

Alexandra Park and Palace Conservation Area Advisory Committee

Haringey's Local Plan - Consultation January – March 2016

Submission from the APPCAAC

The APPCAAC considers some aspects of the documents as presented for consultation to be unsound. The reasons for unsoundness include conflict with other aspects of policies, errors of fact and failure to take account of submissions made at the previous stage of local plan development. Our objections and comments are set out below, with our recommendations marked in red.

Site Allocations Development Plan Document

SA 25: Land Adjacent to Coronation Sidings (Page 66)

1. This is described as “Creation of employment-led mixed use development with residential, including a landmark building marking the entrance to Wood Green from Alexandra Palace and the west of the Borough”.
2. The stated guidelines include: “A new building on the corner of Coburg and the Penstock path should form part of the Coburg/ Western Roads taller building cluster. This could potentially be a tall building, complementing the development across Western Rd to the west. It should be designed in such a way to be visible from Alexandra Palace Park, acting as a way marker, while respecting the setting of the Park.”
3. The APPCAAC’s objection is that a “landmark tall building” at this site is unsound in the context of its adverse impact on the Alexandra Park and Palace Conservation. Such a building would be intrusive and alien in the landscape and views from and in within the conservation area. It would be in conflict with DM5, Locally Significant Views and Landscapes.

While the APPCAAC welcomes stronger links between Alexandra Palace Park and Wood Green, we object to a tall building at this location and recommend the words and references be deleted from the SA25.

SA 53: Alexandra Palace (Page 130)

1. Ownership of the site is indicated as being “unified public ownership”. This claim is misleading and unsound because the whole of Alexandra Park and Palace (the site) is owned under trust law by the Alexandra Park and Palace Charitable Trust.

The APPCAAC recommends ownership to be corrected to “Alexandra Park and Palace Charitable Trust”.

2. Under the heading ‘Site Requirements’ there is a claim: “The site is the centrepiece of the Alexandra Palace Conservation Area ...” Again, this is

misleading and unsound – it suggests the site is simply a part (albeit centrepiece) of a conservation area. In fact, Alexandra Park and Palace comprises a designated CA.

The APPCAAC recommends the seventh bullet point under Ste Requirements be amended to show the conservation area comprises the totality of the Park and Palace.

3. Under the heading ‘Development Guidelines’ there is an absence of any reference to the fact that the Palace is listed by Historic England as Grade II, which limits the scope of development and change to the fabric of the building. This needs to be corrected.

The APPCAAC recommends an additional bullet point here to show: Alexandra Palace is listed Grade II and as such there are conditions and restrictions on the form and development of changes that may be considered.

Development Management DPD document

Policy DM5: Locally significant views and vistas (Page 15)

1. The APPCAAC welcomes the recognition given to the significance of viewing corridors and locally important views. However, there is an omission with regard to the need to protect views within and from conservation areas.

The APPCAAC recommends an additional point E under Policy DM5 to show: “The Council will protect Views into, within and from Conservation Areas”

2. We also note that the Map 2.3 on page 16 showing Locally Significant Views is deficient and needs to be augmented. Similarly, in the Site Allocations Development Plan, Table 5: Local Views on page 162 needs to be augmented. The APPCAAC has already made recommendations on this, which seem not to have been taken into account.