

Earlsmead Primary School – Condition Survey Report

London Borough of Haringey

24.4723

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1.1 Introduction

This report has been written to support the planning application for the proposed window replacement, external maintenance and repair works at Earlsmead Primary School Broad Lane, London N15 4PW. The site is located on the south side of Broad Lane east of Tottenham High Road and north of the City of London. The existing buildings are not listed or locally listed, but they are in the Seven Sisters and Page Green Common Conservation Area.



1.2 Purpose of report

As part of the pre-application feedback, Haringey Council has requested a full condition survey of the existing windows, brickwork, stonework and roof structures. This report sets out the current condition of each main element, identifies areas of deterioration, and confirms whether components should be retained, repaired or sensitively replaced. This will ensure that all interventions follow conservation best practice, retain as much original fabric as possible, and address defects in a proportionate and heritage-appropriate manner.

1.3 Existing buildings

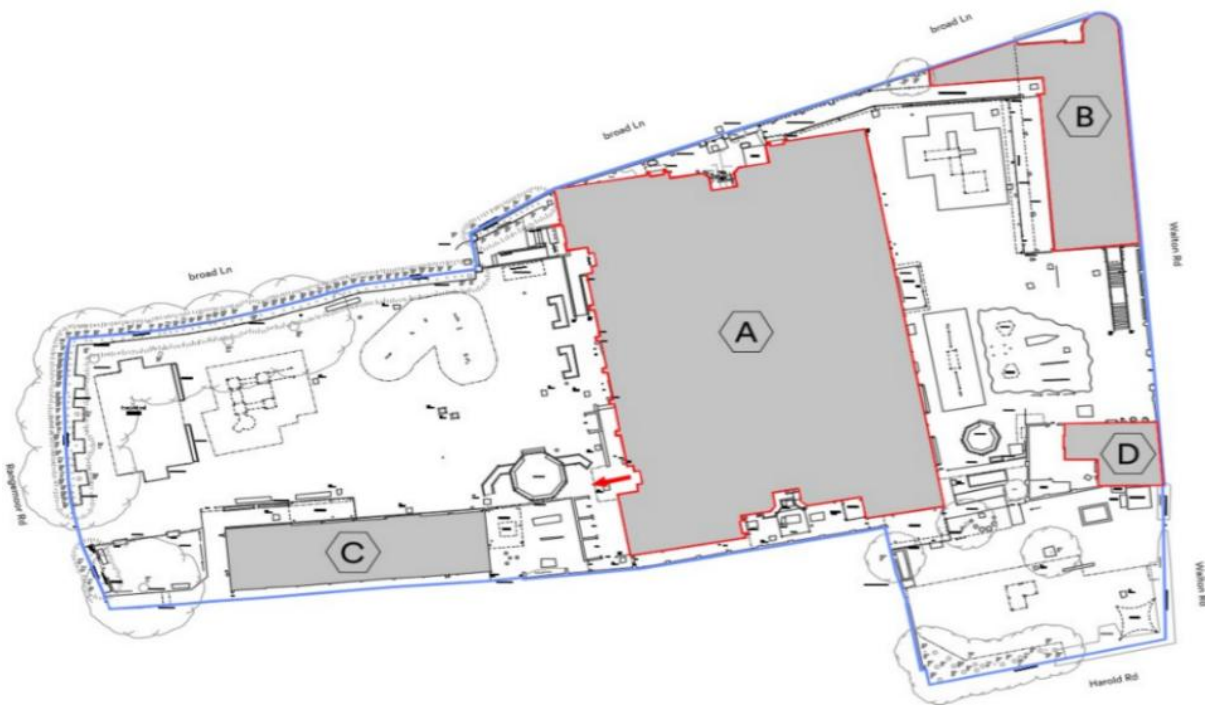
Earlsmead Primary School is comprised of four buildings, but only three are included as part of this application.

Block A – Block A the school main building, which was built in 1897, and is situated centrally to the site and is predominately a 2-story Victorian main building having a pitched roof structure with a further pitched roof over the school hall. The Early Years centre to the rear also has 2 floor levels. The gross floor area of the school is circa 2,750m².

Block B – is a modern 2-storey building, concrete frame construction building circa 2000. Roofs are a butterfly pitched construction from steel with mineral felt covering. There is also a lower mono-pitched glazed roof to the roadside boundary allowing natural daylight to the ground floor corridor.

Block C – Nursery is a relatively new modular type of single storey construction; this building is not in the scope and is not part of this application.

Block D – Caretaker's accommodation was built around the same time as the original school main building. It is a pitched roof with natural slate tiled roof covering with uPVC rainwater goods. External walls are solid brickwork construction. It is now used for small group teaching and support.



1.4 Proposal

The London Borough of Haringey appointed Fulker Bailey Russell (FBR) in November 2024 as a multi-disciplinary team. Below is a list of the main elements that are included in this planning application.

- Window replacement with like-for-like materials,
- Flat roof replacement with additional insulation to meet building regulations.
- Replacement of polycarbonate roof lantern,
- Replacement of polycarbonate roofs to external walkways,
- Localised repairs to pitched tiled roofs, External repairs to brickwork, stonework, defective pointing, rainwater gutters/downpipes.

1.5 External windows condition

Block A

The external windows are predominately softwood single glazed timber double hung sashes within timber sub-frame. All of the windows which were accessed at the time of inspection were difficult to operate and open due to being painted over. There is evidence of timber decay to the windows and sub-frames which require replacement. We noted that there were several blown windowpanes and damaged glass evident. The window decorations are in a fair condition; however, it should be noted that there is evidence of continuous painting with no preparation work evident.

Whilst the external windows can be repaired, they are nearing the end of their life expectancy if well maintained. They will remain a continual maintenance liability. We have provided recommendations for replacement. It should be highlighted that the existing windows are single glazed, therefore the thermal performance of these windows is less effective than double glazed, which will lead to higher energy costs.

The external doors are a mixture between double and single door units and comprise of either uPVC or timber. The uPVC doors appear to be much more of a recent installation and are in a reasonable condition functioning as intended. However, the external timber doors are in a poorer condition and require either repairs or full replacement. All external timber doors require easing and adjustment to ensure that are performing as intended.

The following windows are a typical selection from each block which outline the current their condition.

Block A Windows



W-A-G33





W/A/G30



W/A/G35





W/A/G37



W/A/G30

First Floor



W/A/F01



W/A/F47





W/A/F55



W/A/F37



W/A/F06



W/A/F28



W/A/F30

Block B

External windows comprise of powder coated aluminium which are all in a good condition. However, we did note that there was 3nr blown windowpanes which should be replaced. There was missing ironmongery noted on some of the windows which require replacement. We recommend that an allowance for ease and adjustment of existing windows to ensure correct operation.

The following windows are a typical condition

Block B Windows



Block B windows

Block D

We are not applying for permission to replace these windows or doors in block D.

1.6 Brickwork condition

Block A

The external fabric is in a fair condition but there are external and internal fabric elements which require repair and/or replacement.

All of the chimneystacks appear to be generally upright. There are isolated areas of defective pointing and sand/cement flaunching which requires remedial repairs which should be addressed.

The building appeared to be in a good condition given the age of the property and the type of construction. There did not appear to be any obvious signs of significant settlement or subsidence and whilst there is some minor cracking throughout the building, this is likely to be cosmetic and expected due to the age of the building. General cracking could be due to several reasons such as creep, shrinkage and damp but are not an overall structural concern and may need on-going cosmetic repair.

The external walls are generally in fair condition, and we have highlighted further within the main report several items of repair. Typically, the external wall repairs involve re-pointing, replacement brickwork, stone repairs to the stone sills, and general cleaning of brickwork to remove graffiti and efflorescence.

Our recommendation would be to undertake repair works as outlined.



Front elevations



Front elevations



Broad lane elevation





Nursery elevations



Playground elevations



Chimney

Block B

The external walls to the building are brick/block cavity wall construction with outer skin of facing bricks including a rendered section at high level forming a band around the building. Internally all blockwork walls have a plaster finish.

To the front elevation of the building, we noted minor hairline cracking in the render to 2nr locations below the structural steel fins which should be made good. Further movement is unlikely, but we recommend that the render is repaired and made good.

To the south elevation of the building, we noted minor hairline cracking in the render 2nr locations below the structural steel fins which should be made good. Further movement is unlikely, but we recommend that the render is repaired and made good.

To the south elevation of the building, we noted hairline cracking evident to the render to the LHS corner of the building. The cracking evident suggests that further movement is unlikely, but we recommend that the render is repaired and made good.

To the south elevation of the building, we noted hairline stepped cracking to the brickwork parapet wall / building abutment above the external door. Further movement is unlikely, but we recommend that the defective mortar is carefully raked out and repaired. N.B lead flashing provided to parapet coping will need to be removed and reinstated following repairs.

To the south elevation of the building, we noted that the concrete banding detail has spalled / blown to the LHS. This should be repaired to prevent further deterioration, and or the potential hazard of the concrete falling onto staff, child or visitor.

N.B The east elevation (Walton Road) was largely concealed by the boundary wall. Therefore, we can only confirm defects which are visible. There is evidence of water ingress to the underside of the plasterboard ceiling to the glazed atrium.

To the east elevation (Walton Road) side we noted significant cracking evident to the parapet brickwork wall on the LHS side. Further movement could be likely, but we recommend that the mortar is carefully raked out, and brickwork stitch repairs are undertaken. Provision to include for minor rebuilding where necessary.

To the east elevation of the building, we noted minor hairline cracking to the render in 4nr locations below the structural steel fins which should be made good. Further movement is unlikely, but we recommend that the render is repaired and made good.

To the east elevation of the building, we noted minor hairline cracking to the render adjacent the expansion joint. Further movement is unlikely, but we recommend that the render is repaired and made good.

As previously mentioned under the chimney stacks and parapet walls there is a heavy dark / damp staining evident to approximately 7nr brick courses below the coping. This suggest that water is entering the brickwork, which could be due to the lack of damp-proof course up the parapet wall brickwork. We recommend that a damp proof is installed to prevent further deterioration of the brickwork.

To the east elevation of the building, we noted that the pointing particularly to the coping and 7nr brick courses below are in a poor condition. The defective pointing should be raked out and re-pointed to prevent further deterioration. We suspect there will be an element of re-building required as the pointing to the top brick coping appears to be extremely frail.

To the east elevation to the parapet of the flat roof at high-level there is heavy dark / damp staining evident to approximately 9nr brickwork courses below the coping. This suggests that water is entering the brickwork, this does coincide with the drone surveyor photos which highlights the lack of flashing provided to the upstand, and the defective single ply membrane.

N.B The north elevation (Broad Lane) was largely concealed by the boundary wall. Therefore, we can only confirm defects where visible.

To the north elevation (Broad Lane) side, we noted minor hairline cracking to the render in 1nr locations below the structural steel fins which should be made good. Further movement is unlikely, but we recommend that the render is repaired and made good.

To the north elevation, there is a large section of metal fenced area which is covered by vegetation / ivy growth. We would recommend that this is removed, and pruned to prevent growth build up etc. The ivy growth could be concealing defects to the north elevation of the building.

To all elevations, there are isolated defective bricks, possibly the result of frost action. We recommend that all defective bricks are carefully cut out and replaced, to ensure that further deterioration of the brickwork does not occur.

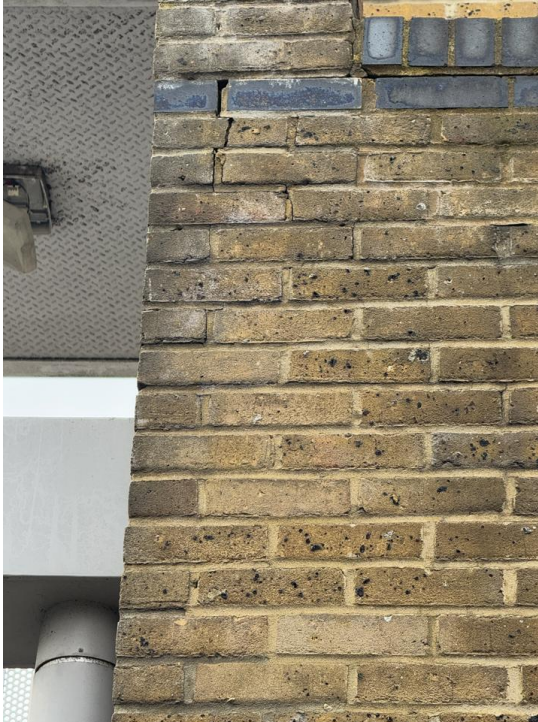
To all elevations, there are isolated areas of defective pointing. We recommend that all pointing is carefully raked out and replaced, to ensure that further deterioration of the brickwork does not occur

There are several old fixings, redundant services etc., fixed to the elevations, which should be removed and made good.

There are several metal grilles which provide internal natural ventilation. These appeared sound but require redecoration.

Air bricks have been provided to all elevations, however, some of these air bricks have been partially blocked and should be cleared.

Our recommendation would be to undertake repair works as outlined.



Photos



Block C

Out of scope

Block D

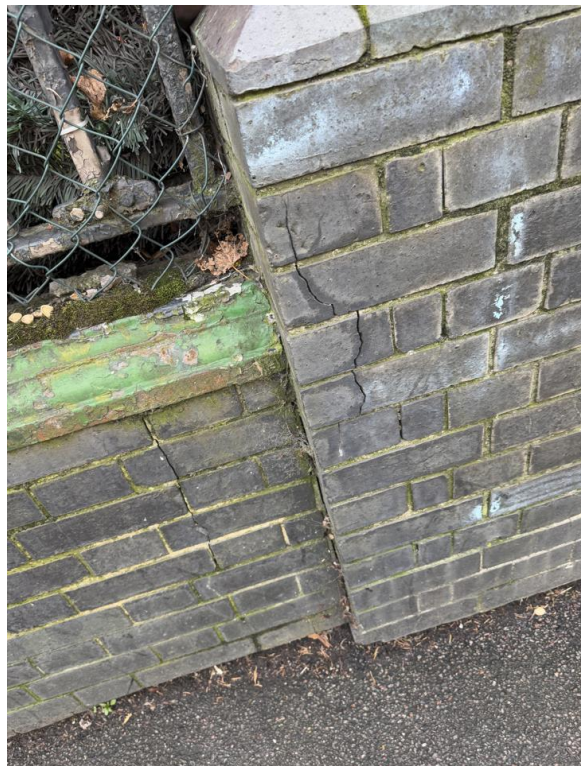
The building appeared to be in a reasonable condition given the age of the property and type of construction. There did not appear to be any obvious signs of significant settlement or subsidence and whilst there is some minor cracking throughout the building, this is likely to be cosmetic and expected due to the age of the house. General cracking could be due to several reasons such as creep, shrinkage and damp but are not an overall structural concern and may need on-going cosmetic repair.

The guttering and downpipes should be repaired and replaced. There is evidence of splitting and cracking to 2nr cast iron downpipes, which is causing efflorescence to the brickwork. The timber fascia board should be replaced as this is exhibiting early signs of timber decay where visible. Whilst roofs are being replaced all associated repairs to chimneystacks and parapet walls should be undertaken.

Typically, the repairs involve re-pointing, brickwork replacement, helibar stitch repair where cracking is evident, blown render to the Southern elevation.



Care takers house





Boundary walls

Proposed repair of brickwork

Repairs to the existing brickwork will be carried out using established conservation techniques to ensure the long-term preservation of the original fabric. Any loose, damaged or spalled bricks will be carefully removed by hand and replaced on a like-for-like basis using matching yellow London stock bricks. Defective mortar joints will be raked out by hand to avoid damaging the surrounding brickwork and repointed using a compatible lime-based mortar, colour-matched to the existing. All works will follow the principle of minimal intervention, with repairs limited to areas where deterioration is evident. This approach ensures that the repaired brickwork remains structurally sound, visually consistent and fully in keeping with the character and appearance of the building.

Locations

Brickwork repairs are expected to be required in several typical locations across each block, including areas where weathering, age-related deterioration or previous inappropriate repairs have affected the masonry. These commonly include isolated sections of external elevations, corners and exposed façades, parapet walls, areas around window and door openings, and lower wall sections where moisture-related damage is more prevalent. Localised repairs may also be necessary at high-level features such as string courses, copings or junctions with roof elements.

Avoidance of harsh abrasive methods

No abrasive cleaning methods, chemical strippers or high-pressure washing will be used, ensuring the brick surface is not eroded or altered.

Post-Works Inspection

Upon completion, all repaired and cleaned areas will be inspected to ensure the works have been carried out to conservation standards and that the appearance and integrity of the brickwork have been preserved.

1.7 Stonework condition

Block A

There is decorative stone coping with scroll detailing used to the head of the parapet walls some of the stone is visibly eroded. We recommend there is an allowance for replacement of isolated stones some of which will require a stone mason to produce.

Window cills were typically a painted stone base. Whilst there was evidence of routine decoration a number of cills were spalled and cracked. We recommend that provision for masonry repair be included within the scope of the remedial works to prevent further deterioration.

The windows have red brick arches with both bonded and flat arch configurations. The brickwork in the arches is in similar condition to the main facades.

We noted that majority of the stone sills throughout the building were damaged, these will be required to be made good by a stone mason

Decorative painted stone pilasters have been provided to all entrances of the building; decorated stone corbels were also present within the brick buttressing. Generally, repairs to brickwork and re decoration of the stone sections should be included.

To the front elevation of the building (West Elevation) there are 2nr apex's which are raised parapets with stone projecting copings, supported on brickwork. Additional ornate stone corbel projections have been provided; we noted that several of the ornate stones were damaged and may require stone mason repairs.

Each apex is capped with a raised stone ball finial. The parapet walls are in a fair condition, with no significant defects. Minor defective pointing to copings and exposed sections of brickwork which require repairs.





Front elevation stonework details



Block B

External decorations to rendered finishes and concrete banding are in a reasonable condition. However, we recommend that further decorative works are to be completed in conjunction with the repairs identified to the rendered finishes. There are some stone structural works required as per below photo.



Block C,
Out of scope

Block D
No stone repairs required.

Proposed repair methodology

Repairs to the stonework, including stone cills, ornate copings and decorative corbel projections, will be carried out using established conservation techniques to ensure the long-term preservation of the original fabric. Deteriorated or delaminated areas will first be carefully assessed, with loose or unstable material removed by hand using non-abrasive tools. Where minor losses are present, these will be reinstated using a compatible lime-based repair mortar, colour-matched and tooled to blend with the existing stone. Where elements are beyond repair, they will be replaced on a like-for-like basis using matching natural stone, cut and profiled to replicate the original detailing. All works will be undertaken by experienced conservation masons, ensuring that the repaired elements remain structurally sound, visually consistent and fully in keeping with the character and significance of the building, in line with Haringey's heritage expectations.

Boundary walls:

The boundary walls and the ornate stone copings are sympathetically cleaned, with an allowance made for isolated repointing and brick stitch repairs, and complete preparation and redecoration of the railings and gates.

Protection of Historic Fabric

During the works, adjacent brickwork, joinery and architectural details will be protected to prevent accidental damage, staining or abrasion.

Avoidance of Harsh abrasive methods

No abrasive cleaning methods, chemical strippers or high-pressure washing will be used, ensuring the stone surface is not eroded or altered.

Post-Works Inspection

Upon completion, all repaired and cleaned areas will be inspected to ensure the works have been carried out to conservation standards and that the appearance and integrity of the stonework have been preserved.

1.8 Roof condition survey

FABRIC

EXTERNALS

BLOCK A ROOFS

A numbered roof plan has been provided below.

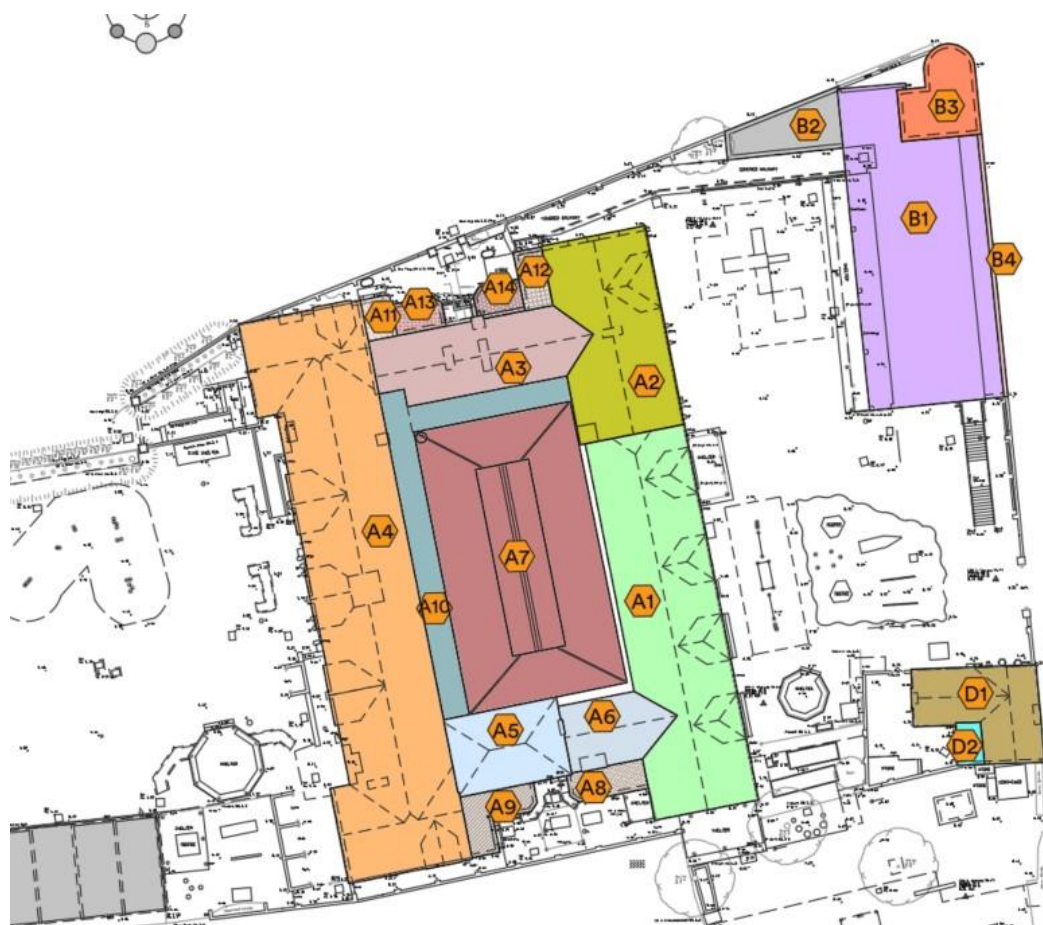


Figure 2: Numbered Roof Plan

MAIN ROOF (PITCHED SINGLE STOREY – ROOF A1)

This section of the main roof covering is pitched and covered with natural slate tiles. This roof was surveyed from ground level where visible and from drone photographs.

To the main ridge and hips, there are clay universal angle ridge tiles. There is evidence of previous repairs due to the miss matching colour of the ridge tiles. The sand/cement mortar to these ridge tiles are generally in a fair condition, but uneven in some places and mortar is loose which requires replacement.

There is heavy lichen staining which could be concealing defects to the sand/cement mortar / ridge tiles. This should be suitably removed. From drone photographs, there does not appear to be any broken ridge tiles. We recommend that these tiles are removed and re-bedded on sand/cement mortar. We suspect some ridge tiles will be broken on removal, and a provisional quantity of new tiles should be included

An existing lead valley guttering has been provided to the main pitched roof, however there is evidence of previous repairs as the existing lead has been removed and replaced with flash banding. The flash banding installed is considered a temporary fix and should be removed from the roof / dormer abutments and renewed in lead.

Generally, to the roof covering, there are several isolated areas of loose, broken and defective tiles, which require repair. There is evidence of past repairs, suggesting past problems, often in unmatching tiles. These tiles should be replaced.

Cast iron ogee guttering and uPVC downpipes have been provided to this section of pitched roof. There is evidence of leakage, poor falls and blockages. Where the nursery has been extended, we noted that the uPVC downpipe provided to the front is not correctly aligned, and supporting brackets are missing. All downpipes discharge into the below ground drainage services. We recommend that the guttering is replaced with uPVC, and the existing uPVC downpipes are removed, overhauled and re-fixed to correct falls.

There are 4nr dormer projections to the roof. The roofs are pitched and covered in natural slate and the ridge tiles provided are universal angled clay which is consistent with the main roof. As viewed from the drone, lead cheeks have been provided to the dormers which is of some age and requires replacement. We noted that the lead cheeks have become detached from the brickwork/mortar. We noted that flash banding has been used to abutment detail between the dormers and roof covering which suggest previous leaks. The flash banding installed should be removed and replaced with new lead flashing.

Cast iron ogee guttering is provided to the perimeter of the dormers to the east elevation facing the main building. The cast iron appeared to be in a poor condition, there is evidence of joint leakage, open joints, blockage and isolated fittings missing. We noted from the drone photographs that all perimeter guttering serving the 4nr dormers were all filled with debris and blocked preventing surface water free flowing. These gutters should be removed and replaced with new uPVC to reduce further maintenance liabilities.

There is a section which appears to be the nursery extension due to the different colour of tiles, and ridge tiles. There is 2nr Velux windows to this section. This was not tested but appeared of some age and should be replaced at the same time as the roof coverings. We did note where the extension abuts to the existing roof coverings there was a slight lift on approximately 9nr tiles which requires fully fixing.

In summary the roof and associated details are in a fair condition, undertaking repairs highlighted above should prolong the roofs longevity for another 5-10 years.

Our recommendation would be to replace defective roof tiles with new and all associated details including rainwater goods. The lightening conductor will need removal and reinstatement. The expected life expectancy will provide an additional 20-30 years.



Roof A1

SECTION OF MAIN ROOF (PITCHED DOUBLE STOREY – ROOF A2)

This section of the main roof covering is pitched and covered with natural slate tiles. This roof was surveyed from ground level where visible and from drone photographs.

To the main ridge and hips, there are clay universal angle ridge tiles provided. The sand/cement mortar to these ridge tiles are generally in a poor condition and requires replacement. We did note that the ridge tiles are uneven in some places.

There is minor lichen staining evident to the ridge / mortar which could be concealing defects. This should be suitably removed in conjunction with roofing repairs. From drone photographs, there does not appear to be any broken ridge tiles. We recommend that these tiles are removed and re-bedded on sand/cement mortar. We suspect some ridge tiles will be broken on removal, and a provisional quantity of new tiles should be included.

A lead valley guttering has been provided to the dormer of the main roof, the lead looks to be of a considerable age and would recommend replacement. The lead flashing provided to the chimney stack should also be replaced.

Generally, to the roof covering, there are several isolated areas of loose, broken, slipped and defective tiles which require repair. Allow say 80nr. All roof tiles should be cleaned to remove all moss / lichen growth. There is a slight lift to the RHS ridge tile adjacent to the chimney stack, we cannot confirm if this is

workmanship fault, or roofing issue until access within the roof void is provided. We noted some further plant growth to the rear of the pitched roof which should be removed.

Cast iron ogee guttering and uPVC downpipes have been provided to this section of pitched roof. There is evidence of leakage, poor falls, blockages and growth build up. To the LHS downpipe of the double storey section we noted that the shoe was missing and not discharging the surface water correctly, this should be rectified. All downpipes were loose and supporting brackets were missing. We recommend that the guttering is replaced with uPVC, and the existing downpipes are removed, overhauled and re-fixed to the correct falls. All downpipes discharge into the below ground services drainage system.

There is 1nr dormer projection to the roof. The roof is pitched and covered in natural slate and the ridge tiles provided are universal angled clay which is consistent with the main roof. As viewed from the drone, lead cheeks have been provided to the dormer, which is of some age and requires replacement, the lead flashing is lapped over the tiles rather than underneath which could be contributing to the internal dampness.

Cast iron ogee guttering is provided to the perimeter of the dormer to the east elevation facing the main building. The cast iron appeared to be in a poor condition, there is evidence of joint leakage, open joints, blockage and isolated fittings missing. We noted from the drone photographs that all perimeter guttering serving the dormer was filled with debris and blocked preventing surface water free flowing. This gutter should be removed and replaced with new uPVC to reduce further maintenance liabilities.

In summary the roof and associated details are in a fair condition, undertaking repairs highlighted above should prolong the roofs longevity for another 5-10 years. However, considerations should be made for full replacement of the roof covering to reduce maintenance liabilities, access etc.

Our recommendation would be to replace defective roof tiles with new. The lightening conductor will need removal and reinstatement. The expected life expectancy will provide an additional 20-30 years.



Roof A2

SECTION OF MAIN ROOF (PITCHED DOUBLE STOREY – ROOF A3)

This section of the main roof covering is pitched and covered with natural slate tiles. This roof was surveyed from drone photographs.

To the main ridge and hips, there are clay universal angle ridge tiles provided. The sand/cement mortar to these ridge tiles are generally in a poor condition and require replacement. We did note that the ridge tiles are uneven in some places.

There is minor lichen staining evident to the ridge / mortar which could be concealing defects. This should be suitably removed in conjunction with roofing repairs. From drone photographs, there does not appear to be any broken ridge tiles. We recommend that these tiles are removed and re-bedded on sand/cement mortar. We suspect some ridge tiles will be broken on removal, and a provisional quantity of new tiles should be included.

A lead valley guttering has been provided to the pitched roof abutments to roof 2, the lead appears to be in a fair condition but would allow for replacement in conjunction with roofing repairs to provide longevity to the roof.

Generally, to the roof covering, there is heavy moss / lichen staining to the tiles which should be removed. We noted several loose, slipped and defective tiles, and there is evidence of past repairs, suggesting past problems, often in unmatching tiles. There is also further evidence which supports this due to supporting brackets being implemented to prevent further slipping of tiles.

We noted some minor rust staining evident which we suspect is from the supporting brackets of the aerials being saturated with water which is then running down the chimney onto the roof tiles. There is evidence of delamination to some of the tiles, which should also be replaced.

There is 1nr uPVC guttering and downpipe provided to the section of pitched roof to the inner courtyard. There is no evidence of blockages, however the downpipe section appears to be disconnected from the guttering and requires replacement. Additional support brackets will be required. This should be routinely cleaned to ensure that all surface water is free flowing.

In summary the roof and associated details are in a fair condition, undertaking repairs highlighted above should prolong the roofs longevity for another 5-10 years. However, considerations should be made for full replacement of the roof covering to reduce maintenance liabilities, access etc.

Our recommendation would be to replace defective roof tiles with new. The lightening conductor will need removal and reinstatement. The expected life expectancy will provide an additional 20-30 years.



Roof A3

SECTION OF MAIN ROOF (PITCHED DOUBLE STOREY – ROOF A4)

This section of the main roof covering is pitched and covered with natural slate tiles. This roof was surveyed from ground level where visible and from drone photographs.

To the main ridge and hips, there are clay universal angle ridge tiles provided with inset tiles and clay finials. There is evidence of previous repairs to the ridge tiles due to the miss matching colours. The sand/cement mortar to these ridge tiles is in a poor condition, evidence of loose and missing mortar which should be replaced. The ridge tiles were uneven in some places and require repair.

There is heavy lichen staining which could be concealing defects to the sand/cement mortar / ridge tiles. From drone photographs, there does not appear to be any broken ridge tiles. We recommend that these tiles are removed and re-bedded on sand/cement mortar. We suspect some ridge tiles will be broken on removal and a provisional quantity of new tiles should be included

Lead valley guttering has been provided to dormers, building and parapet wall abutments. The lead appears to be functional; however, we would allow for replacement in conjunction with roofing replacement works. The lead flashing provided to the chimney stacks and bell tower should also be replaced.

Generally, to the roof covering, there are several slipped, defective and broken roof tiles which require repair. There is evidence of past repairs, suggesting past problems, which are in unmatching tiles. These tiles should be replaced.

Cast iron ogee guttering and uPVC downpipes have been provided to this section of pitched roof. There is evidence of plant growth, blockages and poor falls. We noted a further section of cast iron guttering is missing and this should be replaced to prevent surface water dripping onto the buildings fabric and causing further deterioration.

All downpipes discharge into the below ground drainage services. We recommend that the guttering is replaced with uPVC, and the existing uPVC downpipes are removed, overhauled and re-fixed to correct falls.

There are 5nr dormer projections to the roof, 3nr to the front elevation, and 1nr at each side elevation. The roofs are pitched and covered in natural slate and the ridge tiles provided are universal angled clay which is consistent with the main roof.

As viewed from the drone, lead cheeks have been provided to the dormers which is of some age and requires replacement. We noted that the lead cheeks have become detached from the brickwork/mortar. The lead flashing should be replaced as previously mentioned.

There are 2nr large apex projections to this roof. The roofs are pitched and covered in natural slate and the ridge tiles provided are universal angled clay which is consistent with the main roof.

Central to the main roof there is an ornate bell tower. The bell tower has a copper domed roof and finial. All details are of considerable age. Rusting has started to occur to the copper at lower levels and open joints evident. There is metal powder coated vents to each side (4nr). These are heavily rusted, and the decorations are poor. These could be treated in the short term and decorated and new fly screens provided. The upper section is supported on a timber frame, that is painted. Large sections of timber decay and we suspect large areas of the timber support require replacement. Lower levels are clad in lead. Again, the lead is of considerable age, but functional in the short term. Areas of lead require redressing.

In summary the roof and associated details are in a fair condition, undertaking repairs highlighted above should prolong the roofs longevity for another 5-10 years. However, considerations should be made for full replacement of the roof covering to reduce maintenance liabilities, access etc.

Our recommendation would be to replace defective roof tiles with new The lightening conductor will need removal and reinstatement.



Roof A4

SECTION OF MAIN ROOF (HIPPED DOUBLE STOREY – ROOF A5)

This section of the main roof covering is a hipped pitched roof and covered with natural slate tiles. This roof was surveyed from ground level where visible and from drone photographs.

To the main ridge and hips, there are clay universal angle ridge tiles provided. All ridge tiles appeared to be in a reasonable condition. The sand/cement mortar to the ridge tiles is in a poor condition, evidence of loose and missing mortar which should be carefully raked out and replaced. Some of the ridge tiles were uneven which require remedial works.

From drone photographs, there appears to be several damaged ridge tiles. We recommend that these tiles are removed and re-bedded on sand/cement mortar. We suspect some ridge tiles will be broken on removal and a provisional quantity of new tiles should be included.

A lead flashing has been provided to protruding chimneystacks and building abutments. The lead flashing is in a poor condition, and we noted that it is detached from the brickwork to the chimneystack. All lead flashing to all abutments should be replaced to this section of roof.

Generally, to the roof covering, there are several slipped, defective and broken roof tiles which require repair. There is evidence of past repairs, suggesting past problems, which are in unmatching tiles. These tiles should be replaced. An asphalt upstand has been provided to the central valley between the pitched roofs, which suggests previous damp issues internally. This should be removed and lined with a new lead flashing upstand.

There is a mixture of cast iron ogee and uPVC guttering which discharge into uPVC downpipes have been provided to this section of pitched roof. There is evidence of plant growth, blockages and poor falls. The guttering should be replaced fully and re-aligned to the correct falls. All downpipes are to be removed, overhauled and refixed to the correct falls. All of the downpipe's discharge onto flat roofs which discharge into downpipes leading to the below ground drainage system.

In summary the roof and associated details are in a fair condition, undertaking repairs highlighted above should prolong the roofs longevity for another 10-15 years. However, considerations should be made for full replacement of the roof covering to reduce maintenance liabilities, access etc.

Our recommendation would be to replace defective roof tiles with new including rainwater goods. The lightning conductor will need removal and reinstatement.



Roof A5

SECTION OF MAIN ROOF (PITCHED DOUBLE STOREY – ROOF A6)

This section of the main roof covering is pitched and covered with natural slate tiles. This roof was surveyed from ground level where visible and from drone photographs.

To the main ridge, clay universal angle ridge tiles have been provided. All ridge tiles appeared to be in a reasonable condition. The sand/cement mortar to the ridge tiles is in a poor condition, evidence of loose and missing mortar which should be carefully raked out and replaced. We suspect some ridge tiles will be broken on removal for re-bedded on sand/cement mortar and a provisional quantity of new tiles should be included.

A lead flashing has been provided to roof and brickwork building abutments. The lead flashing is in a fair condition to the pitched roof abutment. However, the stepped flashing provided to the brickwork building abutment is in a poor condition. There is evidence of previous pointing repairs to the brickwork abutment which has been carried out using the wrong type of mortar which is causing efflorescence to the brickwork which suggests moisture is trapped, as the mortar is not breathable. The efflorescence is consistent with the stepped pointing repair.

Generally, to the roof covering, there is several cracked, slipped and defective roof tiles which require replacement. We noted that in several locations the timber battens were exposed due to slipped and cracked tiles, and this could be contributing to the internal dampness. We recommend that all defective tiles are replaced.

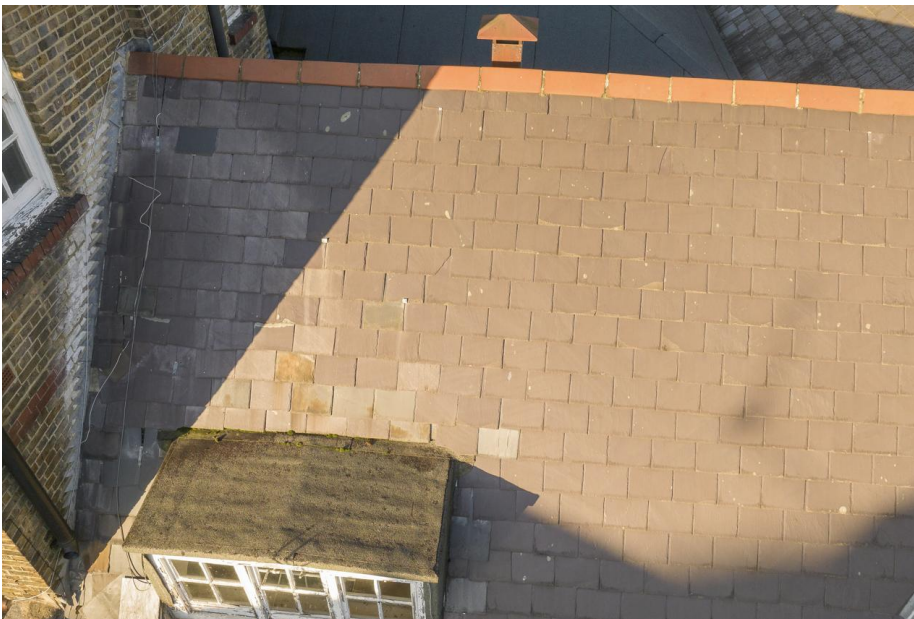
A uPVC guttering has been provided to the southern elevation of the pitched roof, we cannot confirm if a guttering has been provided to the north elevation (inner courtyard) due to visibility. The uPVC guttering provided to the south elevation appeared to be functional, however there was several slipped slates and leaves in the guttering which could compromise the effectiveness of the guttering. We recommend that these are removed, and guttering is cleared.

There are 2nr dormer projections to this section of pitched roof. The roofs are covered in mineral felt, with mineral felt cheeks. The dormers are covered in mineral felt suggesting past problems. The mineral felt has also failed, suggesting this is also of considerable age. Lead aprons are provided, dressed to the underside of window cills. Due to restricted visibility, we are unable to survey the lead apron provided to the inner courtyard dormer, which may be required for a closer inspection.

A protruding verge vent has been provided to this section of pitched roof, we cannot comment on its efficiency.

In summary the roof and associated details are in a fair condition, undertaking repairs highlighted above should prolong the roofs longevity for another 5-10 years. However, considerations should be made for full replacement of the roof covering to reduce maintenance liabilities, access etc.

Our recommendation would be to replace defective roof tiles with new including rainwater goods. The lightening conductor will need removal and reinstatement.



Roof A6

PITCHED ROOF INNER COURTYARD (PITCHED SINGLE STOREY – ROOF A7)

This roof is a dual pitched structure covered in a mineral felt lining with a roof lantern at the apex.

The lantern light consists of opaque polycarbonate panes within a powder coated aluminium frame with lead capping to head of either end. The exposed cheeks are a mechanically fixed board, the exact composition of the board is unknown but there was no visible deterioration to the finish nor any deflection/deformation of the boards.

The polycarbonate sheets appeared to be soiled at the time of the inspection, but no damaged units were visible.

The felt lining appears to be an overlay of an original roof covering with undulation and seemingly some separated/dropped sections of felt at the abutment with the lantern. The felt itself seemed in fair condition with no significant solar degradation or blistering noted.

We do note however that the makeup of the roof covering including any remnants of the original build up were covered by the felt and as such we cannot confirm the configuration or condition of these items.

The perimeter of the roof on the 3 nr enclosed sides is formed by a felt lined valley gutter with lead cover flashings chased into the adjacent brickwork. Drainage is via internal rainwater outlets which have wire balloon grates. At the time of the inspection some minor build-up of leaves was noted but not sufficient to prevent the free flow of rainwater from the roof. We note that any lack of routine clearing of debris could result in the gullies surcharging.

We recommend that the roof lining be stripped back to the joists and re finished. Felt can be re used to be cost effective however we believe the original covering was likely a natural slate as with the surrounding pitches. Attention should also be paid to the lantern light and thermal performance; we suggest upgrade to a polycarbonate unit.



Roof A7

FLAT ROOF TO SOUTHERN ELEVATION (RECEPTION / NURSERY WCs – ROOF A8)

This roof was only visible via drone photographs.

This roof is flat and covered with a mineral felt with felt upstands dressed up the perimeter upstands. We suspect that this roof is in excess of 10 years old. Sand/cement mortar repairs have been undertaken to the perimeter upstands, suggesting past problems. There is vegetation / plant growth, and damp staining evident to the mineral felt covering, which suggests poor falls to the rainwater outlets and lack of maintenance.

There are no lead flashings. It is also possible that the felt has started to lift from the deck, suggesting early failure. We cannot confirm if the roof is insulated.

We recommend that the flat roofs, and associated gutters and downpipes are routinely cleaned and free flowing to prevent further deterioration to the building's fabric.

In summary the roof and associated details are reaching the end of useful life.

Our recommendation would be to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulation. The downpipe and hopper should be removed and replaced.



Roof A8

FLAT ROOF TO SOUTHERN ELEVATION (OTHER PUPLS WCs – ROOF A9)

This roof was only visible via drone photographs.

This roof is flat and covered with a mineral felt, and there is evidence of previous repairs undertaken to this flat roof using a bitumen type of material. The roofs perimeter upstands have been dressed up using mineral felt. We suspect that this roof is in excess of 10 years old. Damp staining has occurred to the internal ceiling below within the circulation spaces, offices and WCs.

There was ponding water evident at the time of the drone inspection, which suggests poor falls to the rainwater outlets. The central valley provided to the flat roofs was heavily damp stained, and there was debris evident. We cannot confirm if the roof is insulated.

We recommend that the flat roofs, and associated gutters and downpipes are routinely cleaned and free flowing to prevent further deterioration to the building's fabric.

Although not significantly leaking at the time of our inspection, we suspect that this roof is of some age and will have a maximum life expectancy of 2-3 years.

Our recommendation would be to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulation. The downpipe and hopper should be removed and replaced.



Roof A9

FLAT ROOF NORTH & EAST PERIMETER (INNER COURTYARD – ROOF A10)

This roof was only visible via drone photographs.

This roof is flat and covered with a mineral felt with felt upstands dressed up the brickwork abutments. We suspect that the roof is in excess of 10 years old. There is minor evidence of previous repairs undertaken to the upstands, which suggests there was previous problems. There is moss staining, and plant growth evident to the roof covering which suggests poor falls to the rainwater outlets.

uPVC half round guttering and uPVC downpipes have been provided to the flat roof. There is evidence of debris, moss growth and leaves build up within the guttering which can cause blockages. The guttering and downpipes should be removed, overhauled and refixed to the correct falls.

We noted that several of the downpipes were loose, and supporting brackets/clips were missing. These should be replaced to all downpipes. All of the downpipes discharged onto the lower section of the pitched roof central to the gymnasium/dining hall.

There is no lead flashings provided to this flat roof. It is also possible that the felt has started to lift from the deck, suggesting early failure. We cannot confirm if the roof is insulated.

We recommend that the flat roofs, and associated gutters and downpipes are routinely cleaned and free flowing to prevent further deterioration to the building's fabric.

In summary the roof and associated details are reaching the end of useful life.

Our recommendation would be to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulation. The downpipe and hopper should be removed and replaced.



Roof A10

FLAT ROOF TO NORTHERN ELEVATION (CLASSROOM STORAGE / YEAR 7 JUNIOR CLASSROOM – ROOF A11)

This roof was only visible via drone photographs.

This roof is flat and covered with asphalt and has lead flashing upstands dressed up the perimeter upstand and building abutment. We suspect that this roof is in excess of 15 years old. We could not locate the downpipe for this flat roof, we assume that this is concealed by leaves / debris. There is vegetation / plant growth, and damp staining evident to the mineral felt covering, which suggests poor falls to the rainwater outlets and lack of maintenance. We cannot confirm if the roof is insulated.

A lead valley gutter has been provided to the parapet wall and below the pitched roof. The valley comprises of lead and has been dressed up the brickwork parapet wall approx. 150mm. We noted that the lead flashing was detached and missing in isolated areas. This requires replacement.

There is evidence of moss and plant growth evident behind the parapet wall. This should be removed, and further investigation to determine the condition of the lead flashing.

We recommend that the flat roofs, and associated gutters and downpipes are routinely cleaned and free flowing to prevent further deterioration to the building's fabric.

Although not significantly leaking at the time of our inspection, we suspect that this roof is of some age and will have a maximum life expectancy of 2-3 years.

Our recommendation would be to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulation. The downpipe and hopper should be removed and replaced.



Roof A11

FLAT ROOF TO NORTHERN ELEVATION (SEN RESOURCE BASE / YEAR 4 JUNIOR CLASSROOM – ROOF A12)

This roof was only visible via drone photographs.

This roof is flat and covered with a mineral felt with felt upstands dressed up the perimeter upstands. We suspect that this roof is in excess of 10 years old. The felt upstands appear to be bedded into the brickwork using a silicone or mastic type material. This should be removed, and sand/cement mortar implemented.

There is vegetation / plant growth, and damp staining evident to the mineral felt covering, which suggests poor falls to the rainwater outlets and lack of maintenance.

We recommend that the flat roofs, and associated gutters and downpipes are routinely cleaned and free flowing to prevent further deterioration to the building's fabric.

Although not significantly leaking at the time of our inspection, we suspect that this roof is of some age and will have a maximum life expectancy of 2-3 years.

There is evidence of moss and plant growth evident behind the parapet wall. This should be removed, and further investigation to determine the condition of the lead flashing.

Our recommendation would be to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulation. The downpipe and hopper should be removed and replaced.



Roof A12

FLAT ROOF TO NORTHERN ELEVATION (ACCESSIBLE WC / SICK BAY – ROOF A13)

This roof was only visible via drone photographs.

This roof is flat and covered with asphalt sheet with felt upstands dressed up the perimeter upstands and building abutment. We suspect that this roof is in excess of 15 years old. The felt upstands have been bedded into the brickwork using a sand/cement mortar, which appears to be relatively recent.

There is heavy moss growth and damp staining evident to the roof covering which suggests poor falls to the rainwater outlets and lack of maintenance. We cannot confirm if the roof is insulated.

We recommend that the flat roofs, and associated gutters and downpipes are routinely cleaned and free flowing to prevent further deterioration to the building's fabric.

Although not significantly leaking at the time of our inspection, we suspect that this roof is of some age and will have a maximum life expectancy of 2-3 years.

Our recommendation would be to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulation.



Roof A13

FLAT ROOF TO NORTHERN ELEVATION (OFFICE / PASTORAL ROOM – ROOF A14)

This roof was only visible via drone photographs.

This roof is flat and covered with mineral felt with lead flashing upstands dressed up to the perimeter upstands and building abutment. We suspect that this roof is in excess of 10 years old. The lead flashing upstands have been bedded into the brickwork using a sand/cement mortar, reasonable condition.

There is a moss / water staining evident to the roof covering which suggests poor falls to the rainwater outlets. We cannot confirm if the roof is insulated.

We recommend that the flat roofs, and associated gutters and downpipes are routinely cleaned and free flowing to prevent further deterioration to the building's fabric.

Although not significantly leaking at the time of our inspection, we suspect that this roof is of some age and will have a maximum life expectancy of 5-7 years.

Our recommendation would be to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulation. The downpipe and hopper should be removed and replaced.



Roof A14

OTHER ITEMS

PERIMETER LEAN TOO

To the northern elevation (Broad Lane) of the main building a single glazed polycarbonate storage shed has been provided with a plywood frame. The roof covering comprises of polycarbonate in a timber frame. No guttering has been provided to this building, and the plywood frame/structure of the building is in a poor condition and should consider being replaced. Flash banding has been provided to the abutments, which has been installed poorly and should be replaced.

To the east elevation of the building there is a lean too over a play area, which comprises of fabric roof covering, supported by powder coated aluminium frame, with timber supporting columns. Aluminium powder coated gutters and downpipes have been provided. There is heavy moss staining evident which should be removed.

To the southern elevation of the main building there is a curved canopy / lean too over a play area which comprises of polycarbonate in a powder coated aluminium frame, with timber supporting columns and beams. Aluminium powder coated gutters, and cast-iron downpipes have been provided. There is heavy moss staining evident to the polycarbonate roof, which should be cleaned and removed. We noted that 4nr polycarbonate sheets have dropped from the aluminium frame which should be refixed. The existing downpipe provided is in a poor condition and should be replaced.

To the southern elevation of the main building there is a curved canopy / lean too over the external exit door within the nursery. The canopy comprises of double-glazed polycarbonate in a powder coated aluminium frame, with timber supporting columns and beams. Aluminium powder coated gutters and downpipes have

been provided. There is heavy moss staining evident to the polycarbonate roof, which should be cleaned and removed. The existing downpipe provided is in a poor condition and should be replaced.

There is evidence of leaks at the joints in the gutters and downpipes, which would benefit with removal, overhaul and refitting to the correct falls. Polycarbonate can become brittle with age, but there was no evidence of this at the time of inspection. However, the polycarbonate will need to be removed to allow a scaffold to be erected. We suggest an allowance is include for its replacement.

All timber supports to the lean too roofs are exhibiting signs of early timber rot/decay. We suspect that there will be an element of timber replacement following the removal and reinstatement once the scaffolding has been erected. All timbers should be treated with suitable weathering to withstand the seasonal elements to prevent further decay to the timber.

Overhaul rainwater goods. Replace polycarbonate due to limited life expectance as it needs to be removed to allow scaffold to be erected.

Block A		
Element External	Condition	Proposed work
Roof 1	Fair	Replacement
Roof 2	Fair	Replace
Roof 3	Fair	Replace
Roof 4	Fair	Replace
Roof 5	Fair	Replace
Roof 6	Fair	Replace
Roof 7	Fair	Replacement including removal of any legacy roofing materials
Roof 8	Poor	Replacement
Roof 9	Poor	Replacement
Roof 10	Poor	Replacement
Roof 11	Poor	Replacement
Roof 12	Poor	Replacement
Roof 13	Fair	Replacement
Roof 14	Poor	Replacement
Chimneys & parapet walls	In need of repair	Targeted repair
External walls	In need of repair	Targeted repair
External decorations	Poor	Re decorate
Perimeter lean-to	In need of repair	Replacement

BLOCK B – NURSERY

EXTERNALS

ROOFS

MAIN ROOF (B1)

The main roof is predominately a butterfly pitched construction with a mineral felt covering. A smaller section of flat roof has been provided at high level, and there is also a lower mono-pitched glazed roof to the roadside boundary allowing natural daylight to the ground floor corridor. These roofs were surveyed from drone photographs, and no safe access was available to the roof.

As previously mentioned, the main roof comprises of a butterfly pitch with mineral felt covering, the roof has a slight pitch on both sides which directs the surface water to an internal channel which discharges into downpipes internally. We noted that the downpipes / gullies appeared to have balls lodged within which may be affecting the flow of surface water run-off. We noted significant moss / lichen growth to the central channel which should be removed, and there is evidence of ponding water which suggests poor drainage falls to the outlets of the roof.

Although the roof covering itself appears to be in a reasonable condition, there is evidence of bubbling which suggest that moisture is trapped underneath the felt which will be required to be rectified to prevent further deterioration to the building fabric. We would suggest that balloon wires are installed to outlets to prevent any debris / ball build causing the outlets not to perform adequately.

We noted vegetation growth evident to the abutment detail of the roof and the brickwork against the building, which suggests poor drainage falls to the roof. This should be rectified and all vegetation growth removed.

Concealed internal downpipes have been provided to the central core of the roof, therefore we cannot confirm if free from defect. 2nr aluminium hoppers and circular downpipes have been provided to north and south elevation of the building. The downpipes both discharge to the below ground drainage services, and we noted that both of the downpipes were loose and would benefit from additional clips / support brackets.

A metal fascia has been provided to the perimeter of the building; the fascia is in a reasonable condition but would benefit from a clean as evidence of moss / dirt staining in isolated areas. The mineral felt covering has been lapped over the steel fascia detail, there was no evidence of the felt lifting in areas to the perimeter of the roof.

In summary the roof and associated details are in a fair condition but recommend that replacement is undertaken to prevent further deterioration of the building fabric were evidence of trapped moisture. We have highlighted a list of repair options which will provide some longevity to the roof covering.

Our recommendation would be to replace the roof and all associated details including rainwater goods and upgrade the thermal performance to at least the latest building regulations. We assume that this provision will require a temporary roof to protect the existing building fabric.



HIGH LEVEL FLAT ROOF TO NORTH (BROAD LANE) SIDE B3

This roof could only be inspected via the drone photographs. This roof consists of a single ply membrane covering, with a concealed central gully which has a plastic balloon wire installed to prevent debris becoming lodged within the downpipe.

The membrane covering is in a poor condition; there is evidence of seam failure where the roof covering has lifted in areas causing the covering to stretch. There is evidence of ponding water and heavy moss located on the roof which suggests that the roof has poor falls which do not direct all the surface water to the central downpipe.

A perimeter lead flashing upstand has been provided approximately 150mm up the brickwork, the lead is detached from the brickwork which suggests poor installation. We recommend replacement to prevent any further deterioration to the building fabric.

In summary the roof and associated details reaching the end of useful life.

Our recommendation would be to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulation.



B3



B3

MONO-PITCH ROOF TO EAST (WALTON ROAD) SIDE (B4)

This roof could only be inspected via the drone photographs. The mono-pitched roof consists of rooflights, which are a mixture of fixed and openable windows, within a metal aluminium frame, surround and upstand. There is a valley guttering adjacent to the parapet wall. The brickwork and mono-pitch abutment are dressed with a lead flashing.

The existing glass is in a reasonable condition; there is no evidence of cracked / damaged windowpanes. There is moss growth and lichen build up to the surrounding metal work which should be removed and cleaned. The lead flashing detail to the brickwork abutment is in a good condition, there is no evidence of lifting or detachment. We noted that the metal upstand provided to the rooflights has become detached in isolated areas and requires replacement. This could be contributing to the internal dampness identified internally.

There is evidence of leaves, debris and tennis balls within the valley guttering which require removal and general clean. 1nr central concealed downpipe has been provided to the valley channel. A wire balloon has been provided to the downpipe. There is minor evidence of damp staining within the valley channel which suggests poor drainage falls to the central downpipe.

1nr aluminium hopper and circular downpipe has been provided to south elevation of the building. The downpipe discharges into the below ground drainage services, we noted that the downpipe was loose and would benefit from additional clips / support brackets.

In summary the roof and associated details are in a reasonable condition but require remedial works to prevent further deterioration to the building fabric.

This option is to repair the roof, associated details and rainwater goods, but we are concerned that whilst repairing it, further damage may be caused. Repair may provide another 15 years life expectancy, and it would remain a continual maintenance liability, but we would not be prepared to guarantee this.

PERIMETER LEAN TOO

To the front elevation of the building (West Elevation) there is a lean too over a play area adjacent to the under-croft, which comprises of double-skin polycarbonate, with timber supporting columns and beams. Aluminium powder coated gutters and downpipes have been provided. There is heavy moss staining evident which should be removed.

There are leaks evident to joints between gutters and downpipes, which would benefit with removal, overhaul and refitting to the correct falls. Polycarbonate can become brittle with age, but there was no evidence of this at the time of inspection. However, the polycarbonate will need to be removed to allow a scaffold to be erected. We suggest an allowance is included for its replacement.

A rubber crumb floor finish has been provided to the children's play area to the under-croft, the rubber crumb itself looked to be in a fair condition, with no significant defects noted. The DPC was not visible to the perimeter edge of the building, but we suspect that the rubber crumb is bridging the DPC.

A small timber picket fence has been provided which comprises of timber posts, timber gate, horizontal supports with multicolour fence pales. The timber fence was upright and securely fixed to the building, we did not note any missing timbers or pales to the fence, and no significant defects noted.

Overhaul rainwater goods. Replace polycarbonate due to limited life expectancy as it needs to be removed to allow scaffold to be erected.

Block B		
Element External	Condition	Proposed work
Main Roof 1	Fair	Replacement
High level flat roof – Broad Lane Side	Poor	Replace
Mono pitched roof to east side (Walton Road)	Fair	Repair & general clean

Parapet Walls	Fair	Remediate weathering's and damp ingress
External Walls	Fair	Carry out repairs to defective areas as highlighted
Perimeter Lean Too	Overhaul RWG's and include poly carb replacement	Overhaul RWG's and include poly carb replacement

BLOCK D

EXTERNALS

ROOFS

MAIN ROOF (D1)

The main roof coverings are pitched and covered with natural slate tiles; a flat roof has been provided and covered with a mineral felt finish. These roofs were surveyed from ground level and from drone photographs.

To the main ridge, there are clay universal angle ridge tiles provided with a decorative clay finial to the front elevation. The sand/cement mortar to these ridge tiles are generally in a good condition, but uneven in some places.

At the abutment of the roof coverings and the adjoining brickwork to chimney stacks, lead flashings have been provided. The leadwork appears to be in a functional condition; however, it was noted that the flashing is lifted to the chimney stack to East elevation which requires re-fixing to prevent any water ingress into the building. The leadwork where visible is of considerable age but could be retained in the short-medium term. The sand cement pointing was noted as poor in isolated places. We recommend that sand/cement pointing is removed and re-pointed, and the lead work redressed, to ensure that water penetration does not occur at this joint.

We noted that the lead flashing which has been provided to the parapet upstand has not been bedded under the mineral felt flat roof covering and becoming detached from the brickwork, which could be allowing water ingress / moisture into the building. We recommend that this section of lead flashing is replaced and dressed adequately.

Generally, to the roof coverings, there are moss / lichen growth evident to the slate tiles which requires cleaning and removal. There is evidence of previous repairs, suggesting past problems, often in unmatching tiles where existing tiles have slipped and/or damaged. We noted that there are 5nr slate tiles which have dropped onto the section of flat roof which should be replaced and adequately fixed.

Central to the roof, there are 4nr valley channels collecting water from the internal facing pitched roofs, limited visibility from the drone photographs. The leadwork appears of some age, but no evidence of significant damage or internal leakage at the time of inspection.

We suspect uPVC ogee guttering has been provided to the perimeter of the main roof. There are various cast iron and uPVC downpipes to the building. There is evidence of joint leakage, open joints, overspilling, surface rusting, cracking, and blockage and isolated fittings such as shoes missing. Some downpipes have caused extensive damp staining to the external brickwork. We recommend that the gutters and downpipes are removed, overhauled and re-fixed to the correct falls. We noted that 2nr cast iron downpipes has significant splitting and requires full replacement.

A timber fascia board has been provided to the perimeter of the building, the timber fascia is exhibiting signs of early timber decay, and we would recommend that the fascia's are replaced with a new uPVC fascia board which is less extensive from a maintenance point of view.

Recommend isolated temp repair only. The roof can be maintained in the short term if necessary.



Roof D1

HIGH LEVEL FLAT ROOF TO SOUTH (NURSERY) SIDE

This roof could only be inspected via the drone photographs. A mineral felt roof covering has been provided which appears to be in a reasonable condition, however we did note that there is damp staining evident to the LHS/RHS corners of the flat roof which may be contributing to internal dampness. Heavy moss evident. The mineral felt has been underlapped the natural slate tiles, and the flashing provided to the parapet wall abutment is in a poor condition. We cannot confirm if the roof is insulated. We suspect that the flat roof can be retained in the short-medium term but would recommend replacement in the long term.

Rainwater discharges from the pitched roof onto the flat roof section and then into what appears a uPVC guttering and a mixture of uPVC and cast-iron downpipes.

Our recommendation would be to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulation. Allowance should be made to increase the perimeter parapet wall by 2nr courses to allow for increase height due to insulation, subject to design.

Block D		
Element External	Condition	Proposed work
Main Roof	Fair	No roof works
High level flat roof	Fair	No roof works
Chimney stacks Parapet walls	Fair	Isolated repairs
External Walls	Poor	Repair works as highlighted

1.9 Conclusion summary

Windows

Even where repair is technically feasible, the level of intervention required would be substantial. Most windows would necessitate full dismantling, extensive timber repairs or spliced-in sections, replacement of cords, beads, cills and ironmongery, followed by complete redecoration. This degree of work would be highly invasive, disproportionately costly, and still unable to resolve the inherent age-related deterioration of the original fabric.

Critically, repaired windows would continue to perform poorly in terms of thermal efficiency, airtightness and security, resulting in ongoing heat loss and elevated energy consumption. Given their current condition, even after extensive repair they are anticipated to achieve only a limited residual life expectancy of around ten years—and only with rigorous, ongoing maintenance. This represents poor long-term value and ensures that the windows remain a significant and recurring maintenance liability.

For these reasons, sensitive replacement is considered the most appropriate and sustainable option. High-quality, heritage-appropriate replacement units can accurately replicate the appearance of the originals while delivering markedly improved thermal performance, durability, operability and reduced maintenance requirements. This approach provides both conservation benefits and enhanced building performance, while avoiding the cycle of deterioration and repeated costly repairs.

Brickwork

A programme of sensitive brick repairs and selective brick replacement is necessary to ensure the long-term stability, appearance, and moisture performance of the building envelope. These works will arrest deterioration, reinstate the integrity of the facade, and ensure the brickwork can perform as intended without posing ongoing maintenance or conservation risks.

Stonework

The stonework shows areas of weathering, erosion, and open joints, with some deterioration. The upper arches are heavily covered in moss, and requires cleaning off, prior to decoration. Localised repairs and selective stone replacement are required, along with repointing, to stop further decay and maintain the building's appearance and integrity.

Roof

The roof tiles show widespread deterioration, including worn coverings, defective flashings, failed detailing, and areas of water ingress that can no longer be reliably addressed through patch repairs. The extent and age-related breakdown of materials now present ongoing risks of leaks, heat loss, and further fabric decay. A programme of roof replacement, combined with essential localised repairs, is therefore required to ensure long-term weather protection, improve performance, and maintain the overall condition and appearance of the buildings.

Raising the bar for construction consultancy services.