

Design & Access Statement

Alexandra Palace, Security Office

Design and Access Statement for the Development of a Joint Control Room
Through Unifying the Existing Old Cash Office and Control Room



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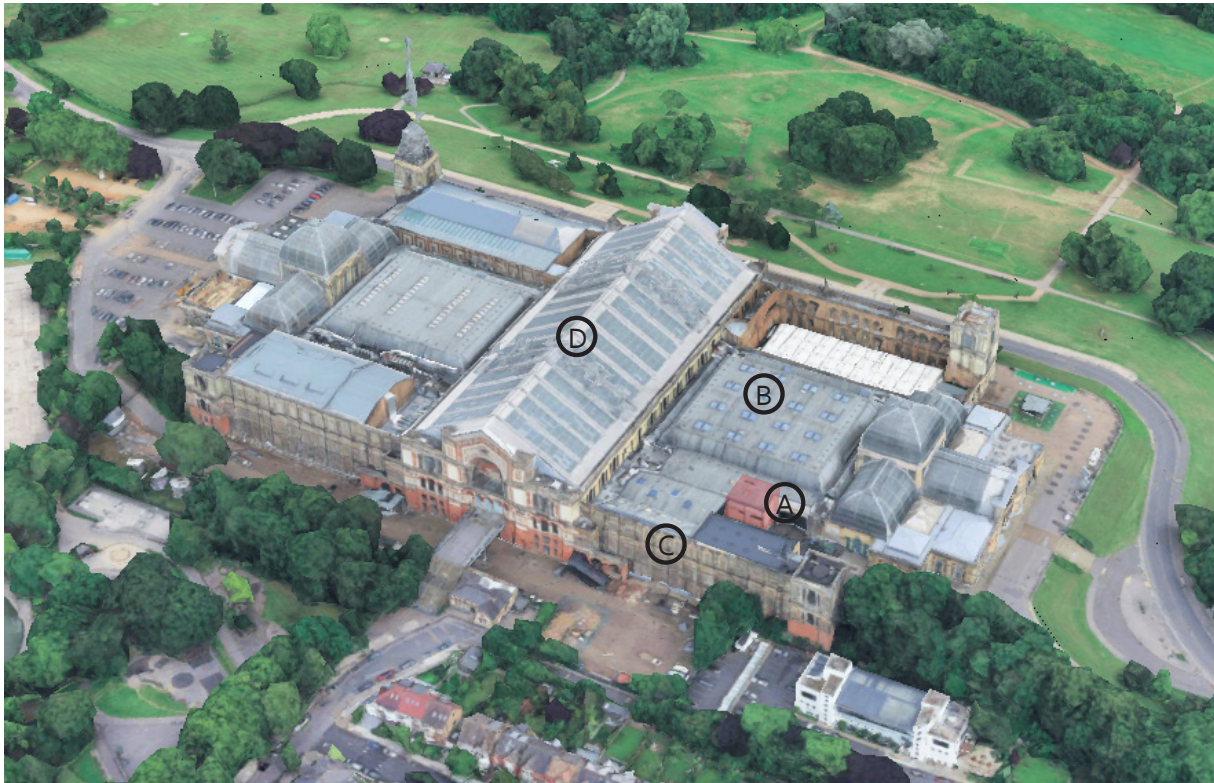
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(A) Security Office

(B) West Hall

(C) Storage Rooms

(D) Great Hall

This Design & Access Statement is to accompany the Listed Building Consent Application to form a new opening between the Control Room and Old Cash Office in order to produce a unified Joint Control Room. The proposal will provide a space for centralised security management at Alexandra Palace and improve the safety of the users within the space through carefully reconsidered M&E supply and storage.

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 existing Control Room and Old Cash Office are adjacent to the West Hall and hidden behind storage rooms to the North West. 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 unify the Old Cash Office and Control Room in order to create a more cohesive Joint Control Room, including new plant room. The works will include the formation of a new opening with a new double doorset between the Old Cash Office and Control Room in order to connect the spaces. The redundant dumbwaiter and non-loadbearing walls between the existing toilet and Old Cash Office will be stripped out in order to open up the space and improve accessibility. A new fire rated ceiling will be implemented in order to minimise the risk of fire spread and new finishes will be introduced to improve the quality of the space.

The project involves improving the M&E through boxing out to conceal the cabling and introducing a plant room which will enhance the safety and efficiency of those using the JCR.

3.0 [Scale/Layout of the Proposed Development](#)

The formation of a new opening within the existing wall will allow for the connection of the two existing rooms. The proposal will be entirely internal and will impact only the existing Control Room, Old Cash Office and Office.

4.0 [Materials of the Proposed Development](#)

The formation of a new opening will involve making good to the existing and installing a new timber doorset. The existing walls will be painted and plastered where necessary. A new fire rated ceiling and accessible suspended ceiling grid will be installed, as well as new carpet tile flooring. Full height lining to some areas of wall will be constructed in order to conceal the cabling.

5.0 [Access \(Vehicular & Disabled\)](#)

The proposal will ensure accessibility to the Joint Control Room is retained which will enhance the future proofing of the space. The proposal does not require reduction of opening widths or floor levels or any other aspects which may impede the accessibility of the space.

Appendix A

Existing photographs



Figure 1: Old Cash Office



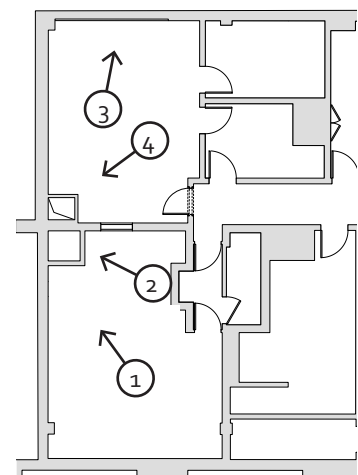
Figure 2: Dumbwaiter in Old Cash Office



Figure 3: Equipment in Control Room



Figure 4: Window retained in Control Room



Appendix B

Heritage Statement (issued as a separate document)

(Burrell Foley Fischer LLP)