

SAC 3rd October 2016, CEO's Report – Appendix 1

ALEXANDRA PALACE WEST YARD

DESIGN AND ACCESS STATEMENT:

APPLICATION FOR THE INSTALLATION OF A RAINWATER ATTENUATION TANK IN THE NORTH YARD

SEPTEMBER 2017 (PURCELL)

Introduction

Application submitted on behalf of Kier Construction, who are employed by The Alexandra Park and Palace Charitable Trust (APPCT).

This is a minor Planning and Listed Building application, submitted to support the main works of the Alexandra Palace West Yard building, the applications for which were granted permission on 18th January 2017 (HGY/2016/1574 and HGY/2016/1575). For further information on the main scheme, including the Design & Access and Heritage Statement, please refer to the supporting information submitted as part of the original application.

Purcell, as Lead Architect and Heritage Consultant, has prepared the Design and Access Statement on behalf of the applicant to communicate the design proposals and substantiate this Planning and Listed Building application.

Proposals

This application is for the proposed installation of an attenuation tank in the North Yard of Alexandra Palace. The proposed tank is to be located beneath the ramp; an element that was approved as part of the original application. A single penetration through the existing North wall at low level will direct rainwater from the new building roof, to discharge into the attenuation tank below the ramp. This water will then be discharged into the existing carpark drainage via a proposed channel drain. The tank is proposed to be concealed from view by the introduction of mesh panels to clad the sides of the ramp.

Function

The attenuation tank is required to slow down and control the flow of rainwater as it discharges into the drainage system. It is beneficial for the building and its surroundings by preventing flooding and/or overloading of the drainage infrastructure.

'*Secure by Design*' requirements necessitate the provision of cladding to the sides of the ramp to prevent unauthorised access and anti-social behaviour. Realising '*Secure by Design*' accreditation was a Pre-occupation Condition listed in the original consent and, resultantly, the introduction of the cladding to the sides of the ramp enables the use of the new building.

Site context

The attenuation tank is proposed to sit below the ramp within the North Yard. The North Yard is used by the Palace primarily as a carpark and is situated to the rear of the site, with the South of the site now forming the main public access. The natural ground level of the North Yard is lower than the level of the rest of the Palace and is not visible from outside the Palace grounds.

Heritage

Introducing the attenuation tank will have a negligible impact on the Palace and its surroundings as a consequence of its inconspicuous siting below the ramp. The tank will not affect the fabric of the historic building.

The provision of the rainwater route through the North Wall will have negligible impact on the significance of the Palace as a whole. The emerging rainwater pipe will be to the base of the Wall and will be concealed from view. The structure of the existing North Wall will not be affected by the introduction of this route.

Design and Materials

Whilst attenuation tanks are typically located below ground, this was found to be unfeasible for this site as it would risk impacting on the structural stability of the existing North Wall. The proposed solution is to locate the tank above ground within the North Yard, concealed from view below the consented ramp.

The consented ramp is a 'lightweight' steel frame, that has an element of reversibility, with the intention to have the minimum impact on the historic fabric of the North Wall. In keeping with this design rationale, the attenuation tank is proposed to be on moveable steel platform. The tank itself will be constructed of a durable plastic.

The tank will be concealed from view by the proposed metal mesh cladding to the sides of the ramp. The proposed metal rainwater pipe is to match in appearance those of the rest of the Palace.

Accessibility

Accessing the tank will be via secure access doors within the cladding to the sides of the ramp, and within the ramp above.

If re-location of the tank is required in future, this will be easily achieved as the tank structure is to be positioned on a moveable platform.

Acoustic Assessment

As a result of the proposed attenuation tank's position in the car park, the existing background noise levels are perceived to be higher than any likely noise generation by the attenuation tank. The tank will be fitted with a static flow control valve that limits the rate of water into the local storm network – these valves and are not known to generate any noise as they do not contain any moving parts.

Appendix a – Existing Consented Scheme – Basement Level 1

Appendix b – Proposed amended Scheme – Basement Level 1

Appendix c – Existing Consented Scheme – Short Section B

Appendix d – Proposed Amended Scheme – Short Section B

Appendix e – Existing Consented Scheme – North Elevation

Appendix f – Proposed Amended Scheme – North Elevation