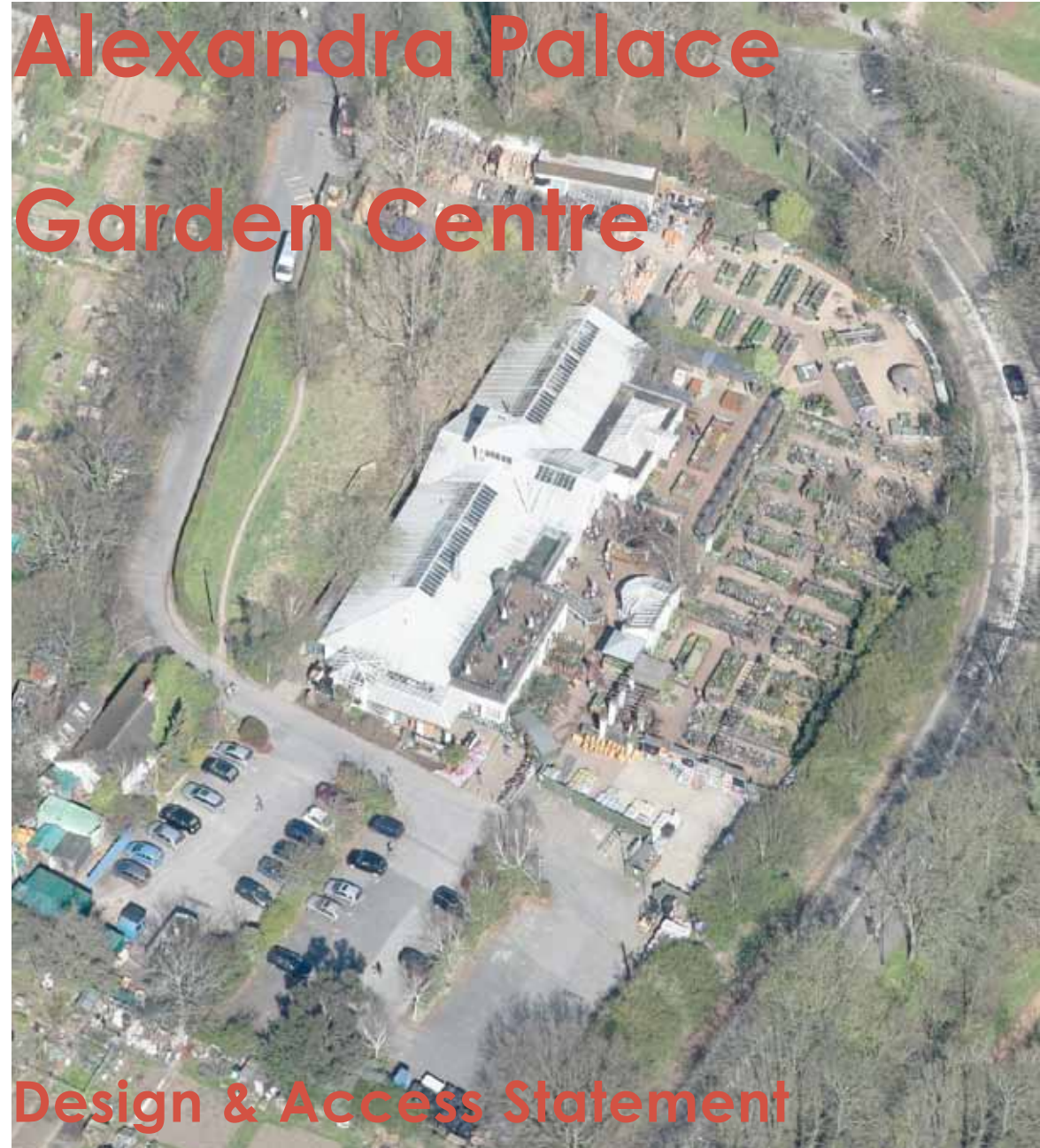


DOW JONES

ARCHITECTS

January 2018

Alexandra Palace Garden Centre



Design & Access Statement



INTRODUCTION



AERIAL VIEW OF ALEXANDRA PALACE GARDEN CENTRE

INTRODUCTION

This report proposes a masterplan for the refurbishment, improvement and extension of the Garden Centre at Alexandra Palace.

It will describe the overarching ambition for the project and then focus on the individual building projects that are proposed to achieve this long term goal.

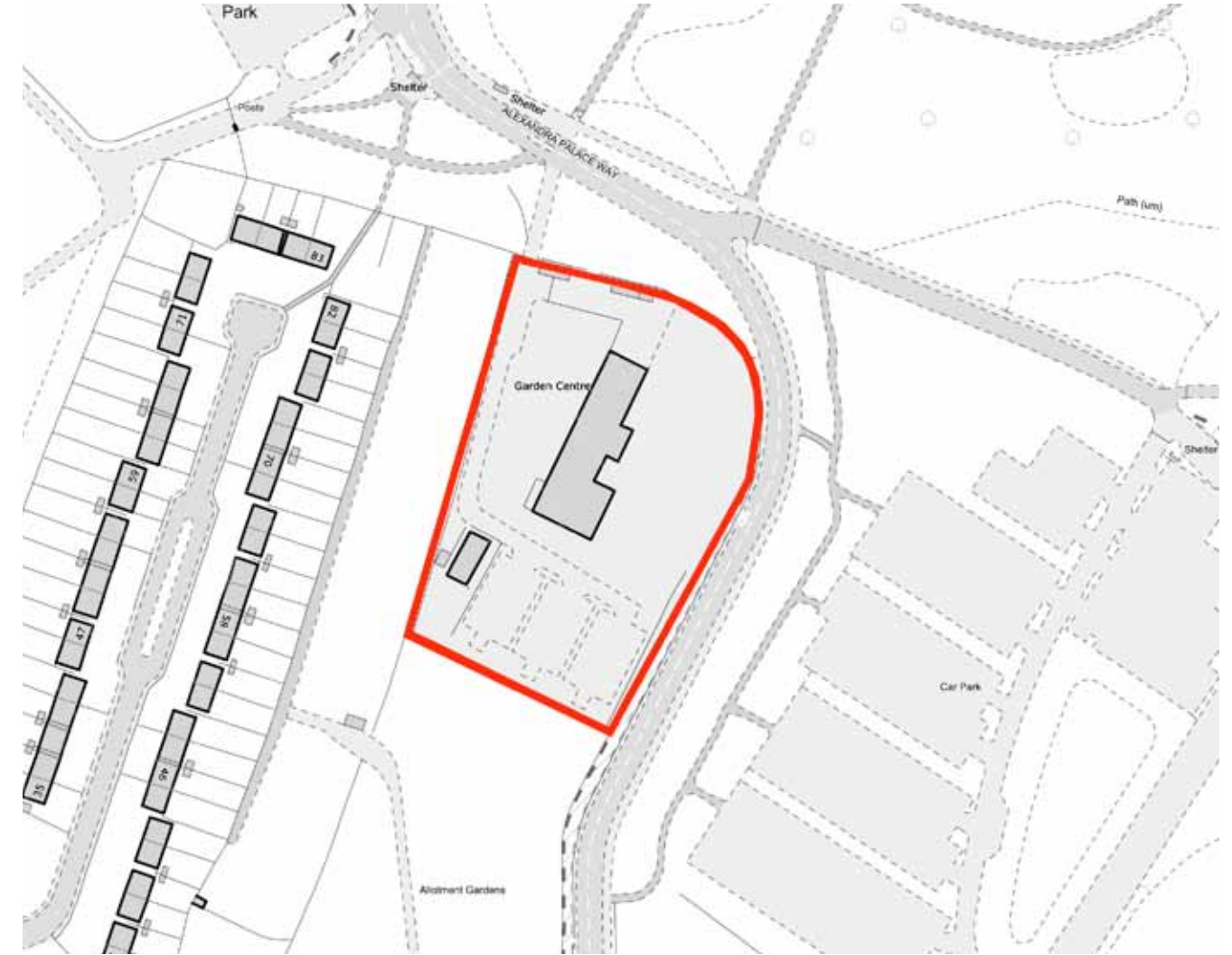
In writing this statement and devising the proposals we have had great regard to the existing building, as well as the physical, and social characteristics of the surroundings and relevant planning policies.

PROPOSAL CONTEXT

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

The current use of the site will not be effected by this masterplan or the building projects it proposes.

Capital Gardens who operate the centre are seeking to reflect the exciting development at the Palace itself by bringing the infrastructure of the garden centre up to new 21st century standards.



LOCATION PLAN

AMBITION

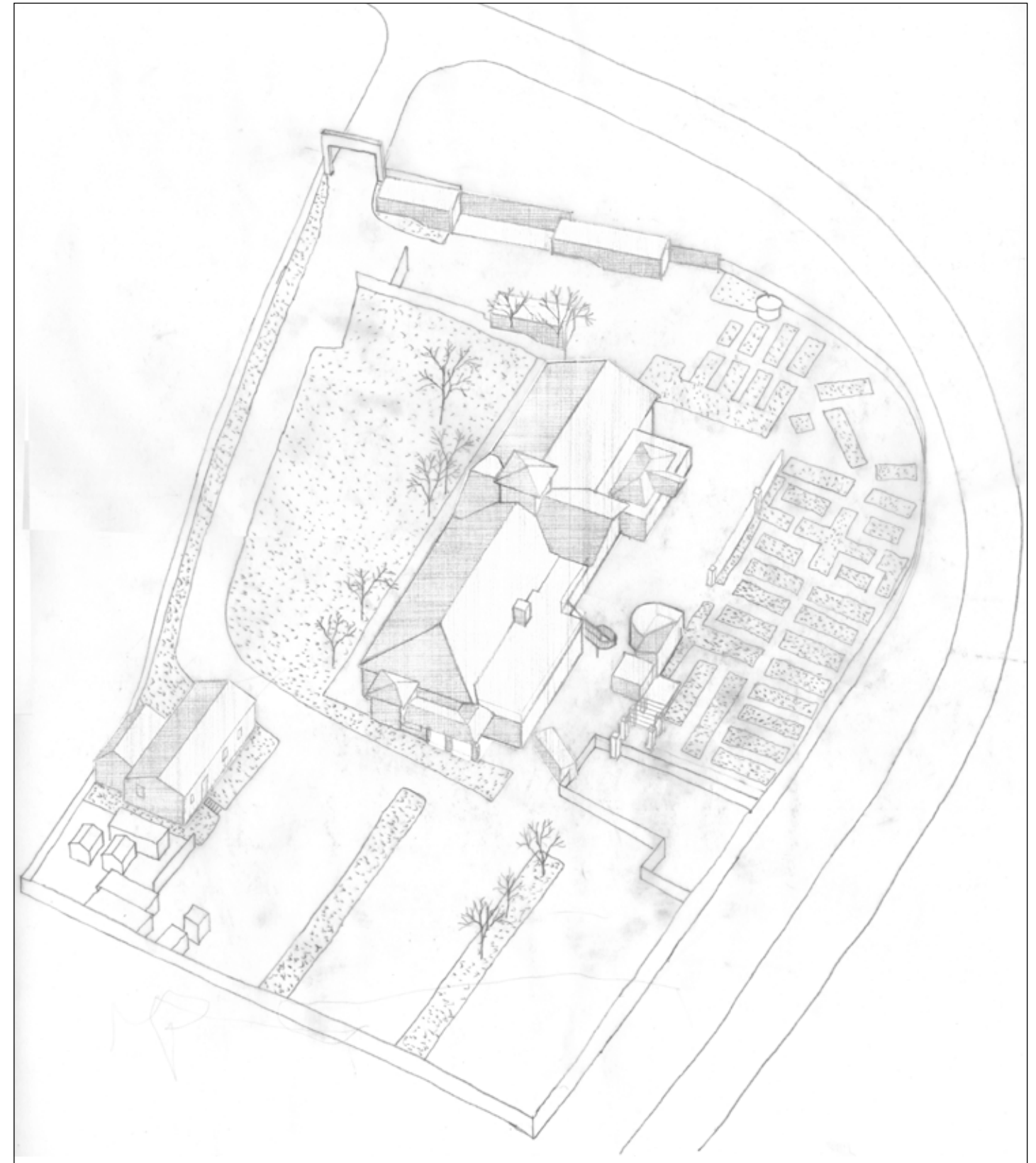
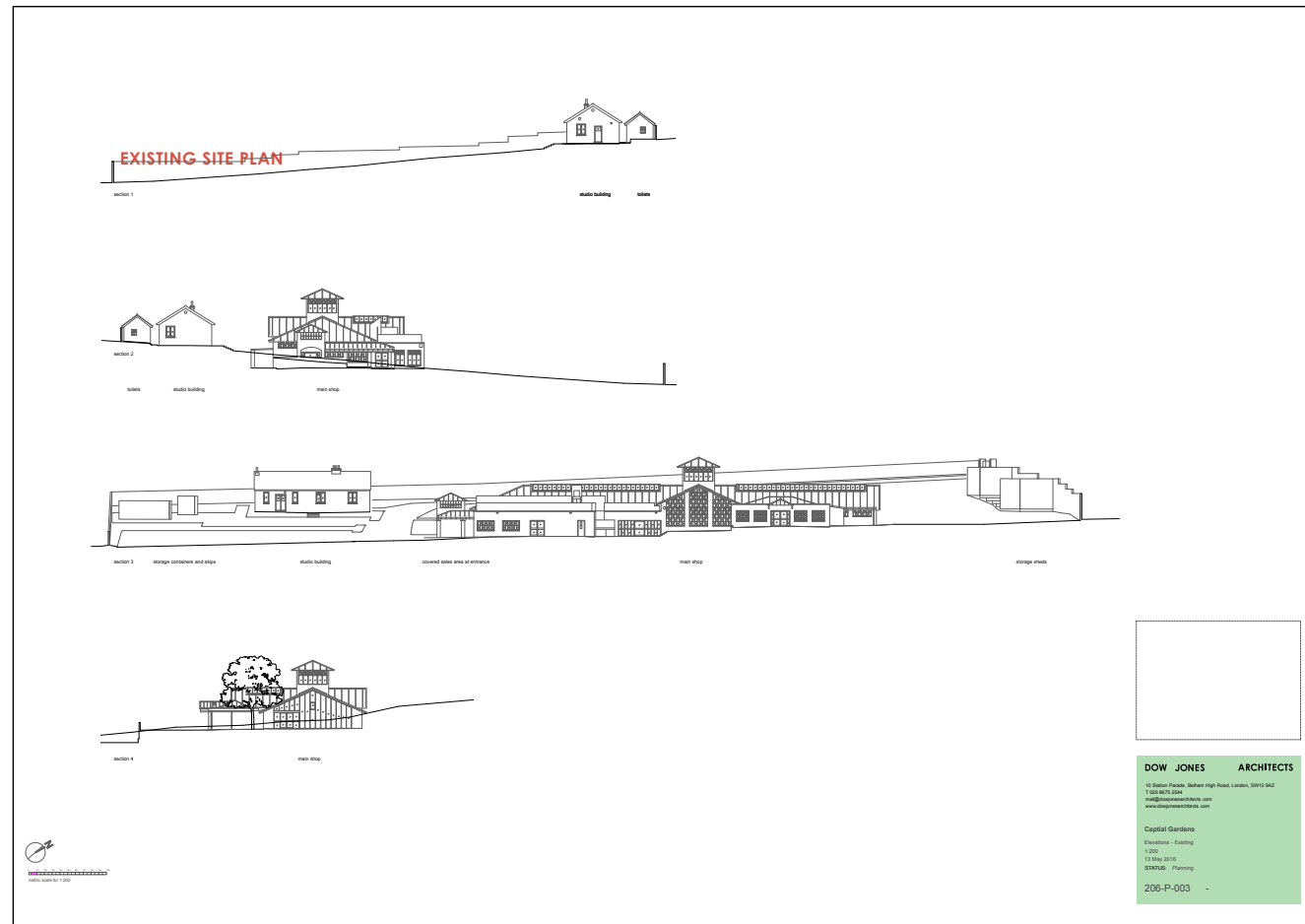
The purpose of this project is to refurbish the garden centre and to improve and upgrade facilities. The centre as a whole has become somewhat tired and unsightly. There is now a need of an overhaul, and this opportunity is being used to review a number of the facilities, buildings and practices on the site, especially in relation to safety and security.

Some of the proposals within this document do not require planning approval, some do and some already have approval but have not yet been implemented. The purpose of this masterplan is to consolidate all of these issues into one document that can be used as a framework for approval with the local authority, freeholder and the Alexandra Palace management organisation.

SUSTAINABILITY

A key part of this project is to carry out a comprehensive review of the carbon footprint of the buildings and the site as a whole. OR Consulting Engineers have carried out an appraisal of the site's energy use and have drawn up a working document for how issues concerning sustainability can be implemented as a part of this masterplan.

EXISTING DRAWINGS



AXO SKETCH OF EXISTING

SITE PHOTOGRAPHS



THE STUDIO BUILDING



THE VIEW ON ARRIVING AT THE CENTRE



CAR PARK LOOKING NORTH TO MAIN BUILDING AND ALEXANDRA PALACE



TERRACE LOOKING NORTH TO ALEXANDRA PALACE



THE STORAGE CONTAINERS TO THE SOUTH OF THE SITE



MAIN ENTRANCE

SITE HISTORY



1880s



1890s



1910s



1950s



TRAMWAY UP TO ALEXANDRA PALACE 1905

HISTORY

Alexandra Palace Garden Centre was originally a plant nursery established over 100 years ago. The nursery was built within 10 years of the opening of Alexandra Palace in 1875. Initially there was no hard surface access to the nursery.

At the turn of the century, a tramway was built up to Alexandra Palace which defined the eastern edge of the site. The road Alexandra Palace Way, is on the same footprint as the tramway and forms the main access to the garden centre.

The main garden centre buildings were built in the 1980's and then partly re-furbished by Capital Gardens in 1998. The garden centre is popular all year round and provides a cafe as well as gardening supplies.

PLANNING HISTORY

22/08/2016
PRE/2016/0298

Pre-Application consultation for the proposed development.

Mathew Gunning – Team Leader Development Management.

Tobias Finlayson – Planning Officer

This was a positive review of the proposal, concluding that the upgrade of the existing facilities would improve the recreational and leisure value, and would enhance the appearance of the site.

The proposal was then presented to the Alexandra Palace Trust in order to align with their strategic vision.

17/04/2014
HGY/2014/0555

Replacement of existing stores with a new single storey timber frame office with green roof and timber cladding.

Full Planning Permission
Grant permission
Case officer: Emma Williamson

22/08/2013
PRE/2013/0056

Pre-Application consultation for the replacement of existing stores with a new single storey timber frame office with green roof and timber cladding.

Matthew Gunning – Team Leader Development Management.

This was very positive and led to the granting of the approval above.

Presented to the Alexandra Palace Trust and Alexandra Palace & Park Conservation Area Advisory Committee on October 10th 2013. Formal approval for the scheme was granted under the minutes of the Board on October 29th 2013.

20/06/2011
HGY/2011/1161

Erection of a free-standing structure for selling cut flowers.

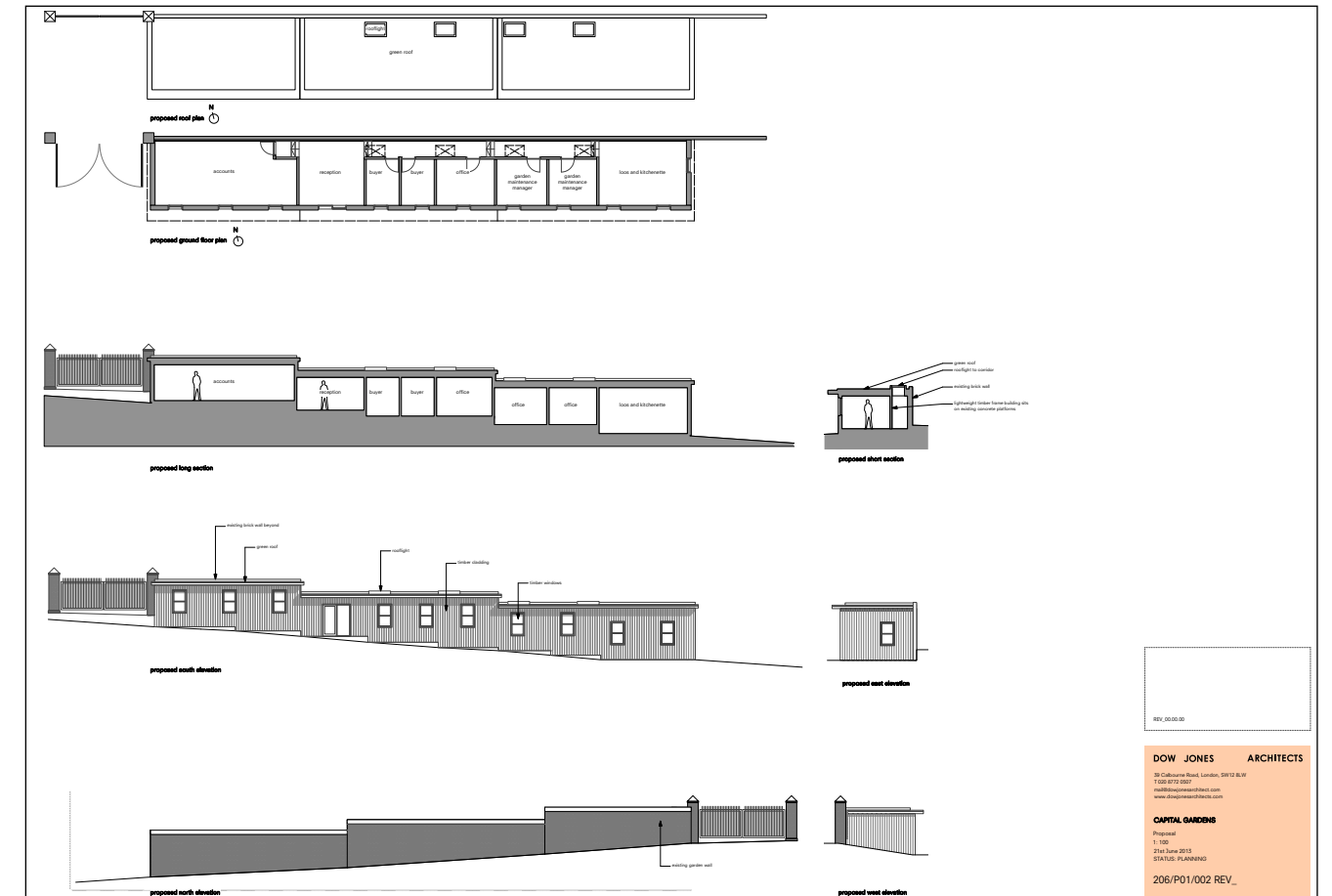
Grant permission
Case officer: John Ogenga P'Lakop
Reason for grant of permission:
1. Small footprint

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

15/12/1998
HGY/1998/0623

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

Full Planning Permission
Grant permission
Case officer: Dave Laverick



OFFICE BUILDING PLANNING DRAWINGS APPROVED
HGY/2014/0555

PROPOSAL



REMOVAL

A number of structures are proposed to be removed from site due to them being worn out, ugly or in the wrong position. Others are proposed to be refurbished and given a new lease of life.

The drawing above shows the buildings, sheds, containers and other constructions that will be demolished. Those coloured purple will be refurbished.

The purpose of this is to rationalise how the site is used and therefore exactly what buildings are needed. Those which are not needed will be removed and their uses consolidated into fewer, better, more attractive buildings.

The detail of the structures to be removed is overleaf.

CONSOLIDATION AND NEW BUILDINGS

At present the interior retail sales areas of the centre are split between a main building and various separate out buildings. It is proposed to remove the separate buildings and consolidate them into the main building.

Storage of stock is also spread across the site in various sheds and containers, it is proposed to remove all of these and consolidate the storage into one new barn-like building.

All the existing buildings and structures are characterized by a jarring difference of appearance with too many contrasting materials and styles. As a result there is an overwhelming sense of visual dysfunction. It is proposed to re clad some of the existing buildings with timber boarding so that a sense of a shared design theme is achieved across the site.

This simplification and unifying of the buildings will smarten up the appearance of the whole centre.

EXTENSION OF EXISTING BUILDINGS

The objective for the centre is to improve facilities and provide a more rural appearance to the site, especially the more prominent views within the site itself.

Visitor experience will be improved by extending the main retail building to allow for the removal of the disparate buildings across the site.

A new covered area off the main building for tender and bedding plants, and an upgrade to the main retail area with a new entrance will consolidate the appearance of the site.

Through the simplification and better use of buildings it is intended to bring order and more sense to the buildings and hence create a better 'sense of place' to the whole site.



ARTIST'S IMPRESSION OF THE COVERED SALES AREA

PLAN EXISTING



- Masterplan**
1. existing storage containers - to be removed
 2. existing waste skip - to be removed
 3. existing storage sheds - to be removed
 4. existing wc building - to be refurbished
 5. existing studio building - to be refurbished
 6. existing covered sales area - to be enclosed
 7. existing entrance point - to be removed
 8. existing pavilion - to be removed
 9. existing covered sales area - to be replaced
 10. existing storage sheds - to be replaced
 11. existing store - to be replaced

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Capital Gardens

Site Plan - Existing
 1:200
 18.01.02
 STATUS: Planning

206-P-001 -

ROOF PLAN EXISTING



Masterplan
1. existing cafe terrace

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Capital Gardens

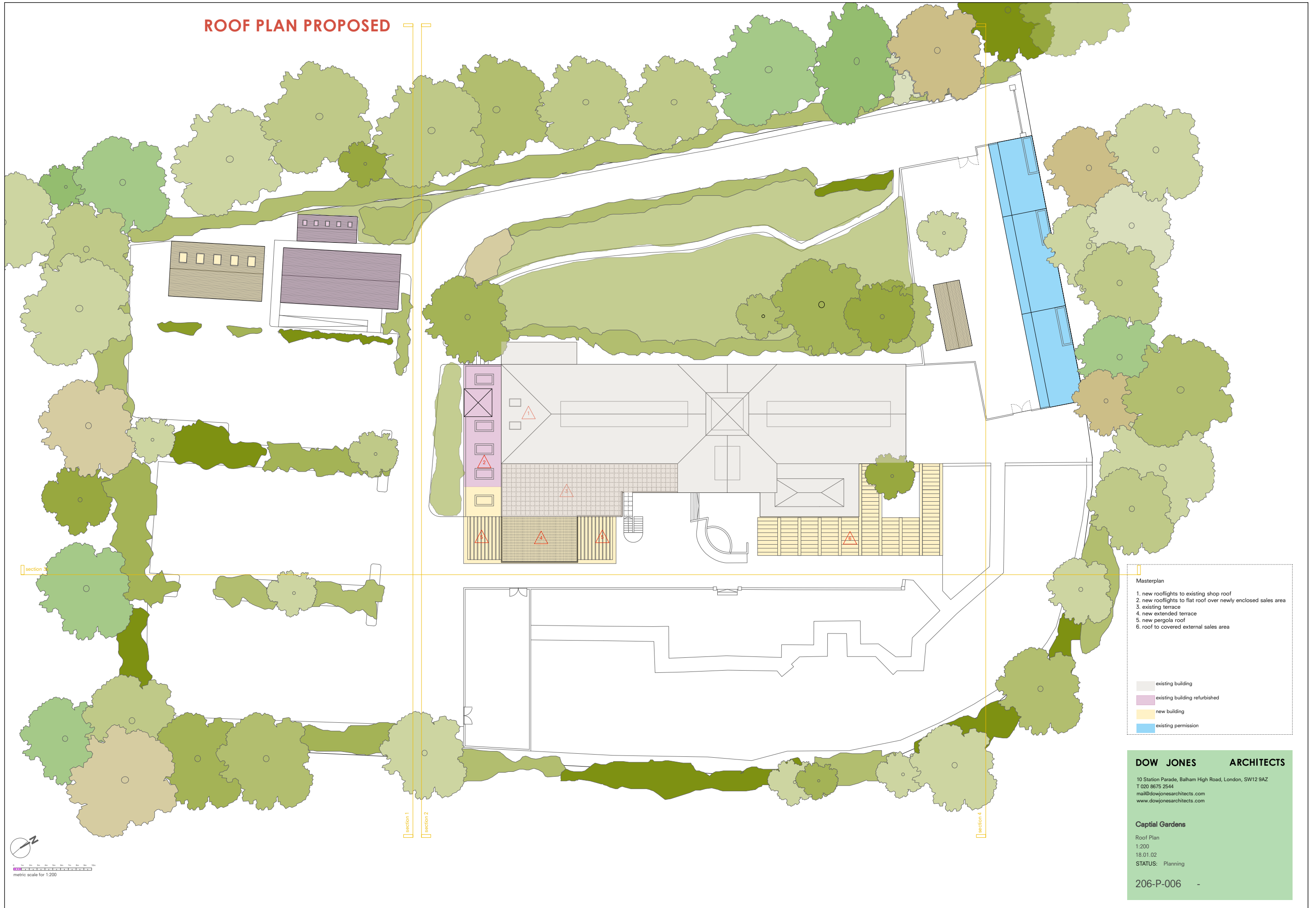
Roof Plan - Existing
1:200
02.01.18
STATUS: Planning

206-P-002 -

PLAN PROPOSED



ROOF PLAN PROPOSED

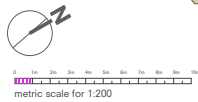


- Masterplan**
1. new rooflights to existing shop roof
 2. new rooflights to flat roof over newly enclosed sales area
 3. existing terrace
 4. new extended terrace
 5. new pergola roof
 6. roof to covered external sales area

- existing building
- existing building refurbished
- new building
- existing permission

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Capital Gardens
 Roof Plan
 1:200
 18.01.02
 STATUS: Planning
 206-P-006 -



THE COMPONENTS

1. NEW STORAGE BARN

The cluster of existing containers will be removed and replaced with a new barn-like timber clad building that follows the form and building line of the existing studio building. All of the stock storage will be consolidated in this building, tidying up the site as a whole.

2. WASTE SKIP

This will be relocated to a position behind the proposed storage barn so that it is not visible from the public areas. The store and the skip will be contained behind a timber clad fence with a gate. New flower beds will be created in 'front' of this area.

3. EXISTING WC BUILDING

This will be refurbished to continue to provide WC facilities for customers. This building will be re-clad with timber boarding.

4. EXISTING STUDIO BUILDING

This will be remodelled internally and refurbished and re-clad externally with timber boarding. This building will be used as a studio or small retail outlet for a new local business. It will be made accessible to the disabled and the landscape immediately in front of the building will be rearranged to improve the setting of the building.

5. EXISTING COVERED SALES AREA

The covered area at the entrance to the building will be enclosed so that the customer can shop in more comfort. This will also allow, along with the new entrance, for better arrangement of tills and improved visitor flow. The current columnar structure will be enclosed with a timber boarded wall and clerestory windows, and the current pitched plastic roof will be replaced with a flat roof with large rooflights.

6. ENTRANCE POINT

This will be demolished and replaced by a new entrance to the shop and the external sales area. This will be achieved by extending the current single storey flat roofed structure that will also provide an enlarged cafe terrace above. The extension will be timber clad to match all of the new additions on site.

7. COVERED SALES AREA

This will be replaced with a new enlarged roof structure that will be used to house bedding plants. The purpose of this structure is to keep adverse weather off the stock and to provide an improved visitor experience.

The form of this new roof is proposed as a saw-tooth type roof facing south. The intension is to use the pitched sections of the roof in part to house PV cells to generate power for the building.

8. NEW STAFF FACILITIES AND OFFICE

The storage sheds at the east of the site will be demolished and replaced by the single story office building and staff facilities that were approved in 2014 by permission 2014/0555.

We are proposing a minor modification to the approved design by swapping the staff area and wcs form the east to the west of the building and consequently making a minor modification to the appearance of the glazing to this building.

9. NEW LANDSCAPE TEAM STORE AND OFFICE

We are proposing to remove the current stock store building and to replace it with a small barn-like structure that will be used by the Capital Gardens Landscape team to use as an office and store.

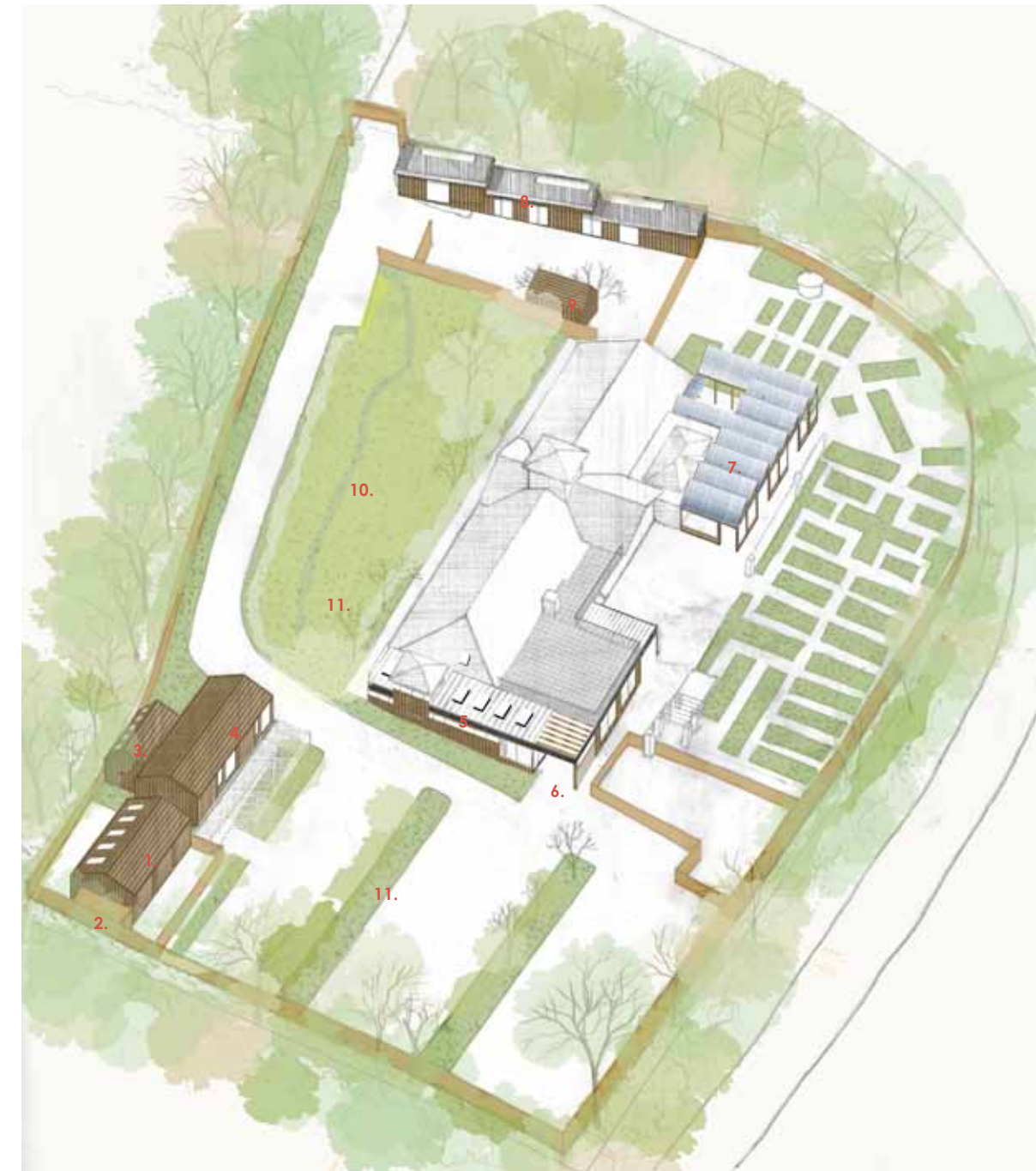
This compound of staff and back of house accommodation will be screened from the public areas by a timber boarded fence.

10. IMPROVED ACCESS FOR PEDESTRIANS

A wider, more even, solid and permanent path will be made across the wildlife area. This will encourage pedestrians to use this route rather than walk along the road. Part of the hedge of this area will be removed to improve visibility for drivers and create the possibility for a new planting bed.

11. NEW LANDSCAPING

We are proposing to revitalise the landscaping of the Capital Gardens site to generally improve the quality of the amenity space around the buildings. The wildlife area to the west of the building will be improved with wild flower meadow planting. The carparking area will be improved with wold flowers.

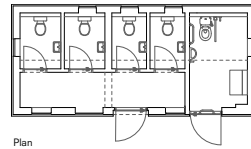


ARTIST'S IMPRESSION OF THE NEW ENTRANCE POINT (6.)

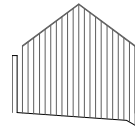
WCs, STUDIO and STORAGE BARN

TOILET BUILDING

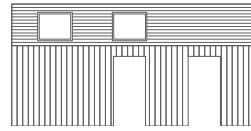
materials:
black stained timber boarded walls
dark slate roof with flush rooflights
black stained timber doors



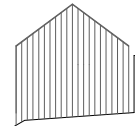
Plan



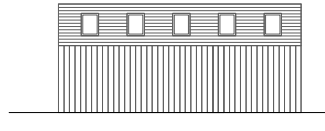
South elevation



East elevation



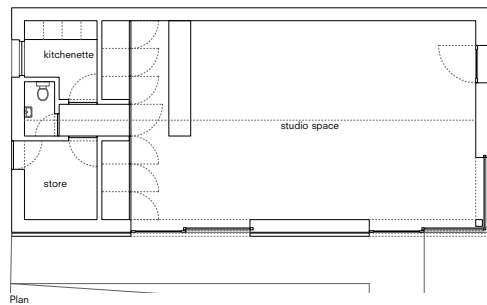
North elevation



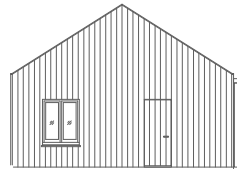
West elevation

STUDIO BUILDING

materials:
black stained timber boarded walls
dark slate roof with flush rooflights
black stained timber doors
glazed sliding doors



Plan



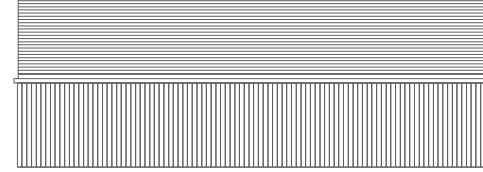
South elevation



East elevation



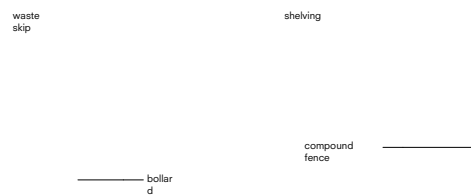
North elevation



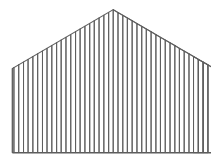
West elevation

STORE BUILDING

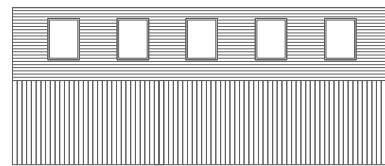
materials:
black stained timber boarded walls
dark slate roof with flush rooflights
black metal roller shutters



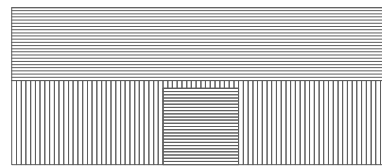
Plan



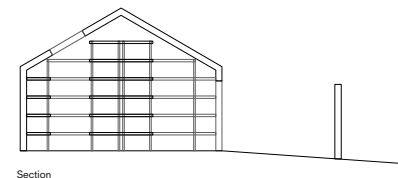
North elevation



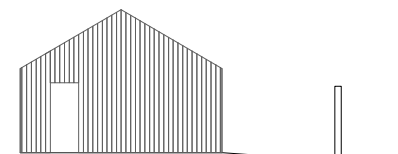
West elevation



East elevation



Section



South elevation



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Capital Gardens

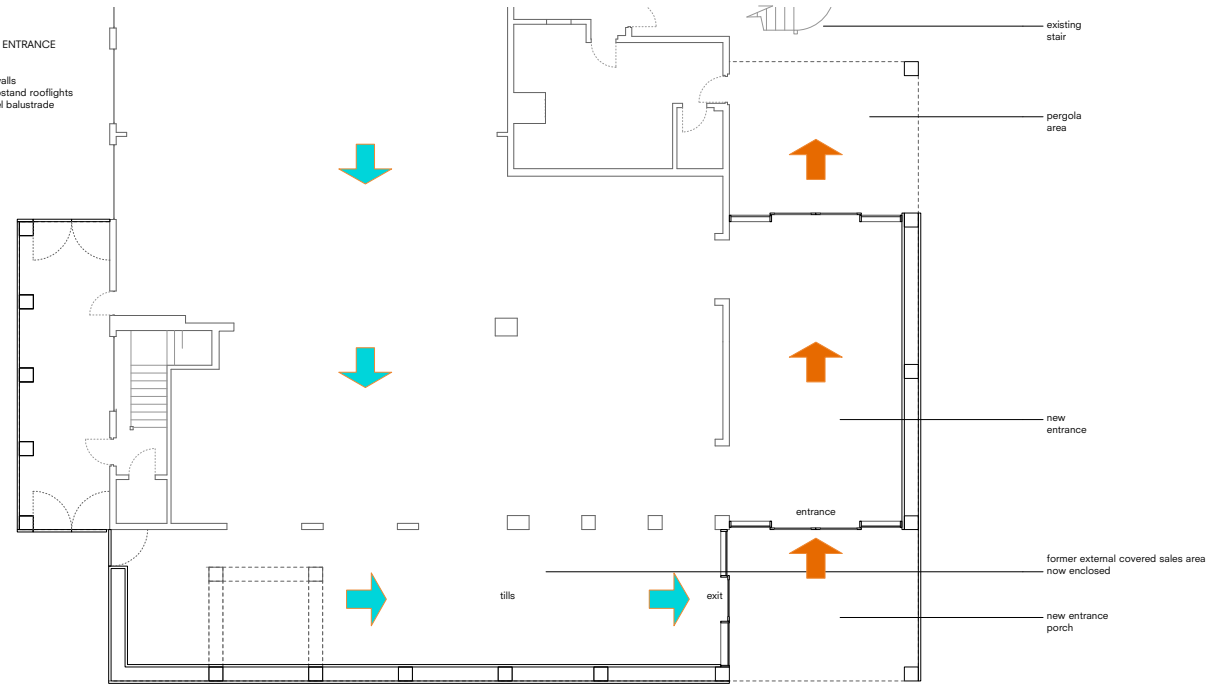
Building plans and elevations
1:100
18.01.02
STATUS: Planning

206-P-010

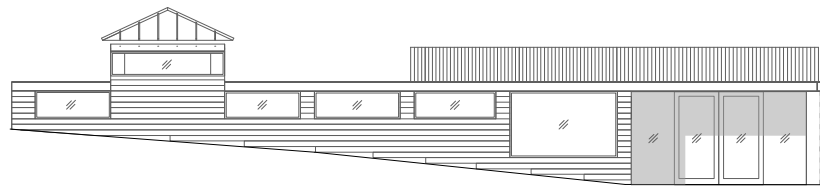
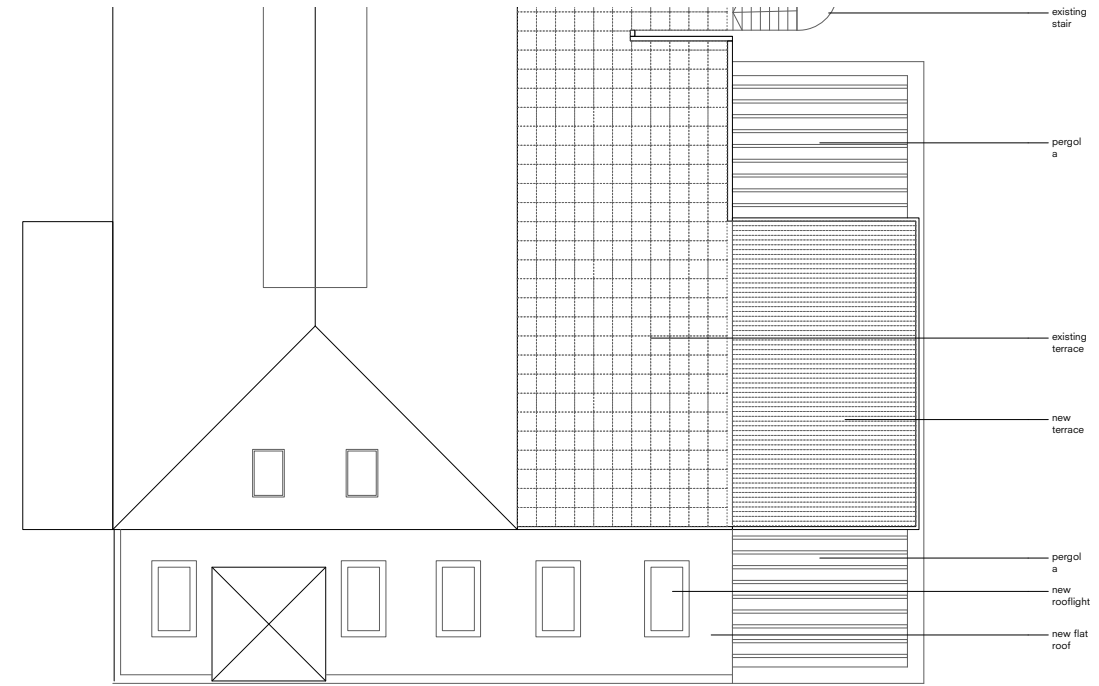
NEW ENTRANCE and COVERED SALES AREA

ENCLOSED SALES AREA AND ENTRANCE

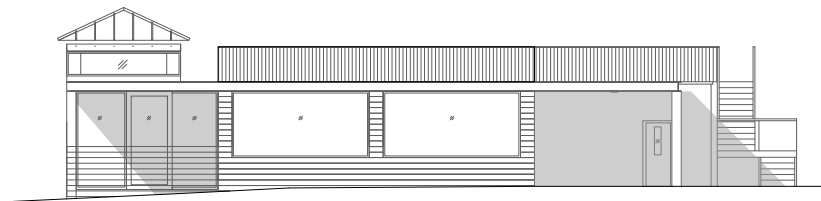
materials:
 black stained timber boarded walls
 flat roof behind parapet with upstand rooflights
 timber decked terrace with steel balustrade
 glazed automatic doors
 metal framed windows



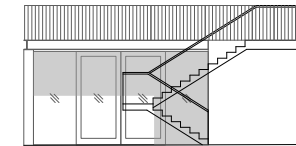
Plan



South elevation



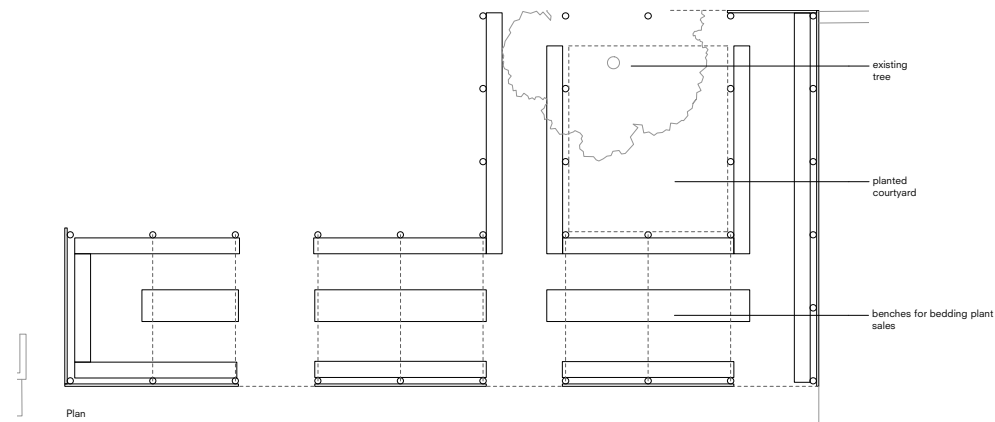
East elevation



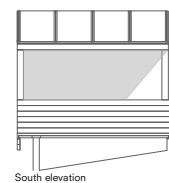
West elevation

EXTERNAL COVERED SALES AREA

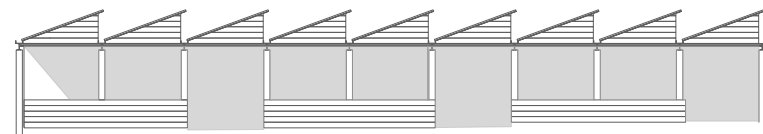
materials:
 black stained timber boarded walls
 'tree trunk' columns
 steel frame saw tooth roof with polycarbonate covering



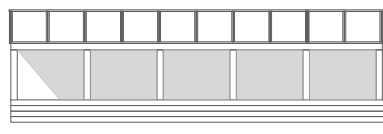
Plan



South elevation



East elevation



North elevation



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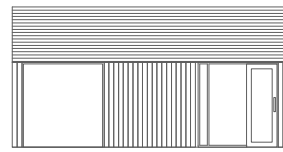
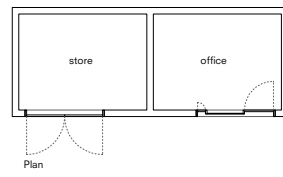
Capital Gardens

Building plans and elevations
 1:100
 18.01.02
 STATUS: Planning

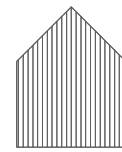
206-P-011

NEW STAFF FACILITIES and LANDSCAPE STORE

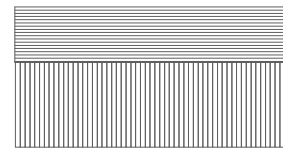
NEW LANDSCAPE STORE
 materials:
 black stained timber boarded walls
 dark slate roof
 black stained timber doors
 stained timber glazed door and window



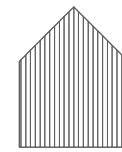
North Elevation



East Elevation

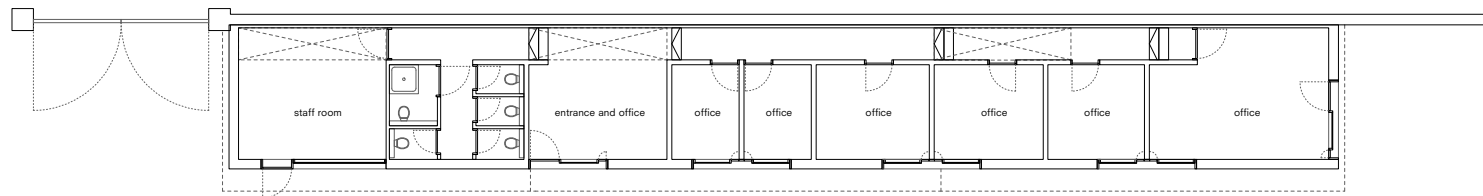


South Elevation

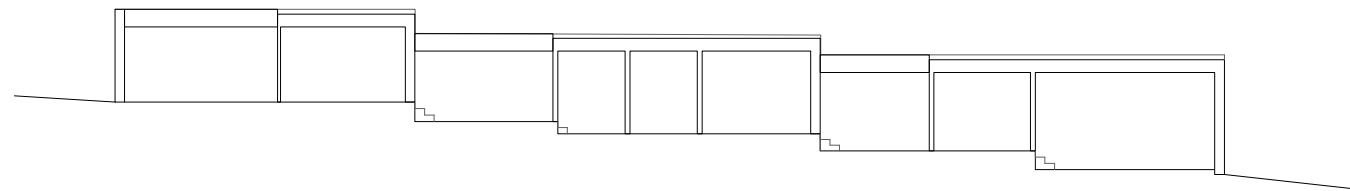


West Elevation

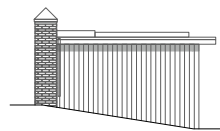
NEW OFFICE BUILDING
 materials:
 black stained timber boarded walls
 green roof with overhang and upstand rooflights
 metal framed windows and doors



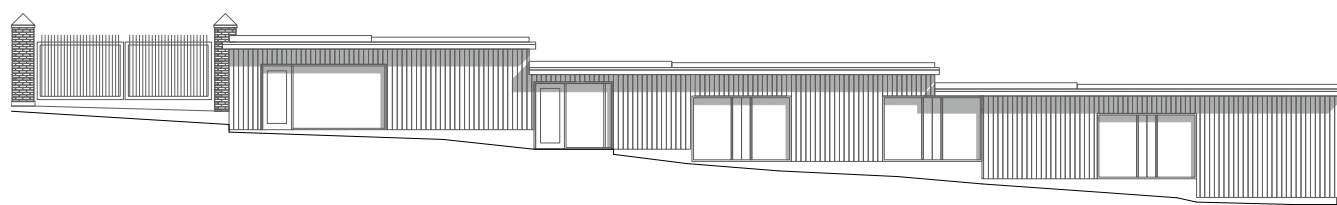
Plan



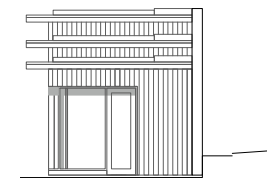
Long Section



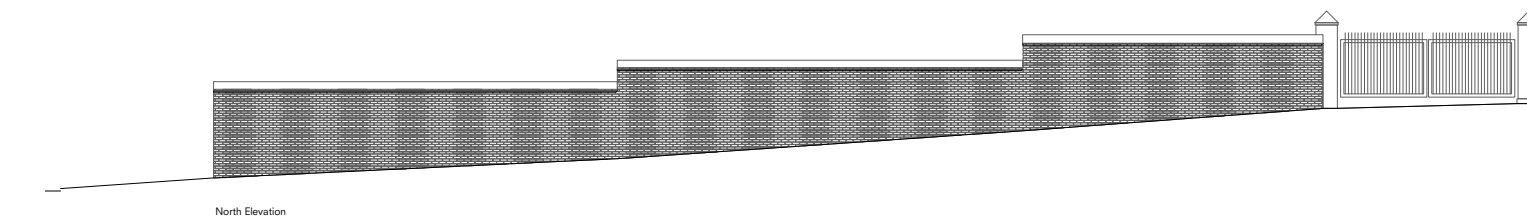
West Elevation



South Elevation



East Elevation



North Elevation

Note:
 This building was granted planning permission in 2014
 ref: HGY/2014/0555



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Capital Gardens
 Building plans and elevations
 1:100
 18.01.02
 STATUS: Planning

206-P-012

AN IDEA ABOUT CONSTRUCTION

CONTINUITY

We are proposing that the new buildings have a clear identity as being a part of a family of buildings that will be made in a similar way and will all look the same.

We are proposing that the buildings are made from timber frame so they can be highly insulated and be constructed quickly.

We are proposing that they are clad in timber boarding so that a clear narrative link can be made with the site, its landscape setting, and the purpose of the project and its genesis in the landscape.

This page shows images of buildings that we think the new buildings would be like to give a flavour of the high quality design intent.

Below is an elevation across the site which shows how all of the individual elements we are proposing will come together through their common language of construction and aesthetic and serve to unify the image of the site.



ENTRANCE
Omitting planks from the cladding provides greater degrees of transparency in the Swiss house - we imagine the new entrance to be like this



COVERED SALES AREA
The playful use of telegraph poles gives this external space a strong character - we imagine the covered sales area to be like this



COVERED SALES AREA
Artist's impression, showing the timber structure and openness.



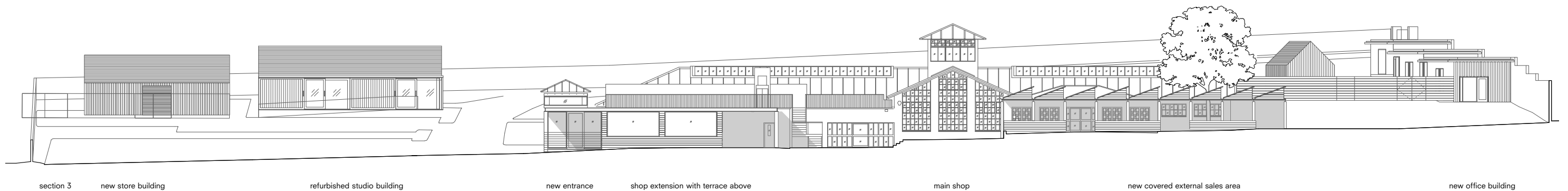
HIGH QUALITY DESIGN
This award winning house on the Isle of Wight that we designed shows how the proposed buildings will be made



LANGUAGE OF TIMBER BOARDING
This building uses timber boarding to create a common theme but to enable a range of uses for the spaces contained.



BARN-LIKE
This barn-like extension to a listed house in Cambridge that we designed will inform the new structures on the site



PLANNING CONSIDERATIONS

SITE DESCRIPTION

The application site is 0.9 hectare in size and accommodates a garden centre. The site is located in the western part of Alexandra Park, an 80 hectare Green Flag park which surrounds Alexandra Palace. The site adjoins allotments along its western boundary and the main route through the park on its east, Alexandra Palace Way. The site is well enclosed and surrounded by trees and high boundary walls. The site contains a large building within the centre of the site and car parking in the southern end.

The application site falls within land designated as Metropolitan Open Land (MOL) as well as land designated as Grade I Borough ecological importance. In addition the application site and park fall with a Conservation Area, given Alexandra Park's designation as a historical park and given Alexandra Palace's Grade II listed status. Alexandra Park is managed by Alexandra Palace Trust.

KEY ISSUE

We would see the key issue as being the impact this proposal will have on the MOL and the character of the listed Alexandra Palace buildings and landscape.

The development proposed by this masterplan is not visible from the public real outside of the boundary of the Garden Centre as it either pertains to the extension of existing buildings located towards the centre of the site, or creates small new buildings that will not be visible from beyond the perimeter.

The stated aim of this project is to improve the quality of the buildings and landscape within the Garden Centre site, and to address issues of visual clutter and an overall lack of continuity of the site, this key issue is addressed by the very nature of the project.

We would therefore suggest that none of the proposed development described in this masterplan will have an impact on the MOL or the setting of Alexandra Palace.

USE

There is no proposed change to the use of the site nor the introduction of new uses to the site.

The proposal is an extension to an existing out of town garden centre and will not have an effect on the vitality and viability of a nearby town centre as it is supplying a unique service.

APPEARANCE AND QUALITY

This project will greatly improve the appearance and quality of the buildings and landscape.

LAYOUT

The bulk of the development is proposed to existing buildings, and where new buildings are proposed these have been placed so that they maintain the grain of the development on site, and work with the forms already present on site.

QUANTUM - MAIN BUILDING

The existing internal shop area is 910m². This proposal will increase the area of the main shop in two ways.

The enclosure of the existing covered sales area at the entrance will provide an additional 80m² of interior space.

The proposed new entrance will create an additional 50m².

This will be offset by the removal of the existing conservatory of 31m².

There will be a net increase in area of 99m², or an additional 10.9%.

QUANTUM - OUT BUILDINGS

The proposed storage barn has a floor area of 76m², but this is significantly less than the footprint of the shipping containers that occupy this area of the site and account for 120m².

The proposed office and store for the Landscape Team is 28m², but this replaces a larger structure of 55m² currently in this location.

The proposed covered sales area for bedding plants will have a footprint of 150m², but will replace an existing structure of 35m², so a net gain of 115m².

The studio and WC block are existing buildings and will not impact on the quantum of development on site.

The staff office building has approval already.

The scale of the extensions are not big enough to effect the amenity and environment of occupiers of adjacent and nearby properties.

ACCESS

The proposal will not change the current access to the site. The garden centre is already readily accessible by a choice of means of transport.

The proposal will improve disabled access to individual buildings.

SUSTAINABILITY

Making the Centre more sustainable and having a smaller carbon footprint is a key element of this proposal. To achieve this, OR Consulting Engineers have been appointed to carry out a review of the Centre, and to make proposals for how the new works can contribute to an overall reduction in carbon across the site. Their reports are attached.

CONSULTATION

Pre-application advice was sought in 2016. The principle of the proposal was considered not to impact on the ecological value or the historic interest of the Alexandra Palace Park. The proposal was considered acceptable and sensitive to the site's setting, and would not affect the openness of the Metropolitan Open Land. The advice note is attached.

Since the pre-application advice, Capital Gardens have consulted with the Alexandra Palace Trust in order to develop the proposal in accordance with their Strategic Vision.

DEMOLITION WITHIN A CONSERVATION AREA

The demolition proposed is to the mix of contemporary sheds, containers, and structures for the sale of goods. The demolition of these low quality buildings will address the visual clutter and lack of continuity in the site, and help to enhance the characteristics of the site.

AREA CALCULATIONS

Total Existing Gross Internal Area: 1191m²
Shop: 910m²
Storage Containers: 120m²
Store to be replaced by Landscape Store: 55m²
Studio and WC block: 111m²
Brick outbuildings to be replaced by Office: 95m²

Total Gross Internal Area: 1364m²
Shop: 1009m²
Storage barn: 76m²
Landscape Store: 28m²
Studio and WC block: 111m²
Office: 140m²

LIGHTING

Site lighting will predominantly be maintained as existing. New low level lighting will be used to allow safe access to the new buildings where required.

SUSTAINABILITY

OR
Consulting
Engineers

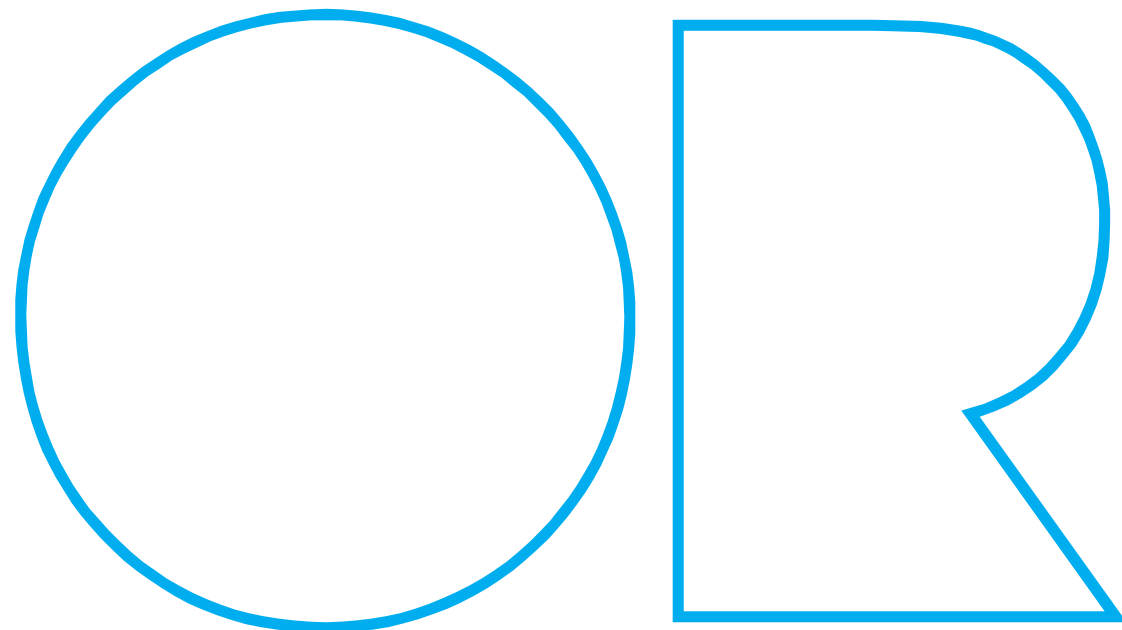
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Alexandra Palace Garden Centre

Energy Strategy Note for the Extension of the Alexandra Palace Garden Centre
29/04/2016



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1 INTRODUCTION

The Alexandra Palace Garden Centre is proposing to expand its facilities to pursue its goals of educating and encouraging the public to pursue horticulture, actively protect the environment and encourage bio-diversity. The Garden Centre proposes to:

- Extend and upgrade the main Garden Centre project;
- Create a new Administration Block to the east of the site;
- Refurbish the Store Building to create an education and activity centre;
- Refurbish the centre's toilet block.

2 CONSTRAINTS ON THE PROJECT

The sensitive nature of the existing building and its site has constrained the adoption of some renewable technologies, for example:

- a. The adoption of a ground source heat pump is considered to be inappropriate, as the Garden Centre do not own the grounds.
- b. The adoption of a biomass boiler is considered to be inappropriate as:
 - The height of the chimney required for the discharge of flue gasses from a biomass boiler is inappropriate for this site.
 - The size and location required by a biomass boiler pellet store would undermine the scheme;
 - The impact of biomass pellet deliveries would have an adverse impact on road traffic.
- c. The installation of a wind turbine is inappropriate for this sensitive site.
- d. The adoption of a combined heat and power plant is considered to be inappropriate as:
 - The height of the flue required for the discharge of exhaust gasses is inappropriate for this site.
 - The Garden Centre does not have a year round requirement for heat.
 - The Garden Centre site does not have adequate space to accommodate combined heat and power plant.

3 PROPOSED ENERGY STRATEGY

3.1 Existing Garden Centre Main Building

The Garden Centre intends to upgrade and extend the existing building. These changes do not require any alterations to the external fabric of the building, however the Garden Centre has voluntarily committed to the replacement and upgrade of the building's existing heating installations.

The Garden Centre proposes to voluntarily:

- Install de-stratification fans to redirect heat collecting at high level within a space to low level. This serves to concentrate the heat within the occupied zone and results in a further estimated 10% reduction in the annual carbon emissions of the heating system.
- Install energy sub-meters to allow the monitoring, metering and targeting of energy consumption within the building.
- Install new low energy lighting installations.



- Install water sub-meters.

3.2 Proposed Garden Centre Extension

The Garden Centre proposes to construct a new extension to the south west corner of the existing building.

It is proposed to construct the extension in accordance with Part L2B 2014 as:

- The area of the extension is less than 25% of the total useful area of the existing Garden Centre;
- The extension construction will serve to partially wrap the façade of the existing Garden Centre, reducing heat losses.

The Client proposes to voluntarily exceed the performance requirements of Approved Document Part L2B by:

- Super-insulating the external construction of the extension.
- Constructing the envelop / lining of the extension to achieve an air-tightness of 5m³/m² at 50Pa
- Implementing a passive cooling strategy to serve the space.
- Implementing a mixed mode ventilation strategy, utilising high efficiency heat recovery ventilation units in winter and additional passive ventilators in summer.
- Optimising the daylighting of the space.
- Installing low energy lighting.
- Installing absence and photocell lighting controls.
- Installing timeclock controls on display lighting.
- Installing energy sub-metering, to facilitate an energy metering, monitoring and targeting strategy.
- Installing water sub-metering, to facilitate the monitoring and management of water consumption.

3.3 New Administration Building

- The Garden Centre proposes to construct a new Administration Building to the west of the site.
- The Client proposes to voluntarily exceed the performance requirements of Approved Document Part L2A 2010 by 20% by:
- Constructing the air tightness of the external fabric of the new Administration Building to 5m³/m² at 50Pa.
- Super-insulating the new external fabric of the Administration Building.
- Implementing a passive cooling strategy to the space.
- Implementing a mixed mode ventilation strategy (utilising high efficiency heat recovery ventilation units in winter and openable windows for passive ventilation in summer.
- Optimising the daylighting of the Administration Building.
- Implementing an energy efficient heating strategy.
- Installing low energy lighting.
- Installing absence and photocell lighting controls.
- Installing energy sub-metering to facilitate an energy metering, monitoring and targeting strategy.
- Installing photovoltaics.



3.4 Refurbishment of Store Building as Education and Activity Building

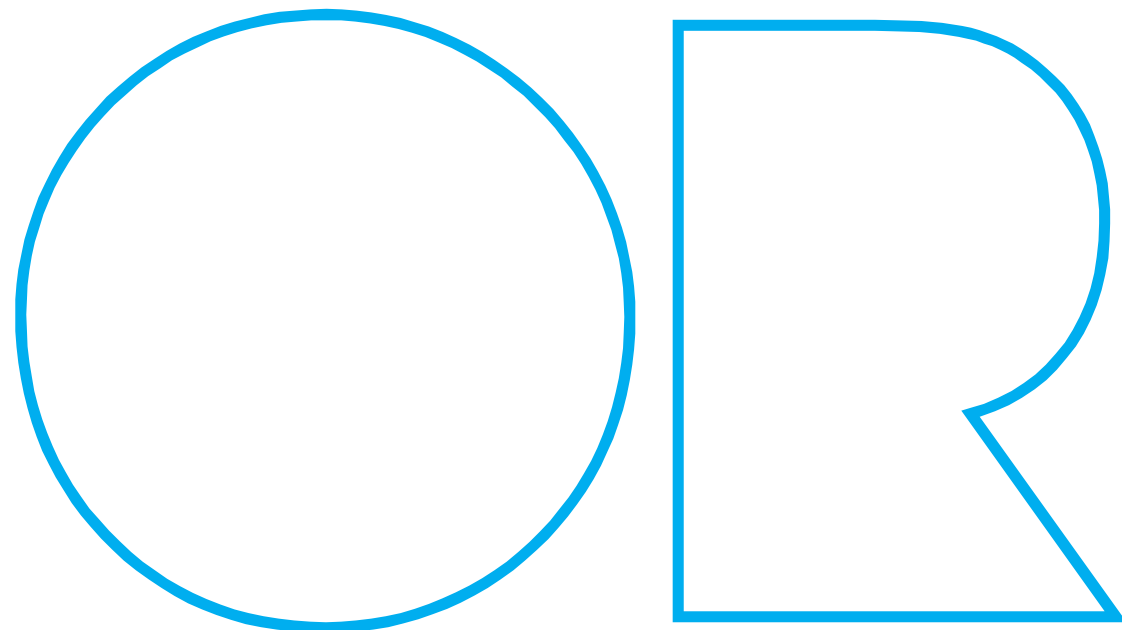
The Garden Centre intends to upgrade and extend the existing Store Building to act as an Education and Activity Building. These changes do not require any alterations to the external fabric of the building, however the Garden Centre has voluntarily committed to the replacement and upgrade of the building's existing heating, electrical and lighting installations.

3.5 Refurbishment of Toilet Block

The Garden Centre intends to upgrade and extend the existing Toilet Block. These changes do not require any alterations to the external fabric of the building, however the Garden Centre has voluntarily committed to the replacement and upgrade of the building's:

- Electrical installations;
- Lighting installations;
- Water efficient sanitary fittings;
- Energy efficient hot water installation.

Alexandra Palace Garden Centre
Sustainability Strategy Statement
19/05/2016



1 OVERVIEW

The Alexandra Palace Garden Centre is proposing to expand its facilities to pursue its goals of educating and encouraging the public to pursue horticulture, actively protect the environment and encourage bio-diversity. The Garden Centre proposes to:

1. Extend and upgrade the main Garden Centre project;
2. Create a new Administration Block to the east of the site;
3. Refurbish the Store Building to create an education and activity centre;
4. Refurbish the centre's toilet block.

2 APPROACH

The Garden Centre is committed to minimizing the environmental impact of the project through the efficient design, procurement and handover of the project.

The general approach of the project is to obviate the environmental impact of the project by:

- Re-using / upgrading existing accommodation wherever possible;
- Optimising the environmental performance of the building form of the proposed extensions.
- Optimising the passive performance of the extensions to the existing Garden Centre Building;
- Using the highly insulated new extension to partially wrap the external fabric of existing Garden Centre Building.
- Employing low carbon and renewable technologies, wherever possible.
- Preventing any noise pollution issues to surrounding areas.
- Preventing light pollution issues to surrounding areas.
- Designing the project to prevent an increase in surface water run-off from the buildings.
- Utilizing recycled building materials, where possible;
- Specifying recyclable materials, wherever possible;
- Employing construction management techniques to minimize the environmental impact of the building.
- Ensuring all contractors are trained to recognize opportunities for to minimize waste or recycle.
- Encouraging sustainable travel to the Garden Centre
- Train Garden Centre staff to operate the building efficiently.
- Introducing new displays and programmes within the new Garden Centre facilities to encourage the public to pursue horticulture actively protect the environment and encourage bio-diversity.

3 LEGISLATIVE AND VOLUNTARY OBLIGATIONS

The project has sought to:

- Adhere to and in some cases exceed all building regulation obligations that seek to improve the environmental performance of the project;
- Reflect the requirements of Policy 5.2 of the London Plan (whilst preserving the historic nature of the existing site and building);
- Reflect Haringey's SPD on sustainable developments.



In particular, the project proposes to

- Exceed the carbon emission targets by 20%.
- Voluntarily install de-stratification fans within the main Garden Centre building to decrease gas consumption by 10%.
- Voluntarily install LED high bay lighting within the main Garden centre building to decrease building lighting loads by xx%.
- Voluntarily upgrade and refurbish the existing toilet building.
- Voluntarily upgrade and refurbish the external store building to act as an education and activity centre.

4 DESIGNING FOR SUSTAINABILITY

4.1 Introduction

The design team shall seek to reduce the environmental impact of the project through the development of the design from intent to completion.

4.2 Re-use of Existing Resources

The project proposes to re-use, adapt, improve and extend the Garden Centre's existing accommodation to reduce the embedded carbon footprint of the proposed development.

In addition, the project proposed to re-use elements of the building's existing services installations, i.e. re-using selected:

- Gas fired heaters;
- Electrical installations;
- Down lighter installations;
- Heating installations;
- Small power and data installations.

4.3 Recycling of Existing Resources.

The project has sought to inherently reduce its environmental impact by seeking to re-use items / materials wherever possible. Examples of such items include:

- Furniture;
- Joinery;
- Socket outlets;
- Data points;
- Electrical distribution and containment;
- Heaters, etc

4.4 Designing to Reduce Environmental Impact

The project has sought to reduce its environmental impact through the specification and detailing of materials and workmanship. It shall realise this goal, wherever possible, by:

Specifying materials from sustainable sources (such as timber, etc.).

Specifying recycled / re-used materials.



Specifying materials, wherever possible, that are suitable for re-use, such as:

- Steelwork;
- Mechanical fixings;
- Mechanical joints.

Specifying equipment that is suitable for re-use, such as:

- Façade vents;
- Lighting;
- Electrical accessories;
- Electrical meters;
- Security equipment.
- Fire alarm panels.
- CCTV equipment.

Specifying materials technologies that are suitable for recycling, i.e.:

- Timber;
- Copper / steel pipework (with mechanical joints);
- Cabling;
- Plasterboard;
- Metal studwork;
- Aluminium;

Avoiding materials, such as concrete, where re-use has a greater environmental impact.

4.5 Designing to Minimise Energy and Water Consumption

The general approach of the project is to employ Lean, Mean or Green environmental strategies to minimise the energy and water consumption of the new extension and administration building.

Lean is defined as reducing the building's water and energy consumption by improving the passive performance of the building elements/construction.

The project has sought to:

- Optimise the thermal performance of the external envelope of the proposed extensions;
- Improve the thermal performance of the existing Garden Centre by wrapping the east façade at ground level with a new insulated Winter Garden construction;
- Optimise the air tightness of the proposed extensions;
- Optimise the opportunities for daylighting to the extensions or refurbished areas;
- Optimise the thermal shading performance of new glazed elements;
- Implement sustainable urban drainage (SUDS) measures;
- Introduce water efficient sanitary fittings.

Mean is defined as meeting building demands efficiently by utilising efficient technologies and energy management practices to improve the performance of the following systems installations:

- Ventilation;
- Heating;



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- Lighting;
- Hot water;
- Catering
- IT/small power;
- Sub metering and energy management.

Green is defined as the utilisation of renewable/low carbon energy sources to provide the low carbon generation of:

- Heat;
- Hot Water;
- Electricity.

It is proposed to introduce the following renewable/low carbon technologies to reduce the Garden Centre's consumption of energy:

- Photo voltaics;
- LED lighting;
- Lighting controls
- Heat recovery ventilation units;
- De-stratification fans;

4.6 Designing for Low Water Usage

The project has sought to inherently reduce its environmental impact by employing water efficient technologies / strategies, such as low flow WCs, taps, showers, etc.

5 TRAINING OF STAFF

The project shall seek to reduce its environmental impact through the site induction process required for all Contractors. The induction process shall be required to include a section on environmental issues, which covers subjects such as:

The importance of avoiding waste to the environment;

- The importance of recycling;
- The importance of integration between trades;
- The avoidance of materials / substances that are hazardous to health or the environment;
- Details of the site waste management plan;
- The importance of the quality of Operation and Maintenance information for the energy efficient handover and operation of the project.

6 CONSTRUCTION MANAGEMENT

The project shall seek to reduce its environmental impact through the management of the environmental risks involved with the design and construction process. It seeks to achieve these goals, wherever possible, through:

- The design, specification and procurement of materials / equipment to reduce their environmental impact;
- The pre-fabrication of building elements;



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- The avoidance of the use of deleterious or hazardous materials;
- The avoidance of the use of paints, solvents, adhesives, etc. that are harmful to the environment;
- The avoidance of the use of ozone depleting refrigerants;
- The development and maintenance of emergency procedures for effectively dealing with significant hazards where they exist and to limit their risk to health and the environment.
- The procurement of materials to reduce packaging;
- The planning of site deliveries to reduce the carbon emissions of transportation;
- The planning of construction works to minimise the number of trades required;
- The adoption of trades whose materials / products facilitate re-use / recycling in the future;
- The requirement for all Contractor's to demonstrate a commitment to environmental management;
- The use of highly skilled specialist sub-contractors from the Main Contractor's supply chain to minimise wastage;
- The co-ordination and integration of trades, to minimise project wastage;
- The organisation of the site and site compound to facilitate recycling and reduce the frequency of collections necessary (and hence their carbon impact);
- The implementation and communication of a site waste management plan;
- The production of a comprehensive operation and maintenance manual, to facilitate the efficient handover and operation of equipment / facilities;
- The creation of a soft landing process, to facilitate the efficient handover and operation of all equipment and facilities.

7 WASTE MANAGEMENT PLAN

The project shall seek to reduce its environmental impact through the implementation of a site waste management plan.

A site waste management plan seeks to:

- Promote the economic usage of construction materials;
- Encourage construction techniques that minimise wastage (to minimise disposal to landfill);
- Ensure that all waste is processed to ensure re-use and recycling, wherever possible.
- Ensure all non-re-usable / non-recyclable waste is disposed of responsibly.
- Ensure all hazardous waste is disposed of responsibly;
- Monitor and report on the processing of waste.

8 TRANSPORT

The Garden Centre seeks to minimize the environmental impact of staff and visitors travelling to the site. The Garden Centre seeks to encourage the use of public transport, bicycles, etc. to minimize the carbon emissions associated with travel.

The Garden Centre will offer increased cycle storage to visitors as part of this development.

Date of site meeting: 22/08/2016

Site Address: Capital Gardens, Alexandra Palace

Attendees:

Matthew Gunning – Team Leader/ Development Management
Tobias Finlayson – Planning Officer
Applicant & architect

1. Site Description

The application site is 0.9 hectare in size and accommodates a garden centre. The site is located in the western part of Alexandra Park, an 80 hectare Green Flag park which surrounds Alexandra Palace. The site adjoins allotments along its western boundary and the main route through the park on its east, Alexandra Palace Way. The site is well enclosed and surrounded by trees and high boundary walls. The site contains a large building within the centre of the site and car parking in the southern end of the site.

The application site falls within land designated as Metropolitan Open Land (MOL) as well as land designated as Grade I Borough ecological importance. In addition the application site and park fall with a Conservation Area, given Alexandra Park's designation as a historical park and given Alexandra Palace's Grade II listed status. Alexandra Park is managed by Alexandra Palace Trust.

2. Overview of proposal

The proposal is rationalise the existing accommodation on site by:

- extending the existing building;
- removing ancillary outbuildings;
- refurbishing existing outbuildings;
- generally improve the appearance of the site as a whole;
- improving the sustainability of the buildings on site.

Relevant Planning History

HGY/1998/0623 - Erection of extension and refurbishment including additional retaining wall, reseeding of wild life area and the removal area, roof terrace seating, new retractable canopy, new cafe and display areas, new entrance door, outdoor seating of a pergola.- Approved 15/12/1998

HGY/2011/1161 - Erection of a free-standing structure for selling cut flowers – Approved 12/08/2011

HGY/2014/0555 - Replacement of existing stores with a new single storey timber frame office with green roof and timber cladding – Approved 17/04/2014

3. Comments on the scheme

Principle of Development

With regard to the principle of the proposal, 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.

The principle of the proposal is considered to be in line with this policy and will not impact on the ecological value or the historic interest of the Alexandra Palace Park. The proposal would serve to improve the recreational and leisure value of this current facility. The trip generation and parking generated in association with this facility is not expected to significantly change.

The current retail activities (horticulture/ garden centre use) would be required to remain the same with the improved/ extended facility on site.

Impact on Metropolitan Open Land (MOL)

The site falls within land designated as Metropolitan Open Land (MOL), 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.

Paragraph 89 of the (National Planning Policy Framework) NPPF lists the types of development which are appropriate in the Green Belt and MOL. These include the provision of appropriate facilities for outdoor sport, outdoor recreation, as long as it preserves the openness of the Green Belt.

The current proposals would upgrade the existing facilities to this long established garden centre can continue to operate. The works here can serve to enhance the appearance of the site, to better integrate the buildings into its surroundings and overall will not affect the openness of the Metropolitan Open Land.

Siting and Design

As set out in the Masterplan document the aim of the project is to improve the quality of the buildings and landscape within the Garden Centre site, and to address issues of visual clutter and an overall lack of continuity of the site. There will be a net increase in floor area of 99m², or an additional 10.9%.

While there is additional increase to the buildings on site the additional volume is placed sensitively so as to maintain and respect the current grain and form of the development on site.

It is noted that the main garden centre buildings were built in the 1980's and then partly re-furbished by Capital Gardens in 1998. A number of buildings on site are seen as 'worn out, ugly or in the wrong position'. Some of the structures are proposed to be removed with others refurbished to given a new lease of life to this facility on site.

The retained building will be clad with timber boarding so that a sense of a shared design theme is achieved across the site with improvement to the overall appearance of the site. The various components and works as set out in the Masterplan are considered to be acceptable.

The proposal also includes landscaping to the site to improve the quality of the space around the buildings. The improvement to the wildlife area to the west of the main building, with wild flower meadow planting, is particularly welcomed.

Overall the works here are considered acceptable and sensitive to the site's setting.

Next Steps

The following information will be required for registration of the planning application in respect of this site.

1. Standard application form (three copies plus original unless submitted electronically)

2. Location plan on an up to date map at an identified standard metric scale (typically 1:1250 or 1:2500 to fit onto A4 or A3 paper) with the red line including all land necessary to carry out the proposed development and blue line for any other land owned by the applicant
3. Site plan – direction of North, proposed development in relation to the site boundaries with written dimensions (and public rights of way, trees, hard surfacing and boundary treatment where relevant) typically 1:500 or 1:200
4. Ownership certificate and notices
5. Agricultural land declaration
6. Fee
7. Fully annotated and scaled (1:50 or 1:100) drawings showing, floor plans, elevations of the existing and proposed buildings as well as drawings showing site sections. Please note that Haringey requires all applications to have a scale bar and all proposed plans/elevations require one significant dimension. This is to ensure that the Planning Officer can accurately measure dimensions using measuring software.
8. CIL liability form – Note Mayoral CIL rate of £35 would apply in respect of additional floorspace.
9. Design & Access Statement.
10. Planning Statement (can be included in Design & Access Statement)
11. Landscaping plan.
12. Details of new external lighting.

For further information please see the Council's Validation Checklist.

INFORMATIVE

Please be advised that this response is given at officer level and does not form a formal response or decision of the Council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the Council.