

Design & Access Statement

Alexandra Palace, Changing Places Facility

Design and Access Statement for the installation of a changing places facility and associative works within the former BBC wing of Alexandra Palace, including forming an opening in the former doorway within the east lightwell lobby.



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ARCHITECTS AND URBAN DESIGNERS

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- (A) East Lightwell Entrance (B) Former BBC Wing (C) Ice Rink (D) Great Hall (E) South-east Tower (BBC)
(F) East Court

This Design & Access Statement is to accompany the Planning and Listed Building Consent Application to form a new opening and doorway for access to a changing places facility in the existing storage area within the former BBC wing.

Alexandra Palace is a 33,940 square metre building sitting within extensive parklands. The site and surroundings are Grade II listed and fall within the Alexandra Palace and Park conservation area. The Former BBC Wing (B) is accessed via the SE 'BBC' Tower (E) or East Lightwell Entrance (A).

The Former BBC Wing (B) is located in front of the Ice Rink (C) and fronts onto 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 is to install a Changing Places facility within a larger existing storage room, currently inaccessible to the public, in the former BBC wing of Alexandra Palace. The facility will be accessed through a former door opening that had been bricked over and heater/ ventilation housing installed during the 1980's rebuilding of the Palace.

Associated Works will include the formation of new partition walls and ceilings to enclose the facility within the existing building. A new overhead timber structure will be required to facilitate the 'joist' fixtures and fittings associated with a changing places facility. Further remediation works will be undertaken to interventions into the existing fabric including around the existing brickwork opening, and finishing the brickwork to match the existing walls shown in Figure 4 & 5. The location of the facility is to an area of the BBC Studios that is not highly sensitive, adjacent to a heavily altered entrance corridor (east lightwell). It is proposed to retain all of the existing fabric (Victorian & 1930's) in place, forming a 'room' within it.

The scheme is coupled with the proposed works to improve the accessible facilities to provide comfort and safe services with the east lightwell of Alexandra Palace.

Services will connect into existing foul drainage from the Great Hall Gents Toilets (Level 4) which runs to the basement below (Level 1), and run new power to serve distribution board for this room only.

3.0 Scale/Layout of the Proposed Development

The proposed Changing Places Toilet is design based on BS 8300: 2009 Changing Places facility (refer to figure 1) which creates a door opening with 1000mm effective clear door opening width and full room cover ceiling track hoist. Refer to proposed plan of Changing Places drawing AP-BFF-ZZ-00-DR-A-0300.

Example design: BS 8300 Changing Places facility

- corner door position
- layout as BS 8300:2009
- layout also suitable for freestanding changing bench
- full room cover ceiling track hoist

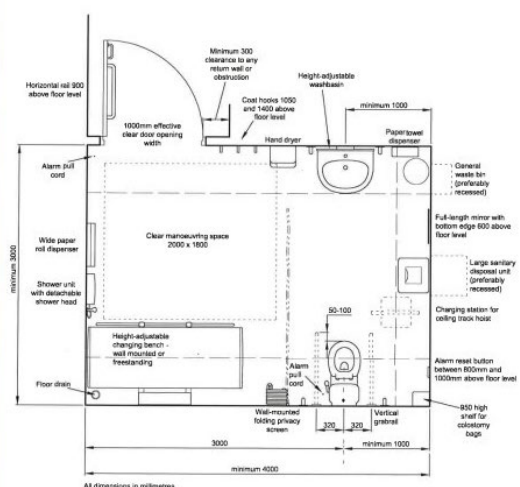


Figure 1: BS 8300:2009 Changing Places facility

4.0 Materials of the Proposed Development

The existing brick entrance from the east light well corridor to the Changing Places Toilet will feature a new inserted timber frame and timber door with accessible handles, and clearly visible logo for Changing Places facility on the surface of the door. Refer to Figures 2, 3 & 4.

Interventions to the existing fabric involve lifting floorboards (set aside in storage) and levelling joists including 18mm WBP plywood to form a base for the facility and housing.

Within the former BBC area, the 'box' built within the existing structure will be formed of 6x2 SC3 graded timber joists and birch faced ply, with plasterboard interior. Additional plywood and plasterboard to form the ceiling and a double timber joist structure overhead to support the hoist required within the CP facility.

All fixtures and fittings will be installed to BS 8300: 2009.

5.0 Access (Vehicular & Disabled)

The proposal will provide a Changing Places facility within Alexandra Palace, ensuring that events at the palace can be accessible to a large and diverse group of people that may need more than one assistant to help them with hygiene and/or that can't transfer to a toilet from a wheelchair. This is achieved through equipment such as hoists, curtains, adult-sized changing benches and space for carers. The location for the facility was selected to achieve close proximity to the East Lightwell Entrance, the main event spaces as well as a lightly used storage area. The storage area has already lost part of the 1930's mezzanine gantry where the former ladder access is now stranded, and is no longer safe to use to reach the remaining gantries (see figures 8 & 11).

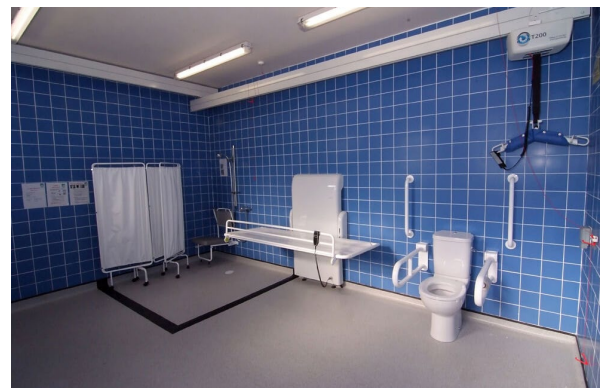


Figure 2, 3 & 4: Examples of Changing Places facilities

Appendix A

Existing photographs



Figure 4: Existing east lightwell



Figure 5: Existing east lightwell



Figure 6: GF SW BBC Store Room (for Changing Places Facility) Looking east toward mezzanine

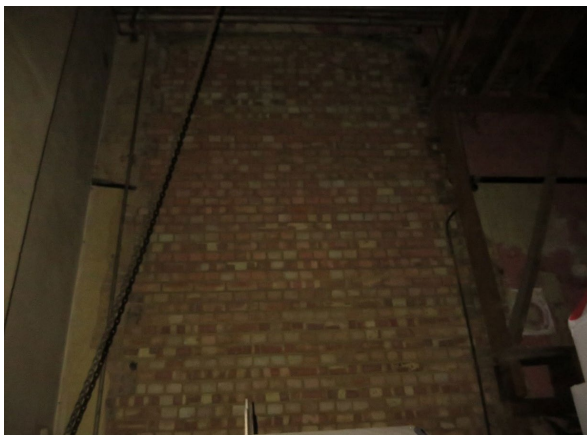


Figure 7: GF SW BBC Store Room (for Changing Places Facility) Looking west toward former door opening into East Lightwell



Figure 8: GF SW BBC Store Room (for Changing Places Facility) Looking east toward former ladder access to timber gantry



Figure 9: GF SW BBC Store Room (for Changing Places Facility) full height space in front of timber posts supporting mezzanine gantry

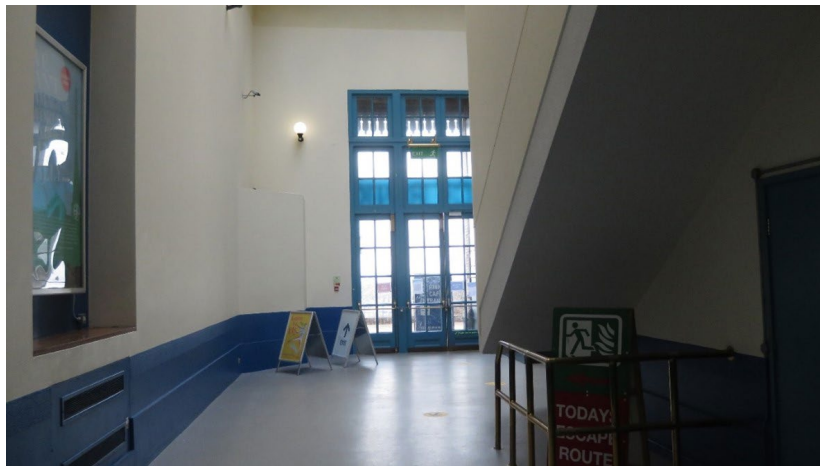


Figure 10: Entrance to Changes Places facility to be within former door opening off the East Lightwell corridor - including removal and relocation of fan coil heating unit

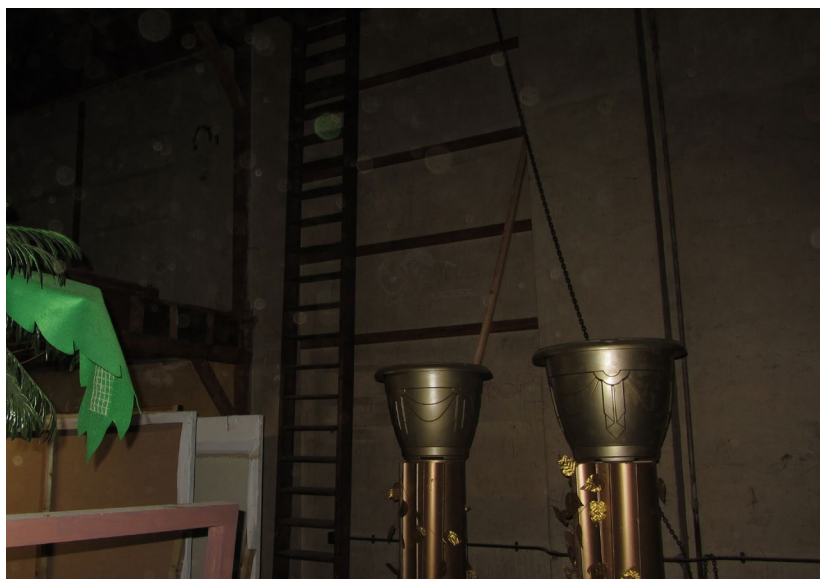


Figure 11: GF SW BBC Store Room (for Changing Places Facility) Looking south toward former ladder access to timber gantry

Appendix B

Heritage Statement (issued as a separate document)

(Burrell Foley Fischer LLP)