STATEMENT OF

Community Involvement

Planning Application and Listed Building Consent

ALEXANDRA PALACE

PANORAMA ROOM REPLACEMENT PROJECT

Alexandra Park and Palace

Alexandra Palace Way

London N22 7AY

Document information	Details
Applicant	Alexandra Park and Palace Charitable Trust
Prepared by	Alexandra Park and Palace Charitable Trust
Date	October 2026
Revision	[P01 / Final]

1. Executive Summary

This Statement of Community Involvement has been prepared in support of applications for planning permission and listed building consent for the removal and replacement of the temporary structure known as the Panorama Room plus associated basement works at Alexandra Palace, Alexandra Palace Way, London N22 7AY.

The purpose of this statement is to describe:

- the consultation and community engagement undertaken prior to submission;
- the individuals, organisations and stakeholder groups engaged.

Engagement began in November 2025 and will continue into November 2026 and has included Board workshops and presentations, presentations to local stakeholder group representatives and will conclude with a public exhibition in October at Alexandra Palace.

Principal feedback included:

- Request for clarification on why a more permanent solution was not feasible at this time
- Request for clarification on the interventions into the historic fabric

An addendum will be provided to conclude community engagement exercises, given they extend beyond the pre-application stage.

2. Introduction

2.1 Purpose of this Statement

This Statement of Community Involvement has been prepared to accompany the planning and listed building consent applications for the removal and replacement of the temporary structure known as the Panorama Room plus associated basement works. It provides a record of the pre-application engagement undertaken.

2.2 The Project

The application seeks permission for:

Phase 1a: Structural works - Basements

- Formation of concrete pads and brick piers

Phase 1b: Demolition of Existing Panorama Room and Formation of New Structural Slab

- Demolition and removal of the existing Panorama Room structure
- Removal of asphalt
- Removal and replacement of failed modern concrete elements
- Waterproofing and drainage improvements
- Formation of the new structural slab and supporting infrastructure

Phase 2: Construction of the Replacement Panorama Room

- Construction of the replacement Panorama Room structure
- Roof, façade and glazing systems
- Building services, drainage and lighting infrastructure
- Internal fit-out and associated external works

A fuller description of the proposals is provided within the accompanying Design and Access Statement, Heritage Statement, application drawings and other supporting documents.

3. Approach to Community Involvement

3.1 Consultation Objectives

- raise awareness of the proposals;
- enable local communities and stakeholders to understand the project;
- identify local priorities, concerns and opportunities;
- obtain feedback while the proposals were still capable of being influenced;
- understand the needs of different users and communities;
- test emerging design proposals; and
- demonstrate how community feedback has informed the final application.

3.2 Local Planning Authority Requirements

The consultation approach has had regard to Haringey Council's Statement of Community Involvement, adopted 2017.

4. Who Was Consulted

The consultation sought to reach people and organisations with an interest in the site and proposals.

4.1 Local community

- residents adjoining / near the site
- existing users and visitors
- local businesses
- community and voluntary organisations

4.2 Local representatives

- ward councillors
- relevant council portfolio / Cabinet members

4.3 Heritage and specialist stakeholders

- Local Planning Authority planning officers
- Conservation Officer
- Historic England

5. Consultation Undertaken

5.1 Pre-Application Discussions

Date	Organisation / person	Format	Matters discussed
03 Nov 2025	APPCT Board – Workshop	In person	Specific workshop on the PR project – rationale, scope, finances, procurement.

02 Dec 2025	APPCT Board – Trust Strategy Day	In person	Overview of key strategic projects, including PR.
24 Feb 2026	Haringey Council	Online	Pre-application meeting – principles of development.
09 Mar 2026	Statutory Advisory Committee and Consultative Committee	In person	Strategic Plan presentation with details about PR project
12 Mar 2026	APPCT Board – Board meeting	In person	Update on appointment of contractor and discussions with LPA
16 July 2026	Haringey Council	Online	Planning Performance Agreement meeting no1
02 Sept 2026	Haringey Council	Online	Planning Performance Agreement meeting no2
17 Sept 2026	Statutory Advisory Committee and Consultative Committee	In person	Update on designs and timeframes.

We would refer to the Planning Statement which describes in further detail pre-application engagement undertaken with the local planning authority.

5.2 Public Consultation

As part of Alexandra Park and Palace's governance, consultation has taken place in the form of Board meetings and meetings with the Statutory Advisory Committee and the Consultative Committee.

The Statutory Advisory Committee is statutory external body established under the terms of the Alexandra Park and Palace Act 1985. It advises the APP Board on the general policies for events permitted in the Park and Palace, and the effects of such activities upon local residents and environment.

The Alexandra Palace and Park Consultative Committee provides an opportunity for discussion between the Alexandra Palace and Park Board and appropriate local/ national organisations on general matters affecting Alexandra Palace and Park.

In addition to these meetings, the Trust organised three public exhibition sessions for members of the public and local community to learn more about the proposals and speak to members of the Alexandra Palace team. These were advertised via the Alexandra Palace website: https://www.alexandrapalace.com/about-us/community/.

These sessions took, or will take place, on the following dates / times in the Indoor Beer Garden, located in the Phoenix Bar and Pizzeria, on site at Alexandra Palace (N22 7AY):

Monday 19 October 2026, 5pm – 7pm

Monday 26 October 2026, 3pm – 5pm

Thursday 29 October 2026, 11am – 1pm

Further dates will be arranged for November.

6. Next Steps

The consultation undertaken for the Panorama Room Replacement Project has provided opportunities for local residents, users, community organisations, heritage stakeholders and other interested parties to contribute to the development of the proposals.

Consultation was taking place up to and beyond the point of submission for the application. As such, an addendum to this statement will be provided on its conclusion to summarise and reflect on feedback received.

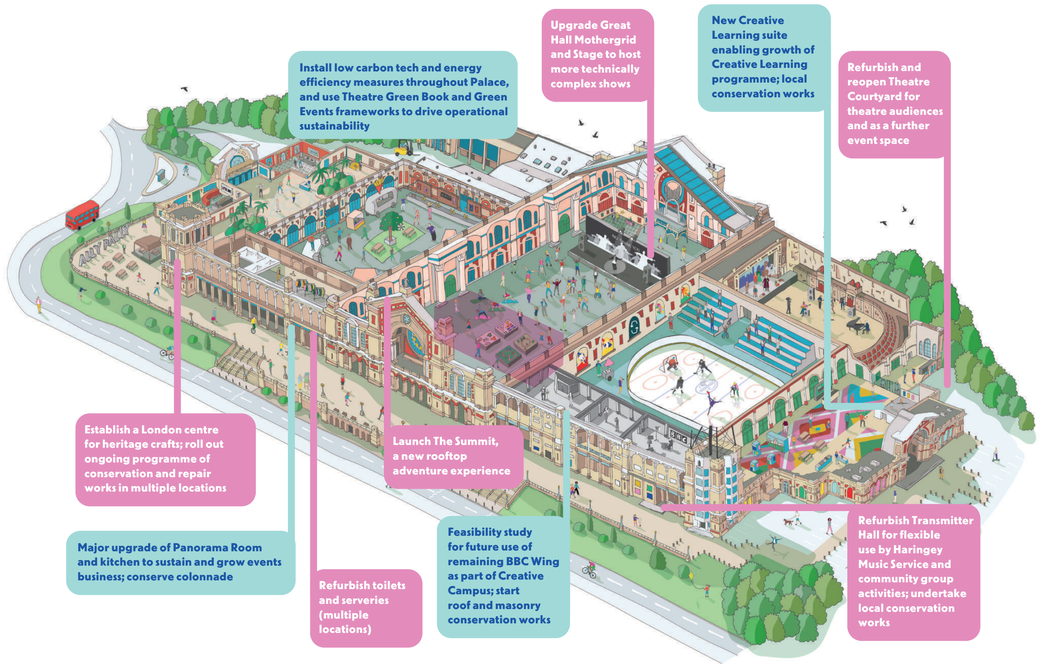
Appendix

Appendix 1 – Consultation Slides

Appendix I : Consultation Slides

Alexandra Park and Palace Strategic Plan 2025-2035

Alexandra Palace's Strategic Plan sets out how the Trust aims to improve the Park and Palace over the next decade. The Plan outlines key projects that will improve infrastructure and strengthen programmes, helping the site become more sustainable, establish new partnerships, build long-term financial resilience and deepen social and economic impact.



There are 6 Strategic Objectives within the Plan, and the Panorama Room falls under **Objective 1: Commercial Growth.**





Why do we need a new Panorama Room?

Context

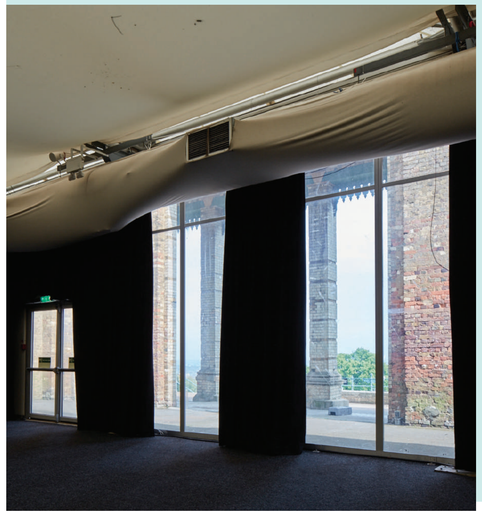
Many large music venues have opened or been upgraded in recent years including Eutopia Warehouse (Barking), Ministry of Sound, British Airways Arc (Olympia), Exhibition (White City) and O2 Shepherd's Bush Empire. Many of these venues are not constrained by historic buildings and are backed by major investors and businesses. Their growth highlights the need for the Trust to invest in Alexandra Palace's technical infrastructure and visitor experience to remain competitive.



Condition

The current Panorama Room was erected in 2001.
It operates as a standalone venue, as well as providing additional space and functionality (for example as a cloakroom) for larger events held across the estate.
It provides c.1,000sqm of event space, and a maximum capacity of 900 people.





The Panorama Room was envisaged to have an initial lifespan of five years, however, it has now been in situ for 25 years. The space is now well beyond its intended lifespan, requires significant resource to prepare it for modern event requirements, and is increasingly expensive to maintain through reactive and temporary measures. The existing Panorama Room is constrained in the following ways:

- Resource required to ensure it is fully watertight and resilient to poor weather;
- Heating the space is inefficient, expensive and unsustainable;
- There is no permanent electrical supply;
- The WC provision is outdated and undersized;
- The scratched Perspex windows detract from the views of the London skyline;
- The internal fit-out cannot support all event types;
- Noise cannot be contained sufficiently;

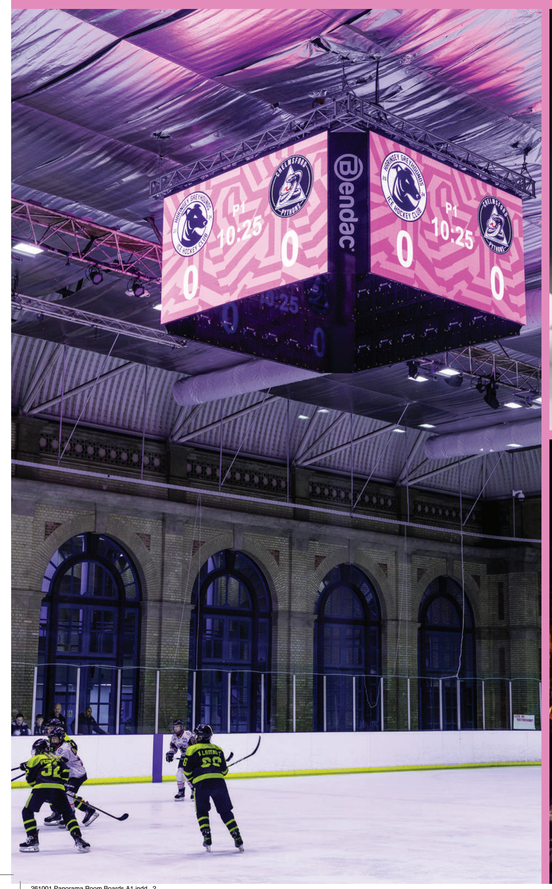
261001 Panorama Room Boards A1.indd 1 05/10/2026 12:59

What will the new Panorama Room deliver for Ally Pally?

Benefits

A new Panorama Room will have the following benefits:

- Supports the financial sustainability of the Alexandra Park and Palace Charitable Trust, with income generated helping to fund the ongoing conservation and stewardship of the Park and Palace;
- Provides a modern, accessible and flexible replacement, capable of supporting a wider range of cultural, community and commercial activities;
- Enhances the visitor experience through improved accessibility, comfort and functionality;
- Ensures Alexandra Palace remains a sustainable, vibrant and well-maintained cultural and heritage asset for future generations.







Works will also be taking place below ground, in the historic basements, which will:

- Strengthen the basements, improving load distribution and future operational capacity;
- Preserve historic fabric through targeted repair and replacement only where essential.



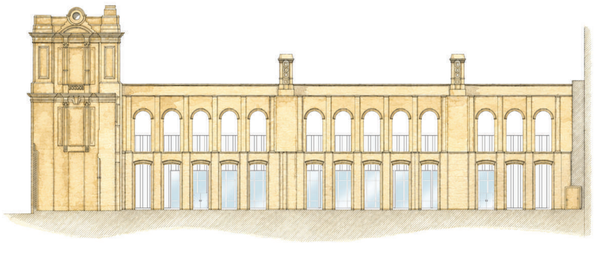
What stage are we at?

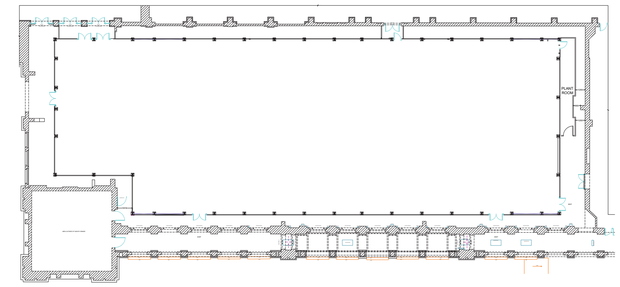
Procurement and Design Process

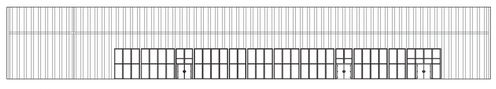
Following a competitive tender exercise in late 2025, StarLive were appointed to design and deliver a new Panorama Room.

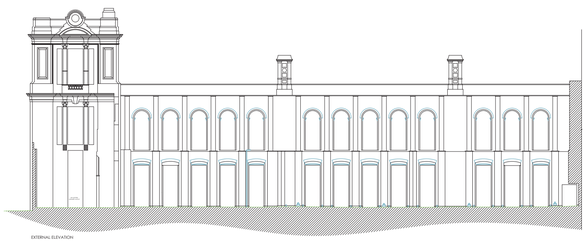
StarLive are a multinational infrastructure supplier, delivering technically creative and rapidly deployed solutions for major sporting, entertainment and cultural events and venues.

Since February, StarLive and the Alexandra Palace team have been working together on the design development to ensure the replacement structure is fit for purpose, sympathetic to the heritage of the site, sustainable and affordable.









Planning Process

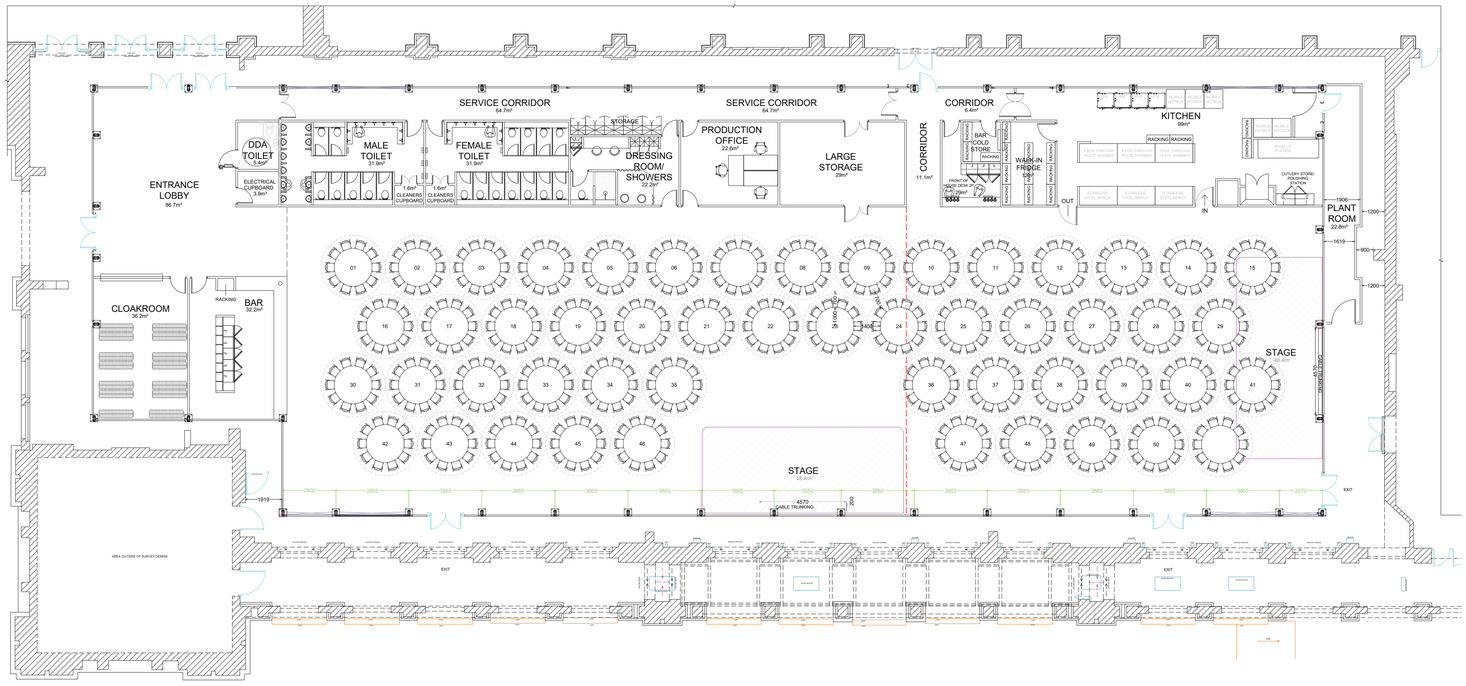
The Trust has entered into a formal Planning Performance Agreement (PPA) with the Local Planning Authority, Haringey Council. A PPA is a project management tool, used to agree the process for handling a planning application. The first PPA meeting was held in July 2026; officers at the Council gave the team feedback on views, materiality and general approach to ensure the planning and Listed Building (LBC) consent application has the best chance of achieving approval. The second PPA meeting took place in early September 2026. All feedback has been taken on board and has been incorporated into the application documentation.

What does the project involve?

Overview: Basements

The project will include conservation-approach repairs and stabilisation works in the historic basements under the Panorama Room. These works will tackle:

- The corrosion of steelwork, erosion of masonry and concrete spalling (the flaking, peeling, or breaking away of an outer layer of concrete) identified in localised areas. Works will involve targeted repairs and replacement, so that as much of the historic fabric as is reasonably possible can be preserved; and
- Failed drainage and waterproofing which has allowed water penetration over several years. New drainage and waterproofing systems will be installed.



Overview: Panorama Room

The new Panorama Room will be a single-storey structure with integrated toilets, bar, cloakroom, kitchen, storage, plant room, AV/tech office and dressing room facilities. The footprint of the new structure will be like the existing space, sitting behind the colonnade. Fixings into the Palace structure itself will be minimal. The design intention is for the new building to blend in and complement the historic setting rather than compete with it.

The new structure will make best use of the overall area. Considerations have been given to the roof form – a curved roof option will ensure a softer, more restrained roof profile, giving a balanced symmetrical appearance, allowing for consistent usable headroom throughout.

The setting out of columns, mullions and external doors have been designed to reduce visual impact externally to the existing colonnades. And double-glazed elements have been considered to maximise views out and improve energy performance.

