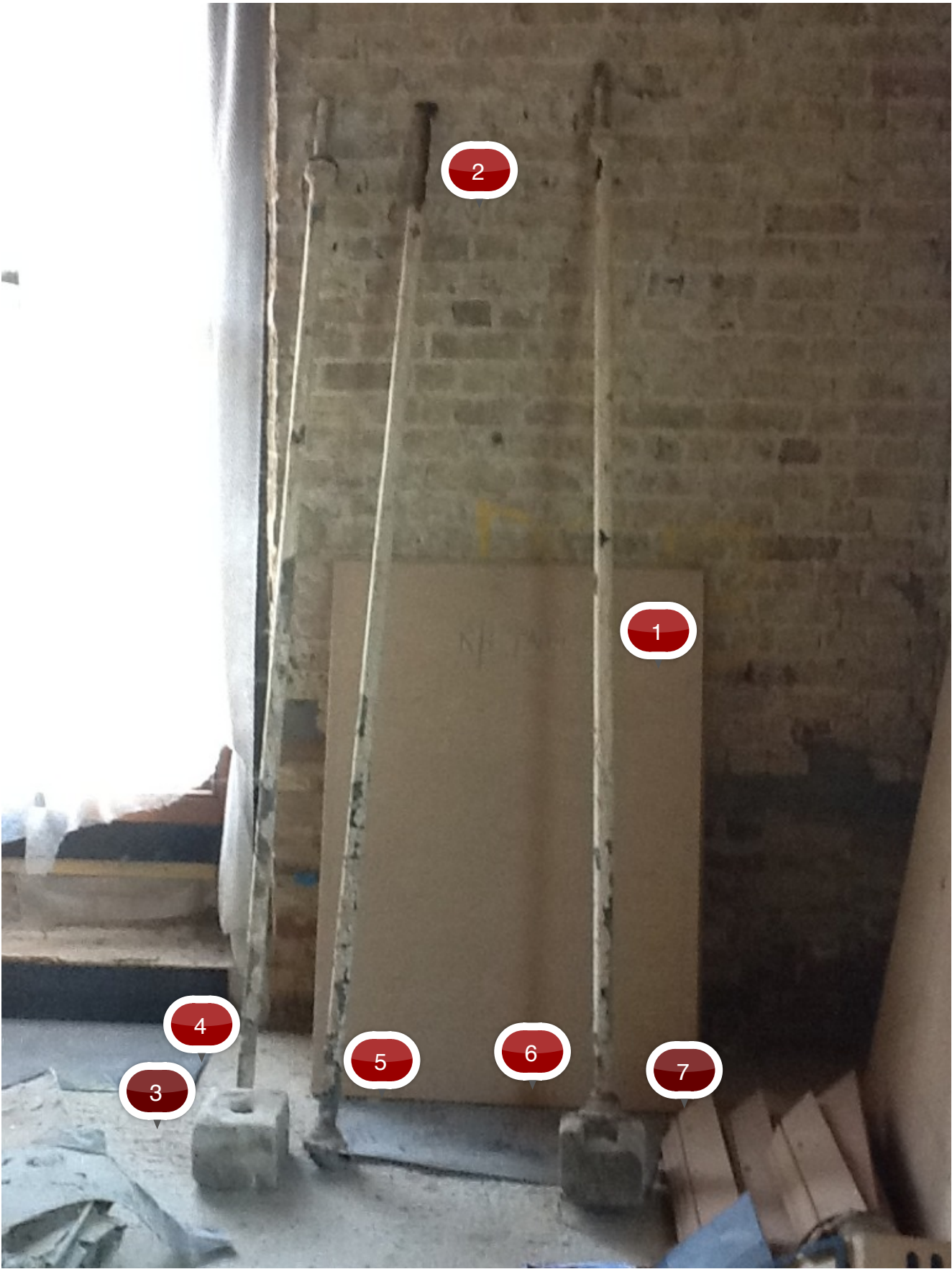


4216 - The Elms Veranda - Condition Report

<u>Description :</u>	Grade II listed detached house. 1838 - 40 by George Basevi. With later alterations. A tented veranda with thin 'cast' iron columns
<u>Address :</u>	N6 6HS
<u>Generated on :</u>	10/06/2013
<u>Building stages :</u>	- Condition Report
<u>Building trades :</u>	- Masonry - Metalworks
<u>Stakeholder :</u>	
<u>Drawings :</u>	- Columns - 001 (Condition Report) - Columns - 002 (Condition Report) - Columns - 003 (Condition Report) - Columns - 004 (Condition Report) - Gutter detail (Condition Report) - Reusable strip (Condition Report) - Roof members - 001 (Condition Report) - Roof members - 002 (Condition Report) - Roof members - 003 (Condition Report) - Roof members - 004 (Condition Report) - Tie bars (Condition Report) - Zinc roofing (Condition Report)



Observation #1

Column 001:

The overall dimensions - 2490mm x 40mm.

NB. Assumed same for each column - possible wrought iron considering the form of corrosion.

Stone Base dimensions - 180mm x 180mm x 150mm (assumed the same for each.)

5 no. Base. Stones remain - 1 detached - 1 missing.

Observation #2

Column 002:

Excessive corrosion to top of column.



Observation #3

Column 003:

Still attached to stone base in reasonable condition with minor weathering. For dimensions see observation #1.



Observation #4

Severely wasted above collar on column 003.



Observation #5

Wasted above collar on column 002.



Observation #6

Wasted above collar on column 001.



Observation #7

Base Stone damaged on column 001 - clear evidence of attempted removal of column from base.





Observation #1

Round tie bar 20mm diameter - 1500mm overall length, still attached to column 004.



Observation #2

Slight corrosion above the collar at the base of column 004.



Observation #1

Slight waste at base of column 005, with broken base stone - as on column 001



Observation #2

Column 005 remains attached to guttering, steel plate structure and decorative zinc work. Evidences construction methods.





Observation #1

Steel strip 3540mm x 60mm x 6mm - with excessive corrosion along the length. Remains attached to column 006.

Observation #2

Column 006 still attached to stone base which is in relatively good condition, with little weathering.

Observation #3

Connection to steel strip in tact





Observation #1

Top plate 60mm wide x 6mm thick

Observation #2

Decorative Zinc:

'Leaf' detail repeated at 4 inch centres

140mm full height overlapped by angle bar, to which the top plate is fixed.

80mm decorative 'leaf' height

73mm width of decorative 'leaf'.



Observation #3

Section detail. Most guttering severely damaged or distorted.





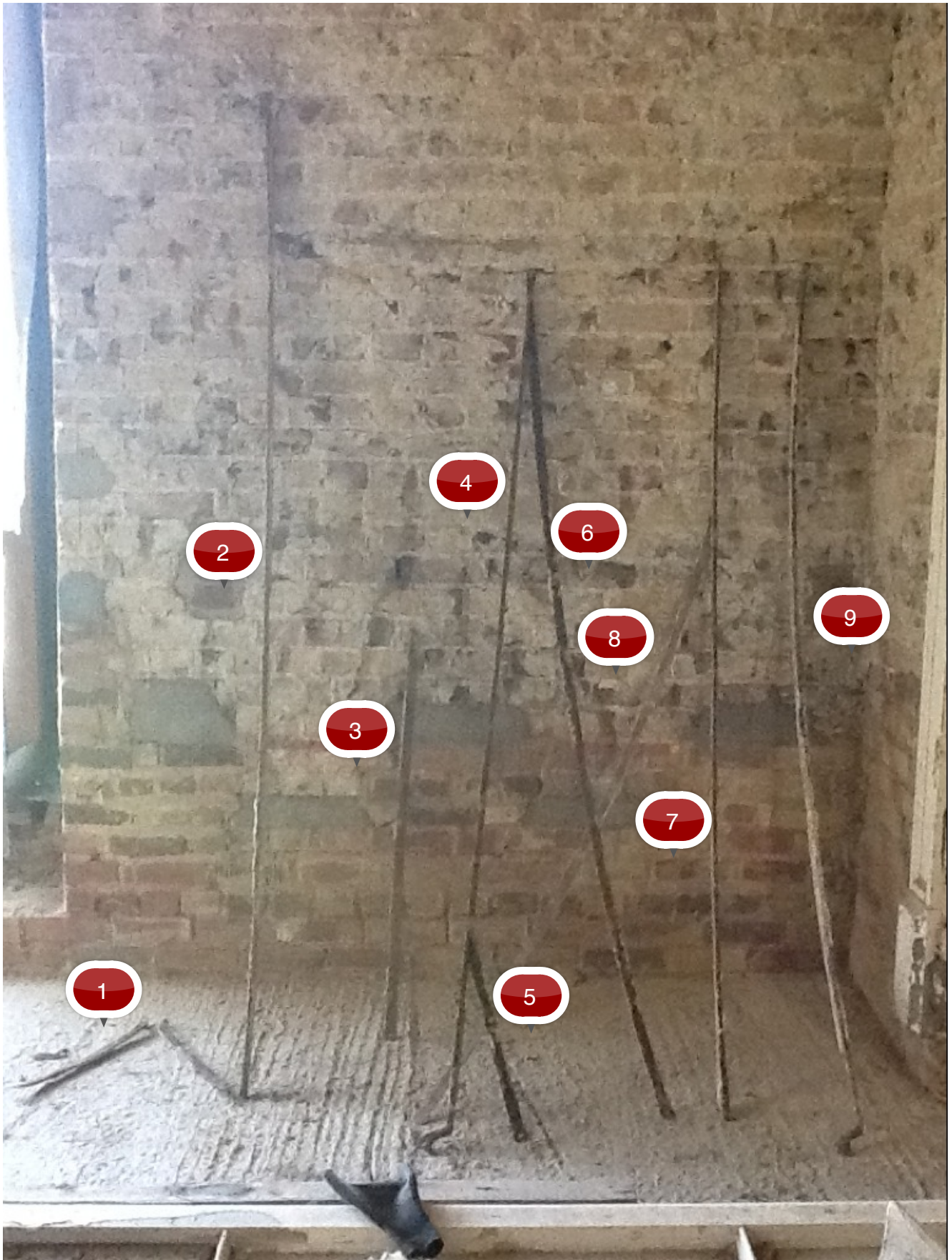
Observation #1

Reusable steel strip - likely to be angle section for attaching to guttering.

2660mm total length.

Quarter inch depth with 45mm centres between holes approx.

Angle dimensions 40mm by 40mm approx.



Observation #1

470mm curve
25mm x 10mm D section.

NB. D section sizes assumed the same for all.

Observation #2

2400 curve length
2370 straight length
30mm depth
10mm width

Observation #3

1050 mm curve
1015 mm straight
Same d section

Observation #4

2160mm curve
2100mm straight

Observation #5

480mm curve

Observation #6

2000mm curve
1930mm straight

Observation #7

2130mm curve
2080mm straight

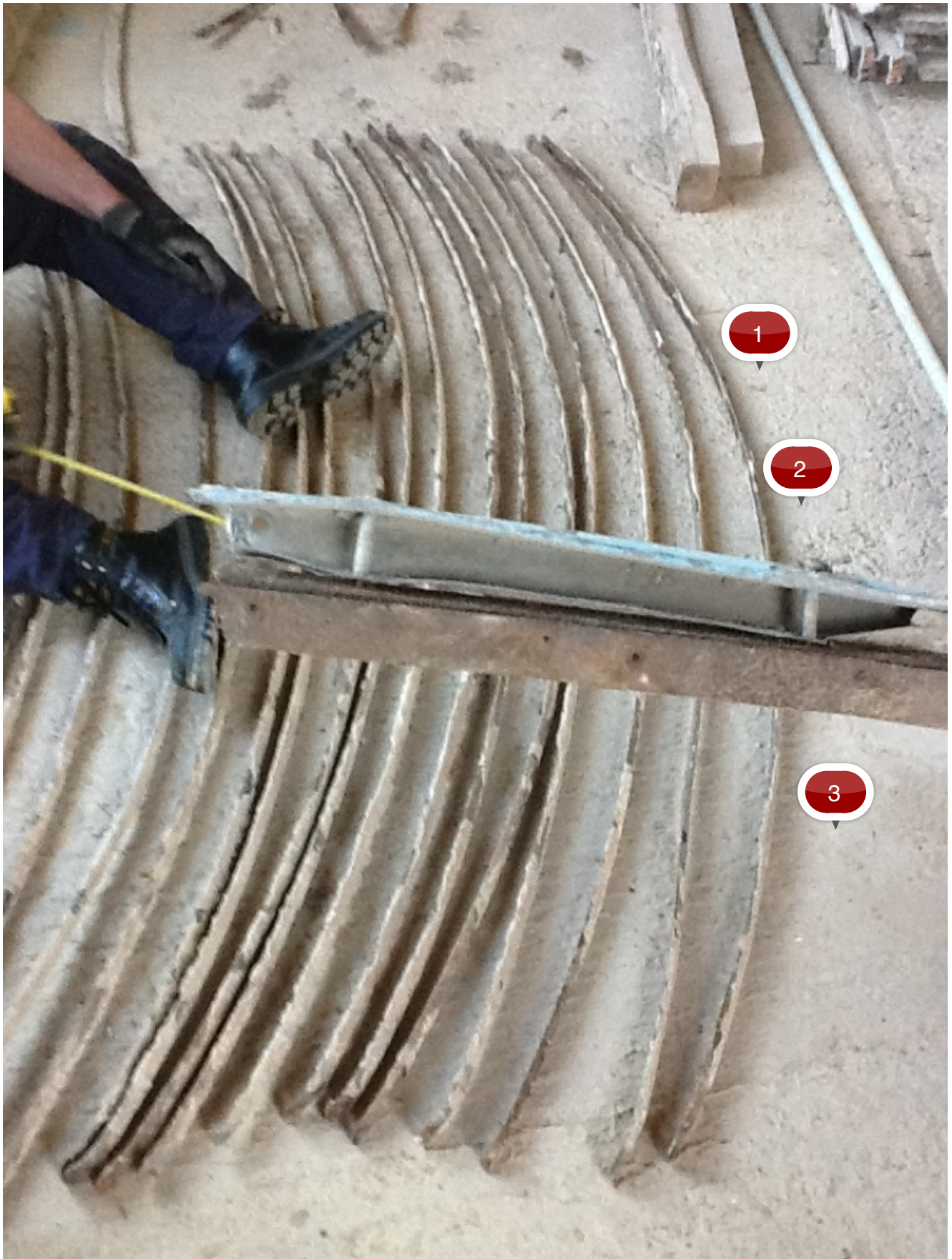
Observation #8

1700mm curve
1660mm straight

D section

Observation #9

Same as observation no. 7



Observation #1

2080mm - 225mm arc Sagitta - 25mm wide by 10mm thick semi circular



Observation #2

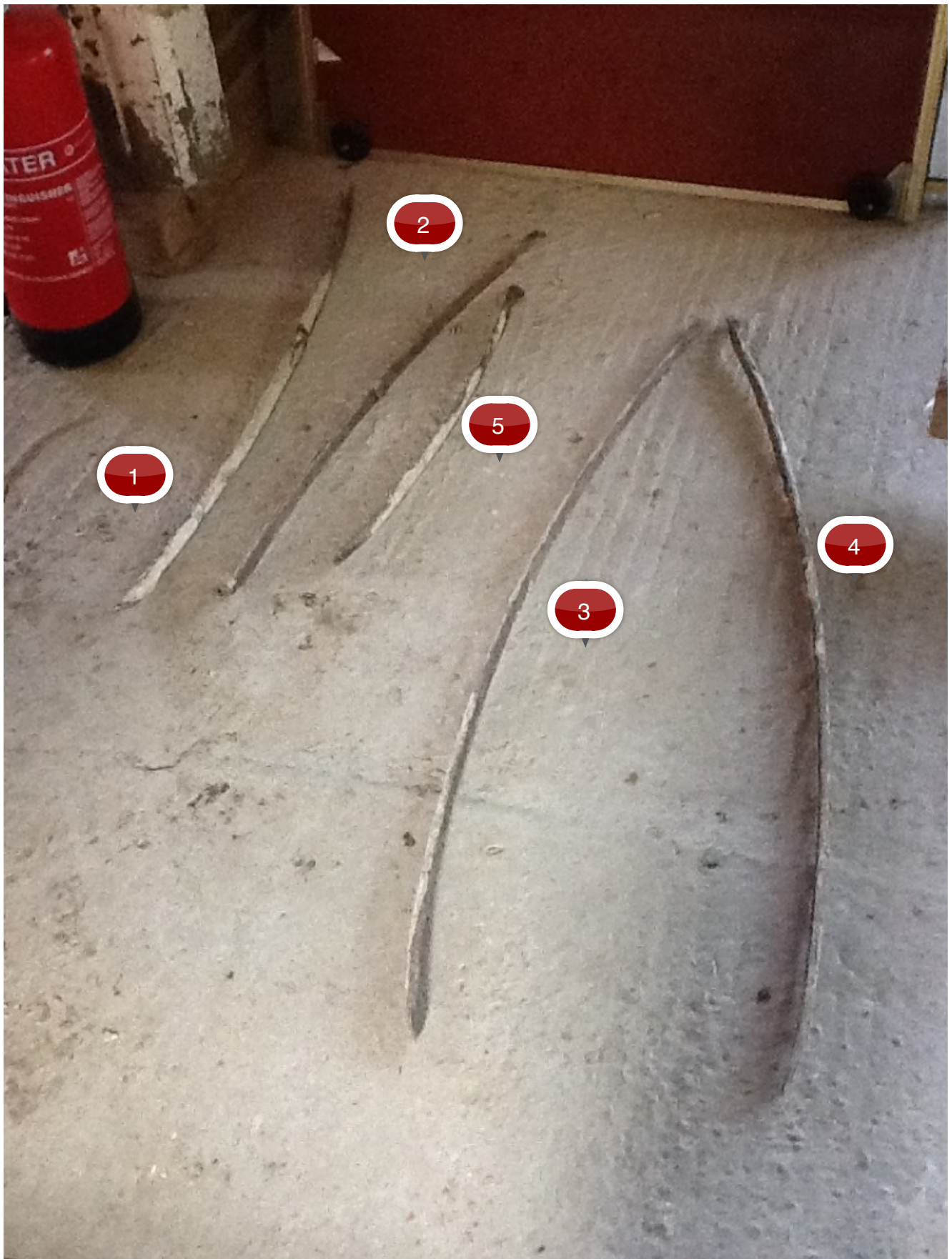
17 no. In total with evidence of 'plaster coating' along parts.

1 missing an end.

Observation #3

Zinc straps every 45 mm approx





Observation #1

990mm curve
970mm straight

Observation #2

920mm straight
930mm curve

Observation #3

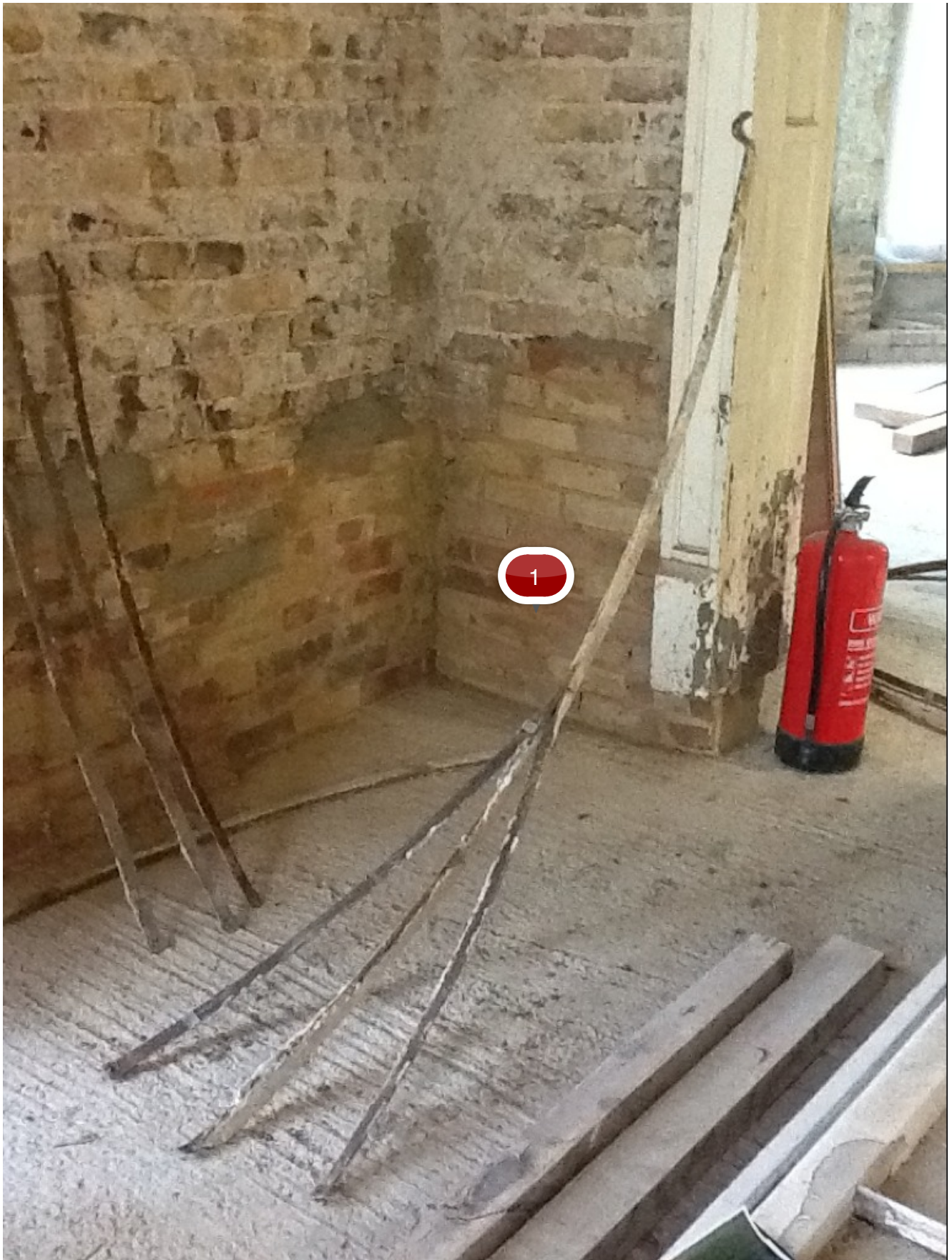
1220mm curve
1200mm straight

Observation #4

1210mm straight
1240mm curve

Observation #5

470mm curve
450mm straight



Observation #1

Most intact roof member, with sections still attached. Evidence of 'plaster' coating as per others.





Observation #1

Tie bar:
1740mm x 20 diameter with broken end. Connection point intact.

Observation #2

Missing connection point and broken end.

NB. Assumed same measurements as others.



Observation #1

Zinc roofing severely damaged and not in a condition for reuse.

