November 2025

DESIGN AND ACCESS STATEMENT

THE BOAT HOUSE SOLAR PANEL PROJECT, ALEXANDRA PARK, LONDON N22 7AY

Introduction
This Design and Access Statement has been prepared and submitted in support of an application for planning consent for the installation of 26 solar panels on the Boat House roof, Alexandra Park. This statement should be read in conjunction with other supporting information provided as part of the application, including the Heritage Statement provided by Donald Insall Associates.

Proposed Development
Works will include the installation of 465W AIKO solar panels to the existing roof. There will be 26 panels and each panel measures 1757 x 1134 x 30mm.

Rationale for installation of solar panels

It costs £5.5m each year to keep Alexandra Park and Palace open and safe for members of the public to visit. All the money we generate from events, fundraising and other activities onsite contribute towards this. However, our costs are rising and the backlog of repairs and list of significant maintenance works required is growing each year. We need to generate more income; at least another £2.5m per year to be able to continue our work to repair, maintain and restore the Park and Palace.

One area that we are focusing our efforts on is reducing our carbon footprint and in turn our reliance on fossil fuels. In accordance with the charity's new Vision, *to create a sustainable home for all that we do*, and one of the key goals, *to build climate change resilience*, this project will kick-start the process to improve and upgrade the tenanted properties in Alexandra Park.

We successfully secured funding from Haringey's Community Carbon Fund to install solar panels on the the Boat House – this will be our first solar project on site, and it is hoped that others will follow.

Design Process
There is limited opportunity to influence the design process; however, the brief to the contractor was to take into consideration the Park's setting and listed status.

The panels measure 30mm in height, so they will have limited impact and will unlikely be visible from the ground due to the upstand (measuring 100-200mm).

Key stakeholders have been made aware of this application, including the Alexandra Park and Palace Advisory and Consultative Committees.

Amount
The project will consist of the installation of 26 solar panels, measuring 1757 x 1134 x 30mm each and will cover most of the Boat House roof.

Use
The solar panels will generate around 8,258kWh of green energy a year which will help reduce the Boat House Cafe's electricity consumption and feed excess to the grid.

Layout
The 26 panels will be laid out as per the indicative drawing (Appendix 1).

Scale
The 26 panels, each measuring 1757 x 1134 x 30mm will cover most of the roof.

Assessment and Conclusion

Although the Boat House itself is not a heritage asset, it forms part of the wider ensemble within the Grade II registered Park and Garden and its setting must therefore be considered. The proposed solar panels will not be visible from key vistas across the Park or from the Palace itself due to the low profile of the Boat House, the flat nature of the roof and the surrounding topography and vegetation.

The introduction of solar panels on the Boat House roof is another step in the charity's journey towards a more environmentally sustainable and financially resilient future.

APPENDIX 1

Proposed layout of solar panels