

The Elms, Fitzroy Park, London, N6 6HS.



Design Statement for the application to discharge planning condition 4a;  
Reinstatement of the tented veranda on the West Elevation.

Planning Ref: 2014/1313/L

Listed Building Consent was granted for works to the The Elms, Fitzroy Park, London, N6 6HS, in July 2015, ref: Planning Ref 2014/1313/L and condition (4 a) is described below:

- . 4 *Detailed annotated drawings, specifications or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:*
  - (a) *Reinstatement of tented veranda on the west elevation*

## **Introduction**

Following the decision notice dated July 2015, Elm International Ltd appointed Topp & Co Ltd, who specialise in the conservation of historic metalwork. Topp & Co Ltd were tasked with reviewing the Condition Report previously prepared by Eura Conservation Ltd in 2013 and to visit the property to assess and survey the materials stored on site with a view to preparing the detail drawings required to discharge the above condition as well as understanding how the veranda may be repaired and re-assembled.

Alan Power Architects Ltd have liaised closely with Mr Jeremy Bowman and Mr Chris Topp of Topp & Co Ltd, and have had various detail discussion's with Topp & Co's metalwork designer Ms Bethan Griffiths, The Ironwork Studio, to develop the detail construction drawings for the discharge of the above conditions.

Alan Power Architects have shared historical photographs of the veranda taken prior to the commencement of works in 2003, which are included in the appendix, to assist Topp and Co Ltd in their assessment of the materials on site.

The following statement summarises their findings, and recommendations for the veranda's reconstruction.

**Recommendations.**

Following an initial site survey undertaken by Topp & Co, The Ironworks Studio have developed the details and reviewed the setting out, which is outlined in their drawing TEFP 1.

The materials on site have not been tagged when the veranda was dismantled, therefore it is not straight forward, or obvious, to ascertain how the components on site can be reassembled. Also as the components are all handmade and some are now distorted it will be difficult to this on site and it would be better to remove the material to their workshop under the approval of the local authority for further assessment.

Topp and Co Ltd have noted that their construction drawing represents their interpretation of the original structural construction as found from the site evidence. They also note that the lifespan of zinc roof is approximately 80 years and therefore the current arrangement may not necessarily be original.

In the re-assembly of the veranda it maybe necessary and appropriate to comply with current best practice which may modify the historic detailing so careful consideration of the design and detail should therefore be undertaken and agreed prior to fabrication with the conservation officer.

At their workshop Topp & Co Ltd, intend to lay out the components and assess the final arrangement and confirm precisely the setting out and accurately remake any distorted and missing parts for re-assembly on site. This will be clearly identified on marked up drawings.

The dimensions illustrated on drawing TEFT 1 are therefore for guidance only, and an accurate survey of the current site conditions is required. The existing stays may be used to determine the depth of the veranda, as the extent of the paintwork indicates how far they were inserted into the existing walls.

The final arrangement of the components can only be assessed in the workshop by comparison of the fixing holes etc.

**Zinc work.**

The existing tented zinc canopy roof and gutter and are incomplete and in extremely poor condition. It should be expected that all zinc work will be new although inclusion of some short sections of the original work could be included where feasible and if desired.

## **Zinc work. Cont.**

There is sufficient material to establish the the profile of the gutter for a complete new gutter to be recreated. See Typical Gutter Arrangement details scale 1:2.

The decorative fringe which is set behind the gutter is also generally in a poor condition for reinstatement. However sufficient material is available to make a pattern for a new decorative zinc fringe to be recreated.

The downpipe design and position needs to be reviewed as the existing is not adequate for reinstatement.

The finish of the canopy is currently white, however paint analysis should be undertaken to establish an appropriate colour scheme for reinstatement, although a pre-weathered finish may be considered.

Zinc samples are included for consideration.

## **Ribs**

It is expected to re-use all the existing ribs, although some reshaping work is required in the workshop. With the material laid out in the workshop it will then be possible to ascertain the exact position and understand the extend of any repair work.

## **Flat bar & Angle iron (forming the bottom wall plate)**

Sections of the flat bar and angle are missing and much of the remaining is corroded. Topp and Co Ltd estimate that only 50% is reusable.

A replacement angle iron section would need to be fabricated as this section can no longer be rolled.

## **Stays**

The stays are reusable although in need of repair.

## **Columns**

The columns vary in size and may be re-used, but there is some corrosion and repairs are needed. New sections should be fire welded as required.

It is noted that the ground level has been raised by approximately 100mm as a result of the formation of the basement and so the height of the columns may need to be reviewed to suit the current site conditions.

### **Stone bases.**

Several stone bases remain however nos 3 and 5 need to be replaced.

### **Timber wall plates.**

Although no evidence was found for the existence for these Topp and Co Ltd would recommend that that they are include at the top and bottom of the canopy in accordance with current best practice.

This may have implications for the height of the columns. (Refer to detail cross section ii-ii and detail H) and alternative detail for the bottom of the canopy is indicated on drawing TEFT 2) for discussion.

### **Finishes.**

The existing components are covered in thick paint, and prior to any conservation works paint analysis should be undertaken. The removal of the paint can be removed via chemical dipping, then neutralised with steam cleaning. Localised flame cleaning and wire brushing should also be undertaken prior to the application of new paint finishes.

**Contact Details:**

**Topp and Co Ltd**

Unit 5, The Airfield,  
Tholthorpe,  
North Yorkshire,  
YO61 1ST

Chris Topp  
chris@toppandco.com

Tel. 01347 833173  
email. [enquiry@toppandco.com](mailto:enquiry@toppandco.com)  
Web. [www.toppandco.com](http://www.toppandco.com)

**The Ironwork Studio**

Lyndhurst,  
Carlton Husthwaite,  
Thirsk,  
North Yorkshire,  
YO7 2BJ

Bethan Griffiths

Tel. 01845 501415  
email: [bethan@theironworkstudio.com](mailto:bethan@theironworkstudio.com)  
Web: [theironworkstudio.com](http://theironworkstudio.com)

## **Appendix 1.**

Historical photographs of the tented veranda taken prior to the works commencing in 2003.





photo 1.





photo 2.



photo 3.





photo 4.



photo 5.





photo 6.

## Appendix 2.

Zinc finishes



Example of naturally weather roof finish – tented veranda at Kenwood House.

Alan Power Architects' suggestion finishes for the veranda roof:



Preweathered – Quartz-Zinc



Preweathered – Green

(Physical samples are also included with this submission).

Job No. 492

Date March 2017