

Design & Access Statement

Alexandra Palace, South West Tower

Design and Access Statement for the refurbishment and replacement of Alexandra Palace's South West tower roof and the reinstatement of sash windows to all elevations including low level masonry repairs.



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(A) South West Tower

(B) Palm Court

(C) Panorama Room

(D) Great Hall

Alexandra Palace is a 33,940 square metre building sitting within extensive parkland's. The site and surroundings are Grade II listed and fall within the Alexandra Palace and Park conservation area. The South West Tower is located adjacent to the Palm Court to the South West of the building and accessed via the W3 bus along the South terrace. The surrounding area is predominately residential and suburban in character with a range of mainly residential properties located to the north and Alexandra Park located to the south.

A detailed description of the existing property and its historical/architectural significance is given in Section 2.0 of the Heritage Statement (Appendix B of this Design & Access Statement).

2.0 Outline Description of the Proposed Development

The proposal involves the refurbishment of Alexandra Palace's South West tower roof and reinstating the sash windows and frames to all elevations.

Further proposals will include low level masonry repairs to external elevations and reinstating cornicing.

3.0 Scale/Layout of the Proposed Development

Existing Windows (Stored)

Within the old paint store are three storage boxes containing windows salvaged from the North East tower (See figures 10 in appendix A). The salvaged windows consist of 2 large & 1 side sashes in 3 boxes. APPCT's strategy is to repair and reinstate these within the South West tower and remaining windows will be reinstated like-for-like, detailed to match the existing salvaged windows.

Roof

The current roof build up features the historic cast iron beams, late 20th century timber 'A' frames fixed around the cast iron structure to support a temporary corrugated roof. (See figure 19 in Appendix A).

The proposals will strip out the temporary roof structure and install a new shallow 'pyramidal truss' supported by the historic cast iron beams. The historic beams will be visible from below and built up above with a plywood decking, rigid insulation and a single-ply membrane. Note: the height of the new roof is significantly lower than the existing parapet.

4.0 Materials of the Proposed Development

Roof

Existing cast iron beams/brickwork to support a shallow timber 'pyramidal truss' roof structure and insulated timber deck roof with single ply-membrane. New metal access hatch to be formed for future access and maintenance to the roof. Additionally, four cast iron rainwater pipes will be installed within existing corner brick recesses of the tower. (where it is assumed they were originally located)

Windows

Sash windows and frames to be reinstated like-for-like from the Alexandra Palace North East Tower. Existing sash windows to used 6mm toughened float glass, New sash windows and frames to be in Douglas Fir with 10mm toughened float glass, together with the decorative scheme for sashes, frames and contrasting sill. Windows to be painted dark green to match North East tower.

Brick and Parapet Repairs

All repairs to the existing yellow stock brickwork, stone copings and render will be like-for-like. New cornicing to match existing adjacent.

5.0 Internal Proposals

Clearing all existing debris with the tower, installing four rainwater pipes within existing brick recesses and undertaking like-for-like brick repairs to the window surrounds.

6.0 Access (Maintenance)

The proposals secure future access to the tower roof for maintenance (clearing of gutters and brick and stone repairs).

Appendix A

Existing photographs



Figure 1: West elevation SW Tower



Figure 2: South elevation SW Tower



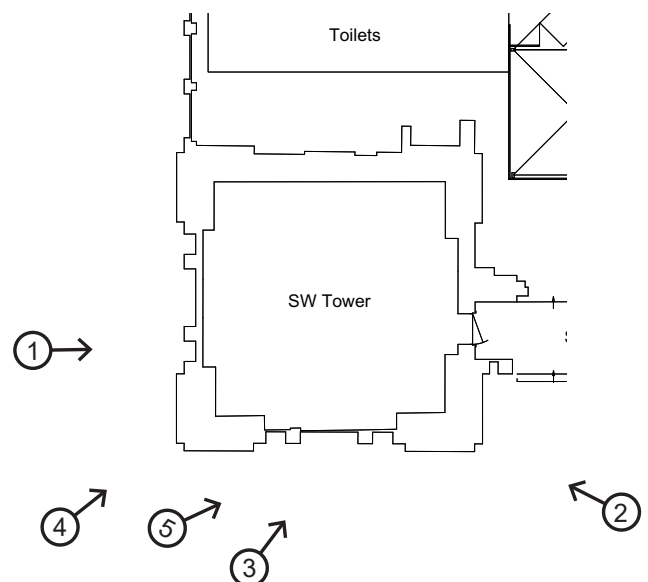
Figure 3: South elevation SW Tower



Figure 4: West and South elevations SW Tower



Figure 5: South elevation SW Tower



Existing photographs



Figure 6: South West Tower interior windows



Figure 7: South West tower interior windows & roof



Figure 8: South West tower entrance



Figure 9: South West tower blockwork infills



Figure 10: NE tower windows boxed up, to be repaired and reinstated in the SW tower

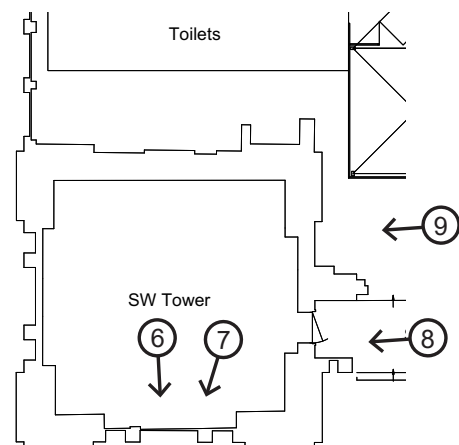
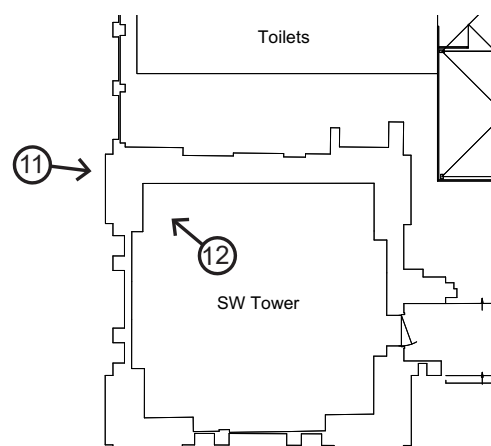




Figure 11: Overview of Roof (November 2022)



Figure 12: Overview of Roof (November 2022)



Existing photographs



Figure 16: MEWP examines the internal roof structure



Figure 17: Internal void. MEWP examines the internal roof structure



Figure 18: Cast Iron beam detail with 'A' frame roof structure and junction with brickwork.



Figure 19: Cast Iron beam detail with 'A' frame timber roof structure and corrugated iron roof

Appendix B

Heritage Statement (issued as a separate document)

(Burrell Foley Fischer LLP)