).
- Unless the plans for the BBC studios are modified, the formal goal of a UNESCO World Heritage gift of inscription would be abandoned. Not explicitly, but tacitly.
- The case for unblocking has not been made, the 1935 infill of the arches should remain as crucially important evidence of heritage.
- The blocked-in studio arches are strong visible evidence of the authenticity of important heritage space and change that needs to be retained, or at any case not eradicated in its entirety.
- There is evidence that the original infilling by the BBC in 1935 was done with some care and concern for the original Victorian structure. The decorative recessed horizontal banding in the brickwork on the ground floor infill is in keeping with the main structure, the bricks are of high quality. These decorative bands can be seen in the 1935 photograph
- There is scope to improve the appearance of the blocked in arches by proper conservation measures including work on the crudely covered apertures so as to recreate windows and ventilation fittings
- The account of what actually happened at Alexandra Palace in 1935 to 1939 to be a much bigger part of the story. As proposed, the telling of this story is concentrated into a single space (Studio A) with some period artefacts on display in the Gallery. We would like more of the actual

space (Studios A, B and the intermediate space) to be dedicated to the real history and heritage of the spaces themselves.

- The BBC studios should be put back into use as studios
- Concerns with the approach to the BBC experience and use of technology
- The applicant should re-think their ideas in terms of small tablet-sized screens
- Actors and volunteers should be employed to re-enact and interpret the filming of tv studio productions
- The proposal fails to take into account new evidence contained in a report by the AP TV Society, which shows the uses of the various spaces occupied by the BBC in the historically most important period of 1936 to 1939. This includes evidence that the spaces between both studios (Studio A and Studio B) and the infilled balcony wall were used as essential adjunct spaces at this critically important time
- There is an overwhelming case for conservation of industrial heritage to retain at least the infilling of the four arches that were adjuncts to both Studio A and Studio B, and thereby retaining visible external evidence of what went on there
- The retention of four infills would allow for the unblocking of the remaining five of the nine that are currently infilled. This would leave a total of eleven unblocked arches at balcony level to satisfy the demand for opening up of views to re-establish the relationship between Park and Palace.
- the TV studios weigh more heavily in heritage terms than any wish to return to a Victorian appearance removal of the infilling would be irreversible and would deny realisation of an agreed long-term goal for World Heritage Site listing by UNESCO.

### The East Court

- Raising the floor levels of the East Court in brick seems excessive and has undesirable implications elsewhere.
- The proposed central entrance to the auditorium off the main lobby is mean (quite narrow) and as a result rather uninviting given its function and status
- The East Court is a huge open space which will need to be a 'key destination' on its own merits as well as provide entry points for Ice Rink, Theatre and Studios

### The Theatre

- The removal of the floor rake in the theatre is troubling in some areas. Especially at the back part of the floor rake
- The location for the re-use of salvaged plaster panels should be identified at application stage and conditions imposed to ensure that they are professionally removed, properly consolidated and adequately protected during the works.
- The removal of the timber battens and minimal intervention to the lath and plaster ceiling should be made a condition of consent.

- The scaffolding to provide access to conserve the ceiling presents a once in a generation opportunity to allow specialist paint layer analysis across various parts of the ceiling
- The Theatre should be retained in its original form with the existing floor retained as a centre for the study and exploration of theatrical and social history

### Landscaping and Parking

- The current landscaping plans for the area to the East of the Palace provide insufficient provision for car parking. The increased need for people to park in local roads will in my opinion lead to serious problems for visitors and local residents.
- The proposal should not increase the number of parking spaces - this encourages people to drive
- Bound gravel would sit more comfortably with the original fabric and landscape instead of brick paving

### General Concerns

- More toilet provision is required
- An EIA should be carried out taking into account predicted aspiration increases in visitor numbers
- Additional infrastructure should accompany the planning application
- The success of the scheme should be measured using metrics
- The Palace needs a sound roof as a first priority. There is water in the electrics in the club room when it rains. It has been like this for 20 years or more
- The proposed use of bare brick to the interior of the tower is historically incorrect, A plastered finish would be more appropriate

## **6 MATERIAL PLANNING CONSIDERATIONS**

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development
2. Impact on the Metropolitan Open Land (MOL)
3. The impact on the Listed Building Conservation Area and Registered Park
4. The impact on the amenity of adjoining occupiers
5. Parking and highway safety
6. Design
7. Biodiversity and Trees
8. Sustainability
9. Local Employment

### **6.2 Principle of the development**

6.2.1 With regard to the principle of the proposals which would bring existing derelict spaces within the building back into use, Saved UDP Policy (2006) OS4 refers

specifically to the Alexandra Palace and Park and states that proposals for Alexandra Park and Palace should:

- a) conserve and enhance the habitat and ecological value of the Park.
- b) preserve and enhance the special architectural and historic interest and setting of the Palace and the historic form and layout of the park land.
- c) facilitate the restoration of the fabric of the building.
- d) enhance the outdoor recreational, leisure and sports opportunities within the Park, having regard to the needs of a wide range of users including the need for passive recreation.
- e) provide a range of uses for the Palace, which complement the outdoor activities in the Park and complement as far as possible the function of Wood Green Metropolitan Town Centre. It is considered that the Palace should be used primarily for a mixture of arts, cultural and entertainment, educational, sport and recreation and other uses within the D1 (non-residential institutions) and D2 (assembly and leisure) Use Classes. Within the existing curtilage of the Palace some ancillary use for food and drink (use class A3), Business (Use Class B1), residential, hotel and conference purposes may be acceptable as part of a mixed-use scheme.
- f) not involve unacceptable levels of traffic that cannot be accommodated on site.
- g) protect the amenity of local residential properties.

6.2.2 The principle of the proposal is considered to be in line with this policy by facilitating the restoration of the fabric of the building, increasing the range of uses at the Palace and enhancing the opportunities for arts, cultural and entertainment, educational, and recreation uses with ancillary food and drink uses.

6.2.3 Further support for the principle of the development is set out in Local Plan (2013) Policy SP12 which supports heritage-led regeneration and increased accessibility to the historic environment and SP15 which supports the provision of new social and cultural venues and access to cultural heritage throughout the borough.

### **6.3 Impact on the Metropolitan Open Land (MOL)**

6.3.1 London Plan Policy 7.17 states that the strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Local Plan Policy SP13 'Open Space and Biodiversity' requires new developments to protect and improve Haringey's open spaces and states that all new development shall protect and enhance the borough's Green Belt, designated Metropolitan Open Land from inappropriate development.

6.3.2 Paragraph 90 of the (National Planning Policy Framework) NPPF lists the types of development which are not inappropriate in the Green Belt and MOL provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These include; the re-use of buildings provided that the buildings are of permanent and substantial construction and engineering operations. The restoration of the derelict spaces

within the building with associated external alterations and the proposed landscaping works are considered to fall within these categories respectively. They would have no significant impact on the openness of the MOL or result in urban sprawl and are therefore considered to not be in appropriate in the MOL in accordance with the NPPF, London Plan Policy 7.17 and Local Plan Policy SP13.

#### **6.4 Impact on the Listed Building, Conservation Area and Historic Park**

6.4.1 The application site has the potential to impact on a number of designated heritage assets, the subject property is a Grade II listed building within the Alexandra Park and Palace Conservation Area and a Registered Park.

6.4.2 There is a legal requirement for the protection of the Listed Building and Conservation Area and Historic Park. The Legal Position on the impact on these heritage assets is as follows, and Sections 66(1) and 72(1) of the Listed Buildings Act 1990 provide:

*“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.*

*“In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” Among the provisions referred to in subsection (2) are “the planning Acts”.*

6.4.3 The *Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council* case tells us that *“Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”*

6.4.4 The *Queen (on the application of The Forge Field Society) v Sevenoaks District Council* says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in *Barnwell*, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. This does not mean that an authority’s assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that

the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in *Barnwell*, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

- 6.4.5 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit to each element needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.4.6 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Saved Haringey Unitary Development Plan Policy CSV4 requires that alterations or extensions to listed buildings are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior, relate sensitively to the original building; and do not adversely affect the setting of a listed building. Saved Haringey Unitary Development Plan Policy CSV5 requires that alterations or extensions preserve or enhance the character of the Conservation Area.

#### Impact on the Listed Building

- 6.4.7 In considering the significance of the site, the English Heritage Listing draws particular attention to the East Wing and the historical value of the BBC studios and architectural significance of the Theatre. . The proposal would link the two elements together through the East Court including creating a high quality interpretation exhibition for the BBC Studios to celebrate its historic significance. The proposals for the Theatre would involve reconfiguration of the floor to provide a more flexible venue including ancillary uses such as a Theatre Bar and other function rooms. All works would include repair and refurbishment works which are considered to be necessary to facilitate the proposed uses. Most important interventions would include installation of a Grand staircase, removal of the blocked arches and reinstating the recessed elevation along the southern elevation, raking the floor in the Theatre and the addition of a stepped seating platform.



- 6.4.8 In context of the Council's statutory duty in respect of heritage assets Officers consider that the proposed repair and refurbishment works would preserve and enhance the character and appearance of the building, would cause no harm and as such would be acceptable. The removal of the blocked arches would cause some harm in that it would lead to loss of some associative value of the arches with the BBC Studio. However, the unblocking of the arches would reinstate the original recessed Victorian elevation that is of far greater importance and in that respect; works would be considered to preserve the appearance of the building. The proposed works to the floors of the Theatre are also considered to cause some harm to its evidential value. However, these works are necessary to ensure the future use of the space and would provide greater heritage benefit that would ultimately enhance the appearance and the use of the Theatre.
- 6.4.9 Paragraph 134 of the National Planning Policy Framework states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'
- 6.4.10 Officers consider that the works would greatly facilitate the building's future use providing substantial heritage and public benefit. This heritage benefit will significantly outweigh the limited harm caused by the removal of the infill arches and the flattening of the floor of the Theatre. This position is supported by English Heritage.
- 6.4.11 Overall the less than significant harm to the Listed Building has been given significant weight and is considered to be outweighed by the public benefits from restoring the building and facilitating a viable use, the proposal would therefore satisfy the statutory duties set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord with the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policies UD3 and CSV4, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

#### Impact on the Character and Appearance of the Conservation Area

- 6.4.12 The external alterations to the building are not significant in scale and are limited to the unblocking of the colonnades and the landscaping works. The unblocking of the colonnades would improve the appearance of the Palace and the relationship between the Palace and Park and the landscaping works would improve the existing parking area and provide a more appropriate setting for the Palace. Given that the Palace itself is the dominant feature of the Conservation Area the enhancement to its appearance would also enhance the character and appearance of the surrounding Conservation Area. Therefore the proposal preserves the character and appearance of the Conservation Area and would in fact enhance it.

#### Impact on the Registered Park

6.4.13 English Heritage has advised that the designation document for the Registered Park and Garden notes that the principal building within the park is the Palace, which 'stands on a natural platform c 76m above the level of the railway to the east, from where there are extensive views'.

6.4.14 Given the Building is an important feature of the registered park the proposal to enable the restoration of the building and the enhancement of its facade would enhance the park. The proposed landscaping will enhance the setting of the building within the park and provide a more fitting apron around the building and link it to the park. Therefore the proposal preserves the Registered Park and would in fact enhance its character.

### Conclusion

6.4.15 The less than significant harm to the Listed Building has been given significant weight and is considered to be outweighed by the heritage and public benefits from restoring the building and facilitating a viable use. There is no harm to the Conservation Area and Registered Park and the proposal would therefore satisfy the statutory duties set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord with the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policy UD3, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.

### Archaeology

6.4.16 London Plan Policy 7.8 states that "development should incorporate measures that identify record, interpret, protect and, where appropriate, present the site's archaeology" and UDP Policy CSV8 restrict developments if it would adversely affect areas of archaeological importance. Local Plan Policy SP12 requires findings to be published, disseminated, and used as the basis for archaeological interpretation on site.

6.4.17 The Greater London Archaeological Advisory Service (GLAAS) has been consulted and advises that an archaeological watching brief during groundworks would be appropriate to investigate and record any significant local heritage. This can be dealt with by condition.

## **6.5 Impact on the amenity of neighbouring residents**

6.5.1 The London Plan 2011 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect and the avoidance of air, water, light and noise, pollution and of fume and smell nuisance.

6.5.2 Concerns have been raised from neighbouring residents in relation to noise from the additional activities on the site. In this respect the applicant has provided a noise impact assessment which has measured the current background noise levels at the site and concludes that the plant noise rating level is predicted to be 7db below the existing background noise level so is of marginal significance and considered to be unlikely to impact on neighbouring amenity. Break out noise from the activities is not considered to materially increase in comparison to the existing activities and their frequency at the Palace at present. The nearest neighbouring properties are some 140 metres from the entrance to the Theatre and some 80 metres from the Theatre itself at the closes points so there is not considered to be harm to the amenity of the neighbouring residential properties.

## **6.6 Transport and Parking**

6.6.1 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport.

6.6.2 Concerns have been raised both in relation to quantum of parking provided with concerns that there is both too little and too much parking provided and the impacts on the surrounding highways.

6.6.3 The Council's Transportation and Highways Team has been consulted and advises that the site is located in the west of the borough and is accessed via Alexandra Palace Way which links The Place to Wood Green and Alexandra Palace Station to the North West and the junction of Priory Road, Park Road and Muswell Hill to the South West. Alexandra Palace Way provides the main vehicular access to the site and the car parks, there is a service access via The Avenue to the north of the site.

6.6.4 It notes that the site has a public transport accessibility level (PTAL) of 2 which is low, with the W3 bus service providing the main direct public transport access to the site. It notes that although the PTAL is low events at The Place are supplemented by way of shuttle bus services from Wood Green and Highgate Stations and that the PTAL calculation does not take into consideration Alexandra Palace rail station which is also heavily utilised on event days. It has therefore considered that although the site has a low public transport accessibility level, it has good connectivity to a number of local transport interchange (Alexandra Place Station, Wood Green Station and Finsbury Park Station)

6.6.5 The applicant's transport consultant Alan Baxter has conducted surveys of the site on two non-event days and on two major event days to determine travel characteristics including: purpose of travel, arrival time, origin, main arrival mode of transport, final arrival mode of transport, parking location and main departure mode of transport. The events surveyed were the Knitting and

Stitching Show which had some 10,439 visitors and Fat Freddy's concert with some 9,580 visitors.

- 6.6.6 The surveys for a weekday non event day concluded that a large percentage of users walked as their main mode of arrival, with 38.6% walking, 31.3% by car and 21.7 % by bus. The surveys for a non event day weekend reflect that of a week day with the majority of visitors walking as their main mode of transport, some 40.8 %, followed by car 32.9% and 13.8% by bus. The modal split and main mode of travel varies between both event days, which is expected considering that the events are different in nature and take place at different times ( Knitting and Stitching Show 10am to 5:30pm) and Fat Freddy's ( 6:30 to 11pm). However both events have some 25% of visitors using the Train as main mode of travel, tube use varies between both uses between 11.4% and 31%, car use varies on final mode of arrival between 10.4% and 23.6% with the all day event (knit and stitch) accounting for the higher car modal share; with walking accounting for the largest final mode share between 47.6% and 55.6% of trips.
- 6.6.7 Considering the existing proposal the Transportation Team note that the former BBC studios will be used as a museum and will attract some 106,000 visitors annually, the refurbished theatre is projected to generate some 53,150 visitors annually. In order to ensure that the impacts on the network are robustly assessed the Transportation Team has requested that the applicant assesses an additional 25% uplift on the visitor number, the proposed combined use is therefore expected to be some 198,938 visitors per year. They note that the trip generation for the BBC studios will take place between 10:00 am and 09:00 pm; this is after the Am peak traffic generation period (8am -9am). The BBC museum will be a timed attraction with groups of 40 visitors lasting approximately 1 hour. The final admission for afternoon viewing will be at 4:00pm; the Museum will then re-open at 06:00pm, hence the maximum peak hour trip generation for the BBC studios will be 80 visitors trip during the Pm peak hour (100 visitors) when a 25% growth factor is applied.
- 6.6.8 The Transportation Team note that the use of the Theatre will vary, including: theatrical events concerts, wedding, exhibitions, conferences and sports. In order to assess the trip generation characteristics of the proposed theatre use the applicant's transport consultant has assumed that the maximum attendance will be up to 800 visitors for and exhibition and 1,200 visitors for a concert, a worst case assessment has been assumed with a 25% growth factor, this assumes that there will be 1,000 visitors for an exhibition and 1,500 visitors for a concert.
- 6.6.9 In terms of the impact of the proposed theatre use, the worst case scenario on the transportation and highways network would be during the transportation and highways network PM peak trip generation period. Based on the survey data from the similar exhibitions and concerts at the Place an exhibition of 1000 visitors would generate some 242 departure trips during the PM peak period and concert 1500 concert visitors would generate 312 arrival trip during the pm Peak period.

- 6.6.10 The combined trip generation of the BBC museum and the Theatre use would result in 426 departures and 50 arrivals during the PM peak hour for an exhibition and 50 departures and 362 arrivals for a concert. When these trips are combined with the existing weekday PM peak use (worst case scenario) and exhibition in the grand hall during the day and a music concert in the theatre in the evening this would result in 2576 departures, 50 of these trips will be from the theatre + BBC Studio use) and 362 arrivals for the (362 for the theatre + BBC Studio use). The Transportation Team have considered that the proposed increase in departures of some 50 additional trips is only an increase 1.94%.
- 6.6.11 The Transportation Team has considered the impact of the proposed additional trips on the transportation and highways network based on the modal split data from the events surveyed, the peak trip generation for a concert will occur between 6-7pm (1028) arrivals and 11pm to 12 midnight (1500) departures. The peak trip generation period will occur outside the transportation and highways peak trip generation periods and will only directly impact on the W3 bus service. However as the visitors numbers forecasted for these periods are not significantly greater than events that currently taking place at The Palace; combined with the fact that larger events are normally supported by a shuttle bus service and will only take place up to 10 occasions per year. It considers that the impact on the demand for additional bus capacity can be provided by way of a shuttle bus service, to Wood Green and or Highgate Station. Therefore it requests that the applicant develops an enhanced shuttle bus service as part of the event management plan.
- 6.6.12 The current cycle modal split is low, for both visitors and staff, whilst the Transportation Team accept that the location of the Palace and nature of the events pose a challenge in attracting a high cycle modal split for exhibition and concerts it requires the applicant's travel plan to include robust measures to encourage cycling by staff and other day to day visitors, It will also require the applicant to provide cycle parking in line with the 2013 London Plan as part of the Travel Plan.
- 6.6.13 The site currently has some 1518 car parking spaces in 12 locations, parking is free of charge, which makes it very attractive to the general public, there is an element of commuter parking currently taking place at the Alexandra Palace Station end of the site. Car parking surveys were conducted on the two event days surveyed, not all the car parks were open and a total of 495 of the 1518 car parking spaces were available. Of the 495 car parking spaces available a maximum of 254 spaces were used during the peak demand period. The proposed development would generate a combined parking demand of an additional 125 car parking spaces. This level of additional car parking demand can easily be accommodated within the car parks closest to the East Wing (Pavilion car Park, Drive Car Park and the East Car Park).
- 6.6.14 The applicant is proposing to change the layout of the east car park the number of car parking spaces will remain the same (125 car parking spaces) with enhanced landscaping and pedestrian access. The proposed layout is

acceptable and will provide better pedestrian connectivity to the eastbound W3 bus service.

- 6.6.15 On reviewing the proposed application, the Transportation and Highways Authority would not object to this application subject to conditions which ensure the submission of a travel plan, event management plan, construction management plan (CMP) and construction logistics plan (CLP) and a financial contribution of £3,000 for travel plan monitoring.
- 6.6.16 The Travel Plan Monitoring Contribution cannot, as a matter of law, be secured by way of condition attached to the Planning Permission and the Council and the Applicant are unable to enter into a planning obligation agreement pursuant to section 106 of the Planning Act in order to do so as the Council owns the site and cannot covenant with itself. The Council considers that it is still necessary to enter into an agreement with the applicant and will therefore rely on the provisions of Section 111 of the Local Government Act 2972 (as amended) in order to secure the necessary financial contribution.

## **6.7 Design**

- 6.7.1 Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan Policies 7.4 and 7.6.
- 6.7.2 The proposal was presented to the Council's Design Panel on 2<sup>nd</sup> October 2014 the notes are set out in full in Appendix 3. In summary Panel members felt that the confluence of the various uses and spaces was potentially successful and described the space to be a melting pot of activities. They were not convinced of the proposed pedestrian routes in the park and immediately outside the eastern entrance. They felt that alternative routes and links should be recognised and encouraged in addition to the main axial entrance. Overall, members were encouraging of the proposals but required further clarity on the pedestrian links, interplay of conflicting uses in the Eastern Court.

### Proposed landscaping

- 6.7.3 The Council's Design Review Panel welcomed the proposed landscaping but raised some concerns with the proposed landscaping in respect of the 'desire lines' for pedestrians approaching the building. The applicant has provided a plan showing the wider area and main pedestrian routes which would largely feed into the proposed axial route through the centre of the car park. It has also provided a plan showing future routes which can be provided for further phases of the restoration. Whilst the landscaping may not cater for all pedestrian desire lines as proposed it is clear that it is future-proofed to provide additional routes to the East Court as footfall increases. It is a simple design which emphasises the grand entrance of the East Court and will improve the setting of the building

and provide a more welcoming entrance. A condition can be attached requiring further details of the surfaces and planting to be provided.

### Accessibility

6.7.4 The applicant has provided an Inclusivity Statement which sets out the measures included to provide a fully accessible and future proofed building for all. The measures include 5% (7) accessible parking bays located as close to the front entrance as possible, improved architectural legibility, fully accessible BBC Studios with displays in a logical format for ease of understanding and The Theatre in all of its revised formats will allow a significant number of disabled people to enjoy the building as a spectator, but also as a performer. This complies with Local Plan Policy SP11.

### Safety by Design

6.7.5 London Plan Policies 7.3 and 7.13 and Local Plan SP11 advise that Development should include measures to design out crime that, in proportion to the risk, deter terrorism, assist in the detection of terrorist activity and help defer its effects by following the principles set out in 'Secured by Design' and Safer Places.

6.7.6 The applicant has provided a crime prevention statement which states that the proposal has been prepared in consultation with the Metropolitan Police's Designing out Crime Officer. The Statement sets out the key points which will be developed during the detailed design stages including:

- Clear sightlines in the landscaped area
- Improved lighting
- Anti climb measures
- Reviewing CCTV coverage
- Improved events management

6.7.7 The Police's Designing out Crime Officer has been consulted on the proposal and notes the contents of the crime prevention statement and confirms that meetings were held with the designers including on site. They advise that this design raises no concerns and suggest the proposal goes forward for Secured by Design accreditation for the site. This can be secured by a condition to ensure that the measures set out are considered and implemented where possible. Therefore the proposal is considered to be in line with the principles of 'Secured by Design' and 'Safer Places' and complies with London Plan 2011 Policy 7.3 and Haringey Local Plan 2013 Policy SP11 in this respect.

## **6.8 Biodiversity and Trees**

6.8.1 The site is designated a Site of Nature Conservation (SINC) Borough Grade I. London Plan Policies and Local Plan Policy 7.19 SP13 state that where possible, development should make a positive contribution to the protection,

enhancement, creation and management of biodiversity and should protect and enhance Sites of Importance for Nature Conservation (SINCs).

- 6.8.2 With regard to trees UDP (2006) Policy OS17 states that the Council will seek to protect and improve the contribution of trees, tree masses and spines to local landscape character by ensuring that, when unprotected trees are affected by development, a programme of tree replanting and replacement of at least equal amenity and ecological value and extent is approved by the Council. The application is acceptable in this regard.
- 6.8.3 The proposal would involve the removal of 4 Manna Ash trees, 1 Sycamore and 1 Elm, at the north eastern yard area and 1 Holly tree close to the East Car Park Entrance along with other minor trees maintenance works. The trees to be removed are all in poor condition and the works are necessary to retain and manage the high quality trees on the site which make a visual contribution to the area. Therefore the proposed tree works are considered acceptable, 11 cherry trees are proposed as part of the landscaping works which will enhance the existing landscape and mitigate for the loss of the existing trees.
- 6.8.4 The applicant has provided an ecological appraisal which includes a Phase 1 Habitat Survey of the Site and Bat Tree Assessment, Building Assessment and Emergence/Re-Entry Surveys. The surveys found no evidence of bats within the building or trees to be removed. The report recommends mitigation for the loss of suitable habitats for bats and birds by providing bird and bat boxes on the site. The report also includes other measures to enhance biodiversity including planting native species and providing deadwood habitat.
- 6.8.4 Natural England has been consulted and raises no objections; therefore subject to a condition requiring the applicant to follow the recommendations of its ecological appraisal the proposal is considered to make a positive contribution to the protection, enhancement and management of biodiversity and the SINC.
- 6.8.4 The proposal is in accordance with policy and is acceptable in this regard.

## **6.9 Sustainability**

- 6.9.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Core Strategy set out the sustainable objectives in order to tackle climate change. Information is sought regarding how far commercial development proposals meet the BREEAM 'Very Good' criteria, and where sustainability measures such as the use of rainwater harvesting, renewable energy, energy efficiency, etc are included as part of the proposals. London Plan Policy 5.2 requires all new non-domestic buildings to provide a 40% reduction in carbon emissions.
- 6.9.2 The applicant has submitted a sustainability statement which notes that the historic nature of Alexandra Palace limits the extent to which interventions might



be introduced. The applicant has therefore worked to minimise the extent to which new equipment, plant spaces or distribution routes might be required whilst endeavouring to maximize low energy and passive opportunities within the refurbishment where practicable.

6.9.3 The sustainability measures proposed include:

- To provide energy and water efficient systems throughout the scheme
- To promote the use of sustainable materials where practicable
- Reducing the risk of water damage to the building and its contents.

6.9.4 Given that the proposal is the refurbishment of an existing Victorian building it is unlikely to meet the London carbon dioxide reduction target but a condition will be attached to ensure that a further energy statement is provided demonstrating that the proposal will maximise carbon dioxide reduction, as far as the limitations of the building allows, in line with the Policy 5.2 of the London Plan and Policy SP4.

## **6.10 Local Employment**

6.10.1 A condition has been attached requiring that APPCT works with the Council to ensure that employment and training opportunities are provided by the construction process and post occupation to assist the local employment aims for the area. This is supported by London Plan Policy 4.12, Local Plan 2013 policies SP8 and SP9.

## **6.11 Waste**

6.11.1 Local Plan Policy SP6 states that the Council supports the objectives of sustainable waste management set out in the London Plan. To achieve these, the Council shall seek to minimise waste creation and increase recycling rates in relation to commercial, industrial and municipal waste in order to achieve the Mayor's recycling targets.

6.11.2 The Council's waste management team has been consulted and raises no objections to the proposal.

## **6.13 Conclusion**

6.13.1 The principle of the proposal is supported by development plan policy and will facilitate the restoration of the existing Listed Building while providing new social and cultural venues and access to the cultural heritage of the Borough.

6.13.2 The proposal is considered to be appropriate within the MOL as it would not impact on the openness of the MOL or result in urban sprawl and is unlikely to impact on protected species and through proposed mitigation measures is considered to make a positive contribution to the protection, enhancement and management of biodiversity and the SINC.

- 6.13.3 The less than significant harm to the Listed Building has been given significant weight and is considered to be outweighed by the heritage and public benefits from restoring the building and facilitating a viable use. There is no harm to the Conservation Area and Registered Park and the proposal would therefore satisfy the statutory duties set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and accord with the design and conservation aims and objectives as set out in the NPPF, London Plan Policies 7.4, 7.5 and 7.6, saved UDP Policy UD3, Local Plan Policies SP11 and SP12 and SPG2 'Conservation and archaeology'.
- 6.13.4 The proposal would not impact on the amenity of neighbouring residents nor have an adverse impact on the surrounding transport network. It would provide a high quality landscaping scheme, and accessible design which follow the principles of Secured by Design and incorporate crime prevention measures. A condition has been attached to ensure that sustainability is maximised, taking account of the limitations of the building, in the final design.
- 6.13.5 The proposal will provide employment and training opportunities during the construction process and post occupation which in partnership with the Council's Economic Development Team will improve the opportunities for unemployed local residents.
- 6.13.6 Overall the proposal is considered to comply with the Local Development Plan and National Planning Guidance. Therefore, subject to the imposition of appropriate conditions the planning application is recommended for approval.
- 6.13.7 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **6.14 CIL**

- 6.14.1 The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Major or Haringey's CIL charge.

## **7.0 RECOMMENDATION 1**

GRANT PLANNING PERMISSION subject to conditions and subject to completion of an agreement under sec. 111 Legal Agreement to secure the payment of the Travel Plan monitoring costs.

Applicant's drawing No.(s)

1745/P/001/A, 1745/P/002/C, 1745/P/005/B, 1745/P/006/B, 1745/P/007/B, 1745/P/008/B, 1745/P/010/A, 1745/P/020/B, 1745/P/021/B, 1745/P/022/B, 1745/P/023/B, 1745/P/024/B, 1745/P/040/A, 1745/P/041/B, 1745/P/042/B, 1745/P/043/B, 1745/P/044/A, 1745/P/045/- , 1745/P/060/B, 1745/P/061/B,

1745/P/062/B, 1745/P/063/B, 1745/P/065/A, 1745/P/066/B, 1745/P/067/A, 1745/P/101/A, 1745/P/102/A, 1745/P/110/B, 1745/P/111/B, 1745/P/112/B, 1745/P/114/B, 1745/P/120/A, 1745/P/121/B, 1745/P/122/B, 1745/P/125/B, 1745/P/126/B, 1745/P/127/A, 1745/P/131/A, 1745/P/135/A, 1745/P/139/B, 1745/P/141/B, 1745/P/143/A, 1745/P/144/A, 1745/P/200/B, 1745/P/201/B, 1745/P/202/B, 1745/P/203/B, 1745/P/204/B, 1745/P/500/A, 1745/P/501/A, 1745/P/502/A, 1745/P/503/A, 1745/P/504/A, 1745/P/505/A, 1745/P/506/A, 1745/P/510/A, 1745/P/511/A, 1745/P/513/A, 1745/SU/005/A, 1745/SU/006/A, 1745/SU/007/A, 1745/SU/008/A, 1745/SU/010/A, 1745/SU/020/A, 1745/SU/021/A, 1745/SU/022/A, 1745/SU/023/A, 1745/SU/024/A, 1745/SU/041/A, 1745/SU/042/A, 1745/SU/043/A, 1745/SU/044/A, 1745/SU/060/A, 1745/SU/061/A, 1745/SU/062/A, 1745/SU/063/A, 1745/SU/066/A, 1745/SU/101/A, 1745/SU/102/A, 1745/SU/110/A, 1745/SU/111/A, 1745/SU/112/A, 1745/SU/114/A, 1745/SU/120/A, 1745/SU/121/A, 1745/SU/122/A, 1745/SU/125/A, 1745/SU/126/A, 1745/SU/127/A, 1745/SU/131/A, 1745/SU/135/A, 1745/SU/139/A, 1745/SU/141/A, 1745/SU/143/A, 1745/SU/144/A, 1745/SU/200/A, 1745/SU/201/A, 1745/SU/202/A, 1745/SU/203/A, 1745/SU/204/A

Subject to the following condition(s)

#### TIME LIMIT

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

#### IN ACCORDANCE WITH THE APPROVED PLANS

2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to avoid doubt and in the interests of good planning.

#### TRAVEL PLAN

3. Prior to the occupation of each aspect of the development the applicant shall submit a Travel Plan for each aspect and appoint a travel plan co-coordinator for the development and must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually.

The travel plan must include:

a) Provision of welcome induction packs for staff containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all staff, travel pack to be approved by the Councils transportation planning team.

- b) Cycle parking in line with the London Plan and a review cycle parking provision annually and a commitment to provide additional cycle parking facilities if required.
- c) A cycle strategy to promote cycle to and from the site
- d) Public transport information with ticketing (electronic or paper) where possible and on the website.

Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.

#### EVENT MANAGEMENT PLAN

4. Prior to the occupation of each aspect of the proposed development the applicant shall provide an event management plan/ local area management plan which includes the following information:

- a) Crowd management and dispersal including Stewarding
- b) Car park management plan
- c) Signage strategy to local transport interchange
- d) Shuttle bus strategy for local transport interchanges (Wood Green, Archways Station and possible Finsbury Park)
- e) Coach drop off and collection
- f) Parking controls on Alexandra Place Way
- g) Taxi collection strategy

Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.

#### CONSTRUCTION MANAGEMENT PLAN

5. The applicant is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Alexandra Palace Way and the roads surrounding the site is minimised. Construction vehicle movements shall be carefully planned and co-ordinated to avoid the AM and PM peak periods, the plans must also include measures to safeguard and maintain the operation of the local highway network including the east car park.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.

#### SERVICE AND DELIVERY PLAN

6. Prior to the occupation of each aspect of the proposed development the applicant is required to submit a service and delivery plan (DSP)

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.

#### ARCHAEOLOGY

7. A) No demolition or development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results.

## LOCAL EMPLOYMENT

8. APPCT shall commit a named individual to participate in the Jobs for Haringey Initiative by working in partnership with the Assigned Officer to meet the requirements of the Jobs for Haringey Initiative during the implementation of the Development comprising:

- (i) using best endeavours for the procurement of not less than 20% of the onsite workforce employed during the construction of the Development to comprise of residents of the administrative area of the Council;
- (ii) in the event that the target set in (i) above is impractical for reasons notified to the Assigned Officer then a discussion to resolve this will take place at the very earliest opportunity and an alternative target will be set;
- (iii) using best endeavours for the procurement of half of the 20% referred to in (i) above to be undertaking training;
- (iv) in the event that the target set in (iii) above is impractical for reasons notified to the Assigned Officer then a discussion to resolve this will take place at the very earliest opportunity and an alternative target will be set;
- (v) to liaise with the Assigned Officer to help local suppliers and businesses to tender for such works as may be appropriate for them to undertake;
- (vi) to provide the Assigned Officer with any such information as is required to ensure compliance with these requirements.

APPCT shall work with the Council and the Haringey Employment and Recruitment Partnership to ensure that employment and training opportunities including jobs and apprenticeships arising from the Development post Implementation will be available to residents of the administrative area of the Council.

APPCT shall will designate a named contact to liaise with the Haringey Employment and Recruitment Partnership's lead contact to ensure efficient management and supply of local Council residents for employment and training opportunities post Implementation of the Development and the Haringey Employment and Recruitment Partnership will provide and prepare said Council residents for all employment and training opportunities and will be the sole conduit for any recruitment assessment screening testing and application support arrangements.

Reason: In order to ensure that the scheme provides employment opportunities within the Borough and for the local community.

## ENERGY STATEMENT

9. Prior to the commencement of construction works the applicant shall provide a further energy statement in order to demonstrate that carbon savings have been maximised, taking account of the limitations of the building, in line with London Plan Policy 5.4 The development hereby permitted shall be built in accordance with the approved energy statement and the energy provision shall be thereafter retained in perpetuity without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy 5.4 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

## CONSIDERATE CONSTRUCTORS

10. No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: In the interests of residential amenity.

## ECOLOGY

11. The works shall be carried out in accordance with the recommendations set out in the Ecological Appraisal.

Reason: To ensure that the development will make a positive contribution to the protection, enhancement, creation and management of biodiversity and protect and enhance the surrounding Site of Importance for Nature Conservation (SINCs) in accordance with London Plan Policies Policy 7.19 and Local Plan Policy SP13.

## SECURED BY DESIGN

12. The development hereby approved shall achieve a Secured by Design accreditation The BBC Studios and Theatre shall not be occupied until an accreditation has been achieved.

Reasons: in the interest of public safety and to comply with Local Plan (2013) Policy SP11.

## TREE PROTECTION

13. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, the measures set out in the Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be implemented and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

## LANDSCAPING

14. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme]. The soft landscaping scheme shall include detailed drawings of:

- a. those existing trees to be retained.
- b. those existing trees to be removed.
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

**INFORMATIVE:** The development of this site has the potential to damage heritage assets of archaeological and historical interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.

**INFORMATIVE:** All tree works shall be undertaken by a qualified and experienced tree surgery company and to BS 3998:2010 Tree work - Recommendations.

INFORMATIVE : The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is the Brigade's policy to regularly advise their elected Members about how many cases there have been where they have recommended sprinklers and what the outcomes of those recommendations were.

INFORMATIVE: Hours of Construction Work The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:- 8.00am - 6.00pm Monday to Friday 8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

## **RECOMMENDATION 2**

GRANT LISTED BUILDING CONSENT subject to conditions

Applicant's drawing Nos.

1745/P/001/A, 1745/P/002/C, 1745/P/005/B, 1745/P/006/B, 1745/P/007/B, 1745/P/008/B, 1745/P/010/A, 1745/P/020/B, 1745/P/021/B, 1745/P/022/B, 1745/P/023/B, 1745/P/024/B, 1745/P/040/A, 1745/P/041/B, 1745/P/042/B, 1745/P/043/B, 1745/P/044/A, 1745/P/045/-, 1745/P/060/B, 1745/P/061/B, 1745/P/062/B, 1745/P/063/B, 1745/P/065/A, 1745/P/066/B, 1745/P/067/A, 1745/P/101/A, 1745/P/102/A, 1745/P/110/B, 1745/P/111/B, 1745/P/112/B, 1745/P/114/B, 1745/P/120/A, 1745/P/121/B, 1745/P/122/B, 1745/P/125/B, 1745/P/126/B, 1745/P/127/A, 1745/P/131/A, 1745/P/135/A, 1745/P/139/B, 1745/P/141/B, 1745/P/143/A, 1745/P/144/A, 1745/P/200/B, 1745/P/201/B, 1745/P/202/B, 1745/P/203/B, 1745/P/204/B, 1745/P/500/A, 1745/P/501/A, 1745/P/502/A, 1745/P/503/A, 1745/P/504/A, 1745/P/505/A, 1745/P/506/A, 1745/P/510/A, 1745/P/511/A, 1745/P/513/A, 1745/SU/005/A, 1745/SU/006/A, 1745/SU/007/A, 1745/SU/008/A, 1745/SU/010/A, 1745/SU/020/A, 1745/SU/021/A, 1745/SU/022/A, 1745/SU/023/A, 1745/SU/024/A, 1745/SU/041/A, 1745/SU/042/A, 1745/SU/043/A, 1745/SU/044/A, 1745/SU/060/A, 1745/SU/061/A, 1745/SU/062/A, 1745/SU/063/A, 1745/SU/066/A, 1745/SU/101/A, 1745/SU/102/A, 1745/SU/110/A, 1745/SU/111/A, 1745/SU/112/A, 1745/SU/114/A, 1745/SU/120/A, 1745/SU/121/A, 1745/SU/122/A, 1745/SU/125/A, 1745/SU/126/A, 1745/SU/127/A, 1745/SU/131/A, 1745/SU/135/A, 1745/SU/139/A, 1745/SU/141/A, 1745/SU/143/A, 1745/SU/144/A, 1745/SU/200/A, 1745/SU/201/A, 1745/SU/202/A, 1745/SU/203/A, 1745/SU/204/A



Subject to the following condition(s)

## **CONDITIONS**

### **TIME LIMIT**

1. The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

### **IN ACCORDANCE WITH THE APPROVED PLANS**

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

1745/P/001/A, 1745/P/002/C, 1745/P/005/B, 1745/P/006/B, 1745/P/007/B, 1745/P/008/B, 1745/P/010/A, 1745/P/020/B, 1745/P/021/B, 1745/P/022/B, 1745/P/023/B, 1745/P/024/B, 1745/P/040/A, 1745/P/041/B, 1745/P/042/B, 1745/P/043/B, 1745/P/044/A, 1745/P/045/- , 1745/P/060/B, 1745/P/061/B, 1745/P/062/B, 1745/P/063/B, 1745/P/065/A, 1745/P/066/B, 1745/P/067/A, 1745/P/101/A, 1745/P/102/A, 1 745/P/110/B, 1745/P/111/B, 1745/P/112/B, 1745/P/114/B, 1745/P/120/A, 1745/P/121/B, 1745/P/122/B, 1745/P/125/B, 1745/P/126/B, 1745/P/127/A, 745/P/131/A, 1745/P/135/A, 1745/P/139/B, 1745/P/141/B, 1745/P/143/A, 1745/P/144/A, 1745/P/200/B, 1745/P/201/B, 1745/P/202/B, 1745/P/203/B, 1745/P/204/B, 1745/P/500/A, 1745/P/501/A, 1745/P/502/A, 1745/P/503/A, 1745/P/504/A, 1745/P/505/A, 1745/P/506/A, 1745/P/510/A, 1745/P/511/A, 1745/P/513/A, 1745/SU/005/A, 1745/SU/006/A, 1745/SU/007/A, 1745/SU/008/A, 1745/SU/010/A, 1745/SU/020/A, 1745/SU/021/A, 1745/SU/022/A, 1745/SU/023/A, 1745/SU/024/A, 1745/SU/041/A, 1745/SU/042/A, 1745/SU/043/A, 1745/SU/044/A, 1745/SU/060/A, 1745/SU/061/A, 1745/SU/062/A, 1745/SU/063/A, 1745/SU/066/A, 1745/SU/101/A, 1745/SU/102/A, 1745/SU/110/A, 1745/SU/111/A, 1745/SU/112/A, 1745/SU/114/A, 1745/SU/120/A, 1745/SU/121/A, 1745/SU/122/A, 1745/SU/125/A, 1745/SU/126/A, 1745/SU/127/A, 1745/SU/131/A, 1745/SU/135/A, 1745/SU/139/A, 1745/SU/141/A, 1745/SU/143/A, 1745/SU/144/A, 1745/SU/200/A, 1745/SU/201/A, 1745/SU/202/A, 1745/SU/203/A, 1745/SU/204/A

Reason: In order to avoid doubt and in the interests of good planning.

### **WORKS TO MATCH EXISTING**

3. All works should be made good to match the existing fabric in colour, material and texture. If works cause any un-intentional harm to the existing fabric, this should be repaired or replicated to match existing.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

#### HIDDEN FEATURES

4. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

#### UNBLOCKING WORK

5. Notwithstanding the approved drawings all the unblocking work shall be undertaken carefully with sensitivity to remaining historic fabric. All works to be made good in suitable breathable materials following the completion.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

#### DECORATIVE WALL FINISHES

6. Notwithstanding the approved drawings, the existing Victorian decorative wall finishes within former Studio B shall be retained in situ.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

#### OVERCLADDING

7. Notwithstanding the approved drawings, the proposed over-cladding to the walls of the first floor corridor to the new BBC Exhibition Area shall be kept below the height of the existing 'on air' lights.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

## EAST COURT

8. The following details shall be submitted to and approved in writing by the LPA prior to the commencement of the respective works:

- a. Treatment of existing surfaces including samples of brickwork, flooring, walls, ceilings, repointing and cleaning of brickwork, rendering, decorative finishes, ironwork and paint finishes including samples as appropriate;
- b. Location of proposed acoustic banners and mechanism of hanging and retracting them
- c. Doors, windows, glazing, panels and glazed screening
- d. Proposed internal and external signage; and
- e. Under floor heating and any other servicing including lighting, CCTV.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

## BBC STUDIO AND EXHIBITION AREA

9. The following shall be submitted to and approved in writing by the LPA prior to the commencement of the respective works:

- a. Details on new internal surfaces including walls, floors, ceilings, doors, lighting, staircases, windows, skylight over the grand staircase, servicing and any new items affixed to the building within the BBC foyer and pop up cafe area.
- b. A methodology statement or drawings, as appropriate, showing details of materials, opening works and method of construction for the internal lift;
- c. A methodology statement for the removal of the blocked arches and works of making good including reinstatement of the south colonnade and adjacent surfaces.
- d. Details of new and dummy window openings as well as the details of the windows to be reinstated and panelled with graphics along the southern colonnade.

- e. Details of proposed new balustrades and/or pelmets as applicable along southern colonnade.
- f. A methodology statement explaining the repair and treatment of existing historic surfaces within the studios, the gallery and the corridor including details of new internal surfaces: floors, walls, ceilings, doors, lights and window shutters, doors between the former studios and the first floor corridor;
- g. Details of consolidation and over-cladding of the existing Victorian decorative wall finishes within former Studio B;
- h. Details of daylight over corridor, existing light fitting, 'on air' lights and lighting track within former Studio A;
- i. Details of method of installation and height of the proposed panel over the existing surface along the corridor; and
- j. Works required to undertake electrical and other installations;

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

#### THEATRE, FOYER AND NORTH EAST TOWER

10. The following shall be submitted to and approved in writing by the LPA prior to the commencement of the respective works:

- a. Details on new internal surfaces to the Theatre, Theatre Foyer and North East Tower, including walls, floors, ceilings, doors, lighting, staircases, windows, skylight over the grand staircase, servicing and any new items affixed to the building;
- b. The proposed repair and treatment of existing historic surfaces within the Theatre
- c. A methodology statement to include details of strengthening works to the theatre roof structure, balcony and side galleries;
- d. Detailed drawing, sample or mock up (as appropriate) of the proposed junction between the newly laid floor within the Theatre and the surrounding historic fabric,
- e. Details of any proposed works to the stage or stage machinery;
- f. A methodology statement to include details of the proposed removal and relocation of the two plaster panels featuring pairs of gryphons, their new location and means of presentation;
- g. Details of any fixed means of interpretation of the Theatre, the associated stage machinery and the relocated plaster panes described in (f) above; and
- h. Details or samples of the proposed cleaning of interior brickwork to Theatre Foyer and the North East Tower following the removal existing plaster boards and rendering.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

## EXTERIOR WORKS

11. The following shall be submitted to and approved in writing by the LPA prior to the commencement of the respective works:

- a. All proposed or altered doors, windows including rooflights;
- b. A method statement describing all exterior repair works;
- c. Samples of all new materials to be used for the proposed repairs or new works, including new brick, stone, timber, render, mortar, decorative finishes, roofing materials and metalwork
- d. Any building cleaning to include sample panels for prior approval;
- e. All proposed new fixtures to the fabric including signage, lighting, CCTV Cameras and alarms including related cabling and paraphernalia; and
- f. All new mansafes or gantry walkways at roof level: this should include analysis of the impact of their design and appearance and any associated fixings on the setting of the Palace and the surrounding historic environment.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.

Appendix 1a Consultation Responses from internal and external agencies

| No. | Stakeholder               | Question/Comment   | Response  |
|-----|---------------------------|--|---|
|     | <b>INTERNAL</b>           |  |   |
|     | <b>LBH Transportation</b> | <p>The site is located in the west of the borough and is accessed via Alexandra Palace Way which links The Place to Wood Green and Alexandra Palace Station to the North West and the junction of Priory Road, Park Road and Muswell Hill to the South West. Alexandra Palace Way provides the main vehicular access to the site and the car parks, there is a service access via The Avenue to the north of the site.</p> <p>The site has a Public Transport accessibility level (PTAL) of 2 which is low, with the W3 bus service providing the main direct public transport access to the site. It is to be noted that although the PTAL is low events at The Place is supplemented by way of shuttle bus services from Wood Green and Highgate Stations. It is also to be noted that the PTAL calculation does not take into consideration the Alexandra Palace rail station which is also heavily utilised on event days. We have therefore considered that although the site has a low public transport accessibility level, it has good connectivity to a number of local transport interchange (Alexandra Place Station, Wood Green Station and Finsbury Park Station)</p> <p>The applicant transport consultant Alan Baxter has conducted surveys of the site on two non-event days and on two major event days to determine travel characteristics including: purpose of travel, arrival time, origin, main arrival mode of transport, final arrival mode of transport, parking location and main departure mode</p> | <p>Comments noted and conditions have been imposed as recommended. A legal agreement is also recommended in order to secure the provision of a travel plan.</p> |

| No. | Stakeholder | Question/Comment   | Response |
|-----|-------------|--|----------|
|     |             | <p>of transport. The events surveyed were: knit and Stitch which had some 10,439 visitors and Fat Freddy's concert with some 9,580 visitors.</p> <p>The surveys for a weekday non event day concluded that a large percentage of users walked as their main mode of arrival, with 38.6% walking, 31.3% by car and 21.7 % by bus. The surveys for a non event day weekend reflect what of week day with the majority of visitors walking as their main mode of transport, some 40.8 %, followed by car 32.9% and 13.8% by bus. The modal split and main mode of travel varies between both event days, which is expected considering that the events are different in nature and take place at different times ( Knit and Stitch 10am to 5:30pm) and Fat Freddy's ( 6:30 to 11pm). However both events have some 25% of visitors using the Train as main mode of travel, tube use varies between both uses between 11.4% and 31%, car use varies on final mode of arrival between 10.4% and 23.6% with the all day event (knit and stitch) accounting for the higher car modal share; with walking accounting for the largest final mode share between 47.6% and 55.6% of trips.</p> <p>The applicant is proposing to repair and refurbish the eastern wing of the Palace including the East Court, the Former BBC studios, the theatre, re-arrangement and landscaping of the East Car Park. The former BBC studios will be use as a museum and will attract some 106,000 visitors annually the refurbished theatre is projected to generate some 53,150 visitors annually. In order to ensure that the impact on the network are robustly assessed we have requested that the applicant</p> |          |

| No. | Stakeholder | Question/Comment  | Response |
|-----|-------------|---|----------|
|     |             | <p>assesses an additional 25% uplift on the visitors number, the proposed combined use is therefore expected to be some 198,938 visitors per year.</p> <p>The trip generation for the BBC studios will take place between 10:00 am and 09:00 pm; this is after the Am peak traffic generation period (8am -9am). The BBC museum will be a timed attraction with groups of 40 visitors lasting approximately 1 hour. The final admission for afternoon viewing will be at 4:00pm; the Museum will then re-open at 06:00pm, hence the maximum peak hour trip generation for the BBC studios will be 80 visitors trip during the Pm peak hour (100 visitors) when a 25% growth factor is applied.</p> <p>The use of the Theatre will vary, including: theatrical events concerts, wedding, exhibitions, conferences and sports, in order to assess the trip generation characteristics of the proposed theatre use the applicant transport consultant has assumed that the maximum attendance will be up to 800 visitors for an exhibition and 1,200 visitors for a concert, a worst case assessment has been assumed with a 25% growth factor, this assumes that there will be 1,000 visitors for an exhibition and 1,500 visitors for a concert.</p> <p>In terms of the impact of the proposed theatre use, the worst case scenario on the transportation and highways network would be during the transportation and highways network PM peak trip generation period. Based on the survey data from the similar exhibitions and concerts at the Place an exhibition of 1000 visitors would generate some 242 departure trips during the PM peak period and concert 1500 concert visitors would generate 312 arrival</p> |          |



| No. | Stakeholder | Question/Comment  | Response |
|-----|-------------|---|----------|
|     |             | <p>trip during the pm Peak period.</p> <p>The combined trip generation of the BBC museum and the Theatre use would result in 426 departures and 50 arrival during the PM peak hour for an exhibition and 50 departures and 362 arrivals for a concert. When these trip are combined with the existing weekday PM peak use (worst case scenario) and exhibition in the grand hall during the day and a music concert in the theatre in the evening this would result in 2576 departure, 50 of these trip will be from the theatre + BBC Studio use) and 362 arrivals for the (362 for the theatre + BBC Studio use). We have considered that the proposed increase in departures of some 50 additional trips is only an increase 1.94%.</p> <p>We have considered the impact of the proposed additional trips on the transportation and highways network based on the modal split data from the events surveyed, the peak trip generation for a concert will occur between 6-7pm (1028) arrivals and 11pm to 12 midnight (1500) departures. The peak trip generation period will occur outside the transportation and highways peak trip generation periods and will only directly impact on the W3 bus service. However as the numbers visitors forecasted for these period are not significantly greater than events that currently taking place at The Palace; combined with the fact that larger events are normally supported by a shuttle bus service and will only take place up to 10 occasions per year. We have considered that the impact on the demand for additional bus capacity can be provided by way of a shuttle bus service, to Wood Green and or Highgate Station. We will</p> |          |

| No. | Stakeholder | Question/Comment  | Response |
|-----|-------------|---|----------|
|     |             | <p>therefore request that the applicant develops an enhance shuttle bus service as part of the event management plan.</p> <p>The current cycle modal spilt is low, for both visitors and staff, whilst we accept that the location of the Palace and nature of the events pose a challenge in attracting a high cycle modal split for exhibition and concerts, we will require the applicants travel plan to include robust measures to encourage cycling by staff and other day to day function, we will also require the applicant to provide cycle parking in line with the 2013 London Plan as part of the Travel Plan.</p> <p>The site currently has some 1518 car parking spaces in 12 locations, parking is free of charge, which make is very attractive to the general public, there is an element of commuter parking currently taking place on Alexandra Place Station end of the site. Car parking surveys were conduct on the two event days surveyed, not all the car park were open, a total of 495 of the 1518 car parking spaces were available. Of the 495 car parking spaces available a maximum of 254 spaces were used during the peak demand period. The proposed development would generate a combined parking demand of an additional 125 car parking spaces. This level of additional car parking demand can be easily accommodated within the car parks closest to the East Wing (Pavilion car Park, Drive Car Park and the East Car Park).</p> <p>The applicant is proposing to change the layout of the east car park the number of car parking spaces will remain the same (125 car parking spaces) with enhance</p> |          |

| No. | Stakeholder | Question/Comment  | Response |
|-----|-------------|---|----------|
|     |             | <p>landscaping and pedestrian access, we have review the proposed layout and have concluded that the layout is acceptable and will provide better pedestrian connectivity to eastbound W3 bus service.</p> <p>On reviewing the proposed application, the transportation and highways authority would not object to this application subject to the following condition.</p> <p>1) A staff and visitors Travel Plan must be secured byway the S.106 agreement, as part of the travel plans, the flowing measures must be included in order to maximise the use of public transport.</p> <p>a) The applicant submits a Travel Plan for each aspect of the Development and appoints a travel plan co-ordinator for development and sheltered housing aspect of the development and must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually.</p> <p>b) Provision of welcome induction packs for staff containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all staff, travel pack to be approved by the Councils transportation planning team.</p> <p>c) The developer is required to pay a sum of £3,000 (three thousand pounds) per travel plan for monitoring of the travel plans; this must be secured by S.106 agreement.</p> <p>d) Provide cycle parking in line with the London Plan and review cycle parking provision annually as part of the travel plan and provide additional cycle parking</p> |          |

| No. | Stakeholder | Question/Comment   | Response |
|-----|-------------|--|----------|
|     |             | <p>facility if required.</p> <p>f) To produce a cycle strategy to promote cycle to and from the site</p> <p>d) Provide public transport information with ticking (electronic or paper) where possible and on the website.<br/>Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport.</p> <p>2) The applicant will be required to provide an event management plan/ local area management plan which includes the following information:</p> <p>a) Crowd management and dispersal including Stewarding</p> <p>b) Car park management plan</p> <p>c) Signage strategy to local transport interchange</p> <p>d) Shuttle bus strategy for local transport interchanges ( Wood Green, Archways Station and possible Finsbury Park)</p> <p>e) Coach drop off and collection</p> <p>f) Parking controls on Alexandra Place Way</p> <p>g) Taxi collection strategy</p> <p>Pre-commencement Conditions</p> <p>1) The applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 3 months (three months) prior to construction work commencing on site. The Plans should provide details on how construction work (inc. demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Alexandra Palace Way and the roads</p> |          |

| No. | Stakeholder                            | Question/Comment  | Response  |
|-----|--|---|---|
|     |  | <p>surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods, the plans must also include measures to safeguard and maintain the operation of the local highway network including the east car park.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.</p> <p>2) The applicant is also required to submit a service and deliver plan (DSP)</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic.</p>   |   |
|     | <p><b>LBH Conservation Officer</b></p> | <p>1. BACKGROUND</p> <p>1.1. Alexandra Palace (also known as the People's Palace) is a grade II listed building and is a rare survival of a large scale Victorian exhibition and entertainment complex. The existing building is a rebuilt (1873-75) of the original building (1868-73) following fire damage by the architects John Johnson and Alfred Meeson. The building went through substantial restoration during 1980-88, following second fire in 1980. The building includes the surviving BBC studios where the world's first high-definition television programme was transmitted in 1936 and the complete set of Victorian stage machinery in the theatre.</p> <p>1.2. The submitted proposals are in support of the Heritage Lottery Fund project to regenerate the East wing of the Palace. The Alexandra Palace Trust has already secured the stage 1 of the bidding process in</p> | <p>Comments noted and conditions imposed as recommended</p> |

| No. | Stakeholder | Question/Comment   | Response |
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|     |             | <p>2013 with a Master Plan prepared by Sir Terry Farrell and Partners and a Conservation Management Plan by Donald Insall Associates in 2012. The main concept of the proposal is to reinvent the Palace as an entertainment venue by bringing the three zones in the East Wing together: BBC Studios, East Court and the Theatre. This would provide a multiple and diverse range of activities and events, imperative for a sustainable future of the Palace.</p> <p>1.3. The Trust in support of the application has submitted a detailed Heritage Statement and a Design and Access Statement in addition to detailed drawings of proposed works. I have reviewed these documents from a conservation point of view along with other planning documents and have considered the impact of the development in accordance with the Council's statutory duty as per Planning (Listed Buildings and Conservation Areas) Act, 1990. I have also assessed this site independently including various site visits and have been involved during various pre-application discussions.</p> <p>1.4. The proposed works are for the car park, landscaping and lighting scheme.</p> <p>2. COMMENTS</p> <p>2.1. The proposed works would have an impact on the setting of the listed building. There is an existing car park which is proposed to be configured to improve its layout. A central pedestrian access route would be provided</p> |          |

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|     |                 | <p>leading to the entrance of the East Court. Associate landscaping and lighting is also proposed.</p> <p>2.2. Whilst there are no objections to the proposed, further details of the landscaping and lighting arrangement should be submitted. Lighting should be designed and positioned in a manner that enhance the architectural features of the building and not appear intrusive. Further details regarding the same should also be submitted.</p> <p>3. CONCLUSION</p> <p>3.1. The proposed car parking and landscape are acceptable with the following conditions:</p> <p>1. Notwithstanding the approved drawings and documents, details of the pedestrian access routes should be submitted to the Council for further approval.</p> <p>2. Notwithstanding the approved drawings and documents, details of lighting, their design, appearance, location and luminosity should be submitted for further approval.</p> <p>3. Notwithstanding the approved drawings and documents, details of the landscaping should be submitted for further approval.</p> |          |
|     | <b>EXTERNAL</b> |   |          |
|     | Thames Water    | With regard to sewerage infrastructure capacity, Thames Water would not have any objection to the above   | Noted.   |

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|     |                        | <p>planning application. On the basis of information provided, with regard to water infrastructure capacity, Thames Water would not have any objection to the above planning application.</p>   |   |
|     | <p>Natural England</p> | <p>Statutory nature conservation sites - no objection<br/>Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.</p> <p><b>Protected species</b><br/>We have not assessed this application and associated documents for impacts on protected species Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species tenable an assessment to be made of a protected species survey and mitigation strategy.</p> <p>You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.</p> <p>The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed</p> | <p>The comments and advice has been noted and are addressed under section 6.8 of the report</p> |



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|     |             | <p>development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.</p> <p>If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>.</p> <p><b>Green Infrastructure</b><br/>The proposed development is within an area that Natural England considers could benefit from enhanced green infrastructure (GI) provision. Multi-functional green infrastructure can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement. Natural England would encourage the incorporation of GI into this development.</p> <p><b>Local sites</b><br/>If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.</p> |          |

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|     |             | <p><b>Biodiversity enhancements</b><br/> This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.</p> <p><b>Landscape enhancements</b><br/> This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a</p> |          |

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|     |             | positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.   |  |
|     | GLAAS       | <p>Remains connected with the historic tramway, the development of Alexandra Palace, the park and possibly remains connected with the Roman coin find made just to the north may be exposed during the groundworks for the scheme.</p> <p>I advise that an archaeological watching brief during groundworks would be appropriate to investigate and record any significant local heritage. The following condition would satisfy this requirement:</p> <p>Reason<br/>Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation followed by the subsequent recording of significant remains prior to development (including preservation of important remains), in accordance with recommendations given by the borough and in PPS 5/NPPF.</p> <p>Condition<br/>A) No demolition or development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.</p> | The comments have been noted and conditions have been imposed as recommended and an informative included as advised. |

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|     |                    | <p>B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).</p> <p>C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.</p> <p>Informative<br/>The development of this site is likely to damage heritage assets of archaeological and historical interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.</p> |                               |
|     | The Theatres Trust | <p>The Theatres Trust supports the applications. Please see our detailed advice below.</p> <p>Remit: The Theatres Trust is The National Advisory Public Body for Theatres, safeguarding theatre use or the potential for such use; we provide expert advice on theatre buildings including, new design, heritage, property and planning. Established by The Theatres Trust Act 1976, the Trust delivers statutory planning advice on theatre buildings and theatre use in England through The Town and Country Planning (Development Management Procedure) (England) Order 2010 (DMPO),</p>  | The comments have been noted. |

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|     |             | <p>requiring the Trust to be consulted on planning applications ‘involving any land on which there is a theatre’.</p> <p>Advice/ Comment: The Theatres Trust is pleased to support this proposal to restore and bring the Theatre and the East Wing of Alexandra Palace back in to public use. The intention of the proposal for the Theatre is to refurbish it as an adaptable performance space, which could be used for theatre, cinema, live music, conferences, weddings, banquets and film shoots. The Alexandra Palace Theatre is currently on the Theatres Trust’s Theatre Buildings at Risk Register and we are very aware of the Theatre’s historic significance. The Theatres Trust has engaged with the design team during design development and pre-application phases, and we have supported Alexandra Park and Palace Charitable Trust’s fundraising and project development activities.</p> <p>Alexandra Palace was designed to be ‘The People’s Palace’ for public entertainment, by architect John Johnson and opened in 1873. However, it was destroyed by fire 16 days later and only the outer walls survived. It was quickly rebuilt and reopened in May 1875 and originally contained a concert hall, art galleries, a museum, a lecture hall, a library, a banqueting room and the Theatre.</p> <p>The Theatre is one of the most significant parts of the Palace, having survived a second major fire in 1980. The auditorium is one of the oldest surviving in London and is architecturally, historically and archaeologically of rare</p> |          |

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|     |             | <p>interest. It is an extraordinary and unique space with its design, akin to a big music hall or concert hall than a theatre. It is a great rectangular room with raked floor and long sides, which are now occupied by low enclosed corridors and give the impression of side slips. There were originally two balconies; the upper one now removed. Much ornament survives from both the original 1875 design and from 1922 when the theatre was remodelled to the orders of Macqueen Pope the General Manager. Of particular note is the decoration to the ceiling, proscenium, ante-proscenium, sculpture, balcony front and the side slips.</p> <p>The existing faded 'toy theatre' colour scheme, although not original, is highly evocative. The most interesting survival is the stage, designed for elaborate transformations. It has a fine complex system of Victorian wooden machinery both below stage and in the fly tower. The intactness of this theatre, its historical associations, and its novelty and rarity as an example of once-popular culture, make it a very important national cultural and historic asset.</p> <p>The proposal for the Theatre will preserve and highlight its historical importance whilst introducing adaptations to return it to viable theatre use. We support the plans for the Theatre foyer and bar which will see the later partitions and false ceilings removed to reveal the full height of the rooms and the walls stripped back to expose the original brickwork. We also support the opening up of the infilled arches and</p> |          |

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|     |             | <p>replacement glazing to recreate connections with the external courtyard and the East Court right through to the BBC Studios. The addition of new insulation, flooring and ceiling banners will improve acoustics. We are also pleased that the original toilet pavilion will be renovated to provide new and accessible toilet facilities to serve both the theatre and the East Court.</p> <p>Within the auditorium, the most significant change will be the levelling of the raked floor. The new floor will be level with the rear side doors to minimise alterations required to the decorative plasterwork on the side walls. Care should be taken here to monitor the quality of work undertaken, particular where the re-laid floor abuts the walls. The orchestra pit will remain and the side doors to the front of the auditorium will be altered to match the rear doors by removing one section of panelling that will be reused in the foyer. We consider that the changes to the front side doors will not be a significant alteration.</p> <p>Although it is believed that the raked floor is not original and was added in the 1920s we welcome the existing floor boards being reused in the replacement floor. Whilst levelling of auditoria floors can affect sightlines to raised stages from seating on the floor, a level floor will make this auditorium more versatile. The proposal incorporates the addition of retractable seating banks and a flat floor will allow for a full range of theatre formats, including thrust stage or theatre-in-the-round, as well as end-on to the existing proscenium arch and stage. It will also enable the auditorium to be used for</p> |          |

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|     |             | <p>functions, fashion shows, exhibitions and concerts. We therefore support the levelling of the auditorium floor and the addition of new retractable seating units. These changes will provide vastly improved sight lines for theatre and concert audiences and enable the majority of the seats to be pulled back and stored under the balcony when not in use during exhibitions and events. This will maximise the potential use of the theatre and therefore its long-term viability.</p> <p>We are aware that the remaining lower balcony is structurally unsound and welcome its replacement, with the reuse of the original cast iron pillars, and the opportunity this provides to improve the rake of the balcony and therefore the sightlines and its use. We also welcome the approach to retain the cinema projection box to preserve the cinematic history of the theatre and the insertion of a new balcony for the production and technical control area above the projection box. Care should be taken to ensure that the appearance of the new balcony does not dominate the room. We also agree with the addition of new seating to be provided along the side slips, and the provision of new side stairs providing access and essential means of escape in emergencies.</p> <p>We welcome the approach to retain the existing plasterwork, moulding and painting on the walls where possible and the stabilisation and preservation of the ceiling of the auditorium with minimal intervention; though understand that some plaster will be replaced where it is found to be unsound. It is important that the</p> |          |



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|     |             | <p>ceiling and roof structures are safe and secure to provide public access to the Theatre and endorse the work to replace rotten and unstable roof joists and battens and install new walkways within the roof void to allow safe access for technical equipment and for the inspection of the ceiling. The methodology to further ensure the structural integrity of the ceiling is commended, namely remedial works to secure the ceiling mouldings and ensure they are safely attached to the roof structure. We agree with the approach to re-use existing holes in the ceiling (where the original chandeliers hung from) to suspend rigs for theatre lighting and sound equipment. Whilst the truss bars will affect the appearance of the Theatre when in use, they are required to enable the Theatre to operate effectively and viably. The bars will be able to be adjusted for various uses or removed when not in use to enable the auditorium to appear in its original form. Likewise sound panels will be hung along the side walls to address acoustics but can be rolled away when not in use.</p> <p>Other than some strengthening and stabilisation works, the proposal is that the stage and stage house, including the original under-stage machinery and fly tower is to remain mostly unchanged. It is hoped that in the future these can be opened up and made fully accessible to enable the public to appreciate the development of wooden under-stage machinery and the operation of historic flying systems.</p> <p>We agree with the introduction of new doors on either</p> |          |

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|     |             | <p>side of the stage to create access to the side corridors and maximise circulation, fire escapes, and entrance points for performers. Enlarged delivery doors to the rear will greatly improve the get in/ get out and delivery of sets and equipment. The new dressing rooms and back of house facilities are not located in an area of historic significance and are essential to the future operation of the theatre. Roof coverings will also be replaced to address water ingress issues and sound and thermal insulation will be installed at the same time to improve sustainability and use of the theatre while events are occurring in other parts of the Palace. Overall these improvements will greatly enhance circulation, energy performance, and the use of the Theatre.</p> <p>It is acknowledged that the original theatre and its immense size had a number of design, acoustic and sightline issues affecting its commercial success. The changes to the floor and balcony go some way to addressing these issues, while respecting the heritage of the theatre and maximising opportunities to secure its future use. The proposed changes to the historic fabric are as minimal as possible and are beneficial to the use of the space as a theatre. In our opinion the proposed changes will not have an unacceptable impact on the historic significance of the heritage asset.</p> <p>While our comments mainly relate to the Theatre elements of this application, the proposed works to the former BBC Studios and East Court are an important component of the overall proposal, and together with the</p> |          |

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|     |   | <p>Theatre and the Palace itself, they represent the evolution of leisure and entertainment since Victorian times. The East Court is a large area that connects all the uses in the East Wing and plays an important ancillary and support role. Its restoration will mean it once again becomes the main entrance and circulation space for the East Wing. Unlike the Theatre, the historic value in the former BBC Studios is in its use and role in the development of television, rather than the architecture itself, and the restoration of the studios, gallery and creation of the new grand stair will reanimate this area and support a range of installations to interpret this historic value. Externally, the restoration of the arched colonnade will bring back the 1875 southern façade and re-tie the east and west wings of the Palace together.</p> <p>Alexandra Palace Theatre has been on the Trust's Theatre Buildings at Risk Register for a number of years and we are pleased that this proposal will restore and bring the Alexandra Palace Theatre back in to public use. We therefore recommend you grant planning permission and listed building consent and attached any relevant conditions. Please do not hesitate to contact us if we may be of further assistance.</p> |  |
|     | London Fire Brigade                             | Is satisfied with the proposals for fire fighting and recommends the installation of sprinklers.   | The comments have been noted and an informative has been included as advised.  |
|     | Metropolitan Police Designing out Crime Officer | Have already taken the opportunity to discuss this project with those working on the design and regeneration of Alexandra Palace. Our office hopes that, where physically possible, our advice and   | The comments and advice has been noted and a condition has been imposed requiring the applicant to obtain 'Secured by Design' certification. |

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|     |             | <p>recommendations will be implemented within this project. We welcome the opportunity to working in partnership with the project manager, architect and planning department, through the build and restoration process, with a view to achieve a Secured by Design accreditation for the site. We do appreciate that this is a bespoke iconic project; however we are confident that by working together, the Alexandra Place site can become a multifunctional, user-friendly, safe and enjoyable environment for both visitors and employees.</p> <p>Our initial crime prevention advice which was given on 28th October 2014 was based on the information supplied at the meeting and the current crime trends in the area. It was given free without the intention of creating a contract. We recommend that further advice should be sought from our office, once the final proposal has been agreed and the finer details are confirmed. The Police Service does not take any legal responsibility for the advice given. However, if the advice is implemented, it will reduce the opportunity for crimes to be committed.</p> |   |
|     | TfL         | <p>TfL has reviewed the above mentioned application and has the following comments to make:<br/>While TfL welcomes the fact that car parking is to remain at roughly the same provision, cycle parking should be increased to accommodate the increased visitor capacity in line with the London Plan. Furthermore, it is stated that the Travel Plan will aim to increase the use of cycling however providing sufficient cycle parking is a practical measure that is required in order for any Travel</p>  | <p>The comments have been noted and conditions have been imposed as recommended</p> |

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|     |                  | <p>Plan successes to be implemented.</p> <p>TfL wishes to know whether shower and changing facilities are provided for staff on site, as this is required to compliment staff cycle parking as it encourages the more sustainable use of transport. (Officer comment further information was provided and considered to be sufficient for the staff).</p> <p>The proposed works are unlikely to cause any strategic issues for TfL; however a Construction Management Plan should be provided and secured through condition in order to mitigate any disruptions within the site or local road network during the works phase.</p>   |   |
|     | English Heritage | <p>English Heritage was pleased to be involved in early discussions with the applicants and their professional advisors during the formulation of these proposals, which are considered to reflect those discussions and the advice offered by our specialist staff. We warmly welcome the proposals and it is our view that they will enhance the significance of this important listed building and will do much to address its current 'at risk' status by securing its repair and viable future use.</p> <p>In regards to the detailed proposals, we are in full agreement with the written comments made by your Borough's Principle Conservation Officer and with the views expressed in the Theatres Trust letter of 16th December 2014. Our detailed comments in relation to the area of the building formerly occupied by the BBC</p> | The comments and advice have been noted |

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|     |             | <p>are set out in our pre-application letter, dated 18th November 2014, which is attached to this letter. We have also recommended that a number of conditions be attached to any grant of listed building consent, which will require further details be submitted for approval, in consultation with ourselves.</p> <p>We enclose the draft letter authorising the granting of consent (draft attached) and have referred the case to National Planning Casework Unit. Subject to the Secretary of State not directing reference of the application to him, they will return the letter of direction to you.</p> <p>If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course. This response relates to listed building matters only. If there are any archaeological implications to the proposals please contact the Greater London Archaeological Advisory Service for further advice.</p> <p><b>Pre-application Advice</b></p> <p><b>Summary</b></p> <p>English Heritage was pleased to be involved in early discussions during the formulation of the scheme which reflects those discussions and the advice offered by our specialist staff. We fully support the scheme and it is our view that the proposals will enhance the significance of the Palace, whilst introducing viable new uses that will</p> |          |

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|     |             | <p>provide a sustainable new future for the building.<br/> English Heritage's statutory remit is the impact of the proposals on the historic environment. Our advice below is based on an understanding of the historic environment affected by the proposals, and an assessment within the context of national and local planning policy as to whether the proposals harm, retain or enhance this significance.</p> <p><b>Significance</b></p> <p>Alexandra Palace is a grade II listed building and is therefore of national significance. The building forms the centrepiece of a grade II Registered Park and Garden and is located within the Alexandra Palace and Park Conservation Area. The listing description for the palace (dated 1996) clearly sets out the principal reasons for listing, as follows:</p> <p><i>* Historic interest: a rare survival of a large-scale Victorian exhibition and entertainment complex, and for the surviving BBC studios where the world's first high definition television programme was transmitted in 1936; also the complete set of Victorian stage machinery in the theatre;</i></p> <p><i>* Architectural interest: for the surviving Victorian fabric and internal spaces, as described above;</i></p> <p><i>* The former railway station has special interest as a well-detailed building in the Italianate style, and for close historical associations with Alexandra Palace; it has strong visual group value with Alexandra Palace</i></p> |          |

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|     |             | <p>In respect to the principal southern elevation of the Palace, the listing description makes reference only to the symmetrical colonnaded Victorian facade. It does not make reference to the later extensions to the terrace colonnade which was associated with the BBC's occupation of the south eastern side of the building.</p> <p>In respect to the BBC's occupation, the description states that:<br/> <i>The BBC studios 'A' and 'B' have historic rather than architectural interest. A significant feature in studio 'A' is the glazed control room or 'gallery'. Some original doors to the studios with brass porthole windows survive.</i></p> <p>The designation document for the Registered Park and Garden notes that the principal building within the park is the Palace, which <i>'stands on a natural platform c 76m above the level of the railway to the east, from where there are extensive views'.</i></p> <p><b>History and Background</b><br/> Alexandra Palace dates from 1873-5 and was built to designs by John Johnson and Alfred Meeson, following destruction of the previous palace by fire. The Palace was a rival to the great Crystal Palace Exhibition and was designed as a 'people's palace' that would entertain and educate the population. It was built on a vast scale and contained a number of large exhibition halls, a theatre, various sporting activities, eating establishments, a market and its own railway station.</p> |          |



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|     |             | <p>Similar to the relocated Crystal Palace at Sydenham, the positioning and design of Alexandra Palace was chosen to draw attention to itself and to reinforce the grandeur of the project, thereby marketing itself to visitors. The Palace was positioned on the highest part of the site, where it could be viewed from a considerable distance and from which visitors to the Palace could enjoy views looking towards the palace park and London beyond. The principal southern elevation looks towards the centre of London and was designed in a bold style that took references from Classical architecture, including a central arched portico, colonnaded facades and four corner towers, which originally had obelisk shaped turrets sheathed in zinc tiles. The use of symmetry and repetition in the design of the southern facade created a distinctive profile and appearance that could easily be seen and recognised in long views.</p> <p>By the 1930s, the Palace had fallen into a poor state of repair due to the difficulties of finding new uses for such a large building following the decline of the large exhibitions at the end of the C19, the high costs of running such a large building and the impact of WWI compulsory acquisition. In 1935, the eastern side of Alexandra Palace was almost derelict when the decision was taken by the BBC to run the first television broadcasting trials at the Palace. The BBC chose Alexandra Palace partly due to its advantageous elevated position (allowing the television signal to be widely distributed) and its abundance of large rooms that could be used for a variety of purposes. The original</p> |          |

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|     |             | <p>broadcasting studios were located on the first floor, directly to the west of the antennae tower, whilst ancillary accommodation filled many of the surrounding spaces, including the theatre, which was used for scenery storage. The BBC were resident at Alexandra Palace between 1936 and 1981, during which time the Palace saw the development of early television broadcasting, its evolution into colour television and its growth into an international media for distributing news and entertainment to the masses.</p> <p>When the BBC first took occupation at Alexandra Palace, they created two broadcasting studios which accommodated competing television technologies: Baird and Marconi/EMI. The studios themselves were simply lined in acoustic panels and large sliding doors were inserted to the adjacent corridor to allow for scenery movement. Between the 1930s and 50s, various infill extensions were made into the Victorian terrace colonnade on the southern facade of the building, taking the form of simple brick infill panels, cut through with openings for small Crittall windows and mechanical extract grilles. These infill extensions largely accommodated service accommodation, but one such extension housed the Baird IFT camera enclosure and initial film processing equipment - now all removed from the infill extension. Baird is acknowledged to be one of the pioneers of early television and championed his own technology. Unfortunately for Baird, the initial broadcasting trials at Alexandra Palace resulted in the Marconi/EMI technology winning out and the Baird</p> |          |

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|     |             | <p>Studio and associated equipment was decommissioned by 1937.</p> <p>Following the departure of the BBC and partial destruction of the Alexandra Palace complex by a fire in the 1980s, the palace has remained only partially repaired and is on English Heritage's 'Heritage at Risk Register' for London. The area of the former studios is in a particularly poor state of repair, with evident water ingress and animal infestation.</p> <p><b>Proposals</b></p> <p>In November 2012, the Alexandra Palace and Park Trust secured £16.8m of funding from the Heritage Lottery Fund's major grants programme towards a major £23.8m project to repair and refurbish the historic BBC Studios, East Court and the Victorian Theatre in the eastern wing of the Palace. These proposals have recently been submitted to the London Borough of Haringey for planning permission and listed building consent. It is the proposals relating to the area formerly occupied by the BBC that you have requested that we comment on, in particular.</p> <p>The current HLF scheme proposes the repair and refurbishment of the former BBC Studios to create a new publicly accessible exhibition that would tell the story of the evolution of television and the BBC's occupation of Alexandra Palace. It is understood that the proposals include a new main access stair and lift; refurbishment and retention of the key features of the studio complex,</p> |          |

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|     |             | <p>including the main access corridor to the studios (including doors, lighting, signage and atmospheric servicing); and the producer's gallery and the former broadcasting studio spaces, which would serve as flexible exhibition and learning spaces. As part of these proposals, the box form of the studios would be retained, along with any surviving production features, such as the lighting track and window to the producer's gallery. The associated infill extensions into the terrace colonnade would be removed and the original Victorian arrangement to the southern elevation of the Palace would be reinstated, including the provision of fenestration to the former studios.</p> <p>It is understood that there has been some debate on the impact of proposed removal of the infill extensions to the terrace colonnade. Our assessment of the value of that built fabric to the overall significance of Alexandra Palace is contained within the <i>Position</i> section below.</p> <p><b>Policies</b></p> <p>The policies outlined below form the statutory basis on which the local authority is duty bound to make its decision unless there are material reasons why this should not be the case.</p> <p>Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty upon local planning authorities to consider the impact of proposals on conservation areas. It requires that 'special attention be paid to the desirability of preserving or</p> |          |

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|     |             | <p>enhancing the character or appearance of that area.'</p> <p>The National Planning Policy Framework (NPPF) sets out the Government's policies for decision making on development proposals. At the heart of the framework is a presumption in favour of 'sustainable development'. Conserving heritage assets in a manner appropriate to their significance forms one of the 12 core principles that define sustainable development.</p> <p>NPPF policy advises that for new development to be sustainable it needs to encompass an economic, social and environmental role, with the latter including the protection and enhancement of the built and historic environment. Paragraph 8 notes that these roles are mutually dependent and should not be taken in isolation; and that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.</p> <p>Paragraph 7 of the NPPF states that the environmental role of a development includes protection and enhancement of the historic environment, while section 12 sets out how the historic environment should be conserved and enhanced.</p> <p>Specific policies relevant to the current application include paragraph 132, which states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should</p> |          |

| No. | Stakeholder | Question/Comment   | Response |
|-----|-------------|--|----------|
|     |             | <p>be. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Paragraph 134 states that where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.</p> <p>'Conservation Principles' was published by English Heritage in 2008 and sets out a logical approach to making decisions and offering guidance about all aspects of England's historic environment. This document describes a range of heritage values that may be attributed to heritage assets and gives guidance on how to manage change through attributing relative significance of those values.</p> <p><b>Position</b><br/>When assessing the heritage value of built fabric, it is necessary to attribute significance to that fabric. In this case, relative values should be attributed to the southern elevation of the Palace and to the infill extensions to the terrace colonnade that were inserted by the BBC, as below:</p> <p>The southern elevation of Alexandra Palace is considered to be of high historical, aesthetic and communal value. Alexandra Palace is one of the few remaining Victorian exhibition buildings in Britain. The original architecture of the Victorian building still forms the centrepiece of a designed landscape and is an iconic</p> |          |

| No. | Stakeholder | Question/Comment   | Response |
|-----|-------------|--|----------|
|     |             | <p>landmark featuring in many views across London. The existing BBC brick infill extensions within the terrace colonnade on the southern facade of the Palace are considered to cause harm the significance of this principal elevation, as they undermine the clarity and detailing of the Victorian architecture and block key views out of the affected rooms towards the associated parkland and London beyond.</p> <p>The BBC studios themselves are considered to be of high historical and communal value. Although the studios retain few physical features that would reveal their original use, the impact of events that took place in those spaces, namely the early broadcasting trials and the creation of programming for television, cannot be underestimated. The infill extensions to the terrace colonnade were used to accommodate back of house functions and equipment associated with the studios. These infill extensions contain little or no evidence of their former uses and were constructed in a manner that was functional, utilitarian and constantly subject to change. Whilst these infill extensions provide little in the way of understanding or interpretation of the former studios, they are considered to be of some historical and communal value, due to their association with the former studios and early television broadcasting. As such, they are considered to be of medium historical and communal value and low aesthetic value.</p> <p>In relation to assessing the impact of change to a heritage asset, I would refer you to paragraph 126 of</p> |          |

| No. | Stakeholder | Question/Comment   | Response |
|-----|-------------|--|----------|
|     |             | <p>Conservation Principles, which is considered pertinent to this case, as follows:</p> <p><i>Restoration to a significant place should normally be acceptable if:</i></p> <ul style="list-style-type: none"> <li><i>a. the heritage values of the elements that would be restored decisively outweigh the values of the those that would be lost;</i></li> <li><i>b. the work proposed is justified by compelling evidence of the evolution the place, and executed in accordance with that evidence;</i></li> <li><i>c. the form in which the place currently exists is not the result of an historically significant event;</i></li> <li><i>d. the work proposed respects previous forms of the place;</i></li> <li><i>e. the maintenance implications of the proposed restoration are considered to be sustainable.</i> <p>In respect to the above paragraph, I have considered each point in turn, as follows:</p> <ul style="list-style-type: none"> <li>a. the relative heritage values have been assessed above. In summary, the Victorian Palace facade is considered to be of high historical, aesthetic and communal value, whilst the BBC infill extensions are considered to be of medium historical and communal value and low aesthetic value. The proposed removal of the infill extensions and restoration of the Victorian facade is therefore considered to cause some degree of harm to the historic and communal value of the Palace through the loss of fabric associated with the BBC's occupation. However, this harm is considered to be decisively outweighed by the enhancements that are</li> </ul> </li></ul> |          |



| No. | Stakeholder | Question/Comment  | Response |
|-----|-------------|---|----------|
|     |             | <p>brought about by the restoration proposals, which will reinstate the integrity and quality of an earlier and more important phase in the evolution of the building.</p> <p>b. there is clear evidence of the original form and appearance of the Victorian Palace facade. This is demonstrated in the remaining fabric of the palace and in photographs and records. It is entirely possible for the scheme to restore the facade in a convincing manner.</p> <p>c. the form in which the place currently exists is not the result of a particular historically significant event. The historically significant events associated with the BBC occupation were the activities that took place within the studios and which were filmed and broadcast. Although associated equipment was housed within some of the infill extensions, none of this equipment is retained and there is no imprint of this equipment remaining.</p> <p>d. the proposed work respects previous forms of the place, namely the original C19 arrangement. Notably, this work will reinstate the form and appearance of the principal Victorian elevation of the Palace and will reconnect the building with the associated views across the parkland towards London.</p> <p>e. the maintenance implications of the proposed restoration are considered to be sustainable. The existing arrangement of the former studios and the terrace colonnade infill extensions allows for limited uses of the former studio spaces, due to the lack of natural daylight. The proposed BBC exhibition scheme increases accessibility to the studio spaces and provides a series of flexible spaces that could be used for a</p> |          |

| No. | Stakeholder           | Question/Comment   | Response                     |
|-----|-----------------------|--|------------------------------|
|     |                       | <p>variety of purposes. Ultimately, if the building is going to be maintained in its repaired state, sustainable uses need to be introduced. The proposed BBC exhibition scheme is considered to be a good use for this area of the building and has the benefit of telling the story of this highly significant period in the history of Alexandra Palace.</p> <p>In respect to the overall scheme for Alexandra Palace, we will certainly be seeking assurances with regards to the long-term maintenance and management of the building, in order to address its 'at risk' status.</p> <p><b>Recommendation</b><br/> English Heritage fully supports the scheme of repair and refurbishment of the historic BBC Studios, East Court and the Victorian Theatre in the eastern wing of the Palace and considers the proposals to be in line with the policies set out within the National Planning Policy Framework. Whilst we consider there to be some harm caused by the loss of fabric associated with the BBC's occupation of the infill extensions to the terrace colonnade on the southern elevation of the building, this harm would be decisively outweighed by the enhancements to the significance of the Palace. Those enhancements would be brought about by the restoration proposals, which would reinstate the integrity and quality of an earlier and more important phase in the evolution of the building.</p> |                              |
|     | The Victorian Society | Thank you for consulting the Victorian Society on this   | The comments have been noted |

| No. | Stakeholder | Question/Comment  | Response |
|-----|-------------|---|----------|
|     |             | <p>application. We welcome the proposals to restore parts of Alexandra Palace and in particular, we wanted to express our support of removing the 1930s infill to the eastern part of the south elevation.</p> <p>Architecturally the south elevation is highly significant, being the most visible part of the exterior of Alexandra Palace, visible from large parts of north London. The 1930s infill to the loggia is, as the DIA 2012 conservation management plan states, “of startling architectural insensitivity”. It was clearly done in a purely utilitarian manner with no thought about its visual impact. This visual impact is extremely negative, being disfiguring to the whole elevation. In our view it is so disfiguring that retention of the infill would materially harm the chances of a successful regeneration of the Palace. This is a mouth with many teeth knocked out.</p> <p>In terms of historic significance there can be no doubt that the BBC studios and transmitter are highly significant. However, the principal external manifestation of this presence is the transmitter tower and the five storey office oriel on the SE tower. The small rooms created by infilling parts of the loggia no longer contain their original equipment, nor their original finishes. Their contribution to the historic and cultural significance of the BBC part of the Palace is marginal, while their negative architectural impact is immense. Therefore, the removal of the infill will have a very positive effect on the whole elevation which we support.</p> |          |

For Sub Committee

OFFREPC  
Officers Report

## **Appendix 1b: Response to main objections from local residents and groups**

### 1. Concerns with the loss of the interior of the BBC Studios

- 1.1 The listing description of the building states (under the section titled- Interior) that ‘The former BBC studios A and B have historic rather than architectural interest. A significant feature in studio A is the glazed control room or ‘gallery’.
- 1.2 The Conservation Management Plan (page 148) further states that – ‘The whole of the area underwent continuous alterations as various broadcast systems were tried and abandoned, different programme types made, colour television and catering needs varied ... Overall, the cultural significance of this part of the Palace, as the birthplace of public broadcast television, is almost without equal. Aesthetically, however, most of it is a mess’. The Baird system in Studio B was only used for 9 months,
- 1.3 Officers agree with these assessments and consider that the BBC Studios have historic value, however architecturally the rooms have limited significance, as most of the fabric is now either out of context or removed. The original conversion of the rooms to studios involved covering of the original lathe and plaster walls with sheets of asbestos and layers of plaster. The ceilings were covered with building board, while the floor was covered with black linoleum over which could be laid any type of floor covering as may be required. The asbestos has since been removed and the walls are now exposed bare or covered with plasterboard. Studio B now lies derelict and is unsafe for public access. The Baird camera was mounted to the side of the studio, within a small section of the area created by bricking up the colonnade. Within 9 months of its opening, Baird’s mechanism was terminated and the studio was refitted for the Marconi EMI apparatus. Baird’s camera room was converted to a control room. Several other architectural interventions were undertaken continuously as the studios were adapted and re-fitted with changing equipments. In assessing these rooms, it is evident that very little of what could have been determined as original 1936 studio now remains, thus compromising greatly its authenticity and architectural value.
- 1.4 The remodelled tower to the SE, including the five floors of offices, however, have remained somewhat of a unique 1930s addition with associated architectural details such as Crittall windows, cement stairs, a lift, plaster finishes etc. The BBC tower itself is remarkable and is a constant reminder of the building’s past use and is of very high significance.

## 2. Unblocking the existing arches

- 2.1 In respect to the principal southern elevation of the Palace, the listing description makes reference only to the symmetrical colonnaded Victorian facade. It does not make reference to the later extensions to the terrace colonnade which was associated with the BBC's occupation of the south eastern side of the building.
- 2.2 In respect to the BBC's occupation, the description states that:  
*The BBC studios 'A' and 'B' have historic rather than architectural interest. A significant feature in studio 'A' is the glazed control room or 'gallery'. Some original doors to the studios with brass porthole windows survive.*
- 2.3 The Conservation Management Plan prepared in 2012 refers to the infilling being carried out with 'startling architectural insensitivity, at both floor levels'. On page 107 it states- 'While the loggia infill does relate to the pioneering BBC television studios of 1936, it does not form part of the spaces where the programmes were made, and the equipment they contained does seem to have been lost. It would be better to remove the infill and to return the elevation to its original appearance.' Page 111 of the document in relation to the removal of the blocked arches states- ' This would reinstate a suitably imposing and welcoming public face to the building, and restore symmetry to the entire south front of the Palace whilst fully acknowledging the dramatic BBC intervention of the BBC in 1936 through the exhibition interpretation. However, most important of all is the celebration of the transmission tower which remains as by far the most significant iconic intervention by the BBC at Alexandra Palace.'
- 2.4 This position has been supported by the Victorian Society but disputed by a number of local groups and residents. Officers acknowledge that the blocked up facade has some associative significance with the BBC Studios. It also has some evidential value in terms of the 'story' of Alexandra Palace as it changed from one use to another. However officers agree with the Design Statement's assessment that in order to understand the BBC's role of the Palace, the bricked up colonnades have little to contribute and consider the southern elevation's Victorian legacy to be of far greater significance in architectural value and the infilling works to be severely detrimental to the architectural significance of the Palace. Their removal would enhance the appearance of the building and reinstate its original character and architectural integrity.

- 2.5 Some consultation responses have suggested the possibility of retaining some of the blocked arches. Officers and English Heritage have considered this approach and conclude that it will do little to interpret the BBC Studios, whilst continuing to have a detrimental visual impact on the building.
- 2.6 Officers consider that the proposed treatment of the opened up arches is appropriate. The panelled windows would continue to provide a reminder of the enclosed spaces and integrate with the internal layout of the BBC interpretation studios, this position is supported by English Heritage.

### 3. Works to the Theatre

- 3.1 The proposed works are in line with the recommendation made by the Conservation Management Plan, and officers consider, it is an appropriate approach to reinvigorate the Theatre for sustainable future use. The floor works are perhaps the most intrusive and would involve removal of a section of moulded plasterwork over the two doors closest to the stage. Officers consider, these works would cause some harm to the authenticity and historic significance of the Theatre and have given this harm significant weight as per the Council's statutory duty.
- 3.2 In balancing the works proposed for the new floor officers consider that the advantages of the retractable seating platforms and the general reconfiguration of the space to provide a variety of performance and event options to be of greater heritage benefit, securing the use of the Theatre for sustainable future use. The works are therefore necessary to achieve the wider heritage regeneration of the theatre as well as the Palace and would ultimately enhance its use, appearance and significance. They are therefore acceptable.

### 4. Complaints about the consultation process

- 4.1 The Council has sent 112 letters to neighbouring residents, erected site notices at 5 prominent positions around the Palace and advertised the application in the local press. This is in accordance with the Council's notification requirements set out in our Statement of Community Involvement. In response to the concerns raised in the letters of representation the Council held a Development Management Forum on 28 January 2015. The applicant's statement of community involvement sets out

the consultation carried out by the applicant. The Charitable Trust has carried out wide ranging consultation for both the 2012 Masterplan and prior to the submission of the current applications. The consultation with members of the Alexandra Park and Palace Statutory Advisory Committee and the Alexandra Park Consultative Committee outside of the planning application by the applicant are not relevant to the consideration of this planning application.

#### 5. Concerns with the number of documents

- 5.1 It is noted that the application is accompanied by a large number of plans and documents which does make understanding the proposals more difficult than a smaller proposal. However the proposal is a Major Development which involves significant changes to a large listed building and therefore a high level of detail is required and a large number of plans. In accordance with Planning Legislation a Design and Access Statement has been provided which provides a much more accessible and succinct illustration of the proposal.
- 5.2 With regard to increasing the consultation period to 6 months, the minimum statutory requirement for all applications is 21 days however the Council accepts representations up until the decision is made. Therefore consultees and members of the public have a more than adequate period of time to comment. Furthermore the Council has held a Development Forum to allow for any questions to be raised and representation to be made in a public forum. There is no case law for a 6 month consultation period for a Planning Application and given the significant delay this would cause to the project this is not something the Council can consider.

#### 6. Perceived conflict of interest

- 6.1 The Council as Local Planning Authority is obliged to make the decision on these planning and Listed Building Consent applications. As the Council owns the site the application will be considered in the public forum of the Planning Committee. The applicant has provided a Heritage Statement prepared by heritage experts and external consultees, in particular English Heritage has reviewed this document and provided independent views on the proposal. These comments must then be considered in the assessment of the applications by the Planning Committee. Therefore the Council do not consider it necessary to have the proposal reviewed by independent heritage experts.



## 7. Success metrics

7.1 Measuring the financial success of the project is a matter for the applicant and not the Local Planning Authority.

## 8. Concerns with the proposed audio visual experience and displays

8.1 The cinematic experience does not affect the fabric of the Listed Building and therefore is not a consideration in the assessment of the Planning Application or Listed Building Consent.

## 9. EIA Screening

9.1 An EIA screening opinion has been provided by the Council for this proposal (reference HGY/2014/2672) and the document is attached with the current submission. The screening opinion concludes that the LPA does not consider the environmental impact of the proposal to be of more than local importance, nor is the site located in a particularly environmentally sensitive or vulnerable area and the proposal is not likely to give rise to unusually complex or potentially hazardous environmental effects to warrant the preparation of an Environmental Statement.

9.2 In terms of traffic, movement and parking, the proposal is considered to have a negligible impact on the local road network and not be significant in EIA terms and can be adequately controlled through travel plans and other conditions.

## 10. Provision of additional infrastructure

- 10.1 The Council has consulted its Highways and Transportation Team and TfL to ensure the applicant's transport assessment provides adequate infrastructure to accommodate the additional patrons. Subject to a Travel Plan they are satisfied that the proposed measures are adequate.
- 10.2 With regard to the additional infrastructure suggested, the Council can only consider the proposal that has been submitted and cannot consider alternative proposals. In any case the infrastructure suggested is likely to be harmful to the setting of the Listed Building, the Historic Park which is also a Site of Importance of Nature Conservation.

#### 11. Call for greater toilet provision

- 11.1 Accessible toilets have been provided on the ground floor and the overall toilet provision is in excess of the relevant standard (BS 6465). The applicant has not yet progressed to the level of detail of setting out fittings within WC areas but will progress this at the next stage of design. It expects as a minimum baby changing facilities to be provided within each of the accessible WCs (two adjoining the East Court; one in the BBC Wing) but other provision is likely to be included elsewhere.

#### 12. Roof materials

- 12.1 Additional information in relation to the works to the roof is provided in the proposed roof plan drawing No. 1745/P/044. The existing degraded roof fabric will be replaced with a new tensile fabric covering. The exact details of the material are likely to be dealt with by way of a condition request samples and specifications.

#### 13. UNESCO world heritage status (WHS)

13.1 The site is not a WHS candidate site nor is it the subject of a WHS designation listing proposal and in any event such listing is not relevant to the merits of the proposals with regard to the consideration of this planning application.



Haringey Design Panel no. 51  
Thursday 2<sup>nd</sup> October 2014

**ATTENDANCE  
Panel**

Stephen Davy  
Phyllida Mills  
Peter Sanders  
Michael Hammerson

**Observers** .....(all Haringey Council unless otherwise stated)

Stephen Kelly (Chair) ..... Assistant Direct of Planning  
Richard Truscott (Facilitator) ..... Design Officer  
Nairita Chakraborty ..... Conservation Officer  
Neil Double ..... Design Officer

**Proposed refurbishment of the eastern side of Alexandra Palace**

Matt Somerville ..... Architect, Feilden Clegg Bradley Studios  
Claire Hughes ..... Architect, Feilden Clegg Bradley Studios,  
Duncan Wilson ..... Chief Executive of Alexandra Park and Palace  
Kerri Farnsworth ..... Director of Regeneration and Property, Alexandra Palace

**Alexandra Palace**

**Project Description**

A masterplan produced for the Palace by Sir Terry Farrell last year recommended that the palace could be brought into greater use and success by first restoring the underused sensitive historic parts and then extending its usefulness by adding a hotel and retail, to make the complex more attractive for exhibitions, conferences and events. To this end, the palace have now prepared proposals to be part funded by the Heritage Lottery Fund to restore and bring back into greater use the BBC Studios (as a museum) and Theatre (as a theatre / venue), along with the Eastern Court between them (glass roofed, also acts as the Ice Rink entrance).

These proposals are being prepared by Feilden Clegg Bradley Studios. The proposals includes restoration of historic fabric, opening up of previously closed spaces such as the north-eastern tower as a bar and function room for the theatre, opening up the ground and first floor terrace/loggias on the south side, containing a magnificent view over London (including removal of later BBC additions) and landscaping of the approach to reduce car dominance.

## **Panel Questions**

**The hilltop location of the site may well have archaeological significance. Given the works to the car park and the additional landscaping, has an archaeological investigation been considered?**

Not at present.

**The proposals would attract people to the venue. To what extent have you envisaged this to be a tourist destination from across the country and abroad, in order to contribute to the wider economy of Haringey?**

The building is considered to become a tourist attraction in the long term, a genuine daytime and night time destination. A possible hotel on the western side has therefore been envisaged as part of the wider Master Plan for the building, to act as a catalyst to this affect.

**The proposals appear to concentrate on the Theatre and the Television studios. What about the wider appreciation of the Park such as the ecological interpretation?**

Yes, that would be part of the wider regeneration of the site. The extended use of the building would increase employment and providing further interpretation of the Park and the vicinity could be achieved cost effectively.

**What is the budget?**

The planned constructions costs are £16.33 million.

**The redesigning of the car park and the landscaping is welcomed; however are all pedestrians envisaged to use the axial entrance? What about the pedestrians arriving from the northern or southern section of the park? Perhaps, a wider plan showing possible pedestrian routes should be provided to demonstrate the access issues.**

Agreed. The tower would remain separate for office entrance. There are level crossings near the bus stop that would take pedestrians directly to the axial entrance.

**What acoustic measures are being taken to help the flexible spaces within the forecourt to reduce reverberation? Has advice been taken from an Acoustic Consultant?**

An Acoustic consultant has been involved. The acoustic curtains and banners should help reduce reverberation. These are on suspended heavy roller blinds and can be rolled and unrolled to increase or decrease the vibration. Presence of audience would help too. Performances are likely to happen at the central areas with audience wrapping around so the reverberation would be automatically lessened.

**Within the theatre, where would be the plant and machinery stored since there appears to be no ventilation?**

These would be placed underneath the theatre floor, within the subfloor with a mechanism to push the air into the roof. The absence of cornices on the roof has been taken advantage of, however, there are limitations and the proposals push it as far as possible without any damage to the historic fabric.

### **What is the colour swatch and how does it relate to the original colours?**

The colour scheme selected is similar to the original colours, although these are muted. Evidence has revealed that the colours had been described as tawdry and a muted version of the colour scheme would help to relieve the facades.

### **The grand staircase and the audio visual rooms to interpret the BBC history of the building are attractive. However, what are the design implications on the space management? How far would the public be controlled on their movement?**

The movement of the public would be controlled through ticketing and time slots. The idea is to impose the original ethos of control and sense of the studios. The space is not a museum space, rather a controlled guided tour.

### **Panel discussion**

1. Panel members felt that the confluence of the various uses and spaces was potentially successful and described the space to be a melting pot of activities. They were generally complimentary of the proposals and the wider regeneration of the building.
2. Some panel members felt that the controlled movement within the BBC studios and audio visual rooms could be over-controlled and may discourage people to visit more than once.
3. Panel members were not clear on the degree to which Ice Rink users were accommodated alongside potential visitors to the theatre and the BBC studio rooms. They felt the various uses, proposed and existing, could conflict and more thought was required to their interplay and coherence in terms of movement.
4. Members were not convinced of the proposed pedestrian routes in the park and immediately outside the eastern entrance. They felt that alternative routes and links should be recognised and encouraged in addition to the main axial entrance.
5. Panel members were not convinced that the opening up of the southern windows (to the BBC studios) was being exploited enough in terms of facilitating the use of the space for evening and banqueting events as well as opening up the views across London to future users and visitors.
6. **Conclusions:** Overall, members were encouraging of the proposals but required further clarity on the pedestrian links, interplay of conflicting uses in the Eastern Court. They also felt that there was an opportunity to further open up windows on the southern elevation and use the BBC studio spaces for high end banqueting and evening events.

## Appendix 3 Development Management Forum

### MINUTES

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|               |   |  |   |
|---------------|---|--|---|
| Meeting       | : | Development Management Forum   | - |
| Reference No. | : | HGY/2013/3122 & HGY/2014/3291  |   |
| Date          | : | 28 <sup>th</sup> January 2015  |   |
| Place         | : | Muswell Hill Quaker Meeting House, Church Crescent, Muswell Hill             |   |
| Present       | : | Stephen Kelly (Chair) Emma Williamson, Robbie McNaugher, approx attendees 40 |   |
| Minutes by    | : | Robbie McNaugher   |   |

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1. Stephen welcomed everyone to the meeting, introduced officers, and the applicant's representatives. He explained the purpose of the meeting that it was not a decision making meeting, the house keeping rules, he explained the agenda and that the meeting will be minuted and attached to the officers report for the Planning Committee.

2. Presentation by Duncan Wilson (Chief Exec Alexandra Palace Charitable Trust), Andy Theobald (Feilden Clegg Bradley Studios) and Peter Higgins (Land Design Studio)

DW - set out the brief from the 2012 Masterplan and outlined the financial position of the Palace.

AT- outlined the details of the proposal

PH- outlined the rational for narrative journey through the BBC Studios

Q&A

Q - on the financial sustainability of the proposal?

DW- Aiming to net £100,000 a year based on 80,00 visitors a year paying £8

Q- Where would the archive materials come from?

A- From the National Media Museum collection in Bradford

Q- Would people sit to watch the opening video?

PH- The complicated story is best told through a well cut film

DW – Approach is to tell a story rather than use objects

Q- How is the experience interlinked with the building to be site specific?

PH – Using the space not the floor or walls but using the lighting rig, gallery space – the exact spaces where things happened

Q- Is there nothing of the actual studios left?

DW- It has all been stripped out so just the spaces are left

Point made that the experiences could happen anywhere

Q- Support the scheme, and in 2012 Haringey decided this would be flexible spaces?

SK- No position on this as Planning Authority

DW- The Theatre would be a flexible space

Colin Marr APPCAAC- The Forum should take place early in the process to allow early input. The 2012 Masterplan did not refer to the arches. Many things are good but concerns about the treatment of the building. The historic information submitted with the application should have been taken into account. The justification for the loss of arches to unit the palace and park could still be achieved with arches remaining blocked.

SK- the LPA can only consider the current proposal and grant or refuse the applications.

DW- This is an important part of the scheme, it would not be historically accurate to retain some blocked arches with new flank walls

CM- Blocking the other arches was a later date, 1936 is the critical time

SK- The LPA will consult English Heritage and consider their comments in due course

Q- Do the arches lead straight into the studio?

DW – They do form a corridor but with no internal fittings and have been used for a variety of uses

Q- The unblocking does not affect the studio?

DW- This is correct?

Q- Is there an Edwardian projection box in the theatre?

Comment- The scheme is fantastic, and allows the public to enjoy the spaces. It would be a tragedy of the scheme was delayed due to the arches.

DW- The projector box will be retained and will be part of the theatre tour

AT- Object room will have an equivalent of the projector

John Thompson AP TV Group- People will enjoy the space not the bricks of the walls etc. Provided there is good interpretation then the scheme is likely to succeed.

Q- Will there be sound in the experience

A- Story is of why radio was not enough, story will be told through sound and vision

Q- Will there be headphones?

No headphones it will be a group experience

Q- Will it tell the story of engineers?



A- the story of engineers will be at the heart of the experience

Comment- English Heritage in 1997 claimed that there was nothing left of the BBC that it was all lost in the fire but this incorrect, the studio walls are still there. This is not an issue of aesthetics but the asymmetry of the arches shows that there were studios from the outside.

SK- Quoted the EH listing, noting the principle reasons were the surviving Victorian complex, BBC Studios, Theatre equipment and spaces

Stephen Games- Feels the public were asked to sign off a fully worked up proposal. We want to feel the scheme is right.

Q Business Plan is 40- 150,000 which is 40 people a day?

DW- 90,000 visitors a year £100,000 net return on costs

SG PH suggest he can predict in advance what people will want? Audio visual centre is not appropriate

SH- Has completed 16 HLF projects and is bringing experience to the project

SG- This is the wrong answer for the building, the exhibit is the building

Cllr Hare- has everything been recorded from the rooms?

AT- Point 3d surveys have been carried out

Cllr Hare- There are 2 levels in the arches has upstairs been surveyed

AT- All levels have been recorded

Cllr Hare- they should also be recorded as they are dismantled

Member of Friend of the Theatre- Think the proposal is a good compromise. The integrity of the auditorium, which is excellent space will be kept with unique stage equipment. Some regrets about the lift and levelling the floor but it is clear that this could not be avoided.

Q – What will happen if the planning application is delayed?

DW- Momentum will be lost, LBH have stuck to funding commitment of £2mil in the face of financial pressure

Cara Webster- Accessibility is key, The Palace looks derelict from the outside. Augmented reality is important for the partially sighted.

Gordon Hutcheson Chair of Consultative Committee and Friends of the Park- this is an opportunity to make this an attractive place. Opening up the colonnades will remove the appearance of dereliction

Q- What will a multi use space mean, there is mention of a bar?

AT – The Theatre will have landscaping to the east court entrance and to the theatre with bar on the ground floor and meeting room type space above.

Q- Will there be concerts?

A- yes but the new roof will have soundproofing

DW- it is design to take concerts, theatrical performances, award ceremonies, cinema and banquets

Q- will other spaces be leased or run internally?

DW- No decision but both options will be considered

Cllr Carter- Retaining 4 arches blocked in would respect the history which is of international importance. World Heritage Site Status was targeted. Vestage of the 1936 history are in the arches. The intermediate device was on the balcony. Would like to see the possibility of W.H.S. and the arches need to be kept for that.

Q- Have alternatives been considered for the facade? Will people realise that the building has been rejuvenated? Can this be a condition to revisit and find a 3<sup>rd</sup> option?

SK- This element is too integral to be conditioned as there are legal duties with Listed Building Consent

Q- Could it be considered in a new application?

SK- Yes

Cllr Hare- The Board looked at the internals to see if there was fabric or equipment left. Nothing internal which could practically be retained. The Board requested views on should the aches be retained. English Heritage responded that they could not be retained. I worry that some could be retained. Could the planning committee condition that an independent view be sought?

SK- the LPA will consult English Heritage who are the National Conservation body to advise on this matter.

Q- Could the site become a World Heritage Site?

DW The UK tentative list opens again in 2018

Q- Could everything removed be retained so the World Heritage Site chances are not lost?

SK- The LPA cannot consider an alternative proposal

Cllr Carter- As a compromise suggest that 4 arches should remain bricked up.

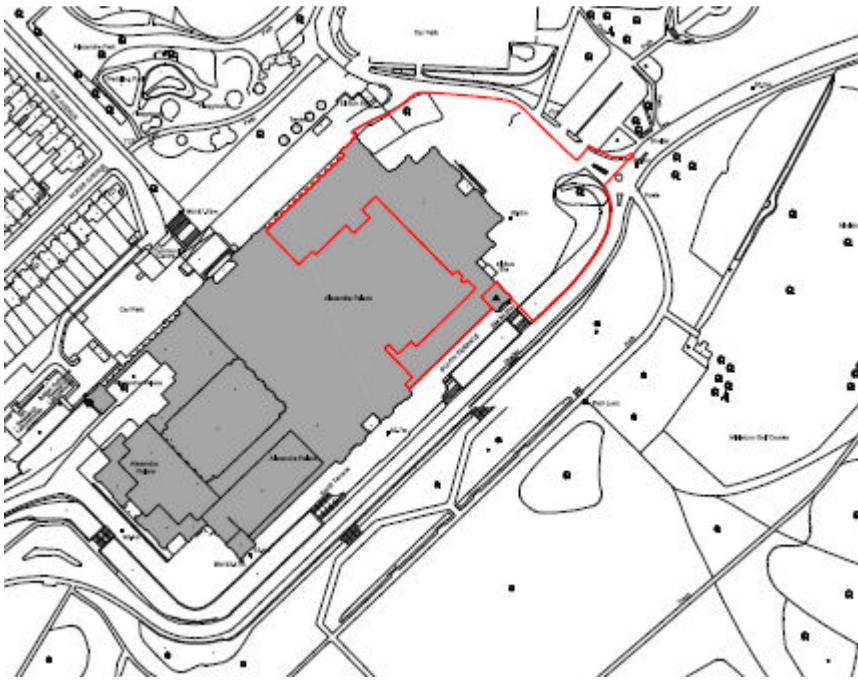
Q- Could only part of the works be completed?

SK- It is complicated but consent is for all of the works and conditions must be complied with and mitigation must be provided but potentially only part of the works could be completed.

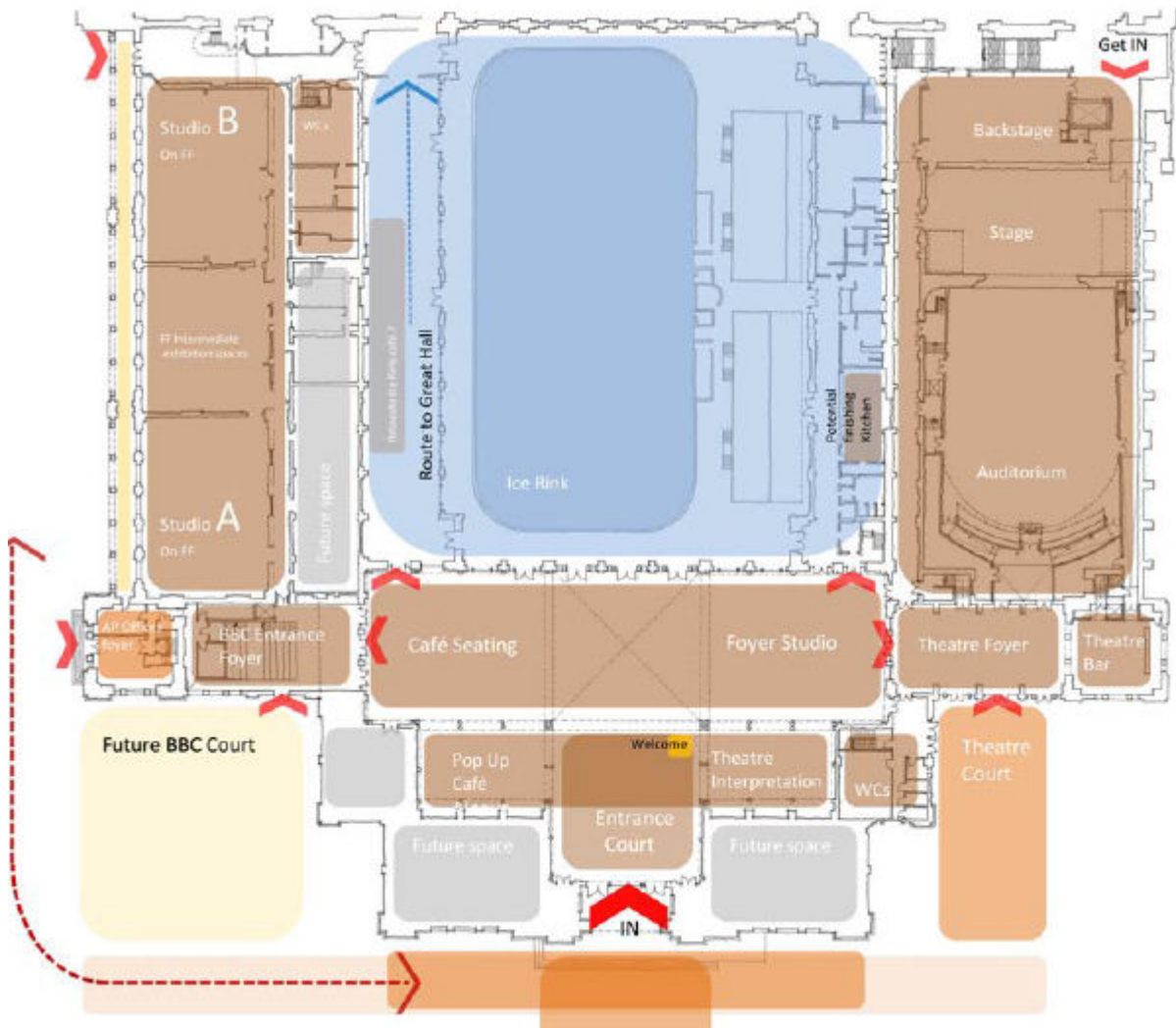
End of meeting

## Appendix 3 Plans and Images

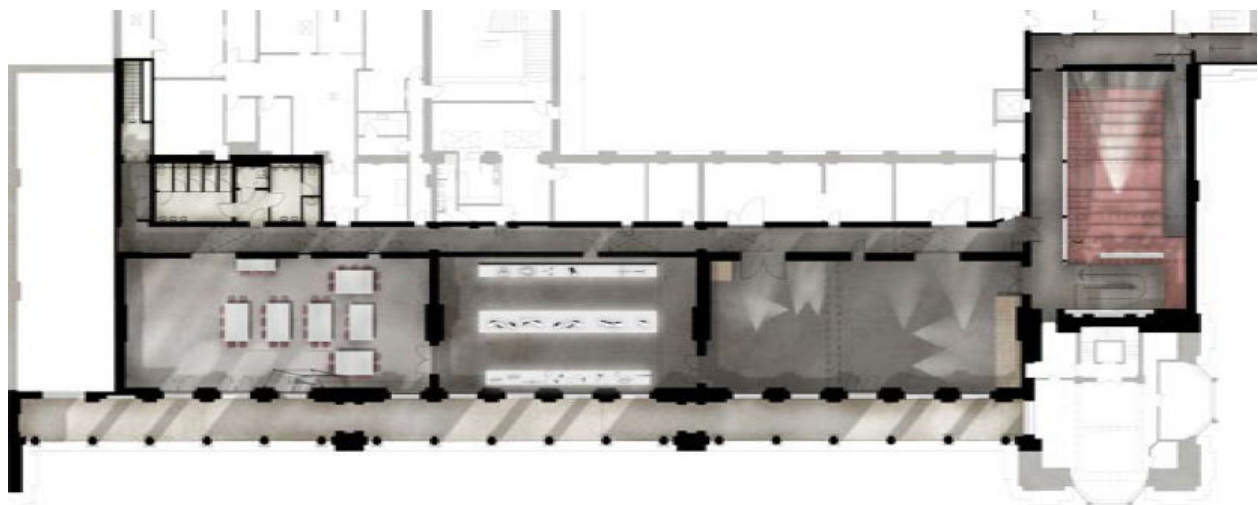
### Site location plan



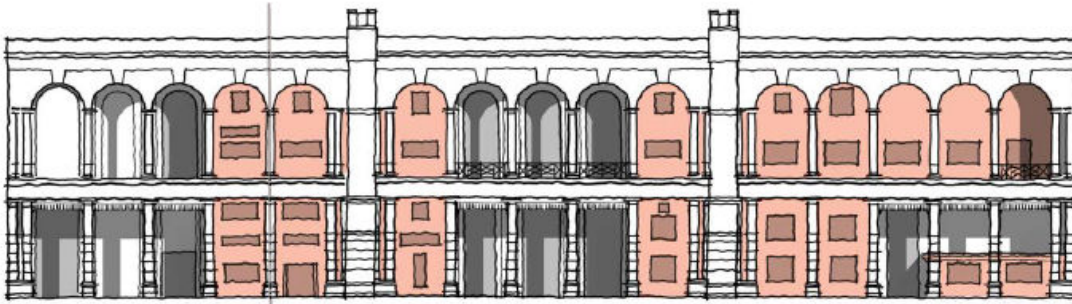
### Proposed site plan



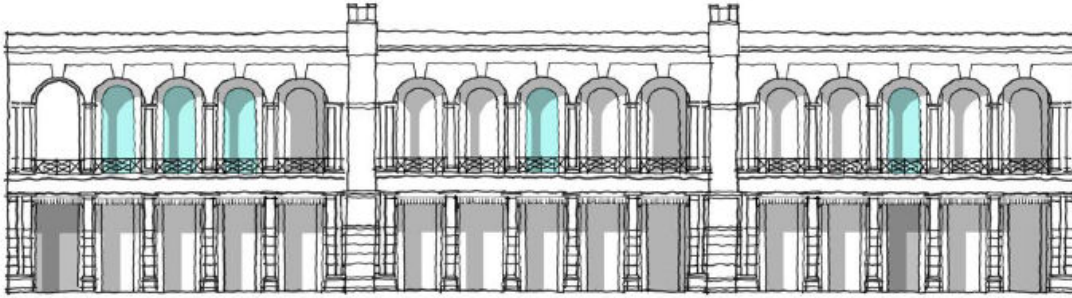
### Studios plan



# South Colonnade plan



The East Wing - South Elevation: Existing showing (fill to be removed)



The East Wing - South Colonnade: Opened up elevation. Allowance for 5 windows at first floor as described.

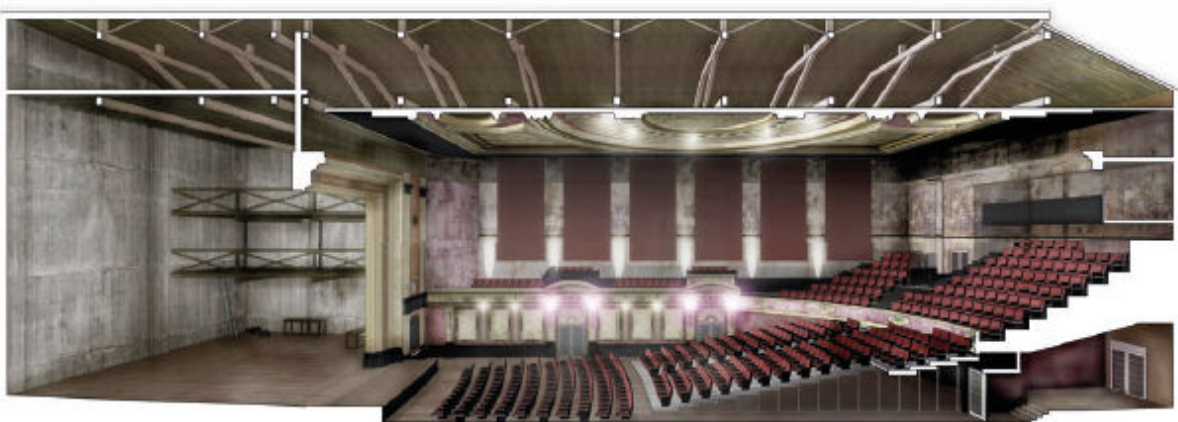


The East Wing - South Colonnade: Plan indicating extent of the accessibility onto the terrace.

Section of 'grand stair' to BBC Studios



Proposed Theatre Section

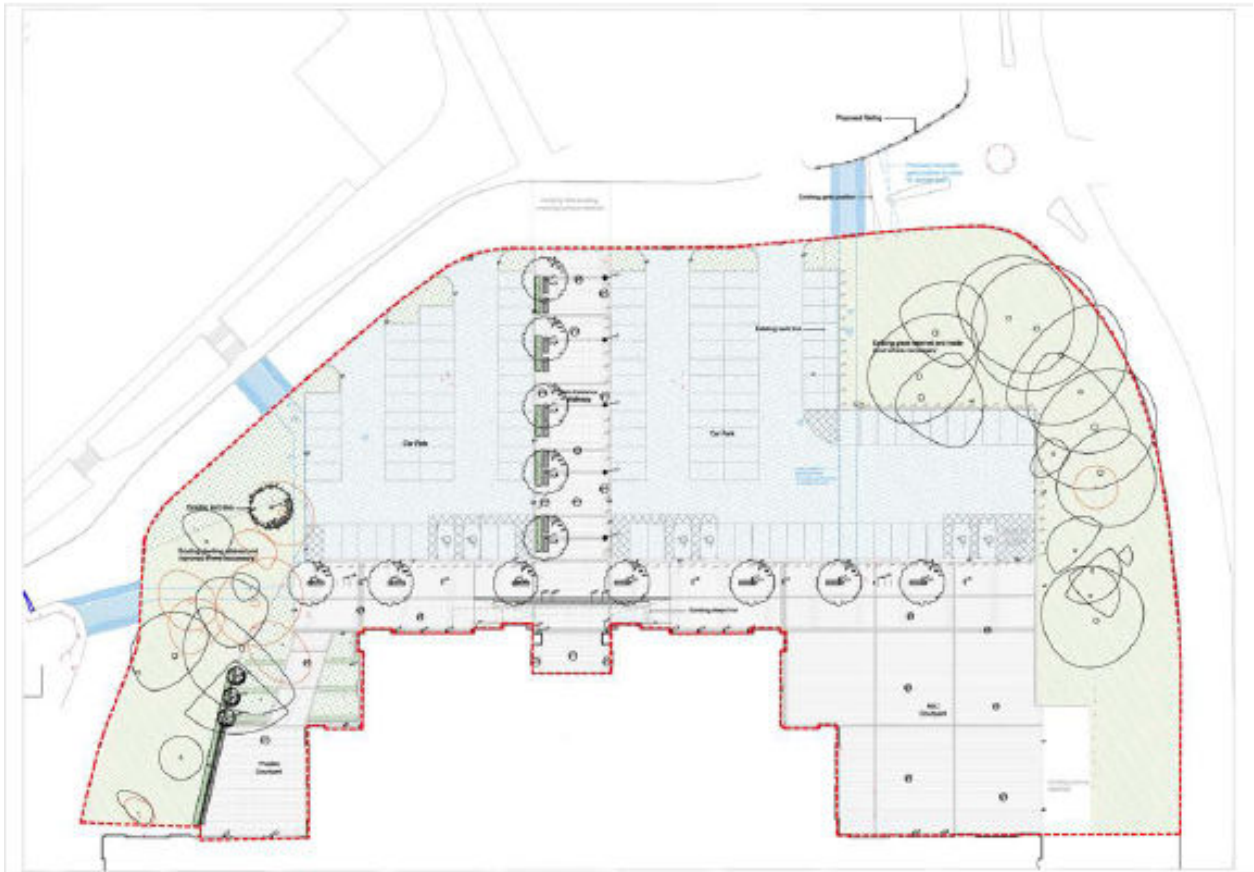


## Theatre banquet/conference layout



Banqueting / Conference Mode

## Landscaping plan



**Drawing number of plans:**

**Planning Permission:**

|               |  |
|---------------|--|
| 1745/P/001/A  | Site Location Plan   |
| 1745/P/002/C  | Site Plan  |
| 1745/P/005/B  | Proposed Basement Plan East Wing                           |
| 1745/P/006/B  | Proposed Ground Flr Plan East Wing                         |
| 1745/P/007/B  | Proposed Ground Flr Mezzanine Plan East Wing               |
| 1745/P/008/B  | Proposed First Flr Plan East Wing                          |
| 1745/P/010/A  | Proposed Roof Plan East Wing                               |
| 1745/P/020/B  | Proposed Basement Flr Plan - Part 1: BBC Wing              |
| 1745/P/021/B  | Proposed Ground Flr Plan - Part 1: BBC Wing                |
| 1745/P/022/B  | Proposed Ground Flr Plan Mezzanine Plan - Part 1: BBC Wing |
| 1745/P/023/B  | Proposed First Flr Plan Part 1: BBC Wing                   |
| 1745/P/024/B  | Proposed Roof Plan: Part 1: BBC Wing                       |
| 1745/P/040/A  | Proposed Basement Flr Plan Part 2: East Court              |
| 1745/P/041/B  | Proposed Ground Flr Plan Part 2: East Court                |
| 1745/P/042/B  | Proposed Ground Flr Mezzanine Plan Part 2: East Wing       |
| 1745/P/043/B  | Proposed Reflected Ceiling Plan - Part 2: East Court       |
| 1745/P/044/A  | Proposed Roof Plan Part 2: East Court                      |
| 1745/P/045/-  | Floor Treatments Plan: Part 2 East Court                   |
| 1745/P/060/B  | Proposed Basement Plan East Wing Part 3: Theatre Wing      |
| 1745/P/061/B  | Proposed Ground Flr Plan Part 3: Theatre Wing              |
| 1745/P/062/B  | Proposed Ground Flr Mezzanine Plan Part 3: Theatre Wing    |
| 1745/P/063/B  | Proposed First Flr Plan Part 3: Theatre Wing               |
| 1745/P/065/A  | Proposed Reflected Ceiling Plan: Part 3: Theatre Wing      |
| 1745/P/066/B  | Proposed Roof Plan: Part 3 Theatre Wing                    |
| 1745/P/067/A  | Proposed Roof Plan: Part 3 Theatre Wing                    |
| 1745/P/101/A  | Proposed East Court Section Looking West                   |
| 1745/P/102/A  | Proposed East Wing Section Through Ice Rink, Looking East  |
| 1745/P/110/B  | Proposed Section Through BBC Wing, Looking South           |
| 1745/P/111/B  | Proposed Section Through BBC Wing, Looking North           |
| 1745/P/112/B  | Proposed Internal Elevation of BBC Corridor, Looking South |
| 1745/P/114/B  | Proposed Section Through BBC Wing Colonnade, Looking North |
| 1745/P/120/A  | Proposed Section Through BBC Wing, Looking West            |
| 1745/P/121/B  | Proposed Section Looking Through BBC Wing, Looking East    |
| 1745/P/122/B  | Proposed Section Through BBC Wing , Looking West           |
| 1745/P/125/B  | Proposed East Court Section Looking West Part 1: BBC Wing  |
| 1745/P/126/B  | Proposed Section Looking West Part 2:East Court            |
| 1745/P/127/A  | Proposed East Court Section Looking West : Part 3: Theatre |
| Foyer & Tower |  |
| 1745/P/131/A  | Proposed East Court Section Looking East                   |
| 1745/P/135/A  | Proposed East Court Section Looking North                  |
| 1745/P/139/B  | Proposed Section Through Theatre, Looking North            |
| 1745/P/141/B  | Proposed Section Through Theatre, Looking East             |
| 1745/P/143/A  | Proposed Section Through Stage House, Looking East         |
| 1745/P/144/A  | Proposed Section Through Back of House / Dressing Rooms    |
| Looking East  |  |



|               |   |
|---------------|---|
| 1745/P/200/B  | South Elevation East Wing   |
| 1745/P/201/B  | East Elevation East Wing  |
| 1745/P/202/B  | East Elevation East Wing  |
| 1745/P/203/B  | North Elevation East Wing   |
| 1745/P/204/B  | North Elevation East Wing   |
| 1745/P/500/A  | Internal Elevation & Plan Detail of New Windows, First Flr South Colonnade      |
| 1745/P/501/A  | Elevation Bay Study: South Colonnade, with New Windows to Transmitter Hall      |
| 1745/P/502/A  | Elevation Bay Study; South Colonnade  |
| 1745/P/503/A  | Detailed Elevations of Windows to BBC Foyer                                     |
| 1745/P/504/A  | Detailed Elevations of Windows/Doors to North East Pavilion & Theatre Foyer     |
| 1745/P/505/A  | Detailed Elevation of Windows to North East Tower                               |
| 1745/P/506/A  | Detailed Elevations Showing Alterations to Internal Doors to Theatre Auditorium |
| 1745/P/510/A  | Details of Glazed Screens to Re-Opened Arches in East Court to Theatre Foyer    |
| 1745/P/511/A  | Details of Glazed Screens to Re-Opened Arches in East Court to BBC Foyer        |
| 1745/P/513/A  | Detail of New Adapted Balustrade to Upper Level of South Colonnade              |
| 1745/SU/005/A | Existing Basement Plan East Wing  |
| 1745/SU/006/A | Existing Ground Flr Plan East Wing  |
| 1745/SU/007/A | Existing Ground Flr Mezzanine Plan East Wing                                    |
| 1745/SU/008/A | Existing First Flr Plan East Wing   |
| 1745/SU/010/A | Existing Roof Plan east Wing  |
| 1745/SU/020/A | Existing Basement Flr Plan - Part 1: BBC Wing                                   |
| 1745/SU/021/A | Existing Ground Flr Plan - Part 1: BBC Wing                                     |
| 1745/SU/022/A | Existing Ground Flr Plan Mezzanine Plan - Part 1: BBC Wing                      |
| 1745/SU/023/A | Existing First Flr Plan Part 1: BBC Wing  |
| 1745/SU/024/A | Existing Roof Plan: Part 1: BBC Wing  |
| 1745/SU/041/A | Existing Ground Flr Plan Part 2: East Court                                     |
| 1745/SU/042/A | Existing Ground Flr Mezzanine Plan Part 2: East Wing                            |
| 1745/SU/043/A | Existing Reflected Ceiling Plan - Part 2: East Court                            |
| 1745/SU/044/A | Existing Roof Plan Part 2: East Court   |
| 1745/SU/060/A | Existing Basement Plan East Wing Part 3: Theatre Wing                           |
| 1745/SU/061/A | Existing Ground Flr Plan Part 3: Theatre Wing                                   |
| 1745/SU/062/A | Existing Ground Flr Mezzanine Plan Part 3: Theatre Wing                         |
| 1745/SU/063/A | Existing First Flr Plan Part 3: Theatre Wing                                    |
| 1745/SU/066/A | Existing Roof Plan: Part 3 Theatre Wing   |
| 1745/SU/101/A | Existing East Court Section Looking West  |
| 1745/SU/102/A | Existing East Wing Section Through Ice rink, Looking East                       |
| 1745/SU/110/A | Existing Section Through BBC Wing, Looking South                                |
| 1745/SU/111/A | Existing Section Through BBC Wing, Looking North                                |
| 1745/SU/112/A | Existing Internal Elevation of BBC Corridor, Looking South                      |
| 1745/SU/114/A | Existing Section Through BBC Wing Colonnade, Looking North                      |
| 1745/SU/120/A | Existing Section Through BBC Wing, Looking East                                 |
| 1745/SU/121/A | Existing Section Looking West Part 1: BBC Wing                                  |
| 1745/SU/122/A | Existing Section Through BBC Wing, Looking West                                 |

|               |   |
|---------------|---|
| 1745/SU/125/A | Existing East Court Section Looking West Part 1:BBC Wing                |
| 1745/SU/126/A | Existing East Court Section Looking West Part 2: East Court             |
| 1745/SU/127/A | Existing East Court Section Looking West, Part 3: Theatre Foyer & Tower |
| 1745/SU/131/A | Existing East Court Section Looking East                                |
| 1745/SU/135/A | Existing East Court Section Looking North                               |
| 1745/SU/139/A | Existing Section Through Theatre, Looking North                         |
| 1745/SU/141/A | Existing Section Through Theatre, Looking East                          |
| 1745/SU/143/A | Existing Section Through Stage House Looking East                       |
| 1745/SU/144/A | Existing Section Through Back of House/Dressing Rooms Looking East      |
| 1745/SU/200/A | Existing South Elevation East Wing                                      |
| 1745/SU/201/A | Existing East Elevation Part 1 East Wing                                |
| 1745/SU/202/A | Existing East Elevation Part 2 East Wing                                |
| 1745/SU/203/A | Existing North Elevation Part 1 East Wing                               |
| 1745/SU/204/A | Existing North Elevation Part 2 East Wing                               |

**Listed Building Consent:**

1745/P/001/A, 1745/P/002/C, 1745/P/005/B, 1745/P/006/B, 1745/P/007/B, 1745/P/008/B, 1745/P/010/A, 1745/P/020/B, 1745/P/021/B, 1745/P/022/B, 1745/P/023/B, 1745/P/024/B, 1745/P/040/A, 1745/P/041/B, 1745/P/042/B, 1745/P/043/B, 1745/P/044/A, 1745/P/045/- , 1745/P/060/B, 1745/P/061/B, 1745/P/062/B, 1745/P/063/B, 1745/P/065/A, 1745/P/066/B, 1745/P/067/A, 1745/P/101/A, 1745/P/102/A, 1 745/P/110/B, 1745/P/111/B, 1745/P/112/B, 1745/P/114/B, 1745/P/120/A, 1745/P/121/B, 1745/P/122/B, 1745/P/125/B, 1745/P/126/B, 1745/P/127/A, 745/P/131/A, 1745/P/135/A, 1745/P/139/B, 1745/P/141/B, 1745/P/143/A, 1745/P/144/A, 1745/P/200/B, 1745/P/201/B, 1745/P/202/B, 1745/P/203/B, 1745/P/204/B, 1745/P/500/A, 1745/P/501/A, 1745/P/502/A, 1745/P/503/A, 1745/P/504/A, 1745/P/505/A, 1745/P/506/A, 1745/P/510/A, 1745/P/511/A, 1745/P/513/A, 1745/SU/005/A, 1745/SU/006/A, 1745/SU/007/A, 1745/SU/008/A, 1745/SU/010/A, 1745/SU/020/A, 1745/SU/021/A, 1745/SU/022/A, 1745/SU/023/A, 1745/SU/024/A, 1745/SU/041/A, 1745/SU/042/A, 1745/SU/043/A, 1745/SU/044/A, 1745/SU/060/A, 1745/SU/061/A, 1745/SU/062/A, 1745/SU/063/A, 1745/SU/066/A, 1745/SU/101/A, 1745/SU/102/A, 1745/SU/110/A, 1745/SU/111/A, 1745/SU/112/A, 1745/SU/114/A, 1745/SU/120/A, 1745/SU/121/A, 1745/SU/122/A, 1745/SU/125/A, 1745/SU/126/A, 1745/SU/127/A, 1745/SU/131/A, 1745/SU/135/A, 1745/SU/139/A, 1745/SU/141/A, 1745/SU/143/A, 1745/SU/144/A, 1745/SU/200/A, 1745/SU/201/A, 1745/SU/202/A, 1745/SU/203/A, 1745/SU/204/A

