

# Design and Access Statement

## Alexandra Palace, Skywalk Adventure (Wire & Sky proposal)

This Design and Access Statement forms part of the proposals for the installation of infrastructure to create a new aerial visitor experience called Skywalk Adventure, at Alexandra Palace.



Burrell Foley Fischer LLP

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**BURRELL | FOLEY | FISCHER**  
ARCHITECTS AND URBAN DESIGNERS

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## 1.0 Existing Property & Site



- (A) South Entrance/ External Great Hall Lobby      (B) Palm Court      (C) East Court      (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 proposed Skywalk experience is located on the roof of the South Portico, accessed via the arched doorways to the east and west of the external lobby to the Great Hall. 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 Context

By Act of Parliament, Alexandra Park and Palace Charitable Trust (APPCT) is responsible for 'upholding, maintaining and repairing the Palace and maintaining the Park as a place of public resort and recreation'. The organisation undertakes some of its activities on a commercial basis to provide essential funding to deliver its charitable purposes.

APPCT is a statutory charity. Haringey Council (HC), a Local Authority, is the Corporate Trustee and it delegates its charitable responsibilities for the Park and Palace to a Trustee Board with its own executive team. Alexandra Palace Trading Limited (APTL) is a wholly-owned trading subsidiary of the Trust and delivers commercial activities in the Palace and Park. The Trust has obligations to consult with its stakeholders on significant policy changes affecting the Park and Palace uses.

In 2017, the Trust embarked on creating a 25-year Strategic Vision for the Park and Palace. The Strategic Vision sets the direction and focus of the Trust's planning and decision-making, assisting in identifying and developing projects, attracting investment and funding and allocating the Trust's own resources in the future. There are a set of objectives, which provide an assessment framework for individual projects and schemes to demonstrate how and to what extent they contribute to the Vision. There are also a set of implementation principles, established to guide decision-making and delivery when it comes to Strategic Vision projects.

The assessment framework and implementation principles help guide discussions when the Trust is approached by external organisations and individuals who may have ideas or proposals they would like to bring to the Park and Palace. In 2021, Wire and Sky, a specialist company who install and run urban aerial adventures around the country approached the Palace about a potential new leisure attraction. The AP team assessed the initial proposal, and it was agreed that there were a number of ways in which the proposal could deliver on the objectives of the Strategic Vision.

### **Current visitor numbers**

Alexandra Palace annual footfall to events and activity on site is 1 million attending 200 different events per year. There are also 250,000 visitors to the ice rink, 50,000 visitors to Go Ape. In addition, it is estimated 2 million visitors use the Park on an annual basis.

### **Forecast Footfall**

The proposed Skywalk Adventure is estimated to drive an additional 30,000 visitors per annum, 2% of the current footfall to events and other activity on site. The existing travel and parking facilities are adequate in supporting this.

### 3.0 Outline Description of the Proposed Development

Read in conjunction with Appendix D - Proposed Drawings

The proposals outlined in this design and access statement are for the installation of infrastructure to create a new aerial visitor experience called Skywalk Adventure, at Alexandra Palace.

The Skywalk Adventure experience will be accessible via the South Portico beneath the historic rose window, either side of the external lobby entrance to the Great Hall. In this area, both identical entrances to the east and west are currently inaccessible to the public, and used as storage and maintenance. (Refer to Figure 2 and 3 in Appendix A). Whilst the shell of these areas are 1875 historic fabric, the internal spaces and fabric consist of non-original concrete stairs with scaffold pole railings (Refer to Figure 6 in Appendix A), currently used as maintenance access to the roof gantry (Refer to Figure 10 in Appendix A).

The proposal will unlock these currently deteriorating spaces for public admission, upgrading the non-compliant staircase and balustrade for safe public access whilst supplying the necessary WC and staff facilities. APPCT will offer guided and harnessed tours up to the rose window balcony, continuing up the staircase and over the roof to a newly positioned platform set discreetly behind the Angel of Plenty Statue, showcasing mesmerising views over Alexandra Palace Park grounds and beyond. Visitors will then continue the circular route back down to the adjacent stair core. The route this scheme follows presents a unique opportunity for the public to safely understand the historic development of Alexandra Palace including the 1980's spaceframe, original 1875 fabric, the vast Alexandra Palace park and grounds, as well as the position of Alexandra Palace in relation to the remainder of Haringey and London.

### 4.0 Scale/Layout of the Proposed Development

**Entrance** - The current Great Hall External lobby contains arched entrances to the South West and South East of the South portico leading to store rooms. The SW and SE staircases are accessed internally via the Great Hall. The proposed layout will strip out modern internal partitions (deemed to be of neutral/ detrimental significance) to reconfigure the internal staircase providing access to WC facilities and roof via the Great Hall External lobby off the South Terrace. The existing baby change facility and WC in the west lobby will be reconfigured, maintaining access from the Great hall lobby, with an additional WC fitted and accessible from the new stair lobby.

**Roof** - The scale of the skywalk platform sits at the apex of the Alexandra Palace spaceframe roof at 1540mm wide, concealed by the Angel of Plenty Statue from the South Terrace. Both the platform walkway on the Rose window balcony, and the main flat roof section are set back from the existing parapets, limiting their visual impact from neighbouring areas. The main stair route to the roof platform is a retrofit of the existing maintenance stair, fitting balustrades, set further back from the South Portico gable end.

### 5.0 Access

Part of the proposals involve improving the current maintenance stair access for building regulation compliance. This will involve reducing any openings to ensure that a 100mm sphere cannot pass through any openings in the guarding, and fitting a kicker plate to the side of the concrete stair, as well as anti-slip treads and nosings. In addition, external balustrades will feature a belay wire inboard of the top handrail to new balustrades for supervised public safety.

## 6.0 Proposed Visuals of Development



Proposed view from the South Terrace

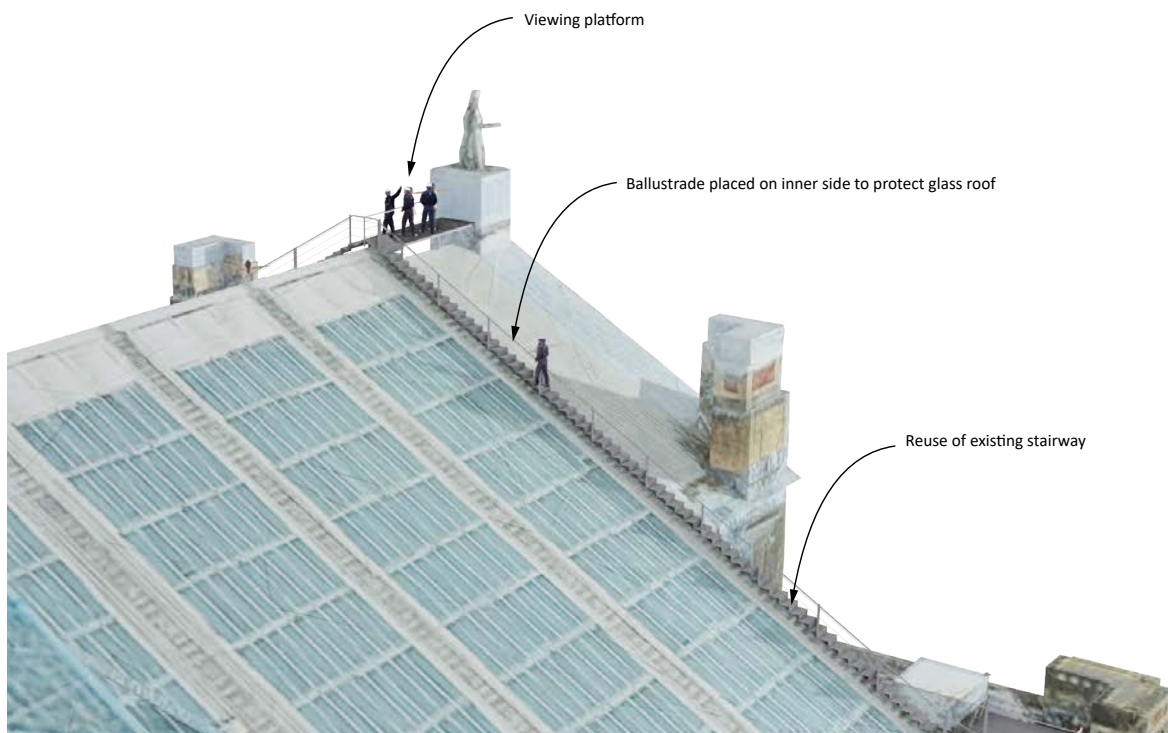


Proposed view from Alexandra Palace Park

## 6.0 Existing & Proposed Visuals of Development



Existing view of Angel of plenty statue and roof



Proposed view of roof interventions

## 7.0 Materials of the Proposed Development

### 7.1 The Existing Materials

The existing external walls to the South terrace of Alexandra Palace are historic brickwork. A concrete stair and scaffold pole railings fitted internally. Whilst the external 'shell' brickwork was built in 1875 and all finishes have been lost. Within this area the concrete stair, pole scaffolding, timber partitioning and modern toilet facilities are now fitted with 1980s wall bracing visible within the space. Refer to figure 7 in Appendix A. At roof level are existing flag stones, and existing aluminium maintenance stairs spanning over the roof.

The proposed materials are as follows:

#### **New Ground Floor Single stair flight**

Metal Staircase fixed back to Concrete stair

#### **Internal Partitions**

New Timber and blockwork partitions to form WC and Baby changing spaces

#### **Internal Balustrade Upgrades**

To upgrade the internal scaffold pole stair, the proposal will clamp mild steel "U" edging back to the existing scaffold poles, and be used to frame a 12G galvanized wire mesh with 50mm x 50mm dimensions.

#### **Rose Window Walkway**

Freestanding balustrade set minimum 1m back from existing low masonry front balustrade. The materials will be a galvanised PFC stringer, self supporting with no fixings through historic fabric. The platform will be formed of aluminium durbar, with RSA sections forming the stanchions and CHS handrails. Tension wire will be fixed to stanchions, with an additional belay wire at handrail height.

#### **Roof Walkways and Platforms incl. existing walkway**

Upon arrival at roof level, a new freestanding walkway and balustrade formed of a self supporting galvanised PFC stringer, with no fixings through historic fabric and will guide visitors to the existing roof steps. The platform will be formed of aluminium durbar, with RSA sections forming the stanchions and CHS handrails. Tension wire will be fixed to stanchions, with an additional belay wire at handrail height.

Existing roof steps, pictured in Figure 11 of Appendix A, will be upgraded with a new PFC stiffener below to fix a new rolled steel angle (RSA) and circular hollow section handrail, with tension wire spanning between RSA's, with an additional belay wire at handrail height.

The only fixing through the roof is the highest platform, where galvanised steel supports, are bolted onto existing steel roof purlins internally. There will be two penetrations through the roof. All new fixings are into 1980s fabric.

#### **Finishes**

Self-finish 'greys', i.e. Jotun aluminium and stainless steel suitable to compliment the rest of the roof scape and spaceframe.

## 8.0 Visual Impact and Key Views

Refer to Appendix C for Key views

# Appendix A

## Existing photographs



Figure 1: Alexandra Palace South Elevation, Space frame roof and BBC tower

## Existing photographs



Figure 2: Proposed West Entrance to Roof



Figure 3 Proposed East Entrance to Roof

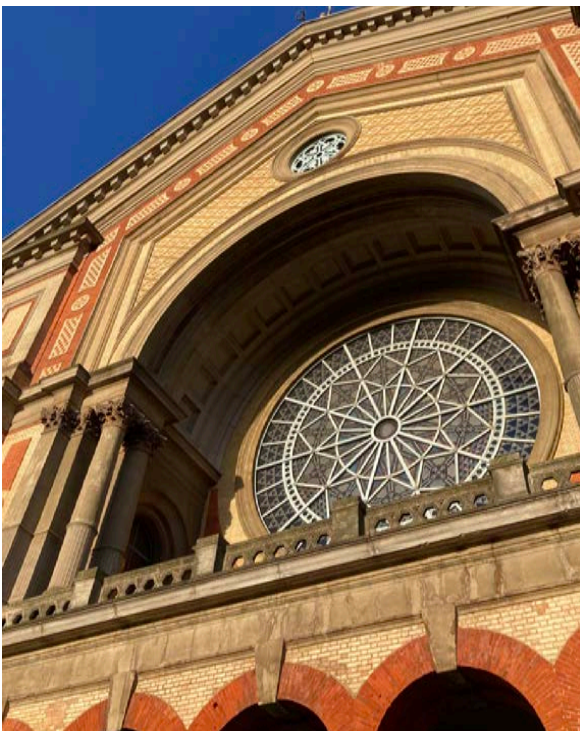
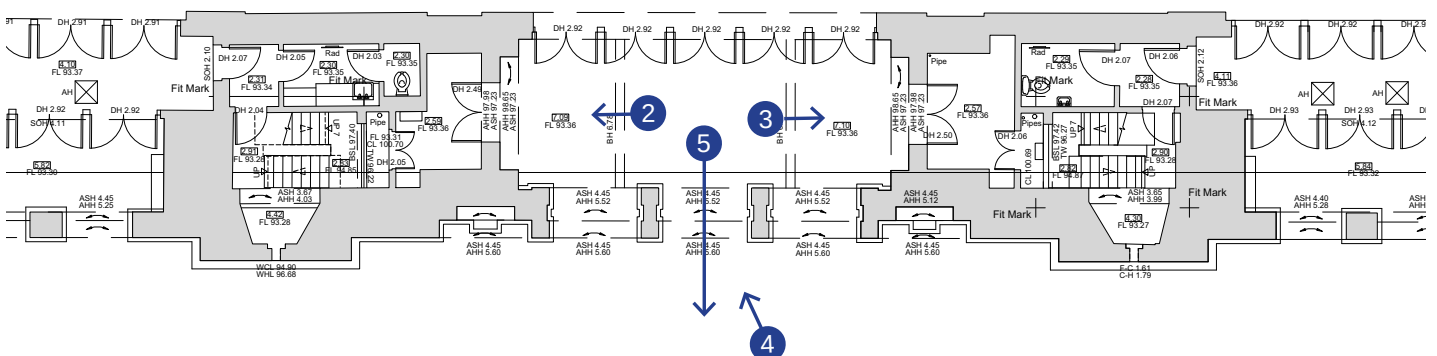


Figure 4: Rose Window Balcony viewed from South Terrace



Figure 5: View through arches South Terrace



## Existing photographs



Figure 6: Existing non-original concrete stair and scaffold balustrade access to roof.

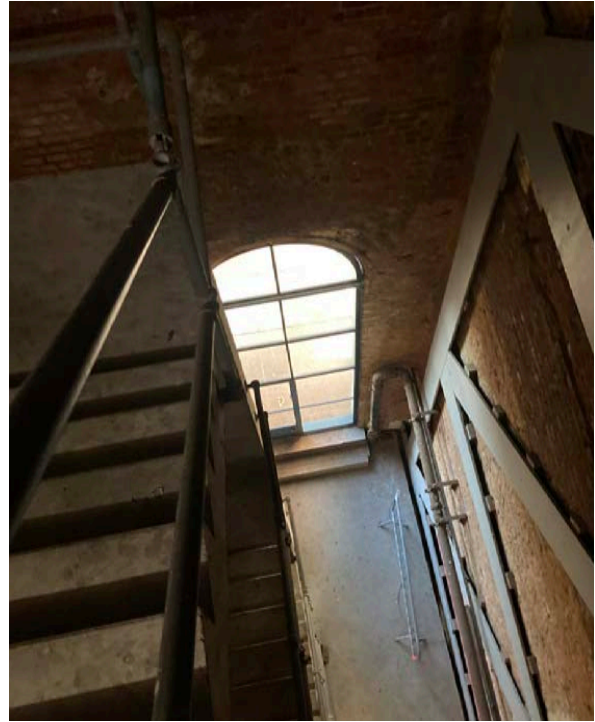


Figure 7: Existing non-original concrete stair and scaffold balustrade access to roof.



Figure 8: Rose Window Balcony

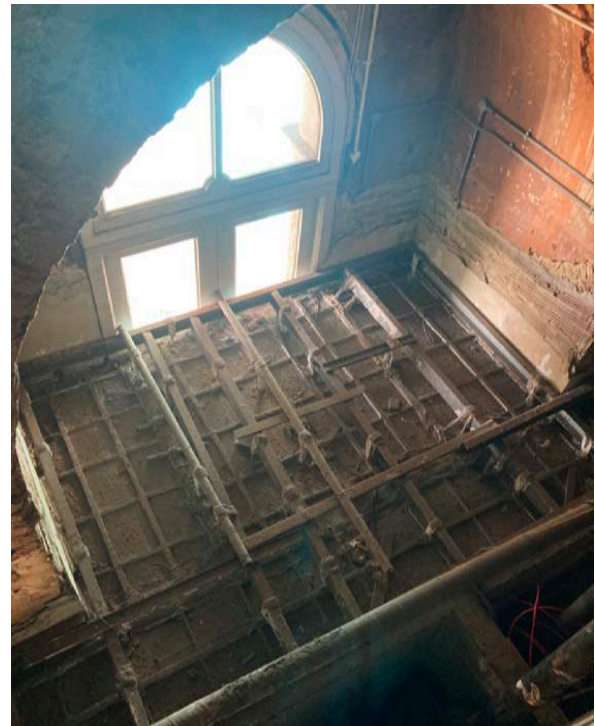


Figure 9: Non-original lobby ceiling

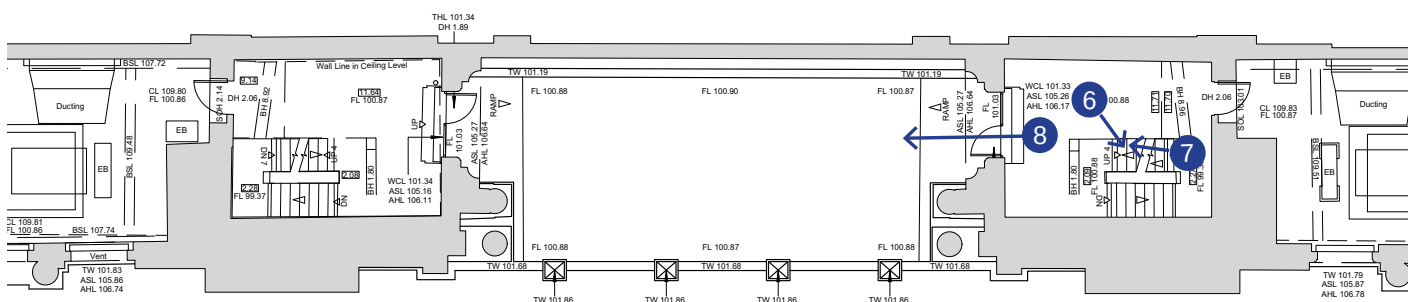




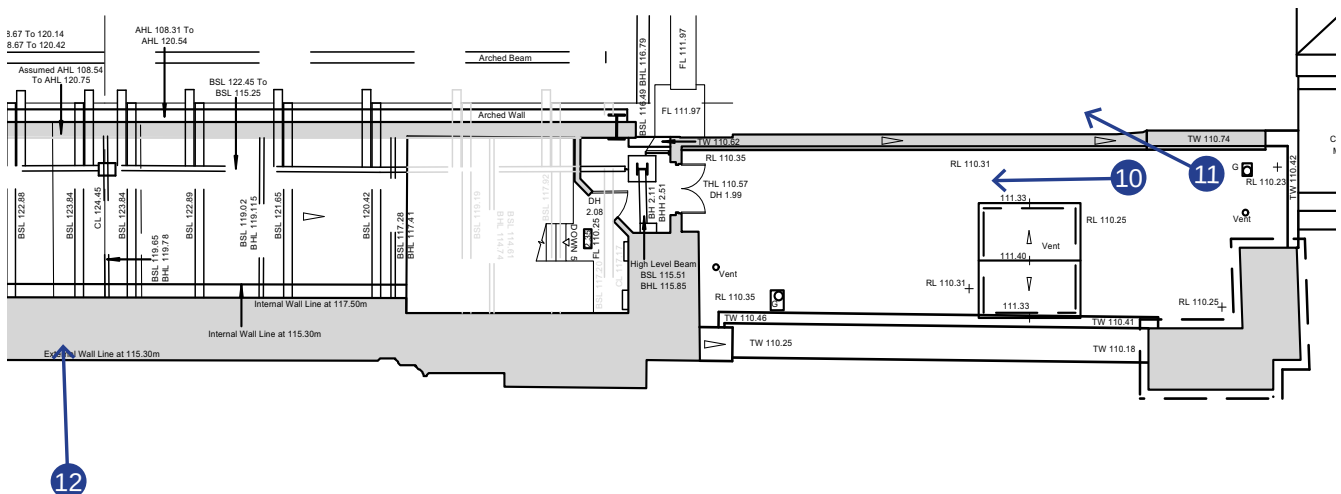
Figure 10: Existing area of roof accessed from the top of the internal concrete stair



Figure 11: Existing space frame roof structure and maintenance roof access stairs.



Figure 12: Angel of plenty Statue with Alexandra Palace Great Hall, space frame roof roof behind.



## Appendix B

Heritage Statement (issued as a separate document)

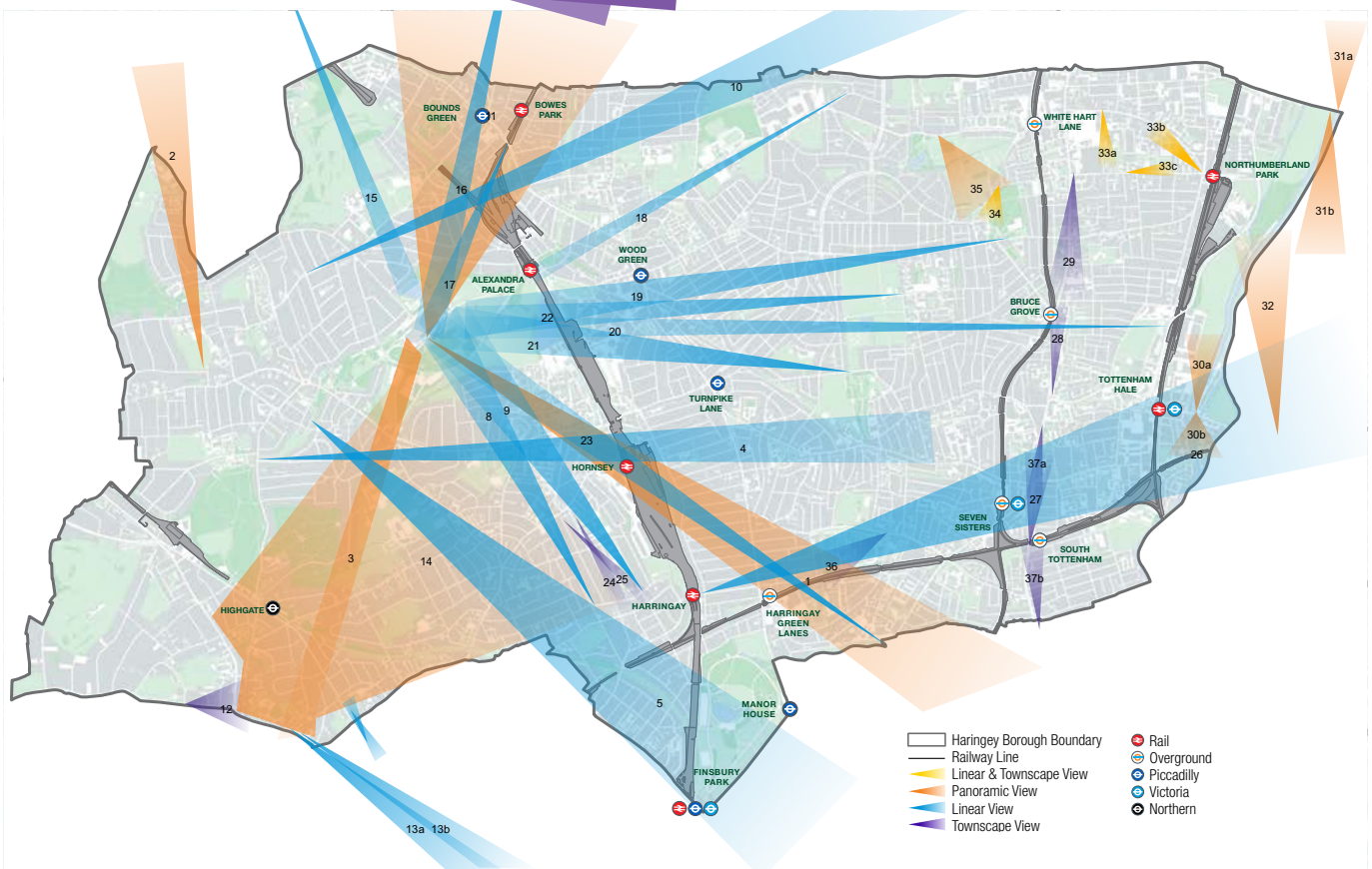
(Burrell Foley Fischer LLP)

# Appendix C

## Visual Impact and Key Views (Wire and Sky)

Chapter 02: DESIGN & CHARACTER

**FIGURE 2.1** Haringey Views



### 1.0 Protected Views Haringey Locally protected views

Policy DM5 of the Haringey Development Management DPD, states that

*'Development proposals within the viewing corridors of the Locally Significant Views shown on Figure 2.1 must demonstrate how the proposal:*

- Enhances the viewers' ability to recognise and appreciate the landmark being viewed;*
- Makes a positive contribution to the characteristics and composition of the local view, where possible;*
- Has had regard to the Council's Tall Buildings and Views Supplementary Planning Document.*



Alexandra Palace - View 8 -1



Alexandra Palace - View 8 -2



Alexandra Palace - View 8-3



Alexandra Palace - View 9-1



Alexandra Palace - View 9-2



Alexandra Palace - View 9-3



Alexandra Palace - View 19-1



Alexandra Palace - View 19-2



Alexandra Palace - View 21-1



Alexandra Palace - View 21-2



Alexandra Palace - View 21-3