



# Listed Structure Plan:

6-10 CAMBRIDGE TERRACE &  
1-2 CHESTER GATE.

PLANNING APPROVAL REFERENCE - 2009/3041/P  
LISTED BUILDING CONSENT REFERENCE - 2009/3051/L

(CLAUSE 4.7 OF THE SECTION 106 AGREEMENT REFERS).

JANUARY 2013

PREPARED BY

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ON BEHALF OF

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# 1.00 Listed Structure Plan

## 6 - 10 Cambridge Terrace and 1 & 2 Chester Gate:

### Listed Structure Plan method statement for the temporary removal and subsequent reinstatement of listed railings, gates, bollards and lamp posts:

This statement has been prepared in conjunction with the Contractors Construction Method Statement which has also been issued to Camden for approval. This structure plan also takes due regard of the requirements of the Crown Estate Paving Commission licence agreement for these properties.

#### 1.00 Proposed works:

1.01 The proposed works are defined in the CEPC licence for 6-10 Cambridge Terrace and 1-2 Chester Gate as well as clause 4.7 of the Section 106 agreement. They are works necessary to enable the re-development of the properties as permitted in the Planning and Listed Building consents dated 7<sup>th</sup> September 2010.

1.02 The works comprise:

- a. Temporary removal of 5 no. lamp posts, 6 no. bollards, 9 no. pavement level gates and adjacent railings to the areas in front of 6-10 Cambridge Terrace and 1-2 Chester Gate, 4 no. first floor sections of external balcony railings on the Cambridge Terrace elevation and sections of street level railings fronting the Outer Circle and Chester Gate to create access for personnel and building works and materials.
- b. Protection of retained and stored elements and works for refurbishment.
- c. Their repair, restoration and reinstatement.

1.03 Amongst the items to be temporarily removed are the listed elements as scheduled below. This schedule and the appended photographs should be read in conjunction with Implementation Works Key Site Plan drawing 639-0202 in section 2 below.

Lamp Posts: LP 05 & LP 06. 2 no. Grade II Listed lamp posts outside nos. 1-6 Cambridge Terrace as noted as part of English Heritage List Entry No. 1244297. See photos no.s 1 & 2 in section 3 below.

Bollards: BL 03. 1 no. Grade II Listed bollard at entry to forecourt to nos. 1-10 Cambridge Terrace as noted as part of English Heritage List Entry No. 1244299. See photo no. 3 in section 3 below.

Railings 1: RL 14 & RL 15. Grade II Listed railings and open box standards to forecourt garden of nos. 1-10 Cambridge Terrace as noted as part of English Heritage List Entry No. 1244298. See photos no.s 6 & 7 in section 3 below.

Railings 2: RL 01 to RL 06. Grade II Listed attached railings to nos. 1 & 2 Chester Gate as noted as part of English Heritage List Entry No. 1242935. See photos no.s 4 & 5 in section 3 below.

Railings 3: RL07 to RL 13 and RL 16 to RL 31. Grade II Listed attached railings to nos. 1-6 Cambridge Terrace as noted as part of English Heritage List Entry No. 1244296. See photos no.s 8 to 11 in section 3 below.

#### 2.00 Strategy:

- 2.01 Following their careful removal, as described below, the listed elements will be packed and removed to secure storage as required by Schedule 1 item 4, of the CEPC Licence.
- 2.02 An approved sub-contractor will be responsible for; identifying, recording, protecting and removing all component parts to the designated storage area and reinstating each component following their refurbishment.

#### 3.00 Protection:

- 3.01 In order to ensure that the removed items are easily identified, securely stored and protected against accidental loss, damage or theft throughout the period of removal and reinstatement the following points will be adhered to.
- 3.02 Each lamppost, bollard, gate and railing will be provided with a unique reference number and photographic records of the original installation will be retained for the information of all interested parties. The referencing system will include the location of the item and, if relevant, its position as a component within a larger assembly.
- 3.03 The referencing system will cross references to the Implementation Works Key Plan drawing 639-0202 drawing in Appendix A
- 3.04 The unique number will be marked onto each components or every sub-component where there is an assembly of parts using indelible tags securely taped onto hidden edges etc. A secondary ID tag tied to the component will also be used as a further precaution.
- 3.05 The same ID will be marked onto the outside of all protective coverings, crates, pallets etc using indelible markers. All items will be stored in purpose made s.w. framed, plywood crates that are packed internally to prevent movement of the contents during transit and storage.

#### 4.00 Railings and gates to the areas in front of 6-10 Cambridge Terrace and 1-2 Chester Gate:

- 4.01 Railings RL01 to RL06 in front of the areas to 1-2 Chester Gate comprise continuous railing panels of plain round section uprights linked by a single horizontal rail below the spear point heads and are leaded in to a series of stone and concrete plinths. Railings RL03 and RL04 include gates to the area access steps beyond.
- 4.02 Railings RL07 to RL12 in front of the Chester Gate Areas of no.10 Cambridge Terrace comprise continuous railing panels of plain round section uprights linked by a single horizontal rail below the palm leaf heads. The uprights in the panels facing Chester Gate are leaded into concrete plinths whereas the return panels at the entrance doors appear to be leaded into the stones of the entrance door steps and thresholds. Railing RL07 includes a gate to the area access steps beyond.
- 4.03 Railings RL13 and RL16 to RL31 in front of the Areas of no.s 6-10 Cambridge Terrace comprise continuous railing panels of decorative round section uprights linked by a single horizontal top rail with no projecting heads. The uprights in the main panels appear to be leaded in to concrete plinths whereas the return panels at the entrance doors appear to be leaded into the stones of the entrance door steps and thresholds. Railings RL16, RL21, RL24,

RL27 and RL30 includes gates to the area access steps beyond.	
4.04	First the gate railing heads will be removed from the pivot pins at the top of the gate.
4.05	The concrete plinth at the base of the gate will be broken out to release the heel block. Stone plinths will be cut and removed seperatly.
4.06	The railing will be inspected to locate the original junctions in the horizontal rail and where possible detached at these points. If the connection is formed by a mechanical fixing, it will be released otherwise it will be carefully cut for later re-welding.
4.07	Any leading-in will be drilled out to release the uprights.
4.08	Where the return panels at the entrance doors are bracketed onto the stucco face of the building the wall fixing will need to be carefully broken out and withdrawn. Remedial render will be applied as part of reinstatement works.
4.09	The contractor will measure and record the profile of the concrete plinths to ensure that the reinstatement follows the correct profiles.
4.10	Should anomoloies in construction and fabrication be found then exact method of removal may need to be modified.
4.11	The individual components will be tagged and protected as noted above before being moved to storage.
<b>5.00</b>	<b>Railings and open box standards to forecourt garden of nos. 1-10 Cambridge Terrace (RL14 &amp; RL15):</b>
5.01	Railing RL14 facing Chester Gate comprises an open box standard with cast iron plinth at the corner with the Outer Circle and a continuous railing panel with no further standards that ultimately connects to railing RL12 at the NW corner of 6-10 Cambridge Terrace. The uprights of this panel are linked by a single horizontal rail below the palm leaf head and appear to be leaded in to a continuous concrete plinth.
5.02	The railing will be inspected to locate the original junctions in the horizontal rail and where possible detached at these points. If the connection is formed by a mechanical fixing, it will be released otherwise it will be carefully cut for later re-welding.
5.03	The leading-in will be drilled out to release the uprights.
5.04	The contractor will measure and record the profile of the concrete plinths to ensure that the reinstatement follows the correct profiles.
5.05	Should anomoloies in construction and fabrication be found then exact method of removal may need to be modified.
5.06	The individual panels will be tagged and protected before being moved to the storage compound.
5.07	Railing RL15 facing the Outer Circle comprises 6no. open box standards, some with backstays, there are 6no. railing panels set between. The box standards are set on integral cast iron plinths, with the remainder set on black painted stone plinths. The extent and details are shown in the photographs in Section 3 below.
5.08	The original junctions between the open box standards with the railing panels and within the railing panels themselves will be confirmed - initial inspection however shows these to be mechanical fixings. Mechanical fixing will be released otherwise they will be carefully cut for later re-welding.
5.09	The paving stones immediately adjacent to the railings will be lifted and placed aside for storage.
5.10	The ground on both side of the railings will be excavated to expose the concrete base below the plinth.
5.11	The concrete base will be carefully broken away from the railing and plinth sections.
5.12	All railing and plinth elements will be tagged and protected before being moved to storage. Whether or not the weight of the railing sections means that carnage will be required, the railing sections should only be lifted using straps placed below the integral plinth to prevent any distortion of the panels when moving them.
5.13	The exact method of moving will only be known once opening up works commence.
<b>6.00</b>	<b>Bollards:</b>
6.01	The single listed bollard BL03 is located within a shallow kerb to the forecourt garden.
6.02	The sections of kerb to each side of the bollard will be removed and stored by the CEPC with various other paving items as part of the licence for 6-10 Cambridge Terrace and 1-2 Chester Gate.
6.03	The ground on both side of the bollard will be excavated to expose the concrete base.
6.04	The concrete base will be carefully broken away from the bollard.
6.05	The bollard will be tagged and protected as noted above before being moved to storage.
<b>7.00</b>	<b>Lampposts:</b>
7.01	In order to accommodate a clear hoarded area for the site compound outside 1-6 Cambridge Terrace a number of lampposts will have to be removed and stored for the duration of the works. The lampposts in question are no.s LP01 to LP06. Included within these are the listed lampposts no.s LP05 and LP06. The locations of all lampposts as shown on the Implementation key site plan in section 2.

- 7.02 The removal of these lampposts form part of this Listed Structure Plan and the agreement of the CEPC under the licence for 6-10 Cambridge Terrace and 1-2 Chester Gate.
- 7.03 Crown Estate electricians will be asked to attend site when the removals are to commence to disconnect and make safe the cable power supply from the lanterns and to cap the power supply below ground. The main contractor will be in attendance.
- 7.04 The exact power configuration will not be known until excavations commence. Power cables may be looped to each lamppost or lampposts may be served by individual spurs. Cables will be individually inspected.
- 7.05 Existing paving slabs around the lampposts will be lifted and placed aside for storage.
- 7.06 The existing ground will then be excavated to the depth required to allow the lamppost cables to be disconnected and made safe.
- 7.07 The excavation will then be completed (approximately 600 mm depth) with the lampposts supported in the vertical position to allow the lampposts to be removed.
- 7.08 The lamp posts and/or their component parts will be tagged and protected as noted above before being moved.
- 7.09 The lampposts will be lifted out vertically by mobile crane using straps attached to the centre of each post. Each lamppost will be packed and laid horizontally on the back of a lorry on blocks for securing and removing to secure storage.
- 7.10 The listed GR.IV lampposts will be stored horizontally in one piece. In the case of the Victorian lampposts the pole will be stored horizontally with the base stood upright.
- 7.11 Once the lampposts have been removed the excavated ground will be back filled and the ground made good to recieve the protective independent concrete layer being placed over the area by the contractor for the duration of the construction works.

#### **8.00 Paving:**

- 8.01 All existing york stone paving in the area of the works is to be carefully lifted and stored under the direction of teh CEPC.

#### **9.00 Storage:**

- 9.01 Components will be stored in a CEPC approved off site storage facility.
- 9.02 Individual items will be tracked from their original position to the designated storage facility with individual movements recorded by the responsible managers.
- 9.03 If following removal any elements are considered to be unsuitable for reinstatement then they will be brought to the attention of the architect and CEPC in order to determine whether sympathetic repair or replacement is appropriate.
- 9.04 Items subsequently removed from storage will have to be logged out with reason, time and organisation identified. Log sheets will be retained by the main contractor and the architect.

#### **10.00 Refurbishment:**

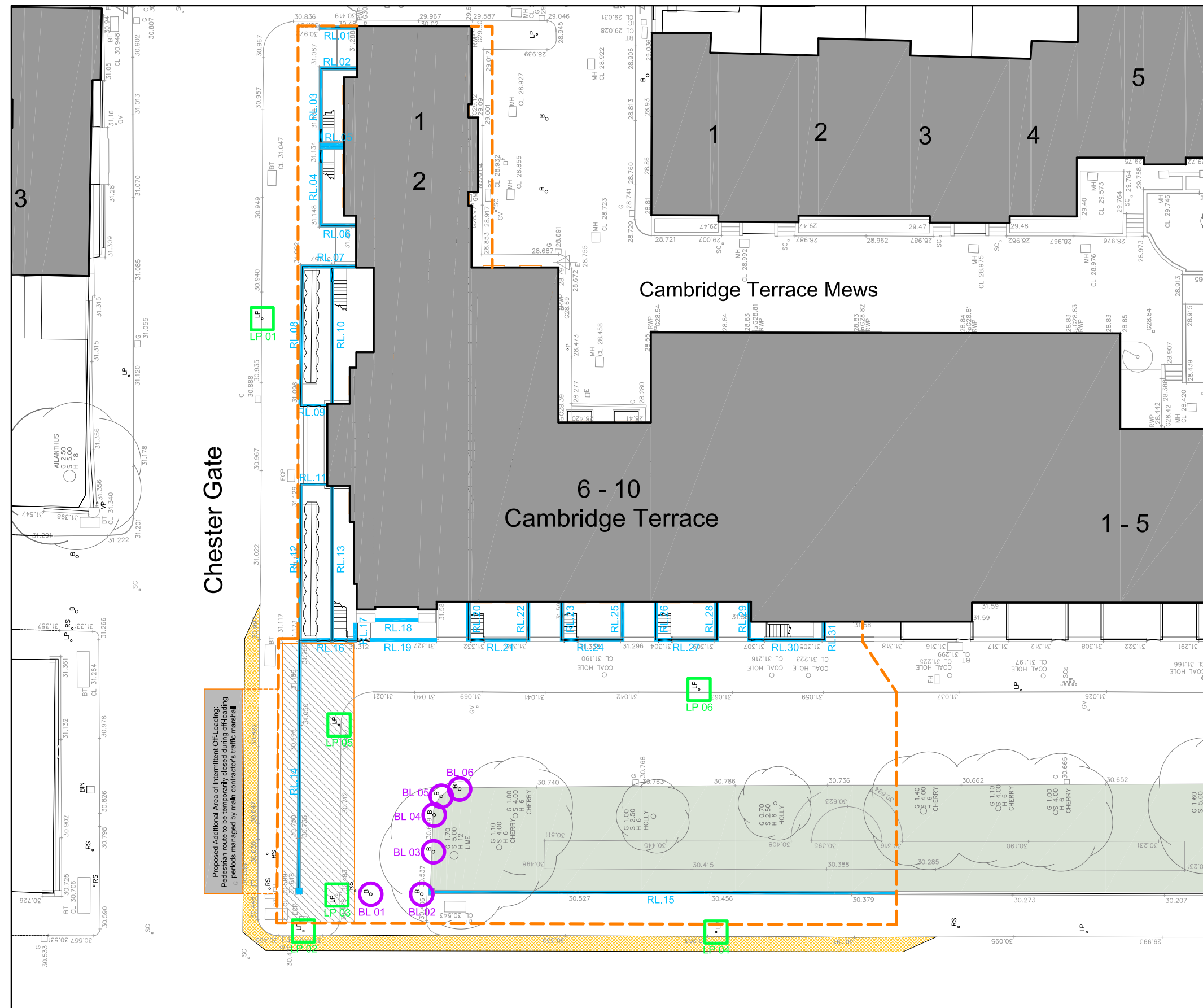
- 10.01 The project architect or specialist contractor will be responsible for undertaking a condition survey of the affected components before they are dismantled and the architect will then agree the scope of refurbishment required with the relevant authorities.
- 10.02 Refurbishment of the component parts will be the subject of a separate report based on the architects report. The refurbishment work will be undertaken after the components have been removed to storage.
- 10.03 If appropriate / possible, minor works may be undertaken within the storage facility. More involved processes will be undertaken off-site in the relevant specialist contractors premises if treatment or spatial considerations so require.

#### **11.00 Reinstatement:**

- 11.01 It is anticipated that reinstatement will essentially be a reverse of the dismantling process. Prior to reinstatement a detailed method statement will be prepared in advance of the relevant works. The method statement will be prepared on the basis of findings on site as the removal work proceeds.

Moxley Architects Ltd  
January 2013

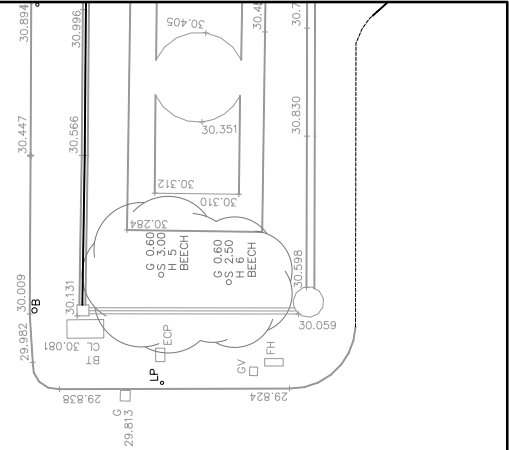
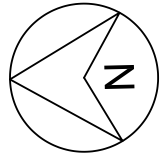




### Key:

- Proposed Site Hoarding Line
- Proposed Extending of Existing Kerb Line into Roadway by 1 metre.
- Proposed Main Site Loading Area
- Proposed Additional Area of Intermittent Off-Loading
- RL XX Run of Existing Cast Iron Railings/ Gates & Ref. No.
- LP XX Existing Lamp Post & Ref. No.
- BL XX Existing Bollard & Ref. No.

THIS DRAWING TO BE READ IN CONJUNCTION WITH LAING O'ROURKE'S SITE LOGISTICS PLAN CT/DG01 REV. A IN SECTION 3.0. OF THEIR CONSTRUCTION MANAGEMENT PLAN.



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## 6-10 CAMBRIDGE TERRACE & 1-2 CHESTER GATE

**Cambridge Terrace Developments Ltd.**

IMPLEMENTATION WORKS: KEY SITE PLAN	<b>639-0203</b>
	Scale NTS
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**3.00 Photographs of the listed items in-situ**



Lamp posts



Photo no. 1  
Listed lamp post LP05 (part of EH list entry no. 1244297)



Photo no. 2  
Listed lamp post LP06 (part of EH list entry no. 1244297)

Bollards



Photo no. 3  
Listed bollard BL03 (part of EH list entry no. 1244299)



## Railings & Gates



Photo no. 4  
Listed Railings RL01 to RL06 (part of EH list entry no. 1242935)



Photo no. 5  
Listed Railings RL01 to RL09 (part of EH list entry no. 1242935)



Photo no. 6  
Listed Railings RL09 to RL13 (part of EH list entry no. 1244296) and RL14 (part of EH list entry no. 1244298)



Photo no. 7  
Listed Railings RL15 (part of EH list entry no. 1244298)



## Railings & Gates



Photo no. 8  
Listed Railings RL19 to RL31 (part of EH list entry no. 1244296)



Photo no. 9  
Listed Railings RL16 to RL17 (part of EH list entry no. 1244296)



Photo no. 10  
Listed Railings RL18 to RL24 (part of EH list entry no. 1244296)



Photo no. 11  
Listed Railings RL24 to RL30 (part of EH list entry no. 1244296)



Railing Details



Photo no. 12  
Box standard  
Listed Railings RL14 (part of EH list entry no. 1244298)



Photo no. 13  
Flat front standard with backstay  
Listed Railings RL15 (part of EH list entry no. 1244298)



Photo no. 14  
Box standard  
Listed Railings RL15 (part of EH list entry no. 1244298)