

Design, Access & Heritage Statement

in respect of a planning application in a conservation area

4 Crescent Road, London N8 8AT

A DESIGN, ACCESS & HERITAGE STATEMENT PREPARED FOR AND ON BEHALF OF FOUR CRESCENT ROAD LTD



Report: 24 August 2026

By:

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I.00 INTRODUCTION

Site Address

- I.01 The site address is 4 Crescent Road, London N8 8AT.

Introduction

- I.02 This Heritage, Design & Access Statement has been prepared in support of the above application for the replacement of existing roof coverings to the front elevation terrace to the block of flats located within the Crouch End Conservation Area. The site does not contain a listed building. The proposal is to replace the existing flat roof covering and perimeter upstands which are in poor condition to rectify water ingress into the flats below and future leakages.

Application Site

- I.03 The property known as 4 Crescent Road consists of a 5 storey purpose built block of 7 flats including lower ground floor garages constructed circa late 1960's. The building is constructed with cavity external walls supported by a concrete frame; the exposed floor beams being painted under a flat main roof and front and rear elevation terrace flat roofs.
- I.04 The property is located on the north side of Crescent Road.
- I.05 The front terrace roof which forms this application is surrounded by a 225mm brick parapet wall with brick on edge coping to the front and both side elevations. The height above the existing terrace roof surface is 1040mm.
- I.06 The front terrace roof currently consists of a mixture of promenade tiles and concrete slabs laid over two separate layers of 12mm & 15mm mastic asphalt laid over a sheathing felt on a sand screed over the concrete frame. The total thickness of the existing roof build up is 130mm above the concrete frame.
- I.07 The flats below have experienced water penetration and condensation due to the condition of the asphalt membrane, which is generally cracked and spilt, the deterioration of the upstands which have come away from the perimeter walls and the screed which was found to be wet following core samples taken of the existing construction.
- I.08 There is no insulation in the current build up hence the condensation internally.

2.00 SCHEDULE OF WORKS

- 2.01 The works proposed are to remove the existing mixture of tiles/slabs, both layers of mastic asphalt membrane, sheathing felt and the wet screed to expose the concrete frame. The proposed roof covering will consist of a new warm deck roof constructed with promenade tiles over a built up roof felt system including insulation to meet the current building regulations, improve energy efficiency and prevent condensation forming within the flats below.
- 2.02 The build-up of the proposed new roof construction will be 250mm thick above the concrete frame due to the thickness of the insulation required to meet current building regulations.
- 2.03 As a result of the proposed new roof build up the height of the perimeter terrace parapet walls will not comply with building regulations. It is therefore proposed to introduce a stainless steel handrail supported by stainless steel intermediate posts fixed to the inside face of the parapet walls to prevent falling as required by building regulations. The resultant height will be 200mm above the top of the wall. As the new handrail will be fixed inside the perimeter walls this will not be seen from ground level.
- 2.04 With the proposed roofing system, the roof will have a greater thermal performance which will increase the thermal efficiency of the building and overall waterproofing performance of the roof.

3.00 DESIGN SOLUTION & IMPACT ON THE HERITAGE ASSEST

- 3.01 The appearance of the building will not be affected by these works, with the flat roof system and handrail being out of sight from ground level.
- 3.02 We believe the that given the nature of the proposed works and the age of the building, our proposals will have little impact on the property and its surroundings. There is a need for this work to be carried out, with the current roofing system causing damp and condensation within the building, which if left untreated, will cause further damage to the building.

4.00 ACCESS

- 4.01 There are no proposed changes affecting the access arrangements to the property.

5.00 AFFECT ON NEIGHBOURS

5.01 The proposals will have no effect on any of the neighbours within and adjacent to the property where work is proposed.

6.00 LANDSCAPING

6.01 The proposals do not include any changes to landscaping.

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APPENDIX A: Photographs



01: Terrace roof looking towards the right hand end.



02: Terrace roof looking towards the left hand end.