

The Mulberry 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 refurbishment, maintenance and repair works at Mulberry Primary School Parkhurst Road, Tottenham, London, N17 9RB. The site is located on the west side of Parkhurst Road east of Tottenham High Road and north of the City of London. The existing buildings are not in a conservation area but are locally listed.



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

Mulberry School is made up of five blocks, Blocks A to E. Most of Block A, Block B and C originate from when the school was built in 1907 and extensions to Block B and further blocks like that of Block D and E were added later when the school began to be expanded. The school is located on Parkhurst Road in Bruce Grove and comprises 5 buildings as follows:

Block A – Part of the main original school building, constructed circa 1900. Comprises dining hall, kitchen and classroom facilities. This building has two main stories, with additional ground and first floor mezzanine floor levels situated off the main east and west staircases, providing additional office, resource rooms, toilets and some SEN accommodation. The building is mainly of solid brick construction with pitched roofs covered with a plain tile. External windows are mainly single glazed double hung sash and timber casements. Internal floors are solid, with softwood internal joinery.

Block B – This block comprises both classrooms and teaching facilities and well as the main reception area and administration building. The original building was part of the original school and was built circa 1900. This is single storey section to the northern side comprises teaching rooms with an additional mezzanine floor level situated to the southern side, providing an office, resource rooms, toilets and general storage. This section of the building is of solid brick construction with pitched roofs covered with a plain tile. External windows are a mixture of single glazed double hung sash and timber casements and more modern aluminium double-glazed replacements.

The two-storey section to the southern side comprises the administration part of the school enclosing offices, staff room, toilets etc. This section is linked to the classroom section of the building with a single storey more modern link, which encloses the main entrance and reception area. The building has also been extended to the rear to provide a toilet block, access from the rear playground. This section of the building is of solid brick construction with a mixture of pitched roofs covered with a slate and flat roofs covered in mineral felt. External windows are a mixture of single glazed timber double hung sashes and more modern aluminium double-glazed replacements to the rear extension. Internal floors are solid, with softwood internal joinery.

Block C – This block is also part of the original 1900's school building. These two storeys building and now provides classroom and resource facilities for those with special educational needs. The building is mainly of solid brick construction with pitched roofs covered with a plain tile and flat roofs covered with mineral felt. External windows are mainly single- and double-glazed double hung sash and timber casements and some more modern double glazed aluminium replacements.

Block D – A single storey building, we suspect constructed circa 1920s. Comprises two classrooms and gym and sports hall facilities. Backs onto Reform Row to the rear of the site. The building is mainly of solid brick and cavity construction with flat roofs covered with mineral felt. External windows are mainly single glazed metal casements in timber frames and some more modern double glazed aluminium replacements. Internal floors are solid, with softwood internal joinery.

Block E – This block is a modern new build two storey building enclosing nursery and classroom/ training facilities constructed circa 2012. Constructed with cavity brick walls and has pitched roofs covered with a concrete tile. External windows are modern aluminium double glazed. Internal floors are solid, with softwood internal joinery.



1.4 Proposal

The London Borough of Haringey appointed Fulkers in November 2024 as a multi-disciplinary team. The purpose of the team is to initially undertake an option appraisal of site elements/issues to be addressed as per the 2018 condition survey/feasibility prepared by Pellings including but are not limited to:

- Window replacement with like-for-like materials.
- Flat roof overlays/replacement.
- Localised repairs to pitched, tiled and slated roofs.
- External repairs to brickwork, stonework, defective pointing, rainwater gutters/hoppers/downpipes.

1.5 External windows condition

Block A

The external windows are in poor and deteriorating condition, with widespread defects that collectively limit their functionality, performance, and long-term viability. Many windows are either fixed or painted shut, preventing safe and proper operation. Numerous panes are broken, and there is consistent failure of sash cords, parting beads, staff beads, and associated joinery. Where opening was possible, sashes were difficult to move due to distortion, timber decay, and extensively worn ironmongery.

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

Block A Windows

W/A/G25



Poor condition of timber double hung sashes

W/A/G30



W/A/G30



W/A/D05



Poor condition of timber casement sashes



W/A/F13



Block B

External windows are in poor condition. The windows were either fixed or painted shut. There were panes of broken glass, defective sash cords, parting and cover beads. Where we could open windows, they were difficult to open, with poor ironmongery. All windows require extensive easing and adjusting, repairs and replacement of ironmongery. Decorations are poor. Although some windows could be repaired and replaced as required, they will only provide a further 10-year life expectancy if well maintained. Heat loss will continue, and further deterioration will occur. They will remain a continual maintenance liability.

Block B Windows

W/B/D09



W/B/G37



Block C

External timber windows are in a poor condition. Some windows are painted shut. There were panes of broken glass and defective sash cords. Where we could open windows, they were difficult to open, with poor ironmongery. All windows require extensive easing and adjusting, repairs and replacement of ironmongery. Decorations are poor. Although some windows could be repaired and replaced as required, they will only provide a further 10-year life expectancy if well maintained. Heat loss will continue, and further deterioration will occur. They will remain a continual maintenance liability. The more modern aluminium replacement windows are in reasonable condition, require easing and adjusting and refixing of ironmongery for correct operation.

Block C Windows

W/C/D04



W/C/FO7



W/C/G08

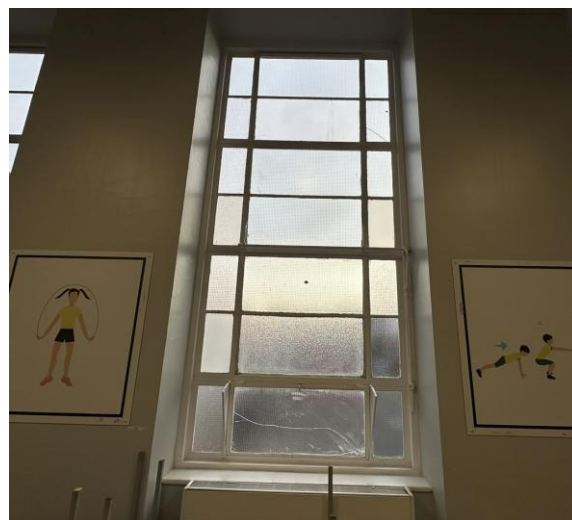




W/C/G08

Block D

External metal casement windows in timber surrounds are in poor condition and have reached the end of useful life. There were panes of broken glass, rusting and timber decay. Where we could open windows, they were difficult to open, with poor ironmongery. Decorations are poor. The more modern uPVC replacement windows are in reasonable condition, require easing and adjusting, refixing of ironmongery for correct operation. These windows also require winding gear so they can be operated correctly.



Block E

This building was of more recent construction and in reasonably good condition for its age. Minor repairs are required to the roof and external windows and doors would benefit with easing and adjusting for correct operation.



W/E/G04

1.6 Brickwork condition

Block A

External walls are sound, although there are several items of repairs required to prevent further deterioration. The external walls to the property are generally constructed with 338mm yellow London stock solid brickwork. Red stock gauged arches have been provided to windows, mainly at first floor level. Isolated damage has been caused to the leading edge of the projecting stone corbels and requires specialist repair. Isolated staining has occurred to the brickwork, notably from leakage of rainwater goods.

These patches would benefit with a clean. Fracturing to the cills should be pointed in. Further vegetation is growing close to other windows on the same elevation. Again, we recommend removal to ensure no future damage to 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.

Our recommendation would be to undertake repair works as outlined.





Block B

External walls are sound, although there are several items of repairs required to prevent further deterioration.

MAIN SCHOOL BUILDING

The external walls to the main school building are generally constructed with 338mm yellow London stock solid brickwork. There are decorated stone corbels supporting the guttering to the main roof. Additional decorated ornate corbel projections have been provided to the gable apex projections, as well as ornate curved heads of upper windows above. Stone decorated cills have generally been provided to windows. Red stock gauged arches have been provided to a small number of the windows.

Heavy vegetation growth is evident which needs to be removed and is likely to have damaged the brick and stonework. There are some larger trees/plants in this location which should also be removed to prevent further damage to the building. We recommend allowance made at this stage for provisional repairs.

Isolated staining has occurred to the brickwork, particularly to the front elevation notably from leakage of rainwater goods, vegetation growth and leaking external plumbing. These patches would benefit with a clean. Ivy and other plant growth has also occurred on the front elevation. This should be removed and the plants killed as ivy growth can damage the face of the brickwork.

Alterations have been undertaken to the left-hand gabled projection to the western elevation, to form a new combined window and door opening. New brick reveals have been provided with a flat concrete roof, lined in probably leadwork. The covering required redressing. There does not appear to be an upstand with the adjoining brickwork. We also recommend that a proper lead upstand and flashing be provided. Electrical cabling on the roof will need to be moved and repositioned.

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.

Our recommendation would be to undertake repair works as outlined.



ADMINISTRATION BLOCK

The external walls to the administration block building are generally constructed with 225mm yellow London stock solid brickwork, apart from the new extensions to the rear that are of cavity construction and timber cladding. Stone decorated cills have generally been provided to windows. Red stock gauged arches have been provided to the head of several windows.

Isolated damage has been caused to stone cills that requires specialist repair

Isolated staining has occurred to the brickwork, particularly to the front elevation notably from leakage of rainwater goods, vegetation growth and leaking external plumbing. These patches would benefit with a clean. Fracturing has occurred to the rear western elevation above the rear roof. This movement appears historic. Fracturing to the brickwork should be brick stitched.

Rendering has been provided at low level to the front elevation. The rendering has become detached from the brickwork. The rendering requires hacking off and replacement with a waterproof render.

Rendering has been provided to the flank wall of the rear toilet extension. We have commented that repairs are required at parapet level. Isolated areas hollow and will require repair with decorations.

To the entrance to the southern side accessed from the playground, there is a stone surround and ornate integral signage above the door, decorated. Surface damage caused to the surface, which requires refacing, prior to decoration

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

The rear extension enclosing the toilets is of more modern construction and appears to be of solid London stocks. The rear western elevation is clad with weatherboarding and stained. This is of some age but functional, with no significant defects.

Our recommendation would be to undertake repair works as outlined.

REAR NURSERY BLOCK

The external walls of the rear nursery block are of brick cavity construction. These walls are upright and in sound condition, with no significant defects.

Block C

External walls are mainly sound, although there are items of repairs required to prevent further deterioration. The rear wall to the southern side facing the adjoining building appears poor and requires replacement of spalled bricks and repointing.

The external walls to the property are generally constructed with 225mm yellow London stock solid brickwork. Red stock gauged arches have been provided to windows to the east extension. Grey semi engineering bricks form reveals to the ground floor windows.

The red stock arch to the first-floor window to the eastern elevation is of poor quality. The surface of the bricks has spalled and the pointing is poor. Repairs have been undertaken in the past but have failed. We are of the opinion that this arch should be rebuilt to match existing.

To the lower window east elevation, 1nr brick is damaged and should be repaired with a matching brick.

A fracture has occurred to the eastern elevation brickwork, between the head of the ground floor window, extending to the cill of the window above. This fracture is historic and we suspect further significant movement unlikely. The fracture should be pointed in.

Most of the rear south elevation facing the adjoining property was only visible from the drone. However, we noted poor pointing and several spalled bricks. We recommend an allowance is included for cutting out and

replacing defective bricks as required. In addition, it would be prudent to allow for the entire repointing of this rear elevation.

To the front elevation above there is a red stock arch, which is of poor quality. Repairs have been undertaken in the past to a poor standard. The surface of several bricks has spalled and the pointing is poor. The defective bricks should be repaired and the arch repointed.

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. To the rear southwestern corner, there is dead plant growth attached to the wall, which should be removed and made good.

We suspect that the single storey extension to the store to the western side is of blockwork construction, with additional brick piers, which has been rendered.

Our recommendation would be to undertake repair works as outlined.



Block D

External walls are sound, although there are several items of repairs required to prevent further deterioration.

The external walls to the gymnasium are generally constructed with 225mm brickwork. Concrete lintels over windows and doors have generally been provided. The elevations facing onto the playground have been

decorated.

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 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.

Our recommendation would be to undertake repair works as outlined.



Block E

This building was of more recent construction and in reasonably good condition for its age. Minor repairs are required to the roof and external windows and doors would benefit with easing and adjusting for correct operation.

The external walls of the rear nursery block are of brick cavity construction. These walls are upright and in sound condition, with no significant defects.



Proposed practical 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 brick arises 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

To the main entrance, there is a stone surround and ornate integral signage above the door, decorated. Surface damage caused by old fixings require making good. The upper arch is heavily covered in moss, and requires cleaning off, prior to decoration.

There are decorated stone corbels supporting the guttering to the main roof. Additional ornate corbel projections have been provided to the east and west elevations. Decorated stone lintels have been provided to the curved head windows at first floor level to the 4nr apex projections. Stone decorated cills have generally been provided to windows

To the main entrances to the eastern side there is a stone surrounds and ornate integral signage above the door, decorated. Surface damage caused by old fixings require making good. The upper arch is heavily covered in moss, and requires cleaning off, prior to decoration. Minor pointing to open joints required.



Block B

To the main entrance to the southern side accessed from the playground, there is a stone surround and ornate integral signage above the door, decorated. Surface damage caused at low level to the surface, which requires refacing, prior to decoration.



Block C

There are decorated stone corbels supporting the guttering to the main roof, decorated stone lintels to ground floor windows and stone cills to windows.



Block D

Evidence of defective pointing to the copings, copings are poor and should be removed and replaced. Expansion joints have not been provided, and we recommend that expansion joint be provided. In conjunction with roof replacement, all copings should be removed and re bedded on a new damp proof course.



Block E

There are no significant defects.

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 eastern boundary wall 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

A1 -MAIN ROOF

The main roof coverings are pitched and covered with clay plain tiles. This roof was surveyed from ground level and from drone photographs.

To the main ridge and ridges to apex projections, there are half round tiles. The sand/cement mortar to these tiles appears to be mainly loose. From drone photographs, there does not appear to be any significant 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

To the hips a bonnet hip tile has been provided. There is evidence of some past repairs. Where viewed from drone photographs, the tiles are generally in good condition, but uneven in places. A minor number are broken. We recommend that these tiles are removed and refixed. We suspect some bonnet hip tiles will be broken on removal and a provisional quantity of new tiles should be included

Windsor cut tiles have been provided to valley gutters. Where visible from drone photographs these tiles appeared in reasonable condition. However, we recommend that an allowance be included for isolated replacement if needed

At the abutment of the roof coverings and the adjoining brickwork to chimneystacks, lead flashings have been provided. The leadwork forms a larger back gutter adjacent to the chimneystacks either side of each of the apex projections. Large areas are not visible due to the limited visibility from the drone photographs. There is evidence of dampness below the chimneystacks at the base of each projecting apex to both the main north and south elevations, suggesting leakage from these details. The leadwork where visible is of considerable age and should be replaced. 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. A further allowance should be included for any additional repairs in these locations.

Generally, to the roof coverings, 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

There are 14nr dormer projections to the roof. The roofs are covered in lead, with lead cheeks. Lead aprons are provided, dressed to the underside of the window cills. Rendering has mainly been provided to the fascia above the windows heads. Where visible appears sound. Dampness has occurred below the 2nr dormers to the southern elevation and the dormer to the northwest corner, although we could not identify the exact reason. As viewed from the drone, the leadwork is of some age. The surface is pitting and fixings to perimeter details are popping out. The leadwork requires some redressing and replacement of fixings. An allowance should be included for any further lead welding repairs they may be required on a closer inspection.

Central to the main roof there is an ornate bell tower and weathervane. 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 are 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 reaching the end of useful life.

We are seeking permission to repair the roof by removing broken tiles and replace with new. This will include the general repair/renewal of rainwater goods and associated roof details as noted above.



Main roof- Block A

A2- HIGH LEVEL FLAT ROOF TO EAST (ROAD) SIDE

We suspect that this roof was originally lead and has been covered with a waterproofing agent, suggesting the roof has failed. The waterproofing agent is dressed up perimeter walls. Water penetration is evident below this roof. We cannot confirm if the roof is insulated. This roof has reached the end of useful life and requires replacement.

We are seeking permission to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulations. The downpipe and gutter should be replaced.

A3- LOW LEVEL FLAT ROOF TO EAST (ROAD) SIDE

This roof is flat and covered with mineral felt with felt upstands dressed up the perimeter upstands. We suspect that the visible mineral felt is an overlay repair that has been poorly installed. There is insufficient upstand to the brickwork of the main elevation, and no lead flashing has been provided. The covering is also incorrectly lapped to the felt dressed over the parapet, which will eventually cause a point for water penetration. Moss staining and water retention, suggesting poor falls to the rainwater outlet. There was no evidence of water penetration below this roof at the time of inspection. We cannot confirm if the roof is insulated.

There is 1nr cast iron hopper and aluminium downpipe. All fixings are loose, poor quality and should be replaced with the roof.

We are seeking permission to overlay the existing roof and upgrade the thermal performance to at least the latest building regulations. The downpipe and hopper should be replaced.

A4-HIGH LEVEL FLAT ROOF TO SOUTHEAST CORNER (FACILITIES OFFICE)

This roof is flat and covered with asphalt, with asphalt dressed up the perimeter upstands and lead flashings. Where inspected, the roof covering is of some age. Water retention and moss staining, suggesting poor falls to the rainwater outlet. The asphalt has blistered. There was no evidence of water penetration below this roof at the time of inspection. We cannot confirm if the roof is insulated.

This roof extends over an adjoining projection, that may have been a chimneystack at one time, although we cannot confirm this. This asphalt has cracked and blistered and has reached the end of useful life.

There is 1nr cast iron hopper and downpipe. There is evidence of surface rusting and joint leakage, and the downpipe was blocked at the time of inspection.

We are seeking permission to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulations. The downpipe and hopper should be replaced. The lightning conductor will need removal and reinstatement.



A5-HIGH LEVEL FLAT ROOF TO SOUTHWEST CORNER (TOILET STACK)

This roof is flat and covered with asphalt with asphalt dressed up the perimeter upstands and with lead flashings. Where inspected, the roof covering is of some age. Water retention and moss staining, suggesting poor falls to the rainwater outlet. The asphalt has blistered and cracked. Past repairs and plant growth. There was no evidence of water penetration below this roof at the time of inspection. We cannot confirm if the roof is insulated.

We are seeking permission to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulations. The downpipe and hopper should be replaced.



A6-FLAT ROOF LOW LEVEL TO WEST SIDE

This roof is flat and covered with mineral felt with felt upstands dressed up the perimeter upstands. There are 2nr polycarbonate raised roof lights. We suspect that the roof is in excess of 10 years old. Where inspected, the roof covering appears of some age. Evidence of water retention and moss staining, suggesting poor falls to the rainwater outlet. Sections of mineral felt lifting from the deck, suggesting failure. Evidence of past repairs suggesting past problems, although these may be historic. Evidence of dampness below the roof on the line of the main parapet. We cannot confirm if the roof is insulated.

The roof lights are double glazed pvc and in reasonable condition. Moss staining has occurred to seals, which should be cleaned out and any repairs undertaken.

There is 3nr internal downpipes serving the roof, that were not inspected and we cannot confirm them to be free of defects.

We are seeking permission to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulations. Allowance to rerun electrical services on the roof.

A7-HIGH LEVEL FLAT ROOF TO WEST SIDE

This roof could only be inspected via the drone photographs. We suspect that this roof was originally lead and has been covered with mineral felt, although sections of the lead adjacent to the adjoining rooflights are still in place. The mineral felt is dressed up perimeter walls with a lead flashing, but the upstand is minimal and will have a minimum life expectancy. Water penetration is evident below this roof. The roof covering

appears a temporary repair where inspected. Exposed leadwork is of considerable age. We cannot confirm if the roof is insulated. This roof has reached the end of useful life and requires replacement. Rainwater discharges through a chute onto a lower lead roof shared with the adjoining dormer projection and then into what appears an aluminium gutter and downpipe, discharging onto a lower roof.

The roof covering is poorly installed and appears a temporary repair. We are seeing permission to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulation. The downpipe and gutter should be replaced.



Roof condition summary

Block A		
Element External	Condition	Proposed work
A1 - Main roof	Poor	Repair
A2 - High level flat roof to east (roadside)	Poor	Replace
A3 – Low level flat roof to east (roadside)	Poor	Overlay
A4 - High level flat roof to south-east corner (Facilities)	Poor	Replace
A5 - High level flat roof to Southwest corner – Toilet stack	Poor	Replace
A6 – Flat roof low level to west side	Poor	Replace
A7 – High level flat roof to west side	Poor	Replace
Chimneys & parapet walls	In need of repair	
External walls	In need of repair	
External decorations	Poor	
Perimeter lean-to	In need of repair	

BLOCK B

ROOFS -MAIN BUILDING

B1-MAIN ROOF

The main roof coverings are pitched and covered with clay plain tiles. This roof was surveyed from ground level and from drone photographs.

To the main ridge and ridges to apex projections, there are half round tiles. The sand/cement mortar to these tiles appears to be mainly loose. 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 (allow 20nr).

To the hips a bonnet hip tile has been provided. Where viewed from drone photographs, the tiles are generally in good condition, but uneven in places. We recommend that these tiles are removed and refixed. We suspect some bonnet hip tiles will be broken on removal and a provisional quantity of new tiles should be included

Windsor cut tiles have been provided to valley gutters. Where visible from drone photographs these tiles appeared in reasonable condition. However, we recommend that an allowance be included for isolated replacement if needed (allow 20nr). The valley gutter to the north facing elevation facing over the adjoining property is covered in vegetation. Extensive internal water penetration has occurred below this detail. The vegetation should be removed and the roof further inspected in this location. An allowance should be included for further repair to the roof covering in this location.

At the abutment of the roof coverings and the adjoining brickwork to chimneystacks, lead flashings have been provided. The leadwork forms a larger back gutter adjacent to the chimneystacks either side of each of the apex projections. Large areas not entirely visible from the drone photos, or clear enough to determine the full extent of any defects. The leadwork where visible is of considerable age. The leadwork to 2nr chimneystacks has reached the end of useful life and requires replacement entire. The remaining leadwork to the remainder of the chimneystacks could be retained in the short term, but the sand cement pointing was noted as poor in isolated places and should be removed and re-pointed and the lead work redressed and repointed, to ensure that water penetration does not occur at this joint. There is evidence of dampness below 3nr chimneystacks at the base of the projecting gable projections, suggesting leakage from these details. A further allowance should be included for any additional repairs in these locations.

Generally, to the roof coverings, 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, allow say 1000nr.

There are 9nr dormer projections to the roof. The roofs are covered in lead, with lead cheeks. 2nr dormers and cheeks to the south side above the main reception have been 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 the window cills. Rendering has mainly been provided to the fascia above the windows heads. Where visible appears sound. As viewed from the drone, the leadwork is of some age. The surface is pitting and fixings to perimeter details are popping out. The leadwork requires some redressing and replacement of fixings. An allowance should be included for any further lead welding repairs they may be required on a closer inspection.

To the internal valley roofs there are 4nr rooflights. There appear to be of glazed timer construction, lined with lead. There appear in poor condition. Water penetration has occurred below one rooflight. The rooflights require replacement with a suitable modern alternative.

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 are 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 have reached the end of economic useful life.

We are seeking permission to repair the roof by removing broken tiles and replace with new. This will include the repair/renewal of internal valley gutters to dormer windows and general repair/renewal of rainwater goods and associated roof details as noted above.



B2-PITCHED ROOF TO REAR NURSERY

This roof has three gabled pitched roofs, spanning north/south and a further pitch spanning east/west, covered with artificial slate, with central single ply membrane valley gutters discharging into aluminium downpipes. Access was available to the main central pitches via internal access hatches.

To the ridges, clay angular tiles have been provided. The sand/cement mortar to these tiles is loose. We recommend that these tiles are removed and re-bedded on sand/cement mortar to ensure that they are secure.

Lead flashing has been provided to brick abutments, which was in good condition where visible.

To the external verge details, sand/cement mortar has been provided. Mortar to the verge details is loose and requires carefully raking out and replacement to ensure that the verge tiles remain secure.

Lead valleys have been provided but mainly covered in vegetation and blockages. We cannot comment further but should be cleaned lead repairs and mortar repairs in conjunction with roof repair works.

The internal gutters were full of water at the time of inspection, and we suspect the outlets at either end are blocked.

The artificial slates are in poor condition. The roof is heavily covered in moss due to the limited slope of the pitched coverings. There are numerous broken and missing slates. Extensive past repairs are evident, often in unmatching slate. There is evidence of internal water penetration, mainly below the gutter line. This roof requires all necessary repair works.

To gabled end, timber painted soffits and fascia have been provided. We suspect isolated timber decay. Poor decorations. These should be replaced in uPVC in conjunction with roof repair works.

There is a section of aluminium powder coated and pvc guttering and downpipes at low level to the southern side, fixed to timber fascia and guttering. There is evidence of poor falls, joint leakage and blockage. These should be removed, overhauled and repositioned. The soffit and fascia are decayed in two areas, and these should be replaced in uPVC in conjunction with roof repair works.

We are seeking permission to repair the roof by removing broken slates and replace with new. This will include the repair/renewal of internal valley gutters and general repair/renewal of rainwater goods and associated roof details as noted above.



B3-FLAT ROOF TO NORTHERN ELEVATION

This roof is flat and covered with mineral felt. There are 4nr, we suspect, polycarbonate type raised roof lights. We suspect that the roof is of some age. The roof is heavily covered in moss staining and plant growth, suggesting poor falls to the rainwater outlet. Dampness has occurred internally below the roof covering, suggesting past problems. We cannot confirm if the roof is insulated.

We are seeking permission to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulations.

ADMINISTRATION BLOCK

B4-HIGH LEVEL FLAT ROOF TO SOUTH (ROAD) SIDE ADMINISTRATION BLOCK

This roof is flat and covered with mineral felt with felt upstands dressed up the perimeter upstands. We suspect that this roof is in excess of 10 years old. Repairs have been undertaken to perimeter upstands, suggesting past problems. Damp staining has occurred to the internal ceiling below, within the staff room. There is insufficient upstand to the brickwork at the central high point of the roof, which will lead to early deterioration. There are no lead flashings. Water retention is evident, suggesting poor falls to the rainwater outlets. 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.

There is 4nr aluminium hoppers and aluminium downpipe. We suspect these are more recent and the fixings look fairly new. However minor joint leakage and these should be removed, overhauled and refixed.

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 years.

We are seeking permission to overlay the roof and upgrade the thermal performance to at least the latest building regulations. The downpipe and hopper will be overhauled and retained.



B5-HIGH LEVEL PITCHED ROOF TO SOUTH (ROAD) SIDE ADMINISTRATION BLOCK

This is pitched and covered with natural slate, with hip ends discharging into perimeter gutters. The roof was viewed from the main road and drone.

To the ridges and hips, clay angular tiles have been provided. The sand/cement mortar to these tiles is loose and the tiles themselves are reaching the end of life. We recommend that these tiles are removed and replaced.

Lead flashing has been provided to brick abutments. The leadwork is in reasonable condition, but the pointing should be raked and out and replaced.

The slates are of some age but in reasonable condition. Minor moss staining which should be cleaned off. Dampness and has occurred to the rear at the junction with the flat roof over the lift enclosure, where we noted several slates have slipped. All loose and slipped slated should be replaced (40nr).

We cannot confirm the extent of insulation provided.

Gutter and 2nr downpipes include ogee cast iron guttering and downpipes. Back spillage and leaking joints. These should be removed, overhauled and refixed to correct falls.

The guttering is fixed to softwood painted fascia and soffits. No significant defects. Redecorate. Replace when main roof replaced in maintenance free uPVC.

In summary the roof and associated details, although functional are starting to reach the end of useful life.

We are seeking permission to replace the roof and all associated details including upgrading the thermal performance to at least the latest building regulations. Included will be the the repair/renewal of rainwater goods.

B6-FLAT ROOF TO LIFT SHAFT

This roof could only be inspected via the drone photographs. This roof is flat and covered with mineral felt with felt upstands dressed up the perimeter upstands. We suspect that this roof is in excess of 10 years old. As mentioned, damp staining has occurred to the internal ceiling below at the junction with the adjoining pitched roof. We have commented that some slates are missing. This requires further inspection. An allowance should be made for any improvement works needed. Water retention is evident, suggesting poor falls to the rainwater outlets. We cannot confirm if the roof is insulated.

There is a pvc gutter and downpipe, fixed to timber fascia. There is evidence of poor falls, joint leakage and water retention. These should be removed, overhauled and repositioned.

We suspect that this roof is of some age and has been possibly leaking which requires further inspection. If well maintained may last another 5-10years, but we cannot guarantee this.

We are seeking permission to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulations. The downpipe and hopper should be overhauled and retained.



B7-LOWER FLAT ROOF TO RECEPTION LINK (INCLUDING B7A

This roof could only be inspected via the drone photographs. This roof extends from the front main entrance canopy, across the reception to a small flat roof to the rear above the reception toilets. There is a central raised rooflight that is above the main reception. This roof is flat and covered with mineral felt with felt upstands dressed up the perimeter upstands. We suspect that this roof is in excess of 10 years old, although the section that runs along the base of the rooflight that forms a secret gutter is possibly older.

Water retention is evident, particularly in the central secret gutter which appears full of debris and moss staining, suggesting poor falls to the rainwater outlets. We cannot confirm if the roof is insulated.

Sections of pointing appear missing to the felt upstand, and we recommend an allowance to rake out all pointing and repoint to ensure further deterioration at this point.

There is a pvc gutter and downpipe, fixed to timber fascia. There is evidence of poor falls, joint leakage and water retention. These should be removed, overhauled and repositioned.

The rooflight appears aluminium powder coated and glazed. There is a lead flashing with the adjoining brickwork. The rooflight appears of some age, but no significant defects. The lead flashing requires redressing. There is a pvc gutter that looks full of debris. This should be removed, overhauled and repositioned.

The underside of the entrance canopy is timber clad, stained with recessed lights. No significant defects. Decorate.

We suspect that this roof is of some age. If well maintained may last another 5 years, but we cannot guarantee this.

We are seeking permission to overlay Roof B7 and overhaul the existing rainwater goods. The rooflight will be retained. We are proposing to replace Roof B7A and associated details and upgrade the thermal performance to at least the latest building regulations. Services on the roof will have to be lifted and reinstated to allow the roof to be replaced.

B8-FLAT ROOF TO REAR TOILET BLOCK

This roof is flat and covered with mineral felt with felt upstands dressed up the perimeter upstands and lead flashings. We suspect that this roof is in excess of 10 years old. Water retention is evident, suggesting poor falls to the rainwater outlets. We cannot confirm if the roof is insulated. There is damp staining to ceiling tiles in the toilets below, which was dry and we suspect the result of old roof leaks but cannot confirm this. The lead flashing would benefit with repointing, to ensure this detail remains watertight.

There is an aluminium ogee gutter and downpipe. There is evidence of poor falls, joint leakage and water retention. These should be removed, overhauled and repositioned.

We suspect that this roof is of some age. If well maintained may last another 5-10 years, but we cannot guarantee this.

We are seeking permission to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulations. The gutter and downpipe should be overhauled and retained.



B9-FLAT ROOF TO REAR BIN STORE

This roof is flat and covered with mineral felt with felt upstands dressed up the perimeter upstands. The upstands are of limited height below adjoining windows, that will lead to early deterioration. We suspect that this roof is in excess of 10 years old. Water retention is evident, suggesting poor falls to the rainwater outlets.

We are seeking permission to overlay the roof and overhaul and retain the existing rainwater goods.

B10-LOW LEVEL FLAT ROOF TO SOUTHERN SIDE

This roof could only be inspected via the drone photographs. This roof is flat and covered with mineral felt with felt upstands dressed up the perimeter upstands. We suspect the original asphalt coverings are still in

position below the mineral felt. No lead flashings have been provided. There is insufficient upstand to the brickwork to the perimeter. Evidence of recent water penetration within toilet area below this roof at the time of inspection. We cannot confirm if the roof is insulated.

There are 2nr cast iron hoppers and aluminium downpipes.

We are seeking permission to overlay the roof and upgrade all associated details including upgrading the thermal performance to at least the latest building regulations. The downpipes and hoppers will be repaired/renewed.



Roof condition summary

Block B		
Element External	Condition	Proposed work
B1 – Main roof	Poor	Repair
B2 -Pitched roof to rear nursery	Poor	Repair
B3 - Flat roof to northern elevation	Poor	Replace
B4 - High level flat roof to south(road) side administration block	Poor	Overlay
B5 - High level pitched roof to south(road) side administration block	In need of repair	Replace
B6 - Flat roof to lift shaft	In need of repair	Replace
B7 - Low flat roof to reception link	Poor	Overlay
B7A - Gutter next to B7 flat roof	Poor	Replace
B8 - Flat roof to rear toilet block	In need of repair	Replace
B9 - Flat roof to rear bin store	In need of repair	Overlay

B10 - Low level flat roof to southern side	Poor	Overlay
Chimneys & parapet walls	In need of repair	Repair
External walls	In need of repair	Repair
External joinery and metalwork	Poor	Repair
External above ground drainage	In need of repair	Repair
External decorations	Poor	Replace
Perimeter lean-to	In need of repair	Repair

BLOCK C

EXTERNALS

ROOFS

C1-MAIN ROOF

The main roof coverings are pitched and covered with clay plain tiles. This roof was surveyed from ground level and from drone photographs.

To the main ridge there are half round tiles. The sand/cement mortar to these tiles appears to be loose. Several of the tiles are broken, and we suspect further tiles may be broken on removal. We recommend that these tiles are removed and new tiles provided re-bedded on sand/cement mortar.

To the hips a bonnet tile has been provided. There is evidence of past repairs with sand/cement, that has now become loose again in areas. Some tiles are damaged and require replacement. We recommend that these tiles are removed and re-bedded on sand/cement mortar to ensure that they are secure. Damages tiles should be replaced.

At the abutment of the roof coverings and the adjoining brickwork to chimneystacks, lead flashings have been provided. The leadwork is of considerable age but could be retained in the short term. The sand cement pointing is generally poor. There is evidence of dampness below the 2 chimneystacks to the rear southwest corner, suggesting failure at this point. 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.

Generally, to the roof coverings, there are isolated areas of loose, broken and defective tiles, which require repair. There is evidence of past repairs, suggesting past problems. We also suspect some of the tiles are starting to laminate. These tiles should be replaced.

To the rear southside, there is a secret gutter to the parapet with the adjoining property lined with lead. Only visible from drone photographs. The leadwork appears of some age and there is evidence of a past repair, suggesting past problems. Dampness has occurred in 2 locations below this detail within the classroom below. It would be prudent to allow at this stage for replacement of this lead gutter.

Ogee cast iron guttering is provided to the perimeter of the main roof. There are 2nr cast iron downpipes. The cast iron gutters and downpipes are dated and in poor condition. There is evidence of joint leakage and surface rusting. We recommend that the gutters are removed, overhauled and re-fixed to correct falls.

There are 4nr dormer projections to the roof. The roofs are covered in lead, with lead cheeks. Lead aprons are provided, dressed to the underside of the window cills. As viewed from the drone, the leadwork is of considerable age. The surface is pitting and fixings to perimeter details are popping out. The leadwork requires some redressing and replacement of fixings. An allowance should be included for any further lead welding repairs they may be required on a closer inspection. Rendering has been provided at low level to the front elevation. The rendering has become detached from the brickwork. The rendering requires hacking off and replacement with a waterproof render.

Where the half round lead roofs to the dormers abut the adjoining tiles, there is a sand cement fillet. These are in poor condition and should be raked out and replaced.

Ogee cast iron guttering is provided to the perimeter of the flat lead tops. The cast iron gutters are dated and in poor condition. There is evidence of joint leakage and surface rusting. We recommend that the gutters are removed, overhauled and re-fixed to correct falls.

Central to the main roof there is an ornate bell tower. The bell tower has a copper domes roof and finial. All details are of considerable age. Rusting has started to occur to the copper at lower levels. There are 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. 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 reaching the end of useful life.

We are seeking permission to repair the roof by replacing broken tiles including repairing all associated roofing details. The existing rainwater goods will be overhauled and reinstated.

C2-FLAT ROOF TO EAST (ROAD) SIDE

This roof could only be inspected via the drone photographs. This roof is flat and covered with mineral felt with felt upstands dressed up the perimeter upstands. Where inspected, the roof covering appears of some age. A large proportion is covered with water retention and moss staining, suggesting poor falls to the rainwater outlet. The surface is uneven and we suspect is probably starting to lift in areas. There was no evidence of water penetration below this roof at the time of inspection. We cannot confirm if the roof is insulated.

There is 1nr cast iron hopper and downpipe. There is evidence of surface rusting and joint leakage, which has stained the brickwork to the external wall. The lower section is loose.

We are seeking permission to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulations. The downpipe and hopper will be overhauled and reinstated.

C3-FLAT ROOF TO WEST SIDE

This roof is flat and on two levels and covered with a single ply membrane, dressed up the perimeter upstands, with lead flashings. There are 2nr polycarbonate raised roof lights. The roof is heavily covered in moss staining, suggesting poor falls to the gutter outlets. We also suspect 1nr damaged by old plant growth and some further repairs will be necessary. The roof covering itself seemed reasonable, with no significant defects. A section of lead flashing has become loose and damp staining has occurred below this detail and should be replaced. We cannot confirm if the roof is insulated.

Ogee cast iron guttering is provided to the perimeter of the roof. There are 2nr cast iron downpipes. The cast iron gutters and downpipes are dated, heavily covered in paint. There is evidence of joint leakage and surface rusting. We recommend that the gutters and downpipes are removed, overhauled and re-fixed to correct falls.

Plywood painted soffits and fascia have been provided on the gutter line. These are in poor condition, with poor decorations.

There are 4nr pipes projecting through the roof covering. All require resealing to prevent water penetration occurring.

The roof lights are double glazed pvc and in reasonable condition. Moss staining has occurred to seals, which should be cleaned out and any repairs undertaken.

We are seeking permission to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulations. The gutter and downpipes will be overhauled and reinstated.

OTHER ITEMS

PERIMETER LEAN-TO

To the playground side there is a lean-to over a play area, which comprises double glazed polycarbonate in a powder coated aluminium frame. Aluminium powder coated gutters and downpipes have been provided. No significant defects. Joint leakage to gutters and downpipes, which would benefit with removal, overhaul and refitting to 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. Overhaul rainwater goods. Replace polycarbonate due to limited life expectancy as it needs to be removed to allow scaffold to be erected.

Block C		
Element External	Condition	Proposed work
C1 - Main roof	Poor	Repair
C2 - Flat roof to east (road) side	In need of repair	Replace
C3 - Flat roof to west side	In need of repair	Replace
Chimneys & parapet walls	In need of repair	Repair
External walls	In need of repair	Repair
External joinery and metalwork	Poor	Repair
External decorations	Poor	Replace
Perimeter lean-to	In need of repair	Repair



C1 Main Pitched Roof



C3 Flat Roof

BLOCK D GYMNASIUM

EXTERNALS

ROOFS

D1-MAIN UPPER ROOF

This roof could only be inspected via the drone photographs. This roof is flat and covered with mineral felt, spar chippings and several photovoltaic cells with felt upstands dressed up the perimeter upstands and felt flashings. The water drains to an internal gutter along the south (roadside) and then to external hoppers and downpipes. The internal gutter was heavily full of moss staining, suggesting poor falls. We suspect that this roof is in excess of 10 years old. We suspect repairs have been undertaken to the perimeter with new felt flashing provided sometime in the past. We also suspect the spa chipping are more recent. This all raises our concern that this roof may have a limited life expectancy. There was no evidence of significant dampness below the roof at the time of inspection. We cannot confirm if the roof is insulated.

There is 2nr cast iron hoppers and downpipes on the southern side. There is minor surface rusting and poor decorations, otherwise reasonable. We suspect that this roof is of some age and will have a minimum life expectancy.

We are seeking permission to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulations. The hoppers and downpipes will be overhauled and reinstated and the photovoltaic cells will be removed and reinstated.

D2-ROOF TO EAST AND SOUTHERN SIDE

This roof is flat and covered with asphalt and several photovoltaic cells with asphalt upstands dressed up the perimeter upstands and isolated lead flashings. The water drains to 4nr external hoppers and downpipes. This roof is of considerable age. Extensive repairs have been undertaken, with a large proportion covered in a mineral felt, suggesting past problems. Several cracks to the asphalt. There is evidence of water staining below the roof within the classroom. The roof has reached the end of useful life and should be replaced. We cannot confirm if the roof is insulated.

There is 4nr cast iron and PVC hoppers and downpipes to both the east and southern side. These are in poor condition and leaking and causing internal dampness within one of the classrooms. These should be overhauled and decorated.

We are seeking permission to overlay the roof and upgrade the thermal performance to at least the latest building regulations. The downpipe and hopper will be overhauled and reinstated and the photovoltaic cells will be removed and reinstated.

D3-LOWER ROOF NORTH SIDE

This roof is flat and covered with mineral felt with felt upstands dressed up the perimeter and lead flashings. The water drains to rainwater outlets and internal downpipes. Some blocked. General moss staining, suggesting poor falls. The mineral felt is of some age and lifting from the decking in several places. There is evidence of dampness below the roof in the corridor areas, but this was dry at the time of inspection. We cannot confirm if the roof is insulated. Although not significantly leaking at the time of inspection, we are of the opinion that this roof has reached the end of useful life.

There are 4nr polycarbonate rooflights. Moss staining to seals. Of considerable age. No significant defects but should be replaced with modern alternatives as part of roof replacement.

We are seeking permission to replace the roof and all associated details and upgrade the thermal performance to at least the latest building regulations.

Block D Gymnasium		
Element External	Condition	Proposed work
D1 - Main upper roof	Poor	Replace
D2 - Roof to east and southern side	Poor	Overlay
D3 - Lower roof north side	Poor	Replace
Chimneys & parapet walls	In need of repair	Repair
External walls	In need of repair	Repair
External joinery and metalwork	Poor	Replace in aluminium
External above ground drainage	Poor	Replace
External decorations	Poor	Replace



Block D

BLOCK E

EXTERNALS

E1-MAIN UPPER ROOF

This roof has 3nr pitches, covered with a concrete tile. There are clay angular dry ridge tiles. There are 2nr central gullies, which have been lined with a single ply membrane, with a rainwater outlet to the eastern playground side. To the outside slope, water drains to what appears to be aluminium powder coated gutters and downpipes. Access to the roof was via 2nr access hatches, via a roof void. There are 2nr defective slates that require replacement to match existing.

The roof was in good condition and there was no evidence of significant internal water penetration at the time of inspection.

Gutters and 2nr downpipes comprise aluminium powder coated, fixed to uPVC fascia and gutters. Covered with anti-vandal guard, so not visible. No significant defect apparent.

In summary the roof and associated details were in sound condition.

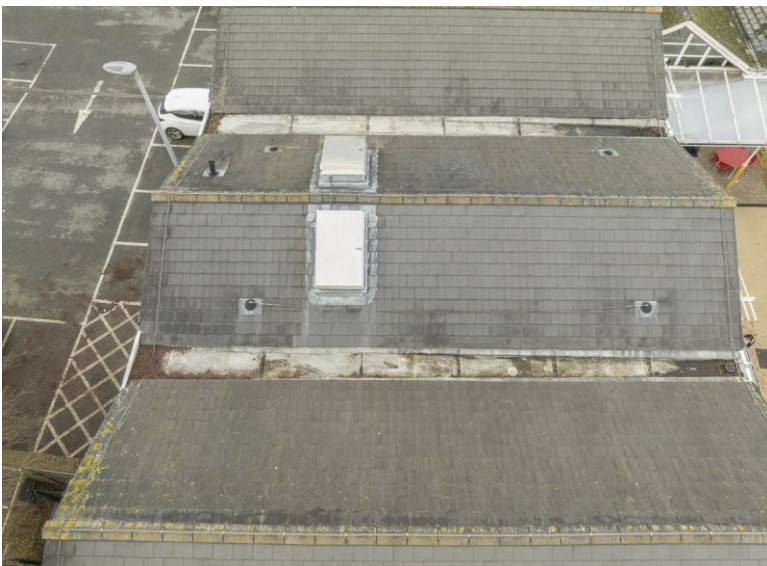
Complete minor repairs. Upgrade thermal insulation to latest Building regulations.

E2-REAR FLAT ROOF (WEST SIDE)

Minimum visible. Flat and covered with a single ply membrane, with upstand to adjoining brickwork. Felt flashing. Ponding suggesting poor falls. Possible past repair suggesting past problems. We cannot confirm the extent of insulation provided.

Gutters and downpipes comprise aluminium powder coated, fixed to uPVC fascia and gutters. No significant defect apparent.

No works appear apparent.



Block E

Block E		
Element External	Condition	Proposed works
E1 - Main upper roof	In need of repair	Repair
E2 - Rear flat roof	Good	
External walls	Good	
External joinery and metalwork	In need of repair	Repair
Perimeter lean-to	In need of repair	Repair

1.9 Conclusion summary

Windows

Even where repair is technically feasible, the level of intervention required is substantial. Most windows would require full dismantling, significant timber repairs or spliced sections, replacement of cords, beads, cills, ironmongery, and complete redecoration. Such works would be invasive, costly, and still unable to address the underlying 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 higher energy consumption. Given their current state, even after extensive repair they are expected to achieve only a limited life expectancy of approximately 10 years, assuming rigorous and continuous maintenance. This represents poor long-term value and ensures that the windows remain a significant and recurring maintenance liability.

For these reasons, a sensitive replacement is considered the most appropriate option. High-quality, heritage-appropriate replacement windows can faithfully replicate the appearance of the originals while providing substantially improved thermal performance, durability, operability, and lower maintenance requirements. This approach would deliver both conservation benefits and enhanced building performance, while avoiding ongoing 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 across all blocks 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.