

Roofing Condition Report

at

**Old School Court
Draper Road
London
N17 6LY**

On behalf of

Metropolitan Thames Valley Housing

Prepared by

Damien Apparicio

Faithorn Farrell Timms

Tel: 01689 885080
Email: damienapparicio@effefftee.co.uk
Date: 28/07/2025
Project No: PR-10977

Table of Contents

1	Brief.....	3
2	Methodology and Limitations	3
3	Property Description	4
4	Summary of Condition	4
5	Summary of Observations	7
6	Recommendations.....	8

Appendices

Appendix A: Photo Schedule



1 Brief

By way of emailed correspondence dated 05th June 2025, Faithorn Farrell Timms (FFT) were instructed by Nobab Uddin, Head of Planned Investment, Property & Asset Management at Metropolitan Thames Valley (MTVH), to undertake a survey of the existing roof coverings at the following address to determine condition, and to deliver a report detailing findings and recommendations, including a photographic schedule and condition/priority ratings.

Old School Court
Drapers Road
Tottenham
London
N17 6LY

2 Methodology and Limitations

The basis for the inspection was a photographic aerial survey conducted on 07th July 2025 by UpShot, a specialist company providing aerial imaging services, under the direction of Damien Apparicio, Senior Surveyor at FFT.

Weather on the day of inspection was clear and dry, noting rainfall within the preceding 24-hour period.

This report has been prepared by FFT on behalf of MTVH and considers their particular instructions and requirements. It is not intended for and should not be relied on by any third party and no responsibility is undertaken to any third party.

FFT accepts no duty or responsibility (including any negligence) to any party other than MTVH and disclaims all liability of any nature whatsoever to any such party in respect to this report.

With regards the inspection:

- The inspection has been conducted on a visual basis only using images obtained through the aerial survey, and no opening up works have been undertaken, nor inspections at close quarters.
- The focus of this report is the roof and all externally visible parts, and no internal inspections were carried out to either individual dwellings, communal areas, or any roof voids that may exist.
- The inspection should be regarded as accurate at the date of the survey, 07th July 2025, noting that the condition of the observed elements and components can change over time through deterioration, coupled with other external factors likely to promote wear and tear, and/or damage.
- It was not raining at the time of inspection therefore we are unable to comment on the effectiveness of the rainwater goods.



- Directions in this report are provided from the perspective of a person standing on Drapers Road and facing the communal entrance on the front (east) elevation.

3 Property Description

Old School Court is a Grade II listed former school built circa 1848, located within the London Borough of Haringey and accessible via Grade II listed gates at the end of Drapers Road.

The building has undergone several changes over the years, the most recent being conversion circa 1996/1997 to provide residential accommodation, notwithstanding recent improvements undertaken by MTVH in 2023 that included localised roof repairs and repairs to the external fabric.

The buildings are constructed of solid brick walls, and the roofs are a mixture of pitched and hipped roofs, clad with slate and incorporating a diamond pattern arrangement, and flat roofs with asphalt coverings.

Windows include mullioned and transomed to the ground floor with Gothic arched details to upper floors. Additionally, dormer windows exist within the roof structure, coupled with rooflights set into the pitched roof.

4 Summary of Condition

The following summary details the external elements associated with the roof structure, which forms the focus of this report, and should be read in conjunction with Appendix A.

4.1 Roof Coverings and Structure

With reference to our previous report dated 02nd May 2023 (Ref: T1-5765), Old School Court has a 53-degree pitch tiled roof of Westmorland slate dating from the original construction giving it an approximate age of 170 years old.

To the centre of the front elevation a spire is located, which formed part of the original bell tower, the operational systems of which having long since been removed. Within the roof space is a structural steel framework that supports the spire. In response to previous reports, the spire was subject to full renovation during the recent works in 2023 including new lead work and repairs to the timber skirting details leaving it in good condition.

For the most part, the existing slate covering is original, and is stained and discoloured, which is attributable to age, moss/lichen growth, and UV degradation, and exhibits several slipped, cracked and damaged slates. In short, the roof covering is nearing the end of its serviceable life, noting that the building is estimated to be approximately 170 years old.

As noted above, the pitched roofs were subject to localised works in 2023 which included replacement of numerous broken slates and the adjustment of slipped slates, and it is



evident that in the intervening period further deterioration has occurred, noting further displacement of slates.

Furthermore, we noted the use of “tingles” to address slipped slates. Roof tingles, commonly copper or aluminium, are fixing straps/clips that provide an economic and quick solution to secure broken or slipping roof slates, without needing to replace the entire slate covering. The quantity of these suggests that slipped slates are an on-going issue, as is evident, and is indicative of an ageing roof covering. Continued repairs should therefore be expected and are likely to be cost-prohibitive given the age of the roof covering.

Slipped slates, commonly attributed to corroded fixings, poor installation and wind loading, will provide a passage for water to enter the building, as will cracked and broken slates, and whilst we have not been advised of any specific issues relating to water ingress and internal dampness, these should be expected. Similarly, dislodged slates were observed obstructing valleys and gutter runs, which will in turn impact on the roof's ability to quickly and efficiently discharge rainfall.

As noted above, the slate covering was noted as having faded, and whilst this is typically associated with the natural weathering process, it can be an indication of underlying issues associated with decay, leading to delamination, flaking and powdering, and increased porousness, which can in turn lead to leaks and structural damage.

Surveys of the building during the recent project overseen by FFT revealed that some areas of the roof have been subject to the installation of new underfelt and battens in places, although this was limited to inspection of areas of the front elevation only. The remaining areas of the roof have not been subject to intrusive inspection and there was evidence that some battens may have deteriorated resulting in deviation in the tiling.

Leadwork is present to roof and includes flashing to valleys, abutments, dormers, rooflights etc and for the most part no apparent defects were noted. It should however be noted that some of the leadwork is original and given the age will be beyond its intended lifespan, further noting that it was not possible to inspect at close quarters to fully determine condition.

Several rooflights and dormer projections are present within the footprint of the pitched roof and both elements have been subject to repairs and or replacement during the recent works, leaving no outstanding visible defects.

The building also has a number of brick chimney penetrations through the roof, most of which have been capped off following removal of the original clay pots, however some were noted as remaining open. The chimneys appear plumb and in satisfactory condition although areas weathered mortar joints were observed, and localised repointing is recommended.

The structure of the roof appears to be generally sound, however there was some evidence of undulation to the tiles and deflection indicating roof spread in isolated locations. This is to be expected given the age of the building given the changes made to the layout/use of the premises since its original construction. Ventilation to the roof is not



present with the exception of several retrofitted vents to flats within the roof space noting that for the most part accommodation extends into the roof space, with no discernible roof void.

In addition to the pitched elements, there are five small flat roof sections. These have coverings including RBM felt and asphalt. These roofs were subject to inspection during the recent works in 2023 and are considered to be in satisfactory condition, both in terms of roof covering material and structure however, as part of the aerial survey, areas of ponding and standing water were noted which is indicative of inadequate falls and surface water drainage.

4.2 Fascia, Soffits, Gutters, and Downpipes

Painted timber fascia boards are located around the eaves and provide support to the guttering with timber barge boards to dormer projections to the side and rear roof elevations where they are also used to frame the front face of the dormers, around the window. No visible defects were noted to these elements noting that they have undergone recent decoration, and as such are in good condition.

Guttering to the building is formed of painted cast iron sections in an ogee profile. These discharge into a combination of round and square cast iron downpipes.

To the front elevation a series of hoppers take water via short sections of round pipe which then run in square pipes to ground level.

To the rear round pipes are generally round either discharging onto lower roofs or to gulleys at ground level with the occasional smaller type hoppers being found.

It is noted that the gutters and downpipes were cleared as part of the recent programme of works and are in satisfactory condition with no visible signs of defects albeit standing water was noted in several sections of guttering and to at least one flat roof.

4.3 Windows

Window type and construction vary throughout the building and include timber sash windows and dormers, a large number of which have been replaced as part of the recent programme of works, along with metal and timber casement type windows to both communal areas and flats, and rooflights set within the roof slopes.

The external decorative surfaces are considered to be in good condition having been subject to decoration as part of cyclical programmes including the current works package, and no obvious defects or deficiencies were noted as part of this inspection.



5 Summary of Observations

5.1 Cracked or Broken Slates

There were a number of damaged slates noted, most likely due to age and loss of fixings, which will permit water ingress and in turn internal dampness and further deterioration.

It is therefore recommended that these be replaced as a priority so as to ensure the roof remains watertight.

5.2 Slipped or Loose Slates

Several slipped and displaced slates were noted to all roof slopes most likely due to age, corroded fixings, and damage, as noted above.

As with the damaged slate, the displacement of slates will permit water ingress and in turn give rise to internal dampness and further deterioration.

Additionally, several slipped slates have worked their way to valleys and gutters and are now impinging on the roof's ability to quickly and efficiently discharge surface water.

In conjunction with Item 5.1 above, it is recommended that all slipped and displaced slates be cleared from these areas, leaving them free flowing, with the offending slates, where salvageable, refixed to the main roof.

5.3 Moss / Lichen Growth

The presence and build-up of organic matter on the slate surface can trap moisture, preventing the slate from drying out properly, and leading to freeze-thaw damage, particularly in the colder winter months; ultimately accelerating deterioration.

Whilst it is recommended that this be removed, this should be undertaken sympathetically and carefully so as not to cause further damage given the age and condition of the existing slates.

5.4 Flashings and Leadwork

There were no obvious defects or deficiencies associated with the flashing to valleys, abutments, dormers, rooflights etc. It should however be noted that some of the leadwork is original and given the age will be beyond its intended lifespan, further noting that it was not possible to inspect at close quarters to fully determine condition.

5.5 Corroded or Missing Fixings

The roof is of an age where the original slate fixings are likely to be corroded, exacerbated due to moss growth, as item 5.3, and damaged and missing slates.



5.6 Roof Sag / Deflection of Structure

There was no obvious deflection noted to the roof structure to suggest significant structural issues however the roof is of an age and condition where localised repair and strengthening of the existing roofing timbers should be expected.

6 Recommendations

The pitched roof coverings are evidently nearing the end of the useable life, noting that the building is estimated to be approximately 170 years old, and it is recommended that that it be replaced in the next 1-3 years.

It is recommended that at the same time the existing coverings be removed and new underfelt and battens provided. An allowance of 50%-75% for new slates should be allowed for in respect to the replacement of damaged and/or broken slates.

At the same time, it is recommended that the smaller flat roofs be recovered, insulation replaced, and any necessary repairs carried out to timber structures. To take full advantage of associated vertical access, it is recommended that at the same time rooflights and dormers be checked at close quarters, and any resulting works be included to ensure a continued life, to include easing, adjusting, repairing, and reglazing as required.

With regards the chimneys, these should be capped and vented where these currently remain open, allowing for localised re-pointing to address weathered joints.

Fascia and soffits were generally found to be in fair condition however, the opportunity should be taken to inspect at close quarters once vertical access permits, and associated works undertaken, including cyclical redecoration.

Gutters and rainwater pipes should be cleaned, flushed through and any leaking joints remade at the same time, to include drainage associated with the existing flat roofs.

