

Our Ref: 4216
Date: 14/06/13

Re: The Elms, Veranda – Condition Report

Alan Power
Alan Power Architects Ltd.
alan@alanpowerarchitects.co.uk

Dear Alan,

We have detailed in our report, as requested, the condition of the components that make up The Elms, Veranda.

To summarise the report we would like to highlight that the Zinc roofing is severely damaged and consequently is not suitable for reuse. However there are elements, such as some guttering, that are sufficiently intact to enable the production of templates, for the manufacture of new zinc constituents. Moreover we consider some of the zinc drop 'leaf' details to be of a satisfactory state for possible reuse.

The survey revealed that steel elements of the Veranda are acutely corroded and therefore would need to be replaced, to enable reconstruction.

As detailed in the report, due to the manifestation of the corrosion, it is possible that the columns are wrought Iron. They are in a reasonable condition, despite considerable wasting towards the base of each column, allowing their reuse and maintaining the heritage of the Structure. At the time of the survey one of the sandstone base stones was missing and 2 are in a poor condition due to attempted removal of the columns. The others are in decent condition and can be salvaged.

I hope you find our report acceptable, please contact me if you have any further queries.

Regards,



Lee Bilson | **BArch** | **Trainee Estimator – Built Heritage/Conservation**

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