



HERITAGE STATEMENT

Proposed Roof repairs

to

**Alexandra and Ainsworth TRA Hall
Rowley Way
London**



RICS

14, Cornard Road
Sudbury
Suffolk CO10 2XA

1. **INTRODUCTION**

- 1.1 This statement is to accompany an application for roof repairs to the Alexandra and Ainsworth TRA Hall, Rowley Way, London, and is to be read in conjunction with Whymark and Moultons' Drawings 19/124 – 01 & 03
- 1.2 The property is located within the Alexandra Road Conservation Area
- 1.3 The building is part of the Alexandra Road Estate which is Listed Grade II*.
- 1.4 It forms part of the community facilities serving and constructed concurrently with the estate.

2. **PROPOSAL**

- 2.1 The proposal is for replacement of the defective waterproofing and renewing the paving slabs. It is also proposed to empty planter beds to allow renewal of the waterproofing and renewal of the planter irrigation system.
- 2.2 There are currently a number of areas of leak and water damage within the building such that it is currently not used.
- 2.3 A number of the concrete paving slabs are damaged so complete renewal is proposed for consistency and service life expectancy.

3. **EXISTING BUILDING**

- 3.1 It serves the Alexandra and Ainsworth TRA Hall and Resource Centre buildings and the roof area is accessible for community use and as a public throughfare.
- 3.2 The original architectural detail has the roof as an inverted roof construction with the paving slabs supported over PIR Insulation on mastic asphalt waterproofing layer on a cement screed over the reinforced concrete roof structural slab.
- 3.3 The roof has been inspected to confirm the construction and some areas have the waterproofing exposed.
- 3.4 Attempts have been made to seal leaks in a piecemeal manner but this has failed such that complete renewal of the entire waterproofing layer

is now considered the only option to safeguard the building and return it to use.

4. **PROPOSED REPAIRS**

- 4.1 The existing concrete paving slabs will be removed. This will allow for complete investigation of the roof waterproofing layer.
- 4.2 Redundant apertures in the roof deck will be sealed and overlaid with the new waterproofing layer.
- 4.3 Flashings, upstands and joints will be repaired and prepared as required and the entire roof area, including planter beds, will be re-waterproofed using a proprietary liquid waterproofing membrane, SIGNature PU-20 or equivalent.
- 4.4 The existing insulation will be carefully removed, stored and relaid.
- 4.5 New paving slabs will be laid, Marshalls Renaissance Chalk Stone Slabs as previously used for patch repairs to the paved roof area over the Alexandra Resource Centre.
- 4.6 Planters will be provided with a suitable root barrier system and new growing medium and replanted to an approved scheme with the Councils Landscape Officer.
- 4.7 Within the planters an automatic irrigation system will be installed to replace the existing system. This will be a drip irrigation system with small diameter black plastic pipes on or just within the planter medium.

5. **CONCLUSIONS**

- 5.1 The proposed re waterproofing and new paving slabs are considered essential and appropriate to maintain and protect the character and appearance of the building.
- 5.2 The special character of the Listed Building and Conservation Area is unaffected by the proposals.
- 5.3 The proposal complies with published National and Local Planning Guidance.