


# LUARD CONSERVATION Ltd.

CARVINGS DECORATIVE WOOD LIME PLASTER

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67 B Sellons Avenue London NW10 4HU



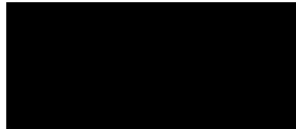
Alan Power  
Alan Power Architects  
13 Needham Road  
London  
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23/02/2015

## The Elms Fitzroy Park Highgate

1. This letter should be read in conjunction with the revised drawings of the proposed windows for the original part of the building which I have prepared and which I understand have been submitted to the Council by Alan Power by way of amendment to the existing applications. A list of the drawings in questions is attached to this letter which should be regarded as supplementary to the reports previously submitted with the applications.
2. The drawings have been assembled based on the surviving woodwork, which has been inspected to ascertain the probable original profiles and arrangement of the windows. Some elements of the windows have been replaced historically with elements of different profile, in these instances we recommend that these new elements be set aside and replacements be made to match those sections deemed to be more original.
3. The drawings have been assembled on the basis that all windows on the same level on the same elevation would have contained the same general alignment and vertical dimensions, and that where windows are placed vertically above one another they will contain the same horizontal dimensions. However there are some variations to this, specifically windows EW/F.16 and EW/G.19 where the first floor window is slightly narrower than that on the ground floor and windows EW/G.20 and EW/G.21 where the latter does not extend to down to floor level.
4. The sun shade on EW/G21 is a replacement with incorrect profiles to the applied moulded fillets, the shapes created by the applied fillets is also wrong. We have suggested that this be altered to match the applied fillets to the sun shades on the west elevation. You will note that there are two drawings of this window, one showing the existing arrangement and the other showing the proposed elevation.
5. Window IW/G.4 would be the same as EW/G.20 but as it is on the north elevation of the building there will be no sunshade; there is also no evidence of external architraves on this elevation so we would suggest that none be installed. In addition there would have been no external blinds so logically no requirement for the timber reveals as on the windows of the south and west elevations, again there is also no evidence for these details on the north elevation.

6. We would strongly suggest that IW/G.4 be retained as a window and not returned to doors as it is highly unlikely that there would have been three doors adjacent to each other, IW/G.5, IW/G.4, and EW/G.17. There is also some evidence in the brickwork to indicate that this opening was originally a window of similar dimensions to EW/G.20.
7. We would recommend that final decisions on which elements are to be retained and installed as part of the proposed works be made by Luard Conservation Limited in conjunction with representatives from LBC.
8. Final dimensions will rely on on-site measurement of surviving pieces to be re-used.
9. The re-installation of the windows with the detailing as set out in the drawings will greatly assist the return of this section of the building to the Georgian Villa.



David Luard