



Fulham & Chiswick

Roofing & Guttering Services

Drone Survey Report

Property	Phoenix Lodge Mansions Brook Green London W6 7BG
Date	10 August 2023
Client	Katie Steward
Purpose	Client requested a roof report
Prepared By	Steve Scannell 07738 359841



Certified by the UK Civil Aviation Authority

Drone Operator ID Reference:

DRES-0780398

Contents

Aerial View of Both Blocks	3
Introduction and Methodology	4
Block A Visual Findings	5
Block A Visual Findings	6
Block A Visual Findings	7
Block A Visual Findings	8
Block B Visual Findings	9
Block B Visual Findings	10
Conclusions and Recommendations	11

Block A



Block B



Introduction

A drone survey was conducted on 7th August 2023 at 7.30am to inspect the roof of Phoenix Lodge Mansions, Brook Green, London, W6 7BG

The purpose of the survey was to assess the condition of the roof, identify any problems and provide a quotation for any necessary work.

The drone used for the survey was a DJI Mavic Air II. The flight path was designed to cover the entire roof of the building. The data collected included high-resolution images and videos of the roof. The findings of the drone survey are presented in the following sections.

Methodology

The flight path was designed to cover the entire roof of both buildings, including the following areas:

Block A

Section 1

1. 23 Chimney Stacks
2. 8 Roof Lights
3. 3 Bay Sections
4. Flat Roof Sections
5. Pitched Roof with Ridge Tiles

Block B

1. 20 Chimney Stacks
2. Bay Section
3. Small flat Roof
4. Pitched Roof with Ridge Tiles
3. Flat Roof
5. Roof Light

The data collected included the following:

1. High-resolution images
2. Video

The data was collected using a high-resolution 4K camera mounted on the drone. The images and videos were then processed and analyzed to assess the integrity of the roof at the property.

Block A Visual Findings

Roof type

This roof has a pitched roof with guttering. There is also a flat roof present and a large section of Flat Roof.



Roof covering

This is an overlapping tiled roof. The tiles that have been used are plain tiles. The roof looks fairly new and the tiles are all in an excellent condition through out, with none damaged, slipped or missing.



The drone footage can be viewed [here](#)

The flat roof has been constructed with an overlapping felt system which appears to be in a good condition. The overlaps are in good condition with no sign of coming away. There is no staining or vegetation on the roof.



The drone footage can be viewed [here](#)

The felt from the flat roof has been dressed up onto the base of the parapet walls and the associated roof lights. This appears to be in good condition with no sign of it deteriorating or coming away.



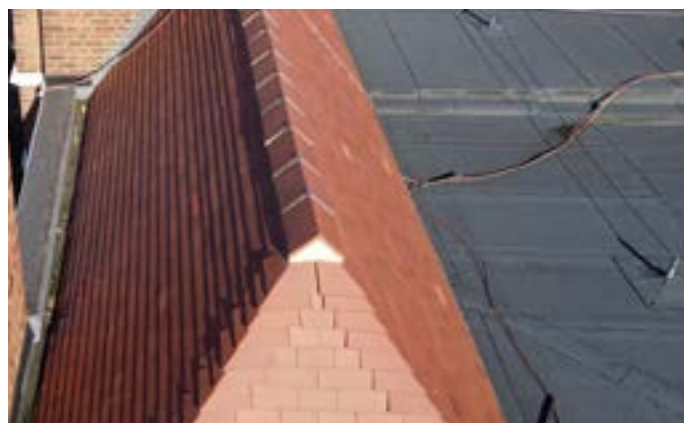
Block A Roof Covering (continued)



Ridge/Capping

There is a metal ridge capping system. This appears to have been fitted fairly recently and is in an excellent condition.

There is also a section of roof with a concrete / clay ridge system in place which looks fairly new and is in an excellent condition



Roof Lights

There are a total of 8 roof lights on this block. Two are constructed from a heavy opaque plastic covering and 6 Velux style which are clear and constructed with glass. The felt from the flat roof has been dressed up over the upstands of these lights to prevent water ingress and looks sound.



Block A Roof Lights (continued)



Chimney Stacks

There are 23 chimneys in total on this block. The chimney stacks all appear to be in good condition. They are well rendered and the lead flashing appears to be fairly new, well fitted and watertight. Where there are chimney stacks evident on the flatroof they have felt from the flat roof dressed up onto the bottom of the stacks to provide protection of from water ingress, this all appears in good condition.



Guttering

The guttering is clear and the water flow is not impeded by any vegetation or debris



Bays

The three bays present on this block have a sloped metal covering to allow rain water to flow through the outlet and into the adjoining guttering. All three are well constructed and are clear of vegetation and debris allowing the free flow of water



Block A Bays (continued)



Block B Visual Findings

Roof type

This roof has a pitched roof with guttering. There is also a flat roof present and a very small section of Flat Roof.



Roof covering

This is an overlapping tiled roof. The tiles that have been used are plain tiles. The roof looks fairly new and the tiles are all in an excellent condition throughout, with none damaged, slipped or missing.



The main video with audio for Block B can be viewed [here](#)

The flat roof has been constructed with an overlapping felt system which appears to be in a good condition. The overlaps are in good condition with no sign of coming away. There is no staining or vegetation on the roof.



The drone footage of this flat roof section can be viewed [here](#)

The small flat roof has been constructed with an overlapping felt system which appears to be in a good condition. The overlaps are in good condition with no sign of coming away. There is no staining or vegetation on the roof.



Ridge/Capping

There is a metal ridge capping system. This appears to have been fitted fairly recently and is in an excellent condition.

The drone footage can be viewed [here](#)



Roof Light

The roof light appears to be in good condition with no obvious problems with the flashing kit.



Chimney Stacks

There are 20 chimneys in total on this block. The chimney stacks all appear to be in good condition. They are well rendered and the lead flashing appears to be fairly new, well fitted and watertight. One stack could do with repointing, and another could use rendering, but it is not a problem and can wait until scaffolding is on site for other work in the future



Guttering

Most of the guttering is clear and the water flow is not impeded by any vegetation or debris, there are however a couple of sections which could do with cleaning out which are highlighted on the video along with the tile in the guttering.



Bay

The bay has a sloped metal covering to allow rain water to flow through the outlet and into the adjoining guttering. It is all clear of vegetation and debris allowing the free flow of water



Conclusion and Recommendations

The roof of the property is in good condition overall. The flashings are good and watertight throughout, and the tiles are fairly new with none slipped or missing. The ridge tiles and metal ridge capping system are in an excellent condition. The felt system on the flat roof sections is looking good with all the joins in excellent condition. All chimney stacks are in decent condition, although next time there is scaffolding on site it might be worth utilising it for a little bit of pointing work and some re-flashing.

Overall, the roof is in good condition and does not require any immediate repairs. However, next time there is scaffolding on site it is recommended that some minor maintenance work be carried out to keep the roof in good condition for the long term. This work could include pointing some of the chimney stacks and re-flaunching any areas that are showing signs of wear and tear.

In conclusion the roof looks watertight and in very good condition

All video has been uploaded to youtube. For your privacy, these videos are not searchable by the public. You can only watch the video if you have the link.

Block A Links:

[Pitched roof](#)

[Flat Roof](#)

Block B Links:

[Main Video](#)