



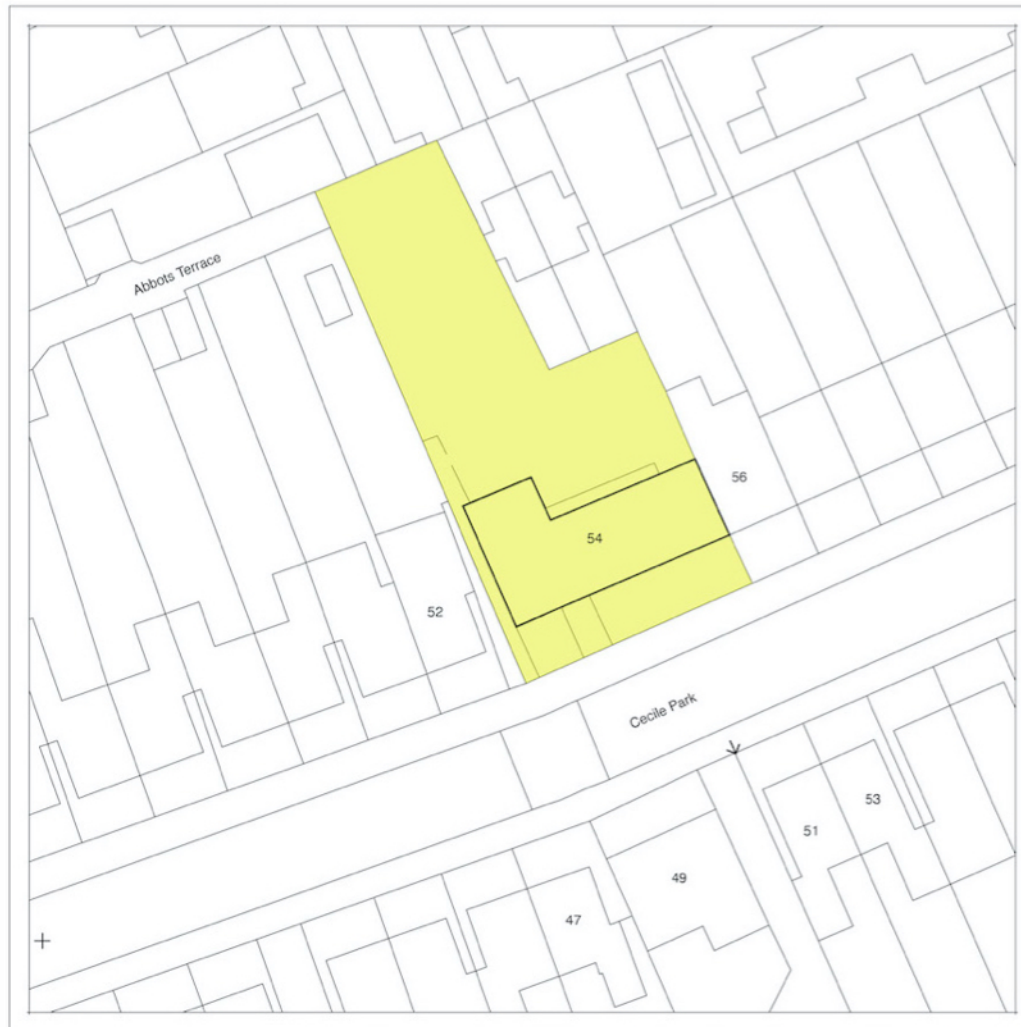
Site: 54 Cecile Park, N8 9AT

Conservation and Heritage Statement

February '24

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Block Plan



1. Introduction

The subject site is situated in a the Crouch End conservation area, to the east of Crouch Hill about 200m from the junction with Christchurch Road.

The block was built in 1935 by an architect whose descendant family still remain in freehold ownership.

Designed confidently in the modernist style the massing extends over three storeys in red brick, with an attic floor providing the fourth. At mansard level red clay tiles provide detail and contrast with the white render finish selected for the third floor.

The two top floors express strong linear banding and the slightly overhanging mansard provides increased emphasis to the horizontality of the composition.

Ground, first and second floors employ vertical feature bay windows to the living rooms and communicate a certain importance and visual interest to the principal facade, making the building a memorable part of the Cecile Park streetscape particularly as it stands out in contract to the regular rhythm of the gable fronted terraced houses on either side.

At the rear the site slopes down towards its secondary access from Abbots Terrace and has a generous green garden with some mature trees. A lower rear accommodation level contains a garden flat and three garages.

My client is now engaged in some refurbishment upgrade works in order to enhance the building and improve its functionality for residents.



Street view looking north

History and Heritage

The site lies within the Crouch End conservation area. It is positioned in the western part of the borough of Haringey a short distance from the railway line running from Finsbury Park station.

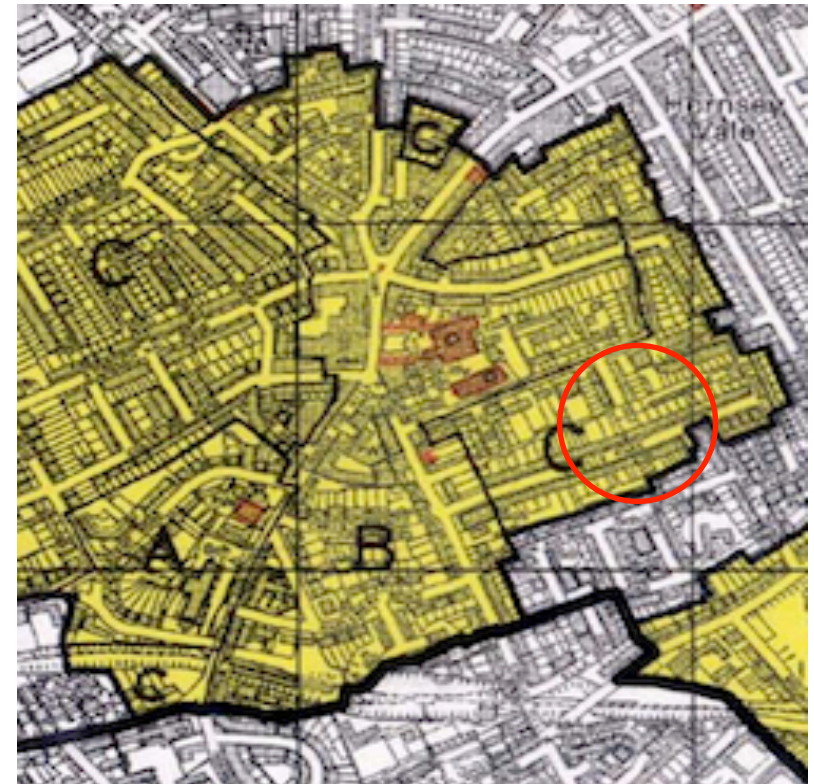
Shown on the 1862 map, Cecile Park is an important route from east to west. Open fields are visible and only there are only a few houses on Crouch Hill. Later in the 1920 map, dwellings line both sides of the street and Abbots Terrace can just be seen. The site of 54 Cecile Park shows a cluster of buildings set back.



1920 Map extract



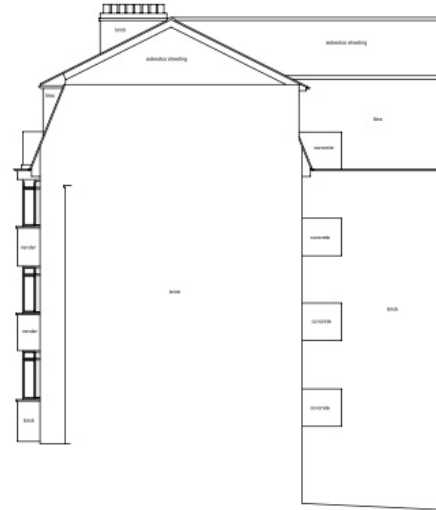
1862 Map extract



LPA map extract



A - View looking at the rear garden north west corner



B - Survey section of east facing facade showing sloping side levels and secondary roof slope angles



C - View looking west at gable end

Brief - Roof upgrade

Some time after the war a pitched secondary roof was constructed over the original flat roof. Intended as temporary solution, this was to protect the flat roof and to allow water to drain off quickly into gutters, avoiding further dilapidation in the flat roof. My brief was to evaluate and propose a solution to refurbish.

The secondary roof is constructed on timber trusses as a simple shed-like ventilated “shelter” and has changed the appearance of the building from how it was originally intended to be seen. In the street elevation, the roof parapets and dormer windows are covered with the sheet roofing result in a strongly pronounced gutter line.

Leaks are now being experienced in the secondary roof that is many years past its design life and urgently needs replacement. Another problem is that the asbestos cement sheets, although still intact and not damaged, need to be removed. Any replacement of the secondary pitched roof with new roofing sheets would in itself be both expensive and complex, only dealing with a like-for-like operation and not providing significant improvement in building performance.

The current building regulations now require major refurbishment (over 50%) of roofs, to be insulated. The most practical and economic solution is to remove the secondary roof completely and upgrade the original flat roof using a modern overlay system with 150mm of insulation integrated into the upgrade. This will comply and at the same time much improve the energy efficiency of the roof. Currently the roof provides very little protection against heat loss from flats below.

Restoring the elevations to closer to how they were in the 1930's design appears to be a positive consequential effect of the proposal, together with significant improvement in the thermal envelope.



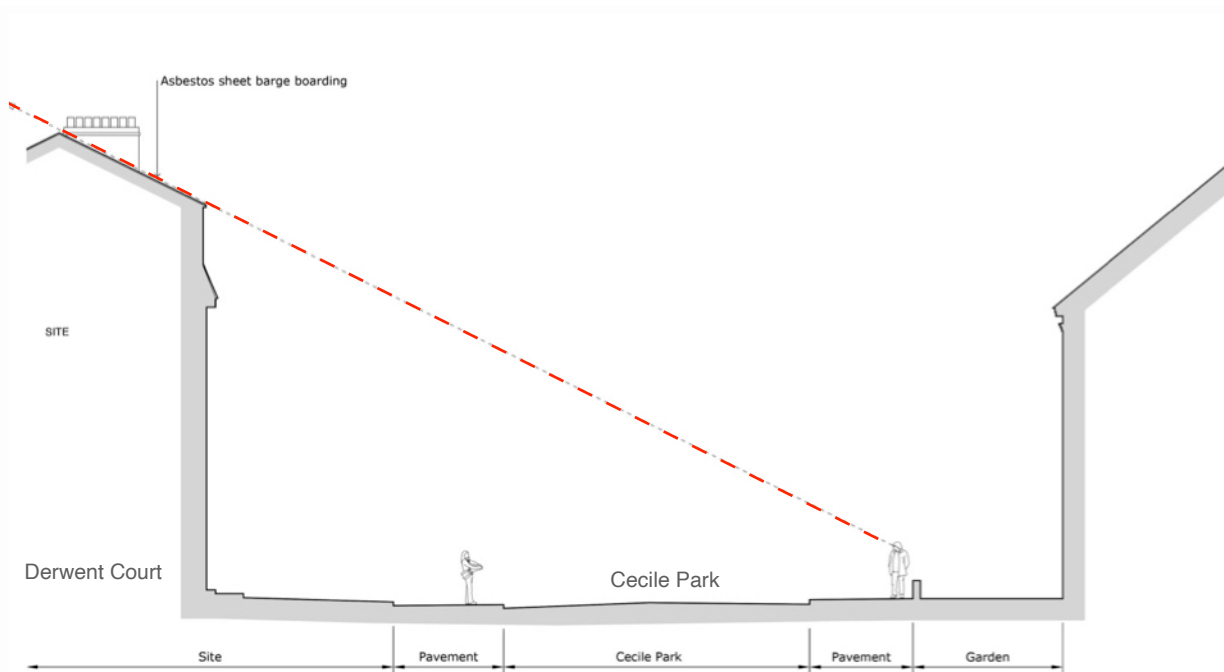
A - Derwent Court, 54 Cecile Park - Street elevation (survey)

Streetscape views - existing

Views of the roof from street level are restricted. This changes at higher sight lines such as from the upper storeys of houses opposite.

Oblique views of the end elevations allow the vertical sheet roofing to be seen from the street on the western end, and also to a lesser extent from the eastern end where n.56 Cecile Park abuts the block.

As can be seen from the street cross section (**B**) a person standing on the opposite pavement to Derwent Court has a sight line very close to parallel with the roof slope. This means that from the street it is not possible to see the roof except for the slight overhang at eaves level.



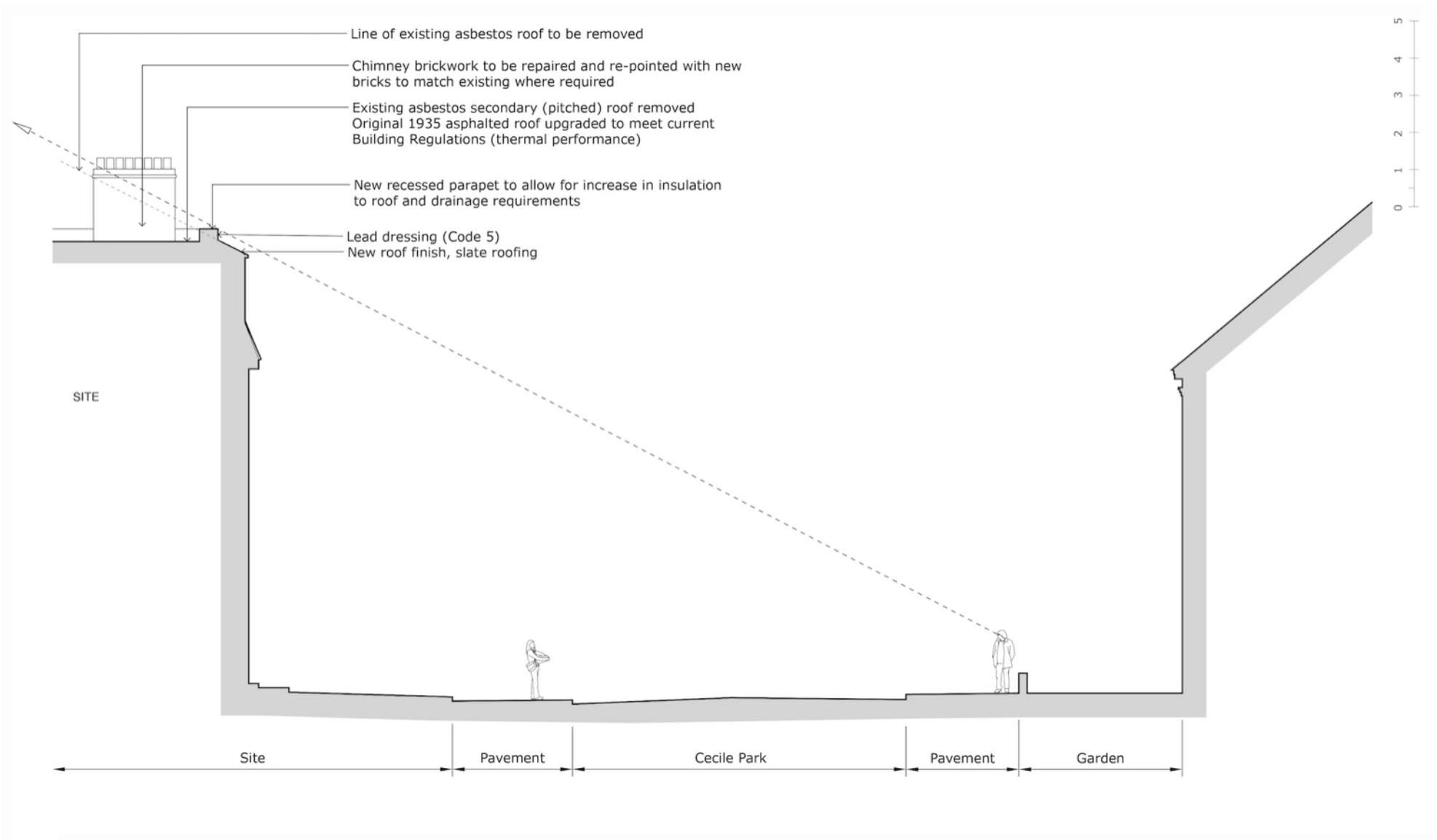
B - Cross section through Cecile Park



C - Section elevation view looking east (survey)

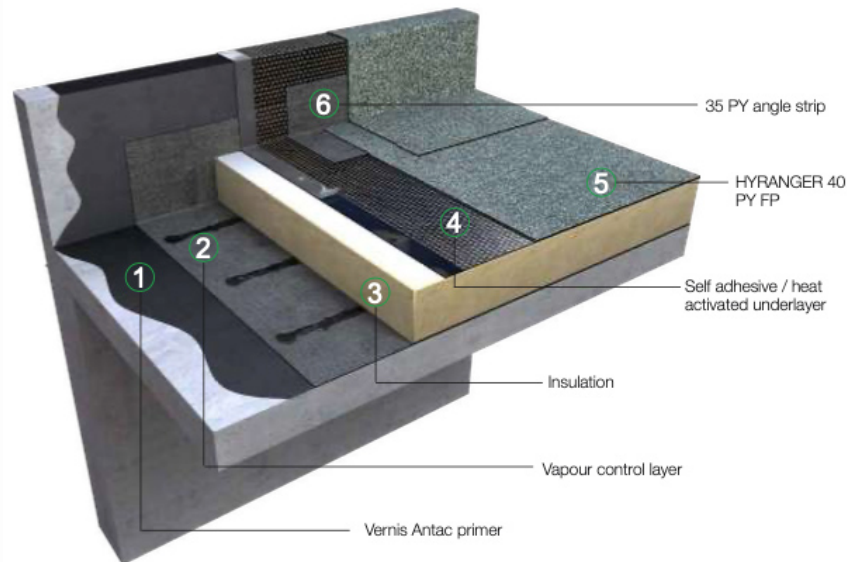


Rear view looking south

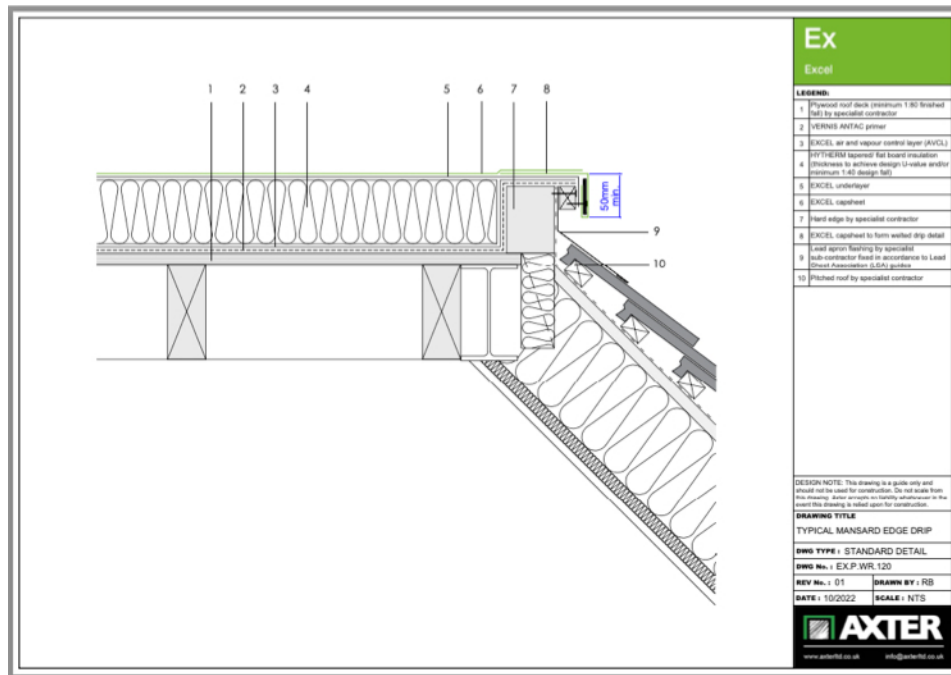


B - Cross section through Cecile Park - showing pitched secondary roof removed and original 1935 profile restored

HYRANGER® Warm Roof Build Up



A - Built-up fully adhered reinforced bitumen membrane - warm deck roof covering (example by Axter Ltd)



B - Warm deck upgrade over a timber joisted roof with 150mm PIR (typical sample detail by Axter Ltd)

Sustainability

Durability

Removal of the old asbestos cement secondary roof and overlaying the existing asphalt layer with a built-up bituminous membrane warm deck roof (integrating 150mm of insulation) will greatly improve roof performance. A 30 year guarantee from the system manufacturer and warranty team should ensure durability over a very long period.

Energy saving and CO2

Over 230m² of 150mm PIR insulation would be incorporated into the roof refurbishment. Examples here are from Axter Ltd (shown on this page and following consultation/site visits with their technical team). This upgrade (in addition to the all important waterproofing layers) will transform the minimally insulated existing roof and raise the “U” value of the new roof to the required 0.15W/m²/K. The whole building will benefit from this upgrade with lower heat losses and hence lower CO2 carbon emissions due to reduced energy use in heating.

Water supply upgrade

Although this planning application is specifically concerned with the changes to the roof it is important also to mention a further sustainability benefit as part of the roof refurbishment. This is the upgrade to mains cold water supplies to all flats.

Existing gravity feed water storage tanks located in the roof space are to be removed and direct CW piped to each flat. There are many benefits to residents from this upgrade such as:

- 1-Removal of existing lead pipes
- 2-Eliminating need for water quality annual checks
- 3-Improved reliability of flows at peak times
- 4-Better pressure stability to each dwelling

These upgrades will be an important first step to improving overall sustainability of the block.



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Certificate of Bulk Analysis

Client:	[REDACTED]	Certificate Number:	CL21358		
Client Address:					
Site Address:	Derwent Court, 54 Cecile Park, London, N8 9AT				
Sampled by:	Crucial Environmenta	Samples Received:	1		
Analysis Date:	16/08/2023	Client Reference:	C-21358	Version Number:	1

Sample No	CE Ref.	Location	Description	Fibre Type Detected
001		Corrugated Cement Roof Sheets	Cement Product	Chrysotile

Disclaimer: Samples of material(s) have been analysed to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining in accordance with HSE's guidance document HSG248 and internal documented methods. Information relating to sample location and material type is stated as provided by the client. Crucial Environmental are not responsible for the accuracy or competence of the sampling by third parties and cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the laboratory's UKAS accreditation. An asterisk (*) alongside a result is to signify that the sample was identified as deviating by the laboratory and has been analysed at the risk of the client. All Samples will be retained for a minimum of six months. All sample analysis is carried out in the Worthing Office under controlled conditions outlined in ISO17025. This document shall not be reproduced, except in full, without written approval of Crucial Environmental

Analysed by:	Shane Clements	Analyst Signature:	
Certificate Issue Date:	16/08/2023		
Approved by:	Shane Clements	Approval Signature:	



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Registered Address: Fifth Floor Intergron House,
65-67 Western Road, Hove, East Sussex, BN3 2JQ
Registered in England and Wales



Asbestos removal

An accredited asbestos removals company was commissioned by my client to inspect the roof and also to take a sample of the material for laboratory testing.

On 16th August 2023 the results of the test were issued and the certificate shown on this page indicates the material as "Chrysotile". The covering letter by Crucial Environment's asbestos removals manager states that the material is a low grade (low risk) asbestos cement. The roofing remains operative and is not damaged, although some leaks have been experienced, causing problems into flats below.

Crucial Environment have confirmed that the roof will be removed in conformance with all safety procedures and legislation. A plan of work and full RAMS will be submitted once a contract is issued.

Further notes confirmed by Crucial Environment Ltd. are as follows:-

- 1- Sheets will be packed into sealed transportable packs at roof level and brought to ground via a caged hoist.
- 2- All of the removed sheet roofing waste to be disposed of at a licensed transfer station via sealed containers and transported by a licensed carrier
- 3- Work duration is estimated at 6 days to complete during working hours 8am-4pm.



Corrugated Chrysotile sheet roofing

Prepared for Mr J Wylson - For submission to accompany planning application to Haringey LPA

