

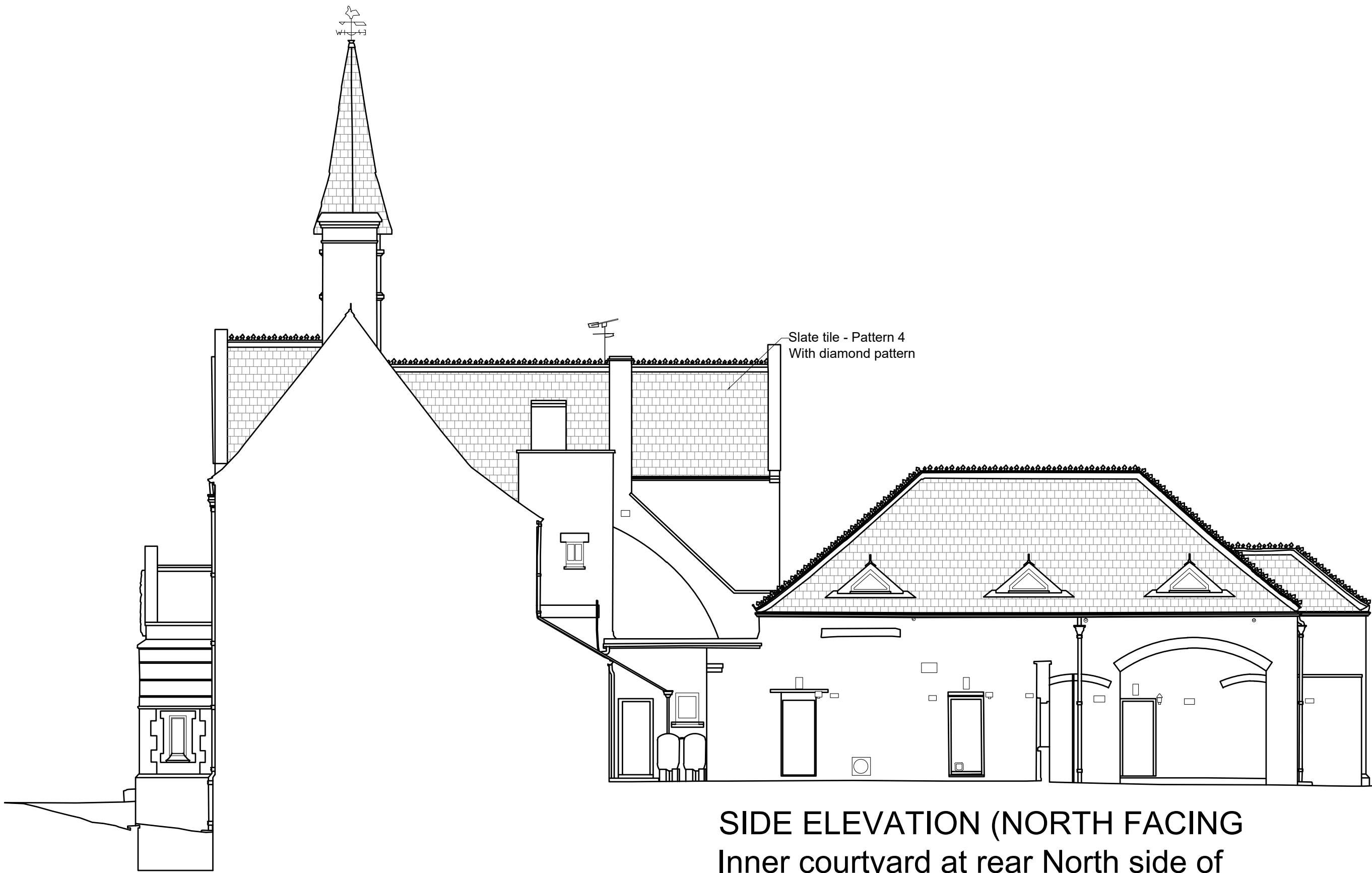
FFT Conditioning Report carried out on the 28th July 2025 :  
Recommendations:  
The pitched roof coverings are evidently nearing the end of the useable life, noting that the building is estimated to be approximately 170 years old, and it is recommended that it be replaced in the next 1-3 years.  
It is recommended that at the same time the existing coverings be removed and new underfelt and battens provided. An allowance of 50%-75% for new slates should be allowed for in respect to the replacement of damaged and/or broken slates.  
At the same time, it is recommended that the smaller flat roofs be recovered, insulation replaced, and any necessary repairs carried out to timber structures. To take full advantage of associated vertical access, it is recommended that at the same time rooflights and dormers be checked at close quarters, and any resulting works be included to ensure a continued life, to include easing, adjusting, repairing, and re-glazing as required.  
With regards the chimneys, these should be capped and vented where these currently remain open, allowing for localised re-pointing to address weathered joints.  
Fascia and soffits were generally found to be in fair condition however, the opportunity should be taken to inspect at close quarters once vertical access permits, and associated works undertaken, including cyclical redecoration.  
Gutters and rainwater pipes should be cleaned, flushed through and any leaking joints remade at the same time, to include drainage associated with the existing flat roofs.  
Proposed works:  
Each roof pattern to be photographed and documented so replacement can be replicated, maintaining the historical slated roof with diamond pattern design. Carefully remove existing slate tiles check all slates and retain any existing tiles that are in good condition and not showing signs of decay, delamination or powdering, these are to be store and re-used firstly on the main front roof facing Draper Road as advised by the conservation officer.  
Source new Westmorland slate as previously used back in 2023 for repairs to the existing roof.  
Remove old sarking felt battens and sheathing roof boards (if used) back to roof timbers. Inspect roof timbers and repair where required.  
Install new roof sheathing boards (if existing has been removed to maintain existing build up) with Tyvek breather membrane over with new tanalised counter battens forming drainage route and battens. Fix slates to battens in the replicated patterns using galvanised nails or stainless steel nails.  
All flat roofs to be inspected and checked that they are to the required falls as ponding has been noted in FFT conditioning report, where required strip back check timbers and substrate, install new insulation and substrate with firings to achieve required 180 falls and install new flat roof membrane.



SIDE ELEVATION (NORTH FACING -  
(Presumed as unable to gain access for survey)  
SCALE 1:100



SIDE ELEVATION (SOUTH FACING  
Inner courtyard at rear North side of  
building)  
SCALE 1:100



SIDE ELEVATION (NORTH FACING  
Inner courtyard at rear North side of  
building)  
SCALE 1:100

SCALE 1:100 @A1  
0 5m 10m

|                                                                                                                                                      |        |          |
|------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------|
|                                                                                                                                                      |        |          |
| Rev                                                                                                                                                  | Date   | Notes    |
| LBF Architects                                                                                                                                       |        |          |
| 11 Burford Road, Stratford, E15 2ST - Tel: 020 7536 2100<br>initial.surname@lbfarchitects.co.uk                                                      |        |          |
| Project:<br>OLD SCHOOL COURT<br>DRAPERS ROAD<br>LONDON, N17 6LY                                                                                      |        |          |
| Client:                                                                                                                                              |        |          |
| Drawing:<br>ELEVATIONS<br>SHEET 2 OF 3                                                                                                               |        |          |
| Scale:                                                                                                                                               | Drawn: | Checked: |
| 1/100@A1                                                                                                                                             |        | BL       |
| Drg no:                                                                                                                                              |        | Date:    |
| 2023-077-004                                                                                                                                         |        | Feb 24   |
|                                                                                                                                                      |        | Rev:     |
|                                                                                                                                                      |        | A        |
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