

Alexandra Palace

ALEXANDRA PARK AND PALACE **MEETING OF THE STATUTORY ADVISORY** **20th February 2018**

Report Title: Alexandra Palace Garden Centre Redevelopment and Planning Application

Report of: Louise Stewart

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Purpose: To seek the advice and views of the Advisory Committee on the plans to redevelop the Garden Centre and the related planning application (reference HGY/2018/0394).

Local Government (Access to Information) Act 1985

N/A

1. Recommendations

- 1.1 To consider the report and advise the Alexandra Park and Palace Charitable Trust Board, as appropriate.
- 1.2 If the Committee wishes to submit separate comments to the Board. These comments should be submitted to the Council's Planning Department prior to 9th March 2018.

2. Reason for the report

- 2.1 Capital Gardens is the leaseholder of Alexandra Palace Garden Centre. Capital Gardens wish to develop the site, to improve the current facilities. They are seeking Landlord Consent from the Trust and have submitted a planning application to the

Local Planning Authority. They will require both Landlord Consent and Planning Permission to proceed.

- 2.2 The Trust is required to seek the advice of the Advisory Committee on proposals which require planning permission.
- 2.3 The Trustee Board will consider granting Landlord's Consent and its response to the Planning Application at its meeting on 20th February 2018, under business. This will be an exempt item as it will involve terms of lease negotiations and commercial information.
- 2.4 Colin Campbell-Preston, the owner of Capital Gardens, the leaseholder will make a short presentation to the SAC about the redevelopment plans.
- 2.5 The Planning Application can be viewed on line on the Haringey Council planning portal

<http://www.planningservices.haringey.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=326755>

The relevant documents are attached at appendix 1.

- 2.6 Residents Associations and other organisations or individuals are able to submit their comments on the Planning Application separate to this process. The deadline for those comments is 9th March 2018.

3. Other options considered

- 3.1 This is a request from a leaseholder in the Park to develop their leasehold property. Whilst the Trust has not yet finalised its Strategic Vision work, the work does not identify any emerging alternative plans for the leasehold area. Therefore investment in the existing facilities to improve the visitor experience and physical appearance is generally welcomed.

4. Redevelopment Plans

- 4.1 The plans are to 'refurbish, improve and extend the Garden Centre and remove ancillary outbuildings'. It is essentially a modernisation and upgrade of the existing facilities and an opportunity to consolidate and repurpose buildings for more appropriate uses and remove those that are no longer required.
- 4.2 The consolidation will facilitate improvements to the appearance of the site, which will be further enhanced through the creation of a 'shared design theme'. The materials proposed are solid timber, clear glazing, timber frames and timber cladding.
- 4.3 The total floor space of the Garden Centre, on the site, will increase overall by 73 square metres. There are no plans to increase the size of the leasehold area.

- 4.4 The plans are deemed to be in line with local planning policy.
- 4.5 There are no fundamental changes proposed to pedestrian, vehicle access or roads or rights of way in planning terms. Although there are proposals to improve the existing pedestrian access, within the site, to create a wider, more solid and even permanent path, to encourage pedestrians off the road and improve on site safety.
- 4.6 Visitor Parking spaces are proposed to increase from 47 to 55, a total increase of 8 spaces. There are no increases proposed for disabled bays (currently 2) or cycle spaces (currently 6).
- 4.7 The plans include improved landscaping, improvements to the wildlife area, including the planting of wildflowers. The proposals include improvements in the sustainable use of resources and carbon reduction measures, detailed in appendix 1.
- 4.8 It is anticipated that the works will take place during normal working hours, over three years, allowing the Garden centre to remain open.

5. Legal Implications

- 5.1 The Council's Assistant Director of Corporate Governance has been consulted in the preparation of this report, and has no comments.

6. Use of Appendices

Appendix 1 – Planning application documents