

No. 256 Grays Inn Road  
Discharge of Condition 5  
(fountain relocation)  
of 2019/2879/LBC  
Prepared for  
University College London  
April 2020



# Eastman Dental Discharge of Condition 5 (fountain relocation) of 2019/2879/LBC Prepared for University College London April 2020

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# 1.0 Introduction

## 1.1 Purpose of this report

This note has been produced by Alan Baxter for University College London. It assesses the appropriateness of the proposed methodology for the dismantling, storage and reinstatement of the Grade II listed Riddell Memorial Fountain in the courtyard of the former Royal Free Hospital (RFH) at No. 256 Grays Inn Road (the Site), in the London Borough of Camden. This note is in support of the proposed method statement for these works, in order to discharge Condition 5 of listed building consent 2019/2879/LBC.

## 1.2 Planning context

The Site contains the former RFH, the Grade II listed Eastman Dental Clinic (EDC) and the Levy Wing to the east, as well as the fountain. The Site is subject to scheme of partial redevelopment, which received planning permission and listed building consent in February 2020 (ref.: 2019/2879/P and 2019/2879/LBC). The scheme—known as the Institute of Neurology and UK Dementia Research Institute (IoN/UKDRI)—involves the alterations to the EDC, the demolition of much of the former RFH, and the construction of new buildings for medical research, outpatient facilities and academic space. It also involves the relocation of the Riddell Memorial Fountain from the courtyard of the former RFH to the rear courtyard of the EDC.

Condition 5, attached to the listed building consent, relates to the relocation of the fountain:

*Prior to the relevant works, details of a schedule of works and a method statement for the dismantling, storage and reinstatement of the Riddell Memorial Fountain shall be submitted to and approved in writing by the Council as local planning authority.*

*The work must be undertaken by a qualified professional specialising in building conservation. The works shall be carried out in accordance with the approved details.*

This note summarises the proposed methodology, which aims to protect and preserve the significance of the fountain, and briefly assesses its appropriateness to this aim.

## 2.0 Assessment of proposed methodology

### 2.1 Summary of proposed methodology

#### 2.1.1 Enabling works

- Initial survey of the fountain structure and bonding to inform dismantling techniques
- Stone and marble to be protected during wider enabling works
- Dimensions of each element of the fountain to be recorded and each element numbered to enable identification once dismantled.
- Detailed condition survey to be carried out, recording all damage for record in master schedule
- Any stones with significant fractures are to be expertly pinned in situ, before dismantling, to avoid further damage

#### 2.1.2 Dismantling

- Fountain to be carefully dismantled by experienced, specialist stonemasons using techniques involving minimal intervention. No marble or stone will be physically impacted by dismantling as only mortar joints are to be cut
- Individual elements to be lifted and lowered using specialise apparatus to minimise risk of damage
- Each element to be cleaned of all residual bedding material by hand, or using small hand-held machine. Cleaning on site, before transportation and storage, limits the number of times each element needs to be packed and unpacked, thereby reducing risk of damage.
- Each element to be marked with identification number on non-visible surface

#### 2.1.3 Transport and storage

- Each element to be carefully packed with padding and banded to wooden pallet for transportation. Edges to be protected from banding with soft padding
- Specialists to ensure that stones are stored in well ventilated environment with no trapped moisture
- No implements that could cause damage to the stones, such as crowbars and hooks, will be used during transportation and storage, nor any liquid agents that could stain the stone
- All stones to be securely stored in a warehouse at Keltbray Environmental facilities' yard, located at Thames Wharf, Dock Rd, Silvertown, London E16 1AF

#### 2.1.4 Reinstatement

- Experienced, specialist stonemasons to reconstruct fountain in new location to the rear of the EDC using best industry practice.
- Reinstatement and repair of individual elements to be informed by condition survey undertaken during dismantling.
- Invisible joints to be joined by stainless steel fixings and resin, and visible joints by by a historically appropriate mortar, to match the fountains former appearance.



## 2.2 Assessment of methodology

The proposed enabling works will substantially reduce the risk of damage during the dismantling phase and during the reinstatement of the fountain. Recording and identifying each stone will enable the precise reconstruction of the fountain at a later stage, and the detailed condition survey will mean that a flexible approach can be taken, so that the most appropriate method is used for each individual stone. Thus, the risk of damage is minimised.

The fountain will be carefully dismantled by cutting through mortar joints, allowing the stones themselves will be carefully preserved. Stones that have significant fractures will be carefully pinned before dismantling, to prevent further damage resulting from their removal. Furthermore, the specialised measures used to handle and clean the stones on site will minimise the risk of damage by reducing the need for further handling in later stages.

Every effort will be made to see that transportation and storage methods and materials will protect and preserve the stone, including appropriate packaging, handling instruments and basic environmental conditions. The storage unit will be secure and the stones stored together. These measures will help to protect and preserve the stones of the fountain.

The repair of the stones and reconstruction of the fountain will employ best industry practices, using materials and techniques that will have the least chance of harming the stone in the long term. Appropriate measures will also be taken to restore the original appearance of the fountain, using historically appropriate mortars in visible joints. The reconstruction, as with all of the phases of the proposed works, will be undertaken by experienced, specialist stone masons.

## 3.0 Conclusion

This methodology has been carefully designed to minimise the risk of damage to the fountain at every stage of its dismantling, transportation, storage and reconstruction. It employs techniques and materials that will help to mitigate and minimise disturbance to the fountain, and will address existing damage to the stones. Furthermore, the works will be undertaken by specialist stonemasons with experience working on buildings and structures of national importance. The proposed methodology is therefore appropriate to protect and preserve the significance of the fountain. This is in accordance with policy D2 of the London Borough of Camden Local Plan 2017.

# Alan Baxter

**Prepared by** Holly Lomax

**Reviewed by** Alice Aggeleing

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