

Planning Department
Camden Council
Camden Town Hall
London
WC1H 8ND

By Planning Portal (PP - 08604719)

7 April 2020

Dear Sir/ Madam,

**256 GRAY'S INN ROAD, LONDON, WC1X 8LD – DISCHARGE OF CONDITION
5 OF LISTED BUILDING CONSENT (APPLICATION REF. 2019/2880/L)**

On behalf of our client, University College London, we are pleased to submit an application to discharge Condition 5 of Listed Building Consent 2019/2880/L, dated 27 February 2020.

In addition to this covering letter, the application comprises:

- Completed and signed planning application form, prepared by WSP | Indigo;
- Site Location Plan, prepared by Hawkins Brown LLP
- Schedule of Works and Method Statement prepared by Keltbray; and
- Supporting Note, prepared by Alan Baxter.

As this submission is made in respect of Listed Building Consent, we understand that no fee is payable.

Background

Listed building consent (LPA ref. 2019/2880/L) was recently granted for:

Alterations to the listed Eastman Dental Clinic and associated works, including the part rebuilding of the northern façade; replacement windows; new plant; works to the courtyard and associated external and internal alterations with its conversion to education use (Use Class D1). Works to the building associated with demolition of attached structures at the Former Royal Free Hospital and Levy Wing. Relocation of the listed Riddell Memorial Fountain from the courtyard of the Former Royal Free Hospital to the courtyard of the Eastman Dental Clinic. Alterations are in association with the partial redevelopment of Eastman Dental Hospital Site and Buildings, including to the Former Royal Free Hospital (partial demolition, extensions and a new building to provide a dementia and neurology research facility; the Levy Wing (substantial

demolition and erection of up to 7 storey building to provide education space and landscaping, new public spaces, access and connections.

Discharge of Condition 5

This application seeks to discharge Condition 5 of the above permission which states:

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.

Reason:

In order to safeguard the special architectural and historic interest of the sculpture in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Justification

The submitted Schedule of Works and Method Statement prepared by Keltbray satisfies the requirements set out in Condition 5. The statement highlights compliance with Condition 5 and for ease of reference we have laid out the sequence of works below:

Dismantling

Prior to any form of dismantling, the stonework will be first surveyed through taking extensive photographs of the Riddell Memorial Fountain and noting the visible layout, bonding, surface damage and general condition. Once the PAYE stonemason reviews and evaluates the fountain, they will prepare to remove it using lifting strops to safely lift and lower it down utilising the A frame and chain hoist.

The PAYE stone masons will then carefully cut out stone joints and de-bond the bottle using split pins and steel wedges. They will drill into the centre portion of the bottle sky face for the use of Lewis pins.

Lifting apparatus (either Large A Frame or Jib Hook from 18tonne Hi-ab) will then be used to lift the fountain. Once lifted, the PAYE stonemasons will check the bottle for any snagging of fountain internal M&E parts and ensure that the bottle can be moved via the lifting beam and lowered onto the pallet. The PAYE stonemasons will then review the Fountain dish

fixings, and carefully cut out stone joints and de-bond the Dish using split pins and steel wedges. The Dish will then be slung using the A frame and Chain hoist and lowered down to the ground and loaded onto a pallet.

Storage

Once dismantled, the stone will be laid on timber skids on the pallets and banded whilst ensuring no moisture is trapped and that the stone is well ventilated. Care will be taken to avoid any damage at all stages. Packing pieces will be used for protection and will not disfigure or otherwise permanently mark the units. Surface protection will be afforded by careful handling and the avoidance of the use of hooks, crowbars or other implements which would likely damage the stone. Furthermore, oils, grease, paint and liquid agents which are liable to cause staining will not be used in close proximity to the fountain.

Once the fountain has been carefully dismantled and secured, it will be transported for safe keeping in the Keltbray Environmental facilities yard located at Thames Wharf, Dock Road, Silvertown, London, E16 1AF.

Reinstatement

When ready to be reinstated on-site, the fountain will be transported back to the site in a similar safe manner as it was delivered. The sections of the fountain will be delivered in the reverse order of installations, following the inventory list completed as part of the dismantling process.

Once back on-site, the qualified PAYE operatives will commence the installation of the fountain following industry best practices. Each section will be secured using materials which will match the previous condition and visual aspects of the fountain prior to removal.

A detailed survey will then be completed as part of the dismantling sequence and considered for the reinstating process. Based on the dismantling survey, the reinstating methods may also be subject to change.

Conclusion

As evident, the sequence of works has been carefully considered and particular attention has been taken regarding the preparation of a secure method of dismantling, storing and reinstating the Riddell Memorial Fountain.

It is important to note that all works, as outlined above, will be undertaken by qualified stonemason professionals employed by PAYEE stonework and restoration limited. These professionals have excellent experience and have previously been entrusted with the repair, alteration and conservation of many important buildings and monuments, including Windsor Castle, the V&A Museum, Battersea Power Station, the Temple of Mithras, Cliveden House, Kenwood House and the listed facades and artwork at the BBC TV Centre.

We trust that the above is clear, however should you have any queries please do not hesitate to contact me.

We look forward to receiving confirmation that the application has been validated in due course.

Yours faithfully

A handwritten signature in black ink, appearing to read 'H. Brown', with a stylized, cursive flourish at the end.

Hannah Brown