

Re App HGY/2026/0460 - Old School Court, Drapers Road, Tottenham, London, N17 6LY

Dear Ruth Mitchell and Kwaku Bossman-Gyamera

Thank you for your e-mail dated the 19th March.

I have extracted parts of your email as shown in blue below and respond to your points in red as follows:

Since the previously refused HGY/2024/1699 application a broad condition survey has been produced. The level of information on the extent of repairs is quite vague, and no exploration of the roof elements have been included, there are no specifics such as the extent or location of where the existing slates have slipped, been damaged or inappropriately replaced. However, this combined with the provided photographs has demonstrated that repairs to the roof tiles are necessary. The proposed roof works involve the original slates, and given their consistency and quality, it is considered likely that the underlying build-up would also be original, but this is not discussed in the application. The loss of original roof elements, tiles and batten would be considered to cause harm to the significance of the listed building. Whilst this harm would be weighed against the benefits of preserving the heritage asset in the long term, it would need to be limited to the amount necessary to repair the building and ensure it is adequately weathertight.

In the FTT report roofing conditions dated 28-07-2025 the conclusion of their findings was a recommendation that the roof be replaced in the next 1-3 years. In place of continual repairs which would be expected to be cost-prohibitive given the age of the roof covering

The proposed roof works are unclear and inconsistent. The description, heritage statement and design and access statement all state that the roof is to be stripped in its entirety with the potential for some timber repairs underneath, however other documents, including the elevations and plans would appear to suggest including quite an extensive itemised list for relatively extensive patch repairs. This needs to be clarified and the documents made consistent with one another, a roof plan needs to include appropriate annotations or a key which specify what is proposed and where.

The FTT report schedules out all the issues as you refer to above. This may appear inconsistent, but the evidence is given so there is credence to their conclusion which is a recommendation that the roof be replaced in the next 1-3 years. In place of continual repairs which would be expected to be cost-prohibitive given the age of the roof covering

If they are proposing the roof to be stripped off in its entirety stripping the roof back to the rafters, installing new battens, roof tiles and altering the roof build up then more information is required, as per the previous application, in addition to making sure all of the documents are consistent. This includes:

The scope of works includes the careful removal of slate tiles, ensuring all tiles in good condition are retained for future re-use. Any damaged rafters will be repaired as necessary. The existing roofing membrane and battens will be removed prior to installing a new breathable membrane and tanalised

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battens. Both existing and replacement slate tiles will be re-fixed according to established patterns, as indicated in the drawings and supported by photographic evidence.

- Adequately and fully annotated existing and proposed roof plans and elevations which set out the extent of removal and replacement and other proposed works. **Noted on drawings**
- Existing roof build-up & the proposed build-up
 - No information on the existing build-up or the proposed build-up has been provided. If the building is in good condition, then altering the build-up of the roof is not justified, could cause problems where none currently exist and would necessitate the works to the roof being more intrusive than they would --otherwise need to be. **The existing build-up is detailed in drawing 2023-077-002, while the proposed build-up specification is illustrated in drawing 2023-077-006.**
- Proposed methodology for recording: the decorative roof features, dismantling the existing roof, sorting the existing tiles for ones able to be re-used, and their re-use.
 - The existing drawings include an annotation showing the roof tile pattern, but this varies slightly for each roof slope of a different size, and the other decorative elements are not included in the drawings. These would need to be recorded appropriately to ensure the decorative roofs are reconstructed accurately. **The patterns and designs of each roof have been documented and incorporated into the drawings according to pattern type, with specific notations on each roof to facilitate accurate reinstatement of existing patterns. Additionally, we request that each roof be photographed prior to the removal of any tiles, in order to ensure that the correct tile pattern is maintained for each individual roof slope during reinstatement.**
 - o The existing roof tiles and decorative features should be re-used where they are in good enough condition to do so, prioritising the principal elevation first, dependant on amount. This would help reduce the level of harm caused to the significance of the listed building and is standard practice. **All tiles will be carefully sorted, and those determined to be in good condition will be set aside for reuse. The existing tiles that meet quality standards will be incorporated into the principal front elevation.**
- The proposed roof tiles
 - It is noted that the applicant has stated they wish to work with Conservation, however there is no evidence of any attempt to source the origin of the existing slates, or of any slates they have sourced as replacements. Additionally, the photos provided are inconsistent in their depiction, and some -of the ones provided appear discoloured so advising on the basis of these is difficult. Given their age they would be slates quarried in the UK. Typically, these come from Wales, Cumbria or Cornwall. **Works on the roofs were previously completed in 2023, following approval under application No HGY/2021/0789 and its specified conditions. In the FFT roofing report rev A, dated 28-07-2025 related to this application, I draw your attention to Point 4.1, which references a report from May 2, 2023 confirming that the roof finish is Westmorland Slate. The current report describes the roof's condition as follows:**
"For the most part, the existing slate covering is original, and is stained and discoloured, which is attributable to age, moss/lichen growth, and UV degradation, and exhibits several slipped, cracked and damage slates. In short, the roof covering is

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nearing the end of its serviceable life, noting that the building is estimated to be approximately 170 years old."

- Ideally the existing slate would be analysed to determine its origin. There may be other ways to investigate the original stone source as there may be archival records – full drawings for the nearby Drapers' almshouses are held in Swindon (catalogue reference held by the national archives) which was built by the same company and architect as this site, given the use and origin of the building its records may be held somewhere too. The existing roof tiles were identified as Westmorland Slate in 2023 during previous works.
- I would be happy to meet the applicant on site to look at samples of roof tiles, but we would need an idea of what we were going to see. Should a sample of the slate be necessary, it can be provided upon request.
- There are other works mentioned in the Condition report including works to the chimneys, pointing etc, however there is no information in the plans on what these are. During the extensive works, all chimneys will be inspected to ensure they are properly capped, and comprehensive checks will be conducted on all pointing, with repairs carried out as necessary.

The information in this application demonstrates that the roof tiles need repairing relatively comprehensively, however no information on the proposed methodology for recording these, to ensure their decorative pattern is maintained, carefully lifting them, sorting them, and re-using them has been provided. No information on how the existing original tiles would be re-used or on the proposed new tiles has been provided. This information needs to be provided otherwise there is insufficient information to adequately demonstrate that the works proposed would not result in the unnecessary loss of original fabric and degrade to the architectural design and material quality of the listed building. This design and material quality is an important aspect of the buildings significance and accordingly there is a concern that the proposed works would cause harm to the significance of the listed building.

Tile patterns have been documented in the drawings, accompanied by photographic references that must be taken before any tiles are removed. This ensures accurate replacement for each roof slope. All tiles will be systematically sorted, with those in good condition retained and re-used, commencing with the principal elevation.

We trust that the information provided above, along with any supplementary details, is comprehensive. Should you need further clarification or additional information, please feel free to contact me at your convenience.

Kind regards

Bernard Lawrence RIBA