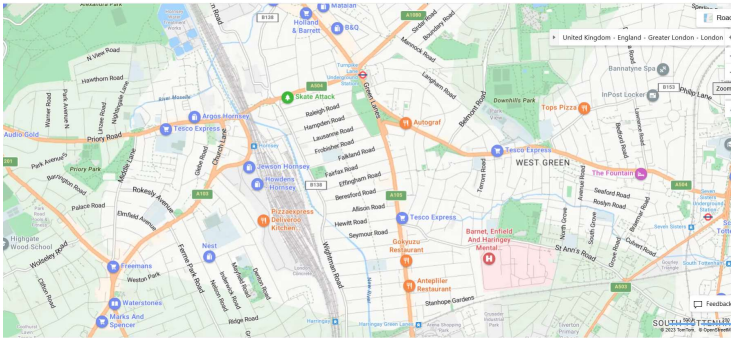
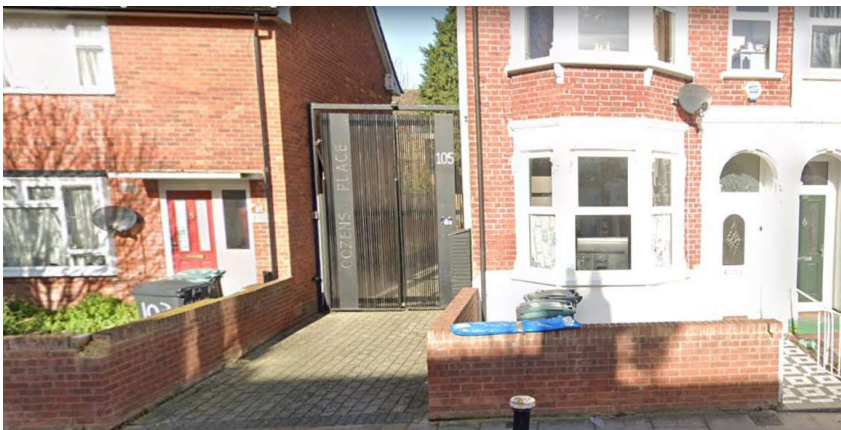


Desktop ecological appraisal for 2 Cozens Place, 105 Effingham Road, London N80AE.  
Commissioned by Ms Mimi Dietrich of 2 Cozens Place, 105 Effingham Road, London N80AE.

## Location plan



## Google maps location



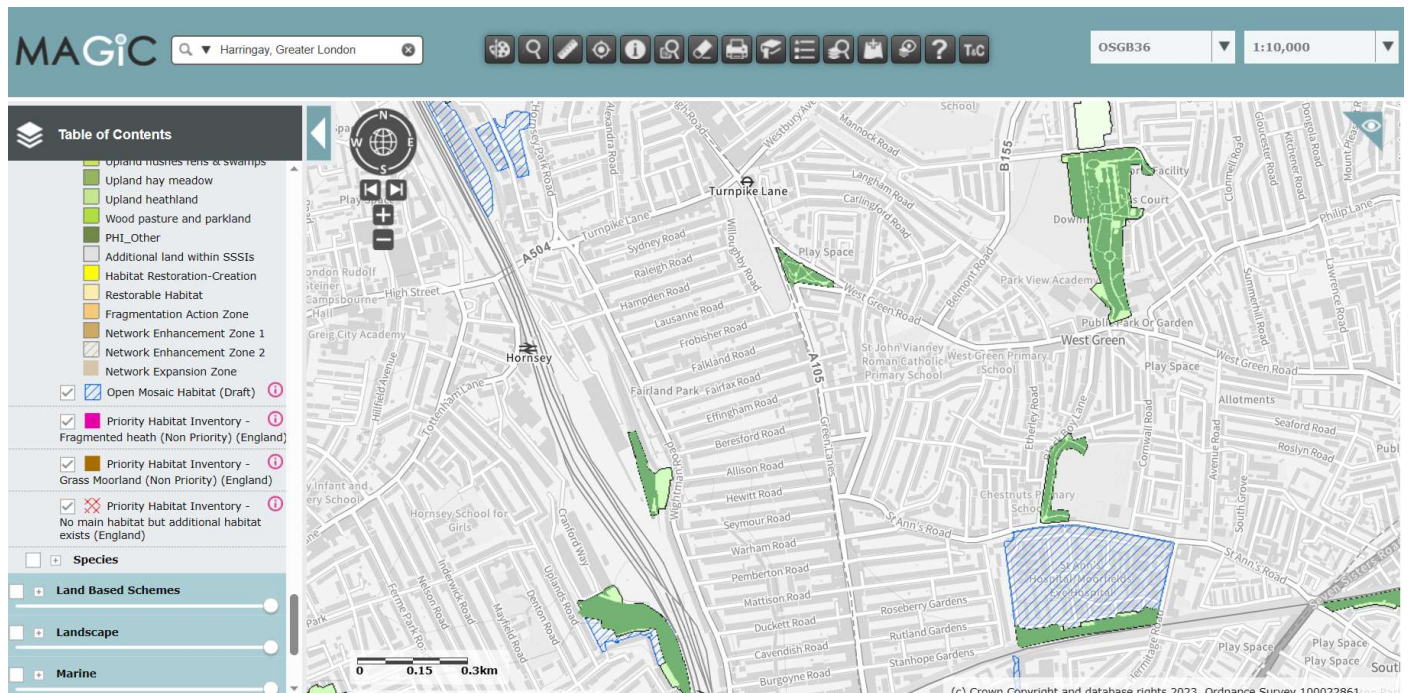
## Google Earth street image



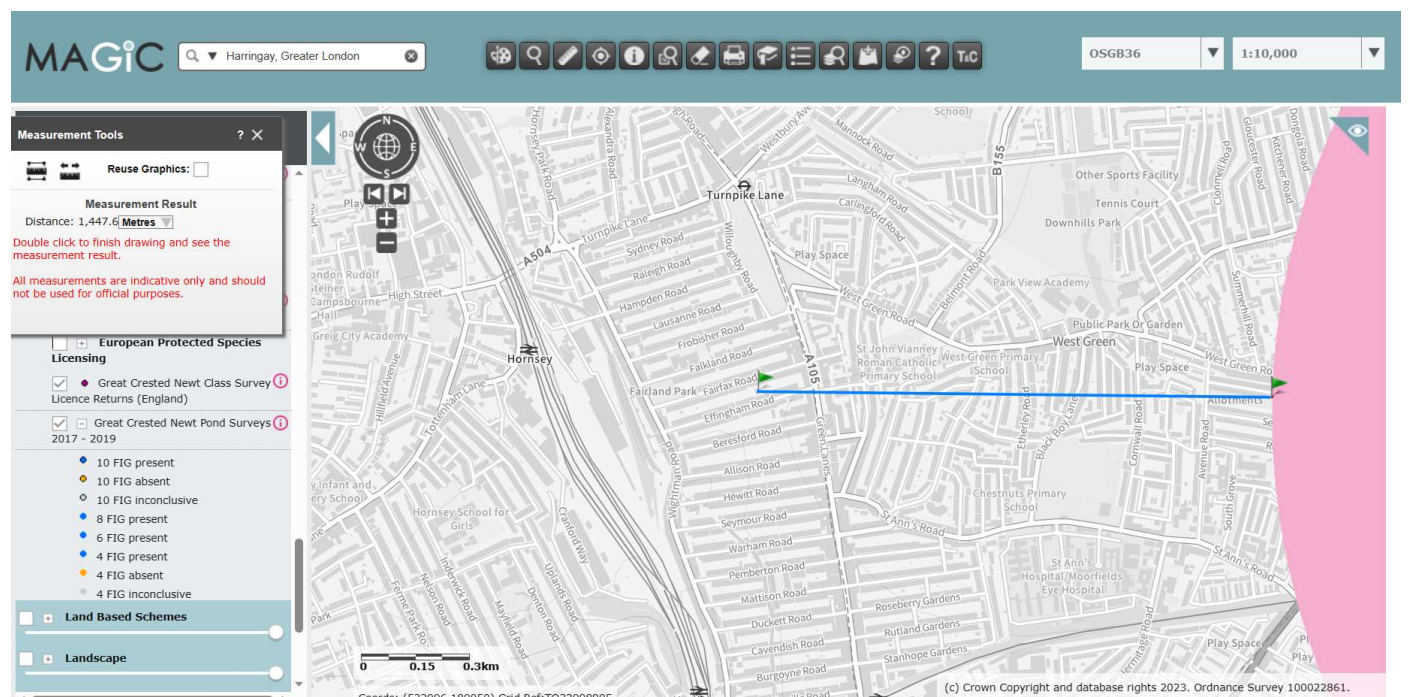
Location, Google Earth image only 3 deciduous and 1 conifer trees within the nearby gardens.

The trees marked with a red circle have recently been felled by Harringay Council in the spring 2023 as the roots were starting to adversely affect No.2. As has been described in the geology section there are no superficial deposits. The building sits straight on to the London Clay. The infiltration rate and impermeable nature of this early Eocene deposit can cause serious shrink swell problems with large deciduous trees in close proximity to buildings.

Ecological connectivity to green spaces is extremely low. Fairland Park is the nearest green space, 215 metres away to the west by north. The intervening land is intensive urban development, certainly not part of any significant nature network. Many of the rear gardens have trees and shrubs but the many solid fence lines prevent movement from one to the other. Some gardens also appear hostile to small mammals, e.g., *Erinaceus europaeus*, Hedgehog.



All Habitats, Grassland, Woodland, Wetland etc., boxes ticked on Magic.gov. No priority habitats around the application area. Nearest is the Railway, 300 metres to the west.



All Species boxes ticked on Magic.gov

Pink area Farmland Birds Corn Bunting, Redshank, Lapwing and Yellow Wagtail, 1440 metres away to the east.

The very minor works required will have no significant adverse effect on any quoted species on the Magic.gov dataset, during or post construction.

## **Magic.gov indicates the following.**

### **a. Local Nature Reserves (England)**

1. Railway Fields LNR 900 metres to the south.
2. Alexandra Palace and Park LNR 1350 metres to the west northwest.
3. Parkland Walk LNR 1500 metres to the south southwest.
4. Gillespie Park LNR 2225 metres to the south by west.
5. Queen's Wood LNR 2500 metres to the west by south
6. Abrey Park Cemetery LNR 2600 metres to the south southeast
7. Springfield Park LNR 3200 metres to the east southeast

### **b. National Nature Reserves (England)**

None within 5,000 metres

### **c. Ramsar Sites (England)**

1. Lee Valley Ramsar nearest point 2900 metres to the east by south but generally 3600 metres to the east

### **d. Sites of Special Scientific Interest (England)**

1. Walthamstow Reservoirs SSSI 2900 metres to the east by south
2. Walthamstow Marshes SSSI 2900 metres to the east by south
3. Hampstead Heath Woods SSSI 4500 metres to the west southwest.

### **e. SSSI Impact Risk Zones (England)**

To assess the planning application for likely impacts of the remedial works required at 2, Couzens Place, Effingham Road, Haringey, the property lies between the 5<sup>th</sup> and 6<sup>th</sup> SSSI Impact Zones of both Walthamstow Reservoirs SSSI and Walthamstow Marshes SSSI.

### **f. Special Areas of Conservation (England)**

1. Epping Forest SAC 7300 metres to the east

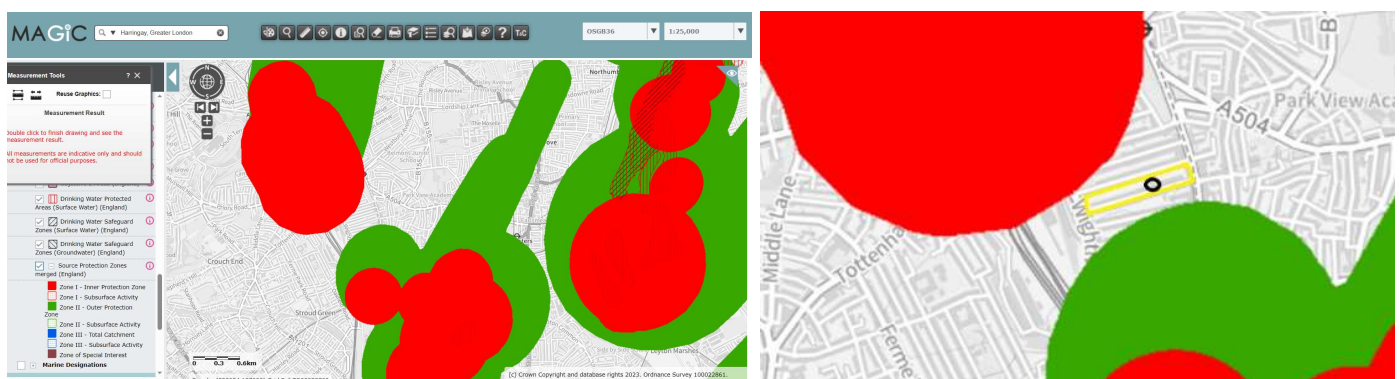
### **g. Special Protection Areas (England)**

1. Lee Valley SPA 2900 metres to the east

### **h. Biosphere Reserves (England)**

None within 10,000 metres

## **Protection of potable water supply**



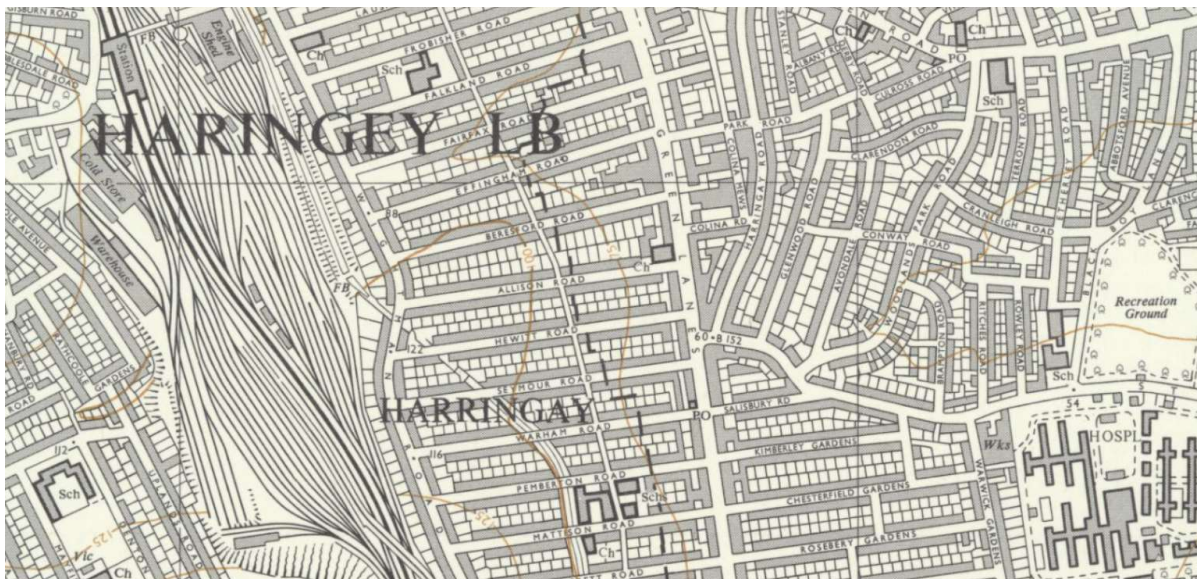
Plans from Magic.gov. The entire length of the Effingham Road, outlined in yellow on the right hand image, is outside any source protection zones.

Historic maps in reverse chronology.

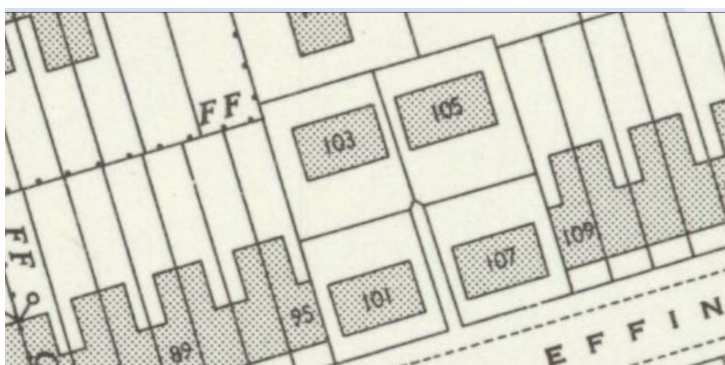


1967

The 1967 map shows that this application site had had alternative development since the bomb damage to No. 105, Effingham Road during World War II.



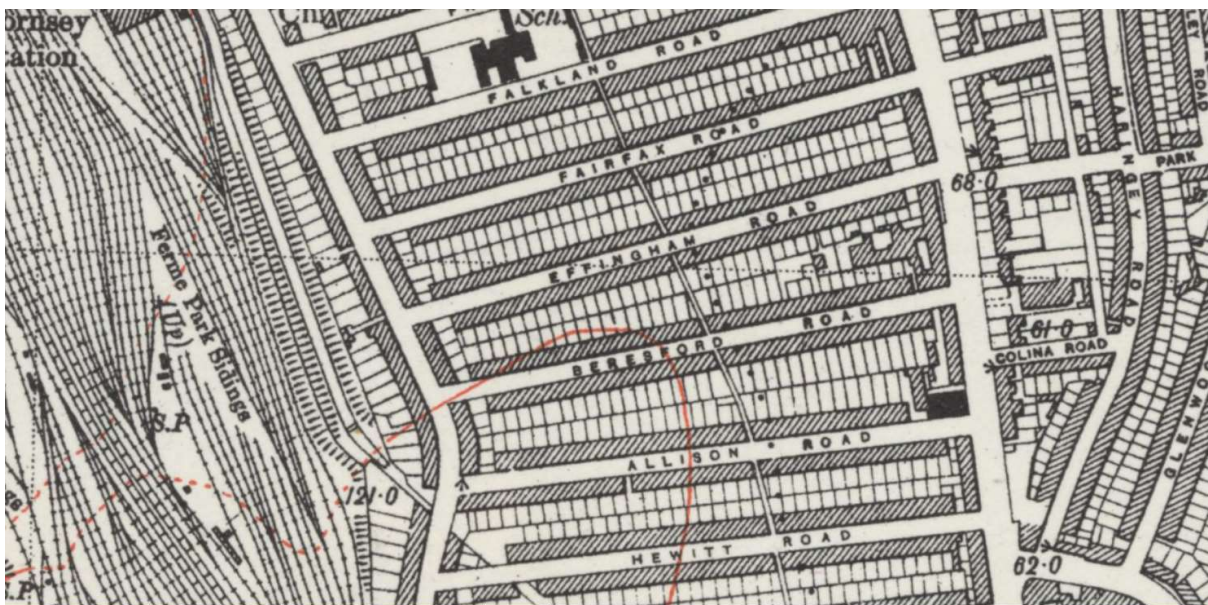
1962



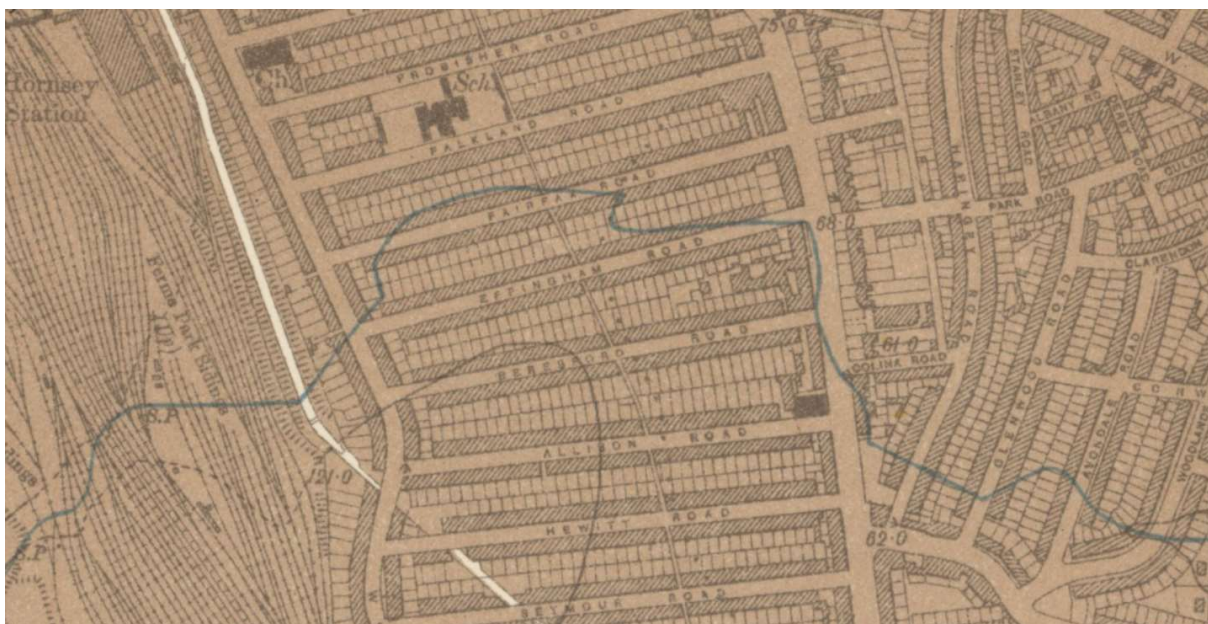
1955 showing replacement plots after the bomb damage.



1955 replacement 4 units Garage then a scrapyard



Published 1946, survey 1938 prior to World War II bomb which destroyed 105 Effingham Road



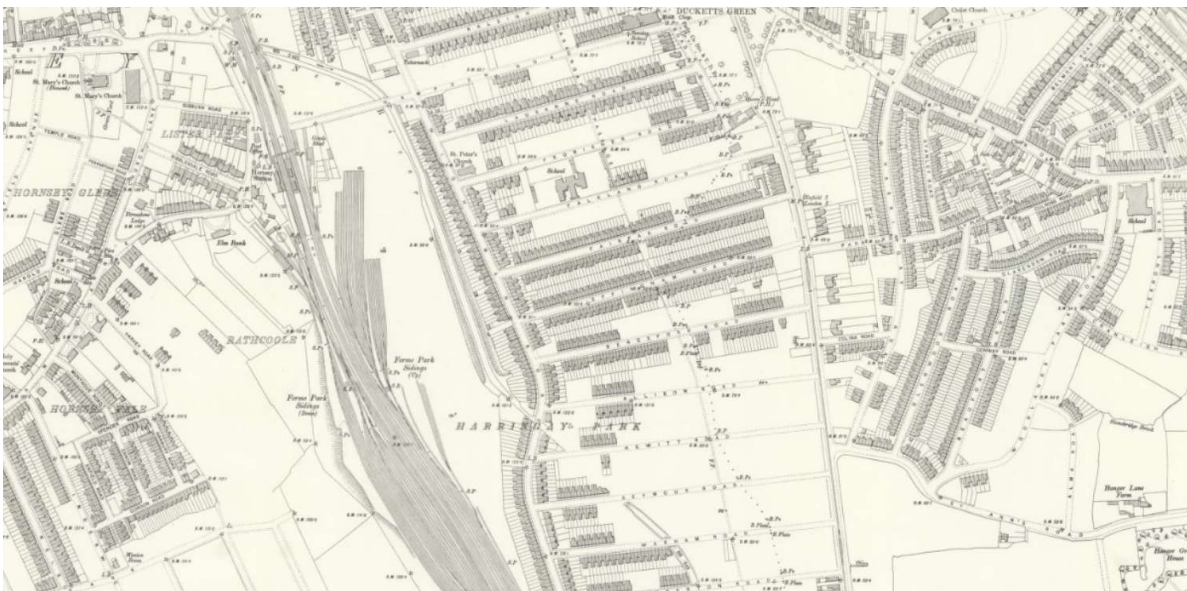
1933 end to end housing along the Effingham Road.



1920



1914



1896



1894



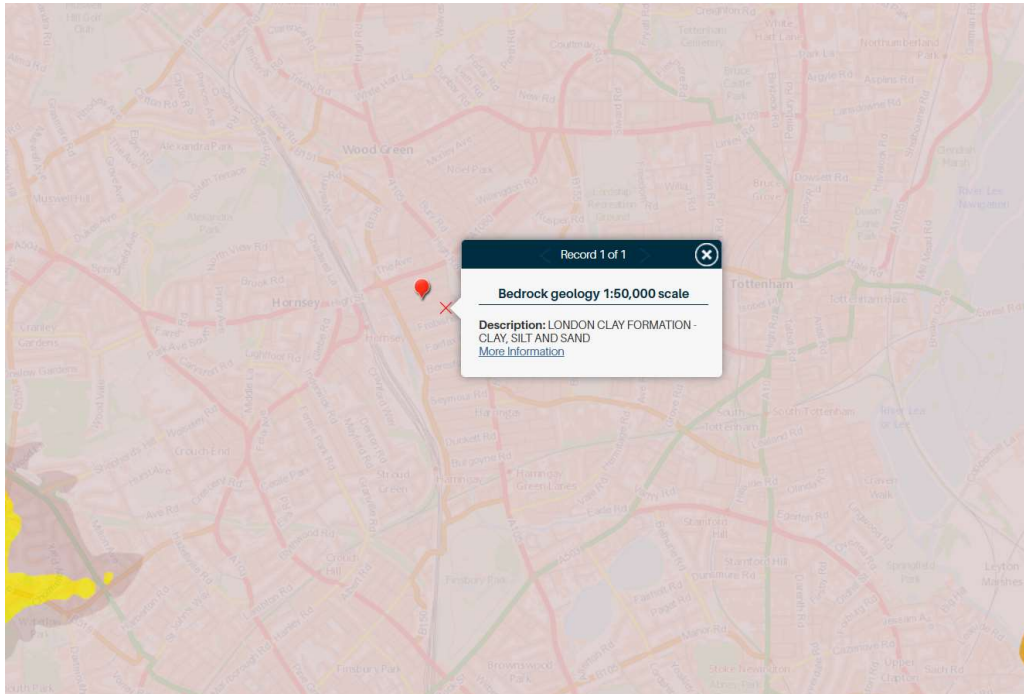
1873

The reverse chronological sequence of O.S. maps 1873 -1967, above, would indicate that this development began construction at some time between 1873 and 1894. From the image of 1873 it would appear that there are no ponds or vital ordinary watercourses near the application area. Boreholes none within 350 metres.

## Geology.

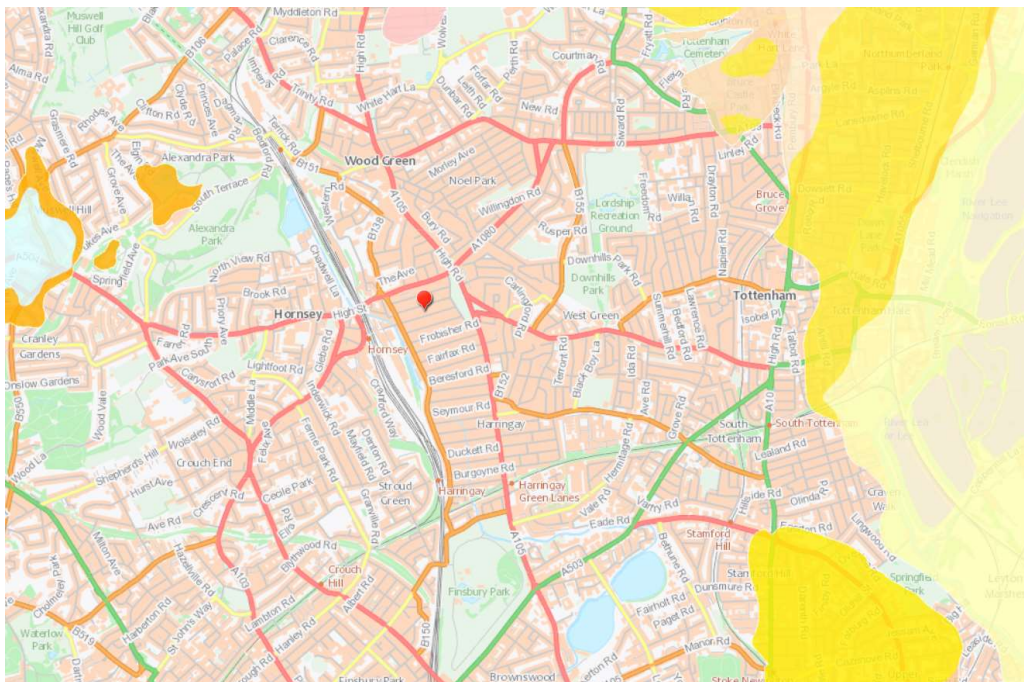
### Solid Geology

The entire site is located on the London Clay, this deposit extends for at least 2500 in all directions. This Clay deposit with fine sand within the top layer dates from the Ypresian Age, this was the first and oldest stage of the four stages of the Eocene Epoch 56.0 – 48.1 Ma. The shrink swell consequences associated with trees on London Cay are well known.



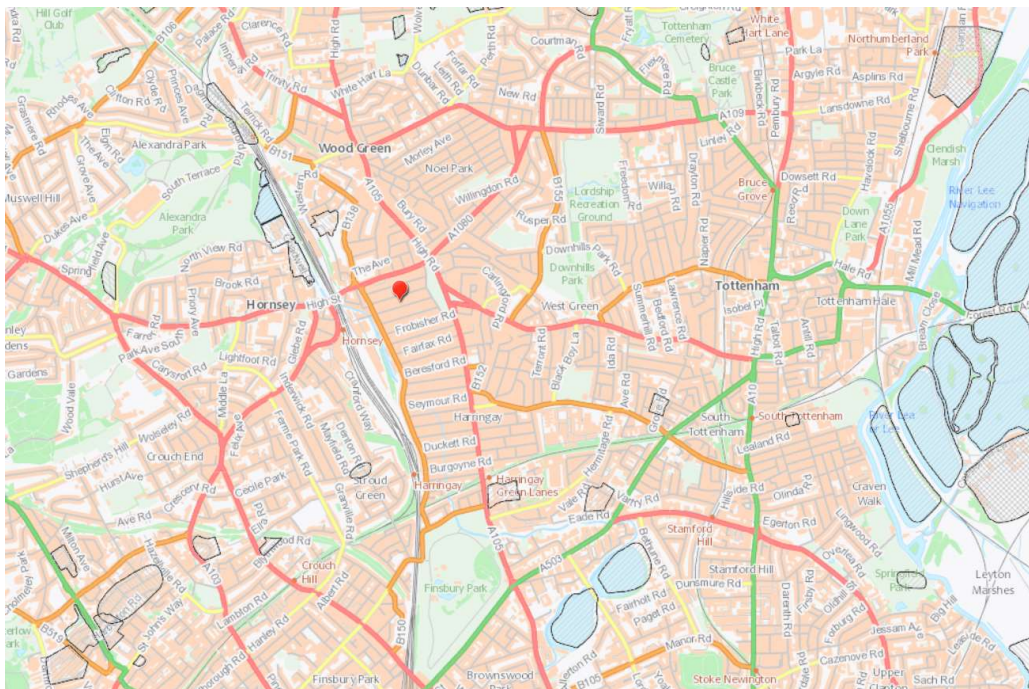
Solid Geology London Clay Formation for a radius of 2500 metres in all directions.

“Contains British Geological Survey materials © UKRI [2023]”



Superficial Geology there are no superficial geological deposits within 500 metres of the application area

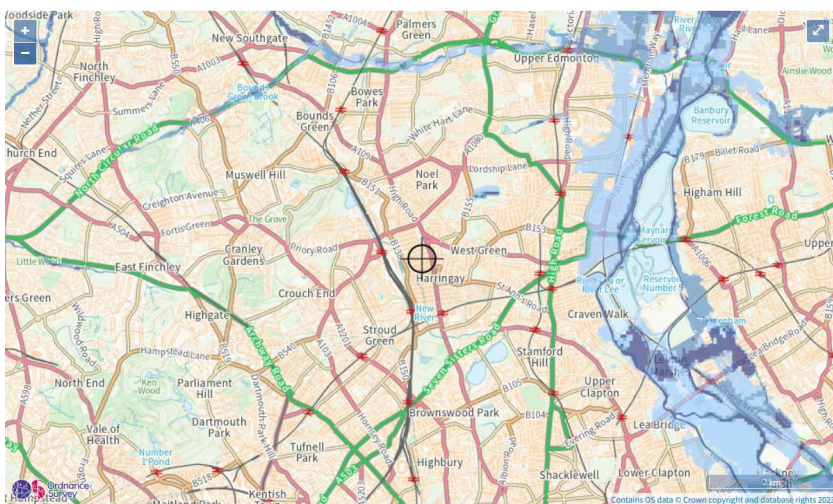
“Contains British Geological Survey materials © UKRI [2023]”



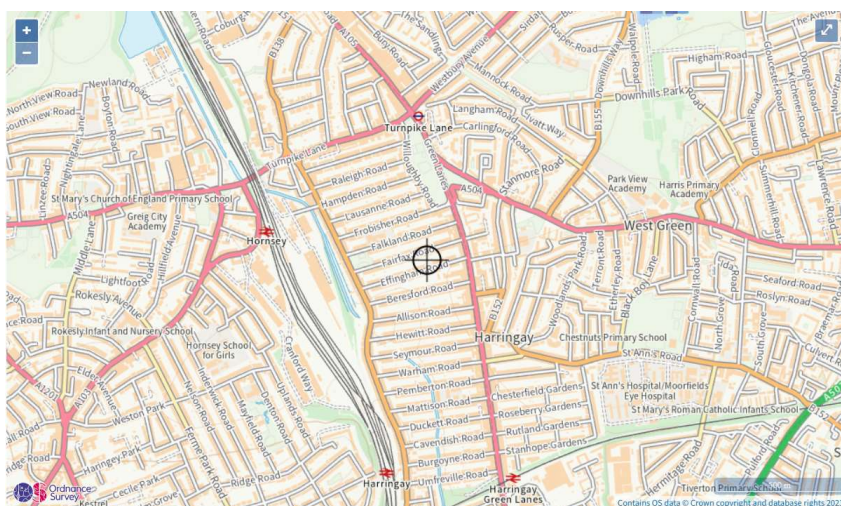
## Artificial Ground

“Contains British Geological Survey materials © UKRI [2023]”

## Environment Agency Flood Risk Zones, rivers and surface water



## Flood Risk Zone 1 for rivers



## Flood Risk Zone 1 for surface water

The history of the current building taken from the internet.



The site was bought at auction as a working scrapyards however the client's ambition was to create a high-quality contemporary development – **Cozens Place House**. Prior to being a scrapyards site had been a garage court and prior after suffering bomb damage during World War Two. Its chequered history led to the need to rehabilitate the site as it had become a hot-spot for crime and anti-social behaviour. Unit One Architects proposed a secure mews style development so the site could no longer be used as a cut through, which would improve security for the surrounding houses and gardens.

A staggered brick terrace of three 2-bedroom dwellings with projecting, chamfered roofs was delivered. The roofs project out over the front doors to provide shelter and the roof soffit was lined with dark stained timber to provide a high-quality entrance.

Internally each unit includes an open plan living/kitchen/diner downstairs and 2 bedrooms and bathrooms on the first floor. The intention was to appeal to first time buyers who may choose to share a property or young couples aiming to start a family.

Unit One Architects provided full architectural services to Reve developments and allowed them to produce a high quality and profitable development that delivered high quality homes which have also received several housing awards.

The project has solar panels concealed with a 45-degree roof pitch on the roof of house 2. These are completely hidden and accessed by an electric skylight over the staircase of the central property. High levels of insulation, airtightness and underfloor heating all contribute to a high-performance envelope that creates a warm and comfortable internal environment.

The brief was to provide a high quality yet profitable residential development to a constrained back-land site.

Creating sufficient new accommodation to make the development profitable whilst doing so in a sensitive manner in order to comply with the planning regulations. Providing the right amount of communal and private garden space required on a compact site with a very narrow main entrance was difficult.

The project was unique in terms of its integration within the context as the site ran at 90 degrees to the existing street pattern. The houses were designed to have a minimal profile

and use new bricks that looked aged immediately to assimilate better with their surroundings.

Allowing the right levels of sunlight and daylight into adjoining garden spaces was key to gaining planning permission and this was achieved by chamfering the roof edges on the site boundaries.

Positioning the houses on an east / west axis connects internal and external spaces and allowed light to penetrate the habitable rooms at all times of the day, this made the dwellings feel more spacious and overcame the narrow plot width.

## Cozens Place House, North London – Building Information

Architect: Unit One Architects

Project size: 270 sqm

Site size: 444 sqm

Project Budget: \$866000

Completion date: 2016

Building levels: 2

Engineers: Parmar Brook

Contractor: Silvertree Developments

Interior Designer: Mimi Dietrich

Developer: Reve Developments

## Cozens Place House on the Haringey Ladder

Yellow Brick Building Project in Southeast England design by Unit One Architects

18 Jan 2020

Photos: Charlie Birchmore Photography

*Cozens Place House on the Haringey Ladder images / information received 180120*

Location: the Haringey Ladder, North London, England, United Kingdom.

No copyright symbol shown.

The investigation into the degradation of the wooden roof sheets under the zinc roof trays, revealed that a cold bridge had formed due to the lack of sufficient insulation under the gutter water channel. This has then led to a serious condensation problem that has gone undetected for some time.; the building was completed in 2016.

There is no comment made here as to whether the original contractors were registered members of the FTMRC, (Federation of Traditional Metal Roofing Contractors) or the NFRC (National Federation of Roofing Contractors).

## Zinc rooves.

Zinc roofing systems are usually delivered to site in a coil form. The metal sheet is uncoiled and passed through a machine that makes a small upturn (under cloak) on the edge of the sheet. On the opposite side of the sheet will be a similar upturn (over cloak). At this point, the zinc strips are then cut to length and laid next to one another on the roof, usually from left to

right across the surface of the structure. They are then seamed together, usually by hand, using crimping irons. This technique of creating a small, raised seam gives the process its name of, 'standing seam' metal roofing. The Zinc sections between the raised seams are termed, trays.

The clip fixings are hidden from view and are normally screwed or nailed into the substrate below the metal layer. Trays larger than 1.5m require a combination of fixed and sliding clips to allow for thermal movement. The trays in this case are below that threshold.

The entire roof covering requires a slope of at least 3 degrees, better if it is 5 – 7 degrees.

A cold bridge is an area in a building where a gap occurs in the insulation (for example: the roof/wall junction and the wall/floor junction). As these areas will be colder than the main areas there is a greater risk of condensation forming. With condensation comes the added problem of mould.

The recent investigation into the condensation caused by the passive ingress of damp air revealed a cold bridge in the original construction. The lack of insulation in a small area under the gutter water channel resulted in the area being colder than the rest of the main structure. This results in condensation and damp rot of the timbers and wooden sheeting. The dangers are twofold, structural weakness leading eventually to collapse and an increased risk of a fungal infection, usually *Aspergillus fumigatus* and *Aspergillus niger*, both responsible for Aspergillosis in humans.

This lack of insulation now requires a serious redesign of the whole roof of No.2. The increase in the pitch of the roof will benefit the building in the short medium and particularly the long term.

Firstly, the vegetation climbing up the wall of No. 3 was inspected for nesting birds, prior to any scaffolding being erected. The current architect, Mr T. Cross, is well aware of Section 1b and 1c of the Wildlife and Countryside Act 1981 as amended.

Secondly, a toolbox talk has been given to the project manager and the site manager about the habits, ecology, life cycle and the law regarding any Avian or Chiropteran species that could possibly enter the work zone.

The removal of the solar panels would have presented no ecological consequences. No opportunity for nesting birds or PRFs, Potential Roosting Features for any native Chiropteran species.. The building was also claimed to be airtight by the original architects, the zinc roof completely enclosing the roof space. Very unlikely therefore to have any breach in the materials to allow any Avian or Chiropteran species access. The building was constructed in 2016 and the design complied with all the current building regulations at the time.

No external lighting to the redesigned roof

Solar panels will be replaced.

During the repair period, the debris netting provides passive deterrent to any volant chiropteran from roosting in the exposed roof void. The gap between the debris netting and the temporary metal roof is large enough to allow any bird or bat to escape. All hollows and crevices have been covered so as to prevent any access into the previously exposed roof space.

Advice can be sought via Zoom from a nominated Ecological Clerk of Works should any protected or notable species presents an issue during this essential redesign and repair.

## Images from the investigation into the rotting roof timber



## Conclusion

Chiropteran foraging may occur along the rear gardens, although this has been severely reduced by the removal of two trees immediately to the west of No.2. This application has no significant ecology issues and will not adversely affect any areas with Statutory Protection or any designated priority habitats or priority species. This remedial work is essential

The erection of the scaffolding, removal of the solar panels and the construction of the temporary roofing have been performed without issue.

The original zinc roofing and gutter water channel have been carefully disassembled. The airtight nature of the original roof, only completed in 2016, prevented any access to Avian or Chiropteran species prior to the current investigation.

The debris netting should avoid any difficulty with Birds and Bats flying into it. The density of the debris netting is such that it will not act as a mist net. The mesh is very fine and the material dense enough to reflect ultrasound. If there is an issue, the ECoW will be contacted, and a legal solution found.

With all the assurances above there seems to be little reason to object to this essential remedial application on ecological grounds.

A. R. Arbon MBE, Consultant Ecologist, 35 years, 1, Wren Park, Whittlesford, Cambridge.  
CB22 4LY

24<sup>th</sup> July 2023