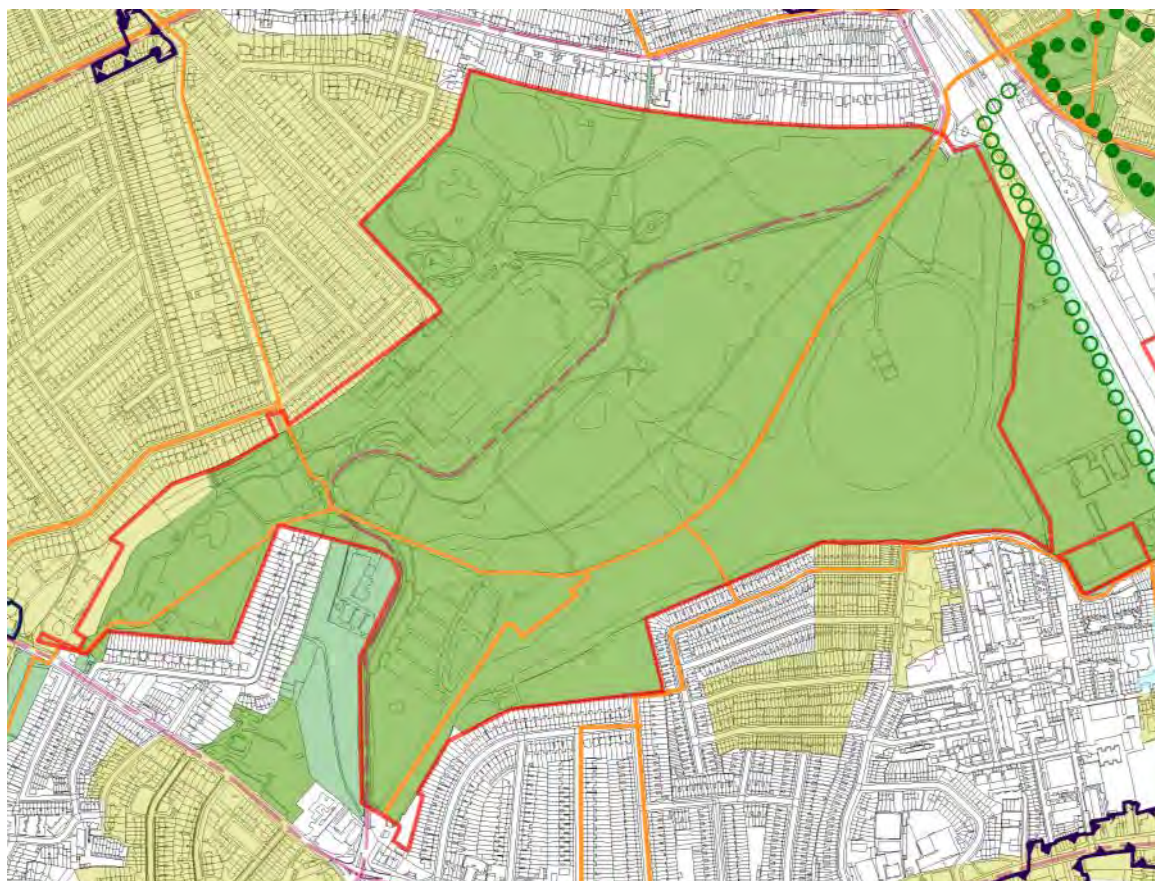


SA 55: Alexandra Palace

Address	Alexandra Palace, Alexandra Palace Way, Muswell Hill N8		
Site Size (Ha)	77.5	PTAL Rating	1-2
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	Events venue, range of community uses including ice rink, BBC facilities, and theatre. Grounds include multi-functional parkland including sports pitches and gardens.		
Ownership	Unified public ownership		
How site was identified	Current HLF bid		

Proposed Site Allocation

Conservation of original facades, while enabling a range of uses, including but limited to Hotel/restaurant, making use of the natural situation of the site including the protected view to St. Pauls and across London. Opportunities to improve access to between the Palace and the rest of the borough will be explored.



Site Requirements

- All Buildings, including existing basement structures should be retained.
- The new development of restaurant and hotel uses will be supported in the western part of the Palace.
- Development on the west side of the Palace should not compromise development of a multifunctional venue offering theatre, wedding and conferencing space, an ice rink, and enhanced studio space offering educational, cultural and business spaces on the Eastern wing, or the ongoing popular function of the Central Hall.
- Opportunities to improve the open space will be supported, particularly by improving walking and cycling links.
- Design needs to respect the historic fabric of the existing building.
- The site lies within the Alexandra Palace Conservation Area and development should preserve or enhance its appearance as per the statutory requirements.
- The height and form of any new enabling development should be subordinate to the original façade, and contained within the existing structure.

Development Guidelines

- The interior of the western side of the Palace building may be able to accommodate high quality contemporary design where it can be demonstrated that it complements the historic façade.
- Views from the Palace and its grounds across London should be optimized, with additional facilities being oriented to maximise this asset.
- The opportunity for improved connections between the Palace and Wood Green will be supported.
- Opportunities to make better use of the currently inaccessible basement structures will generally be supported.
- The Central Hall will be retained as a popular venue in keeping with the original aims of the Palace, and to support the non-commercial uses in the eastern side of the building.
- The site is MOL and a SINC, and these should be supported through any future development.