Cundy Street Quarter

Condition Survey and Method Statement

Prepared by Donald Insall Associates

May 2020

GROSVENOR

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Revisions:

Planning Issue May 2020

Contact information

Tom Bromet
tom.bromet@insall-architects.co.uk
Tel: 020 7245 9888

London Office
12 Devonshire Street
London, W1G 7AB
www.insall-architects.co.uk

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Existing Site Plan

DSDHA 288-10.002 Existing Site Plan

Introduction

Donald Insall Associates was appointed by Grosvenor Belgrave Estate to carry out a condition survey, plan for future maintenance and recommendations for repairs of the Marquess of Westminster Memorial Fountain, Arnrid Johnston Obelisk and two K6 telephone kiosks. A written method statement for relocation of the fountain, obelisk and kiosks within the proposed Cundy Street Quarter development.

Donald Insall Associates, carried out a condition survey of the two stone structures on 12th February 2020 in fair weather conditions. The telephone kiosks were surveyed on 8th May 2020 in good weather.

The proposed repairs, dismantling, storage, relocation, maintenance and ability to be reconstructed of the fountain and obelisk has been reviewed with Sally Strachey of Sally Strachey Historic Conservation who is a specialist conservator of monuments and sculpture www.sshconservation.co.uk. Contractor advise has not been taken for the telephone kiosks.

Executive Summary:

The **Fountain** has a number of missing elements that would benefit from being reinstated. Further investigations are required into the locked void behind the western mosaic (keyhole within the mosaic) but have not been possible to date. Repairs are required to prevent further deterioration of the structure which can be carried out as part of the relocation process. There is existing damage to the stone and mosaics that will make relocation complex. There are plumbing issues to consider regarding the relocation that are not investigated as part of this document.

The **Obelisk** has lost much of its carved detail and significantly its incised lettering. The original transcript of the incised lettering is not known which prevents its restoration. The relocation of the obelisk is a chance to delay the decay mechanisms.

The two **K6 telephone kiosks** have numerous small defects and areas of corroded metal. Essential repairs include replacing a door, repairing a cover panel and repainting.

Proposed Site Plan

DSDHA 288-20.001 Proposed Site Plan

Marquess of Westminster Memorial Fountain

Condition Survey Summary:

See Condition Survey drawings on subsequent pages for specific details. The conditions of the fountain was found to be generally poor. A number of elements were found to be missing including the top finial and fountain spouts and other ironmongery. A number of elements were found to be damaged including the mosaics, Portland stone and York stone steps. Much of the fine detail of the Portland stone carving has been lost.

Further investigations are required into the internal void that is currently locked. Access to the internal void will allow the review of the plumbing, thickness of the stone structure, any corroding metal structure and add record findings to better interpret its significance. Access has not been possible to date.

Relocation Method Statement:

Dismantling:
Prior to any dismantlement the fountain should be recorded in detail to include a measured survey to enable its accurate reconstruction in a new location or complete replacement should it go missing or break. Detailed measured recording should also be taken during dismantlement to inform reconstruction.

A large area will be required to place the elements once lifted off. This may require road closures to achieve. There are many manholes and a busy road, checks will be required to confirm that areas are not overloaded.

The existing fountain should be able to be carefully dismantled using a robust horseshoe shaped scaffold with lifting beam subject to estimated weights and footing locations. Each piece of the fountain should be lifted vertically in turn starting from the urn at the top. Each section should be lifted using a block and tackle and lifting straps, lifting from the bottom of the stone protecting any exposed and vulnerable edges and surfaces. Existing Lewis pin holes to be identified. The pieces could be lifted onto a truck to transport to storage.

The Exploded Axonometric drawing opposite is a guess at the likely arrangement of stones and pieces. The true number of pieces and how they fit together can only be confirmed during dismantling.

Joints to be carefully loosened by hand. Each section of the fountain should be properly protected before lifting to ensure any surface detail is not lost.

It is assumed that each section is connected by locating dowels that are not structural. However, given the evidence of metal structure, a hollow core and fluted shape there is a risk that there might be metal structure within the 'Mosaic' section of stone.

The Portland stone section noted as 'Mosaic' within the exploded axonometric drawing has broken with a number of cracks across it. It is likely that this piece will break while moving it. Options for dismantling by lifting each broken shard of stone in turn should be reviewed on site or options for trying to lift as a whole by binding the fragments together. The four mosaic panels should be consolidated with dispersed lime and supported in place with a temporary support. As noted above there is a risk that there is buried metal structure that is corroding and expanding within the stone - this will need to be reviewed on site during dismantling.

Any plumbing still existing within the fountain will need to be removed and safely capped off for the fountains relocation.

Transport:
Each piece of the fountain should be robustly labelled with a unique number to identify it for reconstruction, potentially, in a number of years time by different contractors.

Each piece should be adequately protected and put within robust ply containers for transport.

A suitable vehicle should be used with good suspension and a route chosen to avoid any sharp corners or bumps in the road.

A robust horseshoe shaped scaffold and lifting beam will be required to offload the sections.

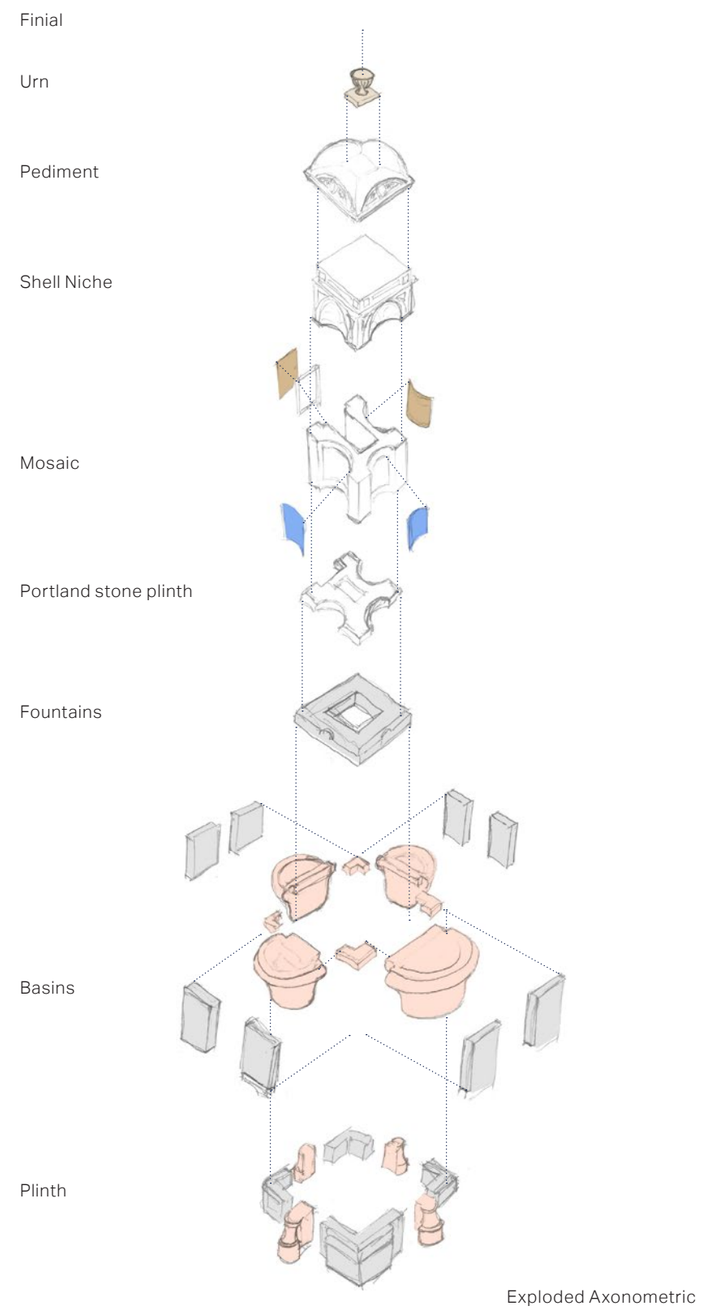
Storage:
Each section should be removed from its protective container and stored within a secure undercover site owned by Grosvenor Estate to prevent theft, allow for insurance.

Each section needs to have good airflow around all surfaces. Moisture readings should be taken to all sections to monitor the rate the materials dry out. Fluctuations in temperature should be kept to a minimum to avoid mobilising the residual soluble salts within the fabric and the potential for damage to the surface. The sections should be checked at regular intervals during storage to record moisture and assess any evidence of salt efflorescence on the surface.

Potentially, some conservation work could take place while the elements are in storage such as sulphuric crust removal and mosaics repair.

Reinstatement:
Prior to reinstatement, foundations, plumbing and services should be considered and designed.

The fountain should be re-assembled based on the lessons learnt from its dismantling.



Exploded Axonometric

Repair Proposals:

The below proposals suggest repairs that go beyond the basic repairs required for the process of a simply relocating the fountain. The repairs suggested below look to improve its existing condition, extend its life and enhance its significance.

(The suggestions generally start from the top of the fountain and work down)

1. Reinstate missing metal finial and replace rusting metal dowel.

2. Remove sulphuric crust generally. Trials would be required to see which technique would be most effective and least damaging. Options to trial are Poultice and Laser.

3. Areas of damaged cartouche and other carved details to be repaired using surface mortar repairs to protect open vulnerable surfaces and improve legibility. Lime sheltercoat to areas to retained carving that is vulnerable.

4. Piecing in lead flashing detail to prevent rainwater running down the corners of the Portland stone which has caused so much damage to date.

5., Piece in sections of new stone at corners of pediment where stone detail and form has be lost.

6. Piece in new sections of stone to pilaster capitals at corners where heavily eroded.

7. Remove rusted metal structure or cramps and replace with stainless steel where required from within he stone that houses the mosaic panels. Potentially this stone may require complete replacement if found to be too weak.

8. Repair mosaic panels by rebuild mosaics from scratch undoing poor mid century repairs.

9. Repair metal access hatch.

10. Reinstate brass push action taps as 1925 alteration and other missing ironmongery along with a new internal plumbing system to provide drinking water. New brass drain to be installed to the bottom of granite basin to prevent stagnant water building up as is currently the case.

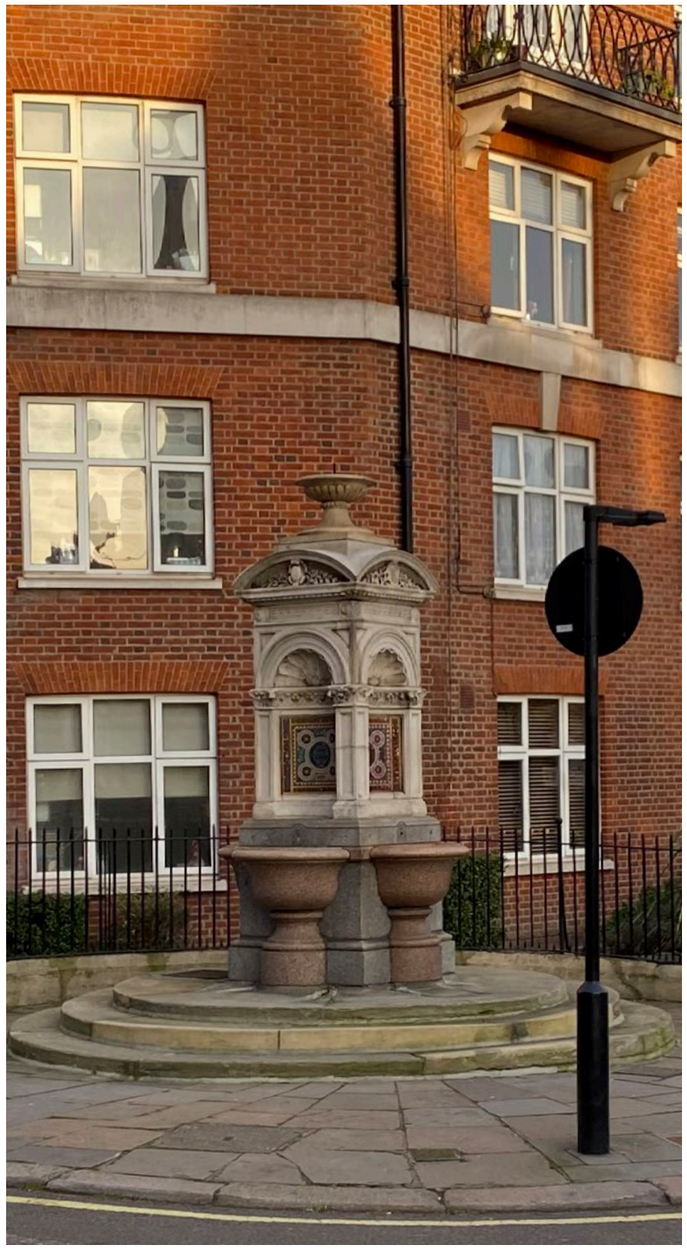
11. New sections of York stone to steps to replace 2017 mortar repairs and new York stone to replace damage coursed by the insertion of an inspection chamber. The plumbing requirements within the new location should be reviewed and designed to avoid encouraging this situation to happen again.

Future Maintenance

Quinquennial survey system should be set up to establish maintenance and repair requirements for the fountain as they evolve into the future..

If the fountain and plumbing is reinstated this will require daily or weekly inspections to monitor blockages or leaks that might damage the fountain.

Cleaning of atmospheric dust should be reviewed annually with trials carried out for the relevant area to prevent any potential loss of detail or acceleration of decay mechanisms.

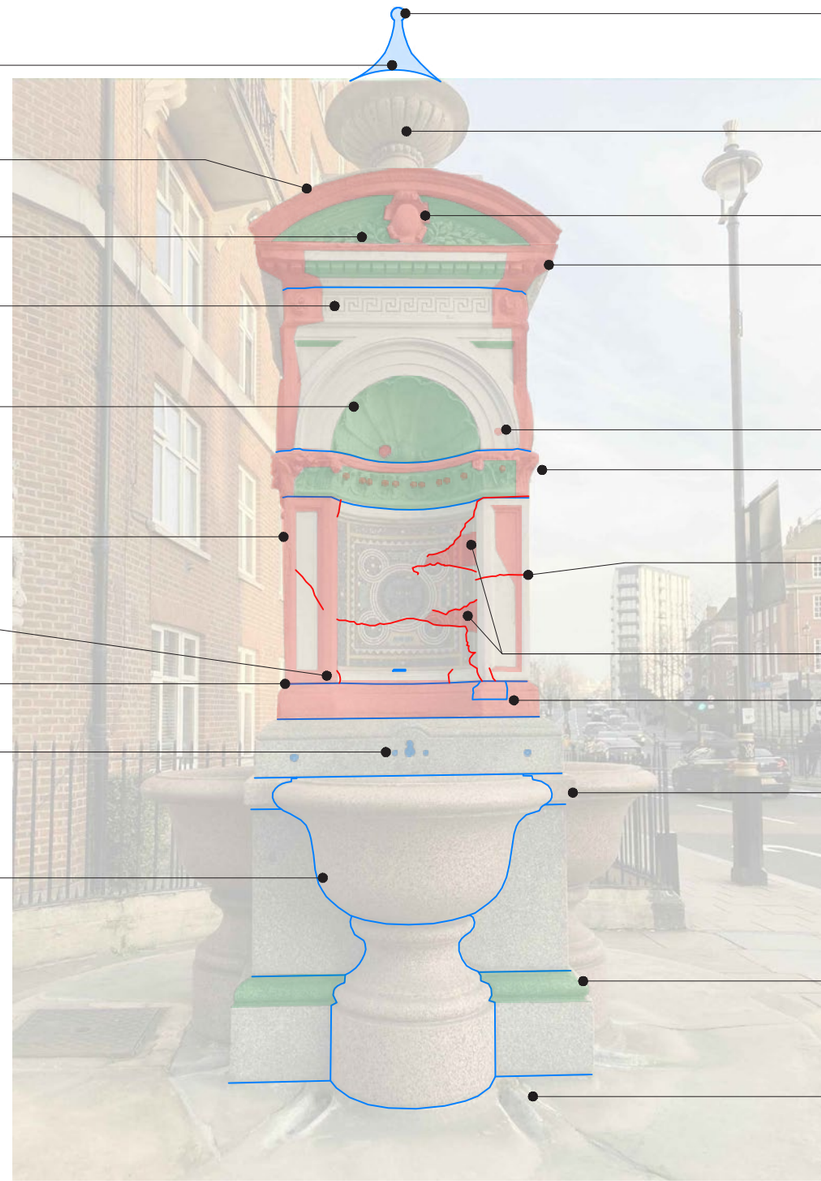


View of Fountain (Insall 2020)

NOTES:

Condition survey carried out on 12th February 2020.

No intrusive investigations have been carried out as part of this condition survey.



Missing finial removed between 1960s and 70s, assumed to be metal.

Exposed metal dowel, assumed to be coursing rust jacking damage due to exposed position for over 50 years.

Terracotta urn and base, no visible damage.

Portland stone segmental pediment hoodmould is heavily eroded and chipped due to exposure to rain.

Detail is being lost to cartouche.

Carved foliage within the tympanum has collected a sulphuric crust and is loosing detail.

Corners to all sides are heavily eroded as rainwater is consentrated off the pediments to these areas. Cornice, dentals and corner blocks are heavily eroded or now missing.

Portland stone greek key.

Shell niche has unknown grayish shelter coat or paint seems to have been applied assumed to be more recent than 1963. Areas of sulphuric crust are present.

Cementitious repair now projecting.

The capital detail is heavily eroded at corners and projecting details with areas completely missing. Sheltered areas are collecting a sulphuric crust.

Portland stone pilasters have lost details to arises and inner mould detail.

Historic fracture through pilaster, previously repaired in cement in 1963. Crack assumed to be caused by the subsidence discovered in 1962 survey.

Extensive cracking to lower edge of Portland stone section.

Areas of mosaics are popping outwards with extensive cracking across the panel..

Surrounding stone eroded around cement repair to joint.

Historic pieced in stone repair. Generally Portland stone plinth is heavily weathered loosing fine detail.

1963 repairs filled in the holes within gray granite where the replacement metal taps and ironmongery from 1920s were located.

Peterhead granite moulding.

Peterhead granite basin. See drawing below for more details.

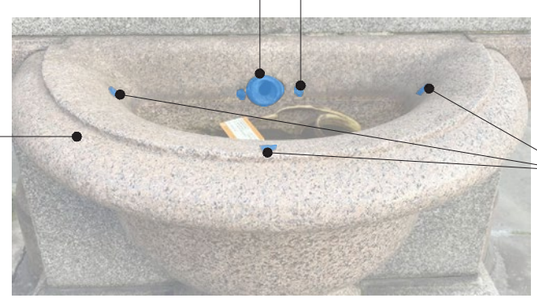
Build up of atmospheric dirt over gray granite skirting moulding.

Remains of asphalt from 1963 repairs.

01 / 1000 North Elevation
1:20 @ A3

Pipe work still in position, replaced in 1960s.

Two filled in fixing holes.



Areas of pitting to upper side of ovolo moulding.

1960s repaired holes within Peterhead granite have sawn off sections of metal still visible. Assume a metal grille once covered the basin. The metal structure appears to have been of a non-ferrous metal with evidence of verdigris, presumably brass.

02 / 1000 North Basin

Key:

- Missing element
- Area of sulphuric crust
- Area damaged or heavily eroded
- Joint line
- Crack

Notes

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F Feasibility
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P Planning
B Building Control
D Design Development
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T Tender
C Construction
R Record

Rev	Date	Dwn	Auth	Revision
0	21-02-20	TOB	-	Initial Issue

Donald Insall Associates
Chartered Architects and Historic Building Consultants
12 Devonshire Street
London W1G 7AB
(+44) 020 7245 9888
london@insall-architects.co.uk

Cundy Street Quarter, London

Fountain: Condition Survey
North Elevation

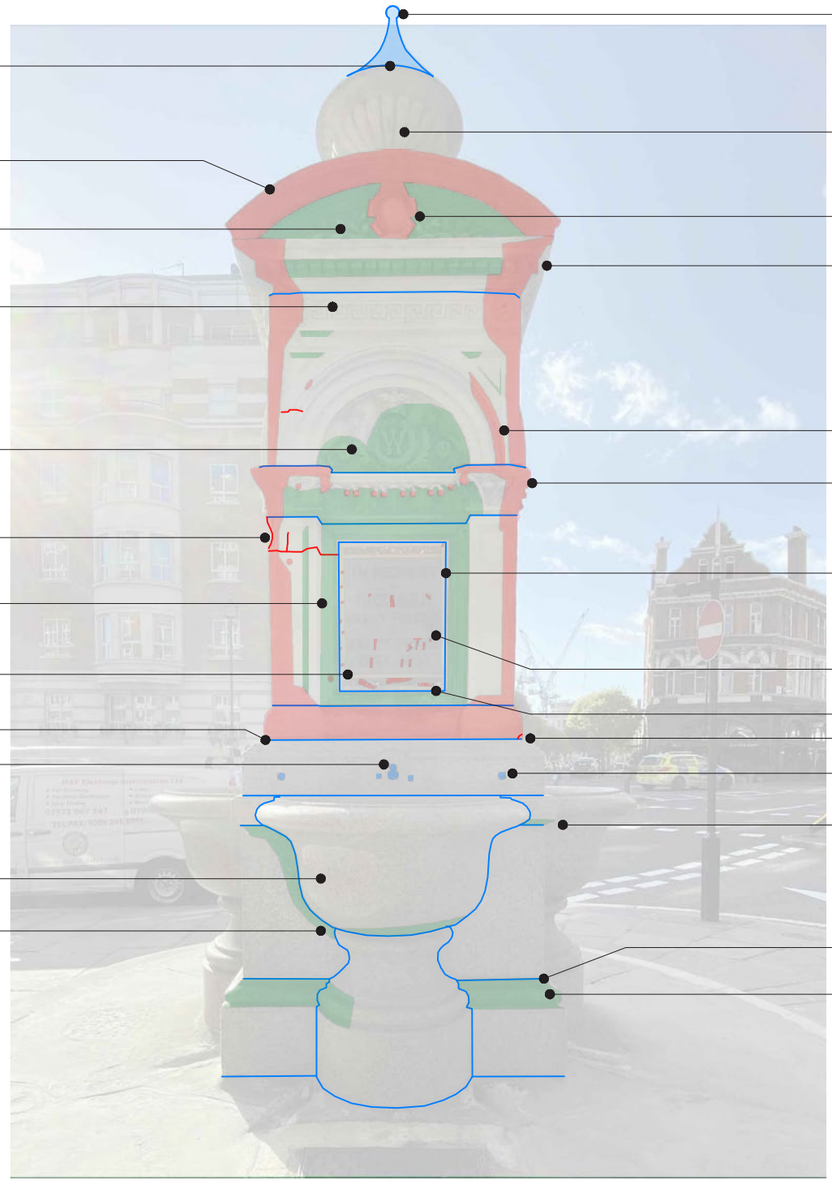
Project	No
GE.CSQ.05	1000

Scale (A3)	Status	Revision
1: 20	F	0

NOTES:

Condition survey carried out on 12th February 2020.

No intrusive investigations have been carried out as part of this condition survey.



Missing finial removed between 1960s and 70s, assumed to be metal.

Exposed metal dowel, assumed to be coursing rust jacking damage due to exposed position for over 50 years.

Terracotta urn and base.

Portland stone segmental pediment hoodmould is heavily eroded and chipped due to exposure to rain.

Detail is being lost to cartouche.

Carved foliage within the tympanum has collected a sulphuric crust and is loosing detail.

Corners to all sides are heavily eroded as rainwater is consentrated off the pediments to these areas. Cornice, dentals and corner blocks are heavily eroded or now missing.

Portland stone greek key.

Arris is heavily eroded.

Sheltered areas collecting a sulphuric crust.

The capital detail is heavily eroded at corners and projecting details with areas completely missing. Sheltered areas are collecting a sulphuric crust.

Section of Portland stone pilaster is missing. Cracking to area with heavy erosion.

Mosaic set within metal frame (evidence of verdigris) that is openable. Assume to plumbing system within. Stone has cracked around the metal frame.

Unknown grayish shelter coat or paint seems to have been applied assumed to be more recent than 1963.

Keyhole.

Mortar generally missing. Numerous areas of missing mosaics or poor quality repairs to mosaic.

Bent edge to metal frame of door.

Cementitious mortar within joint.

Open mortar joint.

1963 repairs filled in the holes within gray granite where the replacement metal taps and ironmongery from 1920s were located.

Sawn metal stump remains within filled hole within granite.

Peterhead granite moulding.

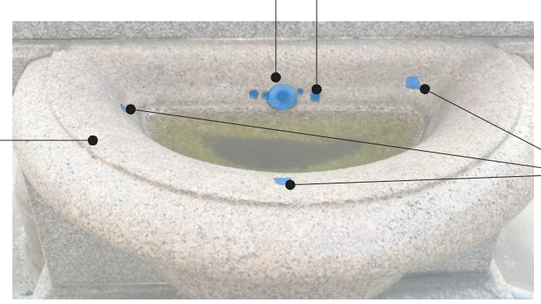
Peterhead granite basin. See drawing below for more details.

Atmospheric dirt build up to sheltered areas of granite.

Open mortar joints.

Build up of atmospheric dirt over gray granite skirting moulding.

01 / 1001 East Elevation
1:20 @ A3



Pipe work still in position, (assumed to be lead or other soft metal).

Two filled in fixing holes.

Areas of pitting to upper side of ovolo moulding.

Repaired holes within Peterhead granite have sawn off sections of metal still visible. Assume a metal grille once covered the basin. The metal structure appears to have been of a non-ferrous metal with evidence of verdigris, presumably brass.

02 / 1001 East Basin

Key:

- Missing element
- Area of sulphuric crust
- Area damaged or heavily eroded
- Joint line
- Crack

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Donald Insall Associates
Chartered Architects and Historic Building Consultants
12 Devonshire Street
London W1G 7AB
(+44) 020 7245 9888
london@insall-architects.co.uk

Cundy Street Quarter, London

Fountain: Condition Survey
East Elevation

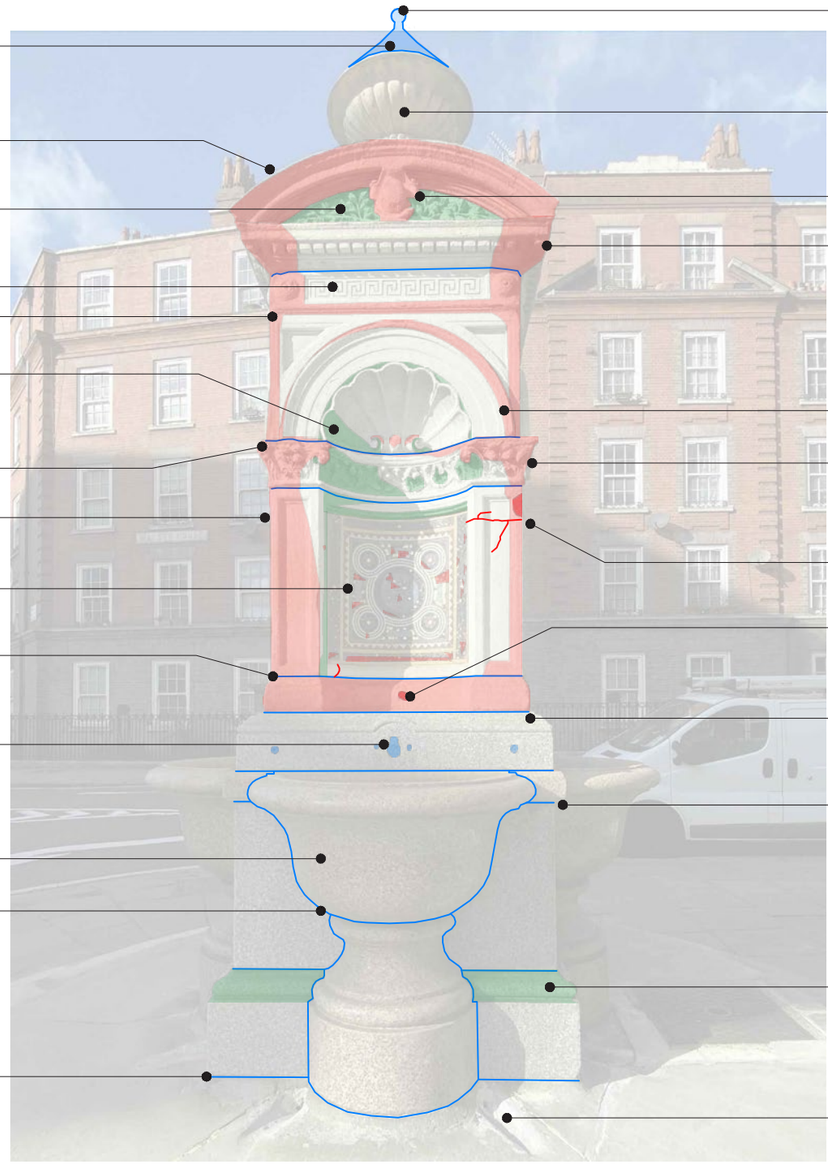
Project	No
GE.CSQ.05	1001

Scale (A3)	Status	Revision
1: 20	F	0

NOTES:

Condition survey carried out on 12th February 2020.

No intrusive investigations have been carried out as part of this condition survey.



Exposed metal dowel, assumed to be coursing rust jacking damage due to exposed position for over 50 years.

Portland stone segmental pediment hoodmould is heavily eroded and chipped due to exposure to rain.

Carved foliage within the tympanum has collected a sulphuric crust and is loosing detail.

Portland stone greek key.

Stone mouldings are generally heavily eroded loosing most of their detail.

Sheltered areas collecting a sulphuric crust.

Missing section of capital.

Section of Portland stone pilaster is missing. Cracking to area with heavy erosion.

Mortar generally missing. Numerous areas of missing mosaics or poor quality repairs to mosaic.

Open joints and cementitious mortar.

1963 repairs filled in the holes within gray granite where the replacement metal taps and ironmongery from 1920s were located.

Peterhead granite basin. See drawing below for more details.

Atmospheric dirt build up to sheltered areas of granite.

Open mortar joints.

Missing finial removed between 1960s and 70s, assumed to be metal.

Terracotta urn and base.

Detail is being lost to cartouche.

Corners to all sides are heavily eroded as rainwater is consentrated off the pediments to these areas. Cornice, dentals and corner blocks are heavily eroded or now missing.

Arris is heavily eroded.

The capital detail is heavily eroded at corners and projecting details with areas completely missing. Sheltered areas are collecting a sulphuric crust.

Cracks through pilaster with section of missing stone from corner above.

Cementitious repair, assume to be from 1963, surrounding stone has eroded away leaving repair protruding.

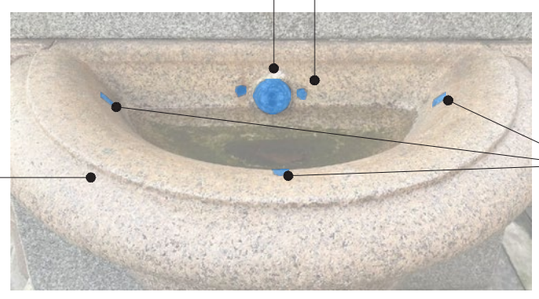
Open mortar joint.

Peterhead granite moulding.

Build up of atmospheric dirt over gray granite skirting moulding.

Blocked drains from remains of asphalt from 1963 repairs.

01 / 1002 South Elevation
1:20 @ A3



Pipe work still in position, (assumed to be lead or other soft metal).

Two filled in fixing holes.

Areas of pitting to upper side of ovolo moulding.

Repaired holes within Peterhead granite have sawn off sections of metal still visible. Assume a metal grille once covered the basin. The metal structure appears to have been of a non-ferrous metal with evidence of verdigris, presumably brass.

02 / 1002 South Basin

Key:

- Missing element
- Area of sulphuric crust
- Area damaged or heavily eroded
- Joint line
- Crack

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london@insall-architects.co.uk

Cundy Street Quarter, London

Fountain: Condition Survey
South Elevation

Project	No
GE.CSQ.05	1002

Scale (A3)	Status	Revision
1: 20	F	0

NOTES:

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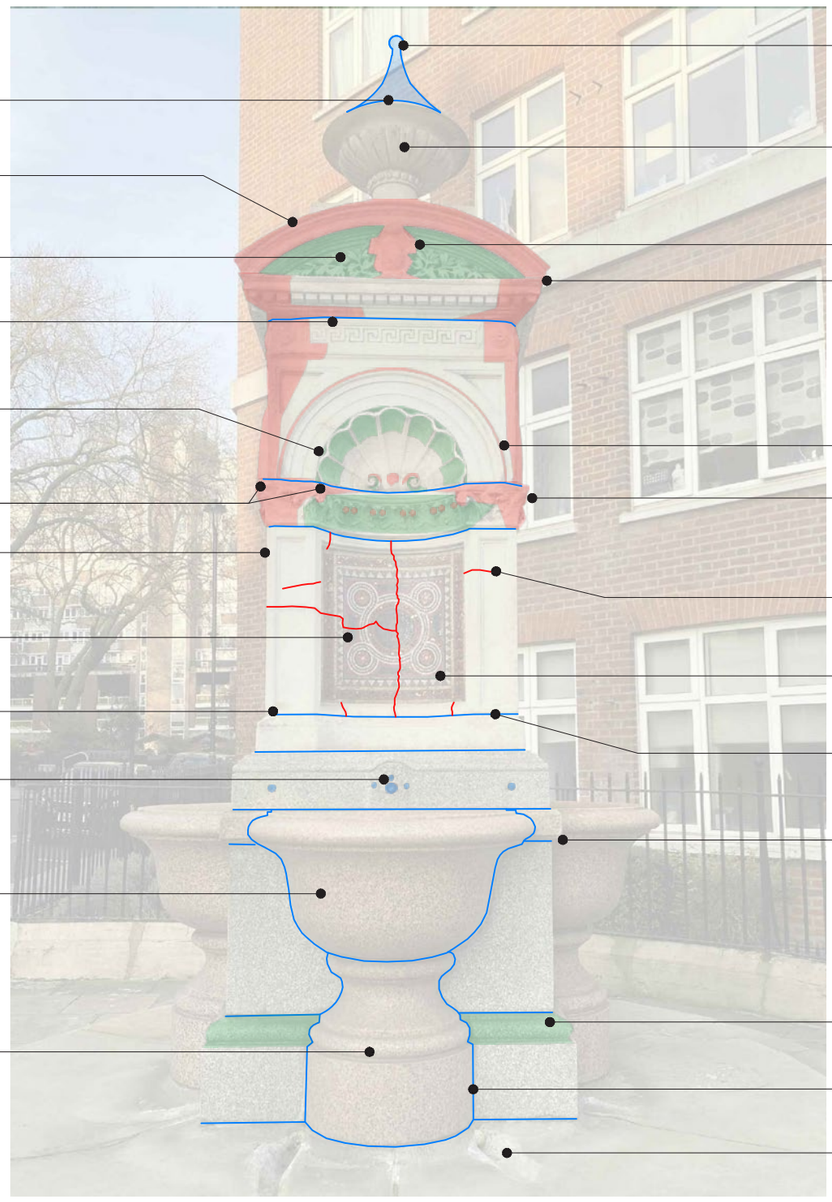
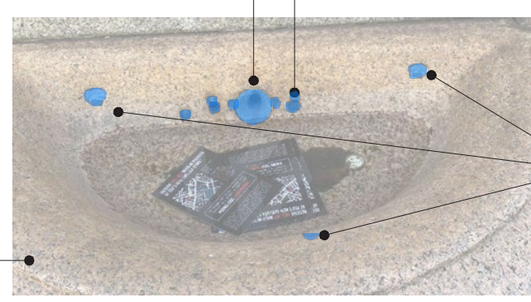


01 / 1003 West Elevation
1:20 @ A3



02 / 1003 West Basin

Key:

- Missing element
- Area of sulphuric crust
- Area damaged or heavily eroded
- Joint line
- Crack

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Cundy Street Quarter, London

Fountain: Condition Survey
West Elevation

Project	No
GE.CSQ.05	1003

Scale (A3)	Status	Revision
1: 20	F	0

NOTES:

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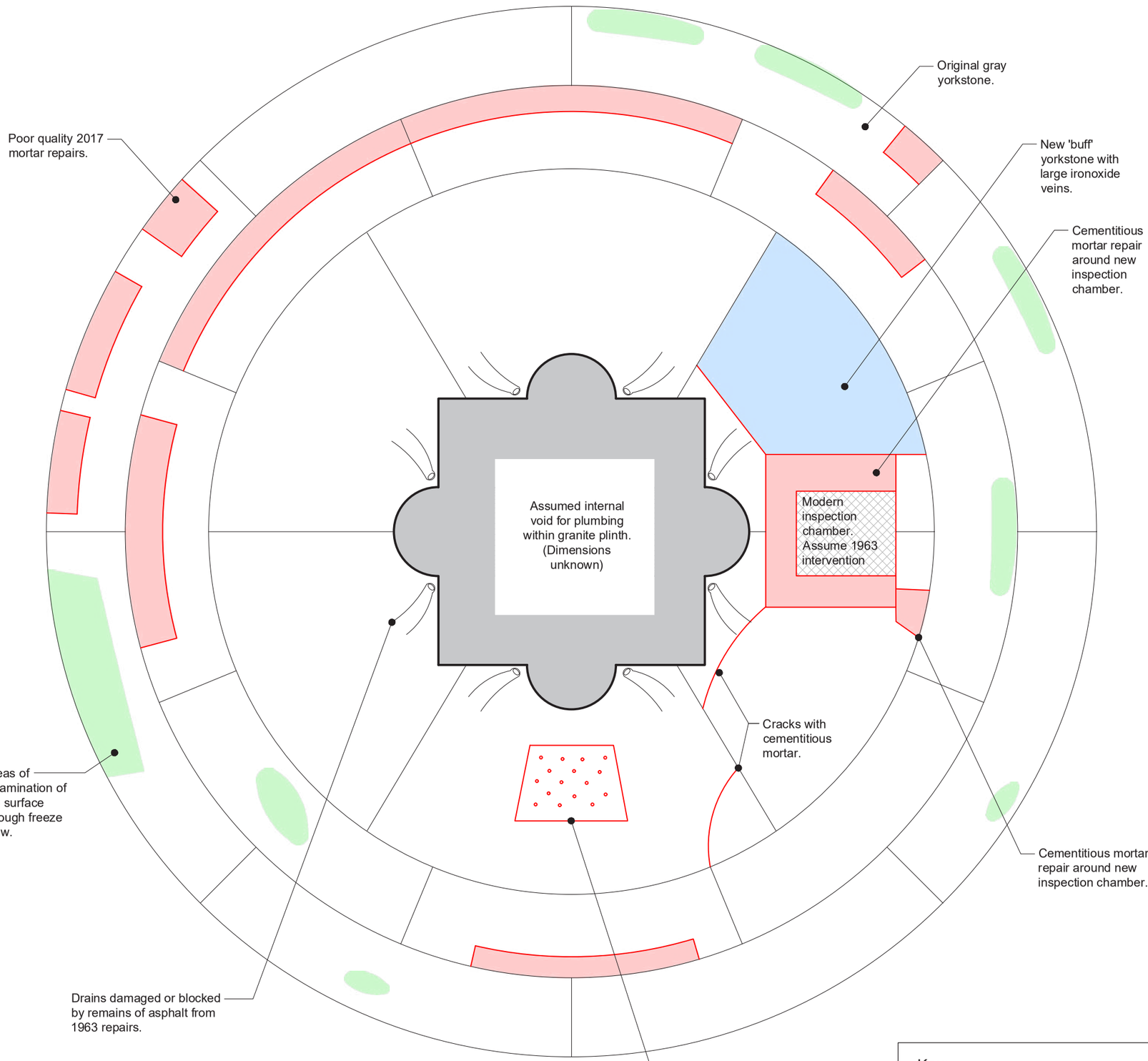

Key:

- 2017 new stone
- Delamination
- 2017 mortar repairs
- Joint line
- Crack

01 / 1004 — Plan of Steps — 1:20 @ A3

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Cundy Street Quarter, London

Fountain: Condition Survey
Plan of Steps

Project	No
GE.CSQ.05	1004

Scale (A3)	Status	Revision
1: 20	F	0

Arnrid Johnston Obelisk

Condition Survey Summary:

See Condition Survey drawings on subsequent pages for specific details. The conditions of the obelisk was found to be generally poor with much of the original carved detail within the Portland stone now lost due to exposure to the weather and the wear and tear of a children's play ground over the years.

Relocation Method Statement:

Dismantling:
Prior to any dismantling the obelisk should be recorded in detail to include a measured survey to enable its accurate reconstruction in a new location or complete replacement should it go missing or break. Measurement recordings should also be taken during dismantlement of hidden surfaces.

The existing obelisk could be carefully dismantled using a lifting gear and gantry subject to estimated weights and fixing locations. Each piece of the obelisk should be lifted vertically in tern starting from the top.

The Exploded Axonometric drawing opposite is a guess at the likely arrangement of stones and pieces. The true number of pieces and how they fit together can only be confirmed during dismantlement.

Joints should be carefully loosened by hand. Each section of the obelisk should be properly protected before lifting to ensure any surface detail is not lost. It is assumed that each section is connected by locating dowels that are not structural.

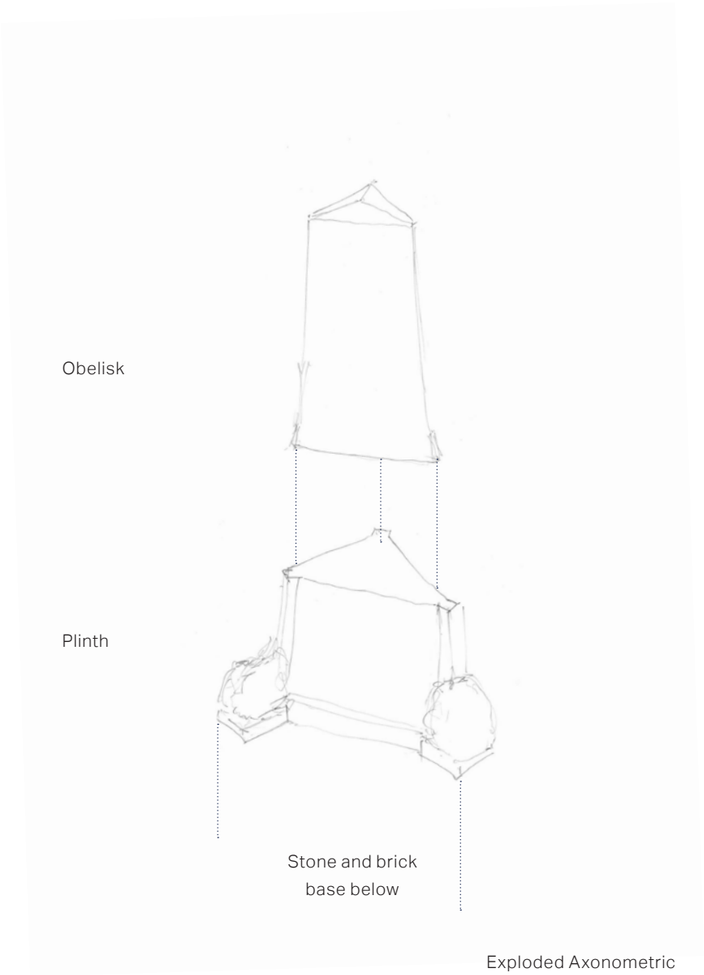
Transport:
Each piece of the obelisk should be robustly labelled with a unique number to identify it for reconstruction potentially in a number of years time.

Each piece should be adequately protected and put within robust ply containers for transport.

A suitable vehicle should be used with good suspension and a route chosen to avoid any sharp corners or bumps in the road.

Storage:
Each section should be removed from its container and stored within a secure undercover site owned by Grosvenor Estate with allowance for insurance.

Each section needs to have good airflow around all surfaces. Moisture readings should be taken to all sections to monitor the rate the materials dry out. Fluctuations in temperature should be kept to a minimum to avoid mobilising the residual soluble salts within the fabric and the potential for damage to the surface. The sections should be checked at regular intervals during storage to record moisture and assess any evidence of salt efflorescence on the surface.



Exploded Axonometric

Potentially, some conservation work could take place while the elements are in storage such as sulphuric crust removal and mosaics repair.

Reinstatement:
The Obelisk's new location is now a public one outside the affordable housing entrance much like its current location.

Prior to reinstatement the foundations and services should be considered and designed. The obelisk should be reassembled based on the lessons learnt from its dismantling.

Repair Proposals:

The below proposals suggest repairs that go beyond the basic repairs required for the process of a simply relocating the obelisk. The repairs suggested below look to improve its existing condition, extend its life and enhance its significance.

(The suggestions generally start from the top of the obelisk and work down)

1. Weather protection in new external location: subject to trails, apply new lime sheltercoat built up over three very fine coats with slight variation in tone to help legibility. This will protect and consolidate the surface.

2. Remove sulphuric crust generally. Trails would be required to see which technique would be most effective and least damaging. Possible options to trial are Poultice and Laser.

3. Piece in lead flashing detail to prevent further erosion to the plinth stone.

4. Piece in new carved animal sections of stone at corners of plinth stone.

5. New sections of York stone to base where heavily weathered or damaged.

6. Replace bricks with new bricks to match existing.

7. Remove cement fillet at base

Regarding the lost incised lettering, according to the Historic England Technical Guidance for War Memorials, because we do not have the original transcription the incised lettering should not be re-carved.

Future Maintenance

Quinquennial survey system should be set up to establish maintenance and repair requirements for the obelisk as they evolve into the future.

Cleaning of atmospheric dirt should be reviewed annually with trials carried out for the relevant area to prevent any potential loss of detail or acceleration of decay mechanisms.

Sheltercoat may need to be reapplied every 5 to 7 years with the application of biocide over the sheltercoat once the lime has cured and settled into the surface to prevent biological growth.

View of Obelisk (Insall 2020)

NOTES:

Condition survey carried out on 12th February 2020.

No intrusive investigations have been carried out as part of this condition survey.

Incised lettering.

Pyramid shaped top to obelisk.

Area of saturated stone, staining and biological growth caused by rain fall.

Portland stone obelisk with carved relief of two children playing on rocking horses.

Sulphuric crust has built up within sheltered areas of the carved relief.

Portland stone plinth is heavily eroded with arris and corners missing. Detail and legibility of incised lettering below is also missing.

Carved fish (Obelisk and plinth stone noted to be in different location to V&A archive photo from 1926).

Joint line shows half of animal carving has been replaced. The 'replacement' stone is more weathered than surrounding stone, suggesting that this intervention perhaps happened early on or even during installation.

Areas of delamination of Yorkstone. Caused by rain water falling off the obelisk, pooling, saturating the stone, freezing and delaminating the stone.

Yorkstone is damaged by heavy use of the years. Assumed that a lot of wear took place while a children's playground.

Header bricks in lime mortar. Bricks are heavily pitted with surface sections missing. Biological or algae growth in areas where saturated.

Cracked and spalling concrete fillet to base. Sections missing.

01 / 1100 — South Elevation

1:20 @ A3

Key:

- Saturated stone with biological growth.
- Sulphuric crust
- Areas of damage, heavy erosion or delamination
- Joint line
- Crack
- Incised lettering

Notes

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Drawing Status

- F Feasibility
- S Sketch Design
- P Planning
- B Building Control
- D Design Development
- M Measurement
- T Tender
- C Construction
- R Record

Rev	Date	Dwn	Auth	Revision
0	21-02-20	TOB	-	Initial Issue

Donald Insall Associates
Chartered Architects and Historic Building Consultants

12 Devonshire Street
London W1G 7AB
(+44) 020 7245 9888
london@insall-architects.co.uk

Cundy Street Quarter, London

Obelisk: Condition Survey
South Elevation

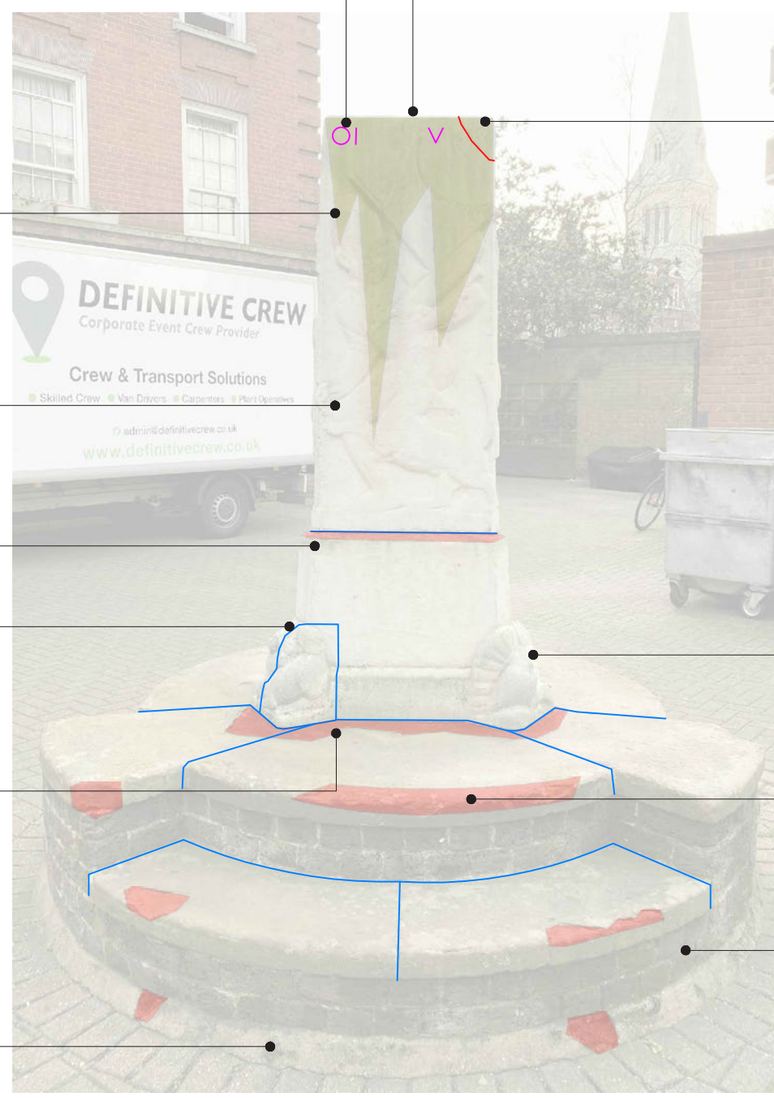
Project	No
GE.CSQ.05	1100

Scale (A3)	Status	Revision
1: 20	F	0

NOTES:

Condition survey carried out on 12th February 2020.

No intrusive investigations have been carried out as part of this condition survey.



Incised lettering, near all letters are now completely illegible.

Pyramid shaped top to obelisk.

Continuous crack to top, north west and north east elevation. Large section of stone has become separated from the obelisk. Likely to be caused by saturation through the top surface, areas freezing and expanding cause this area of stone to fracture and come away. Crack has been badly repaired in cementitious mortar and has now opened up again.

Area of saturated stone, staining and biological growth caused by rain fall.

Portland stone obelisk with carved relief of a boy carrying a boat and a dog at his heals.

Portland stone plinth is heavily eroded with arris and corners missing.

Joint line shows half of animal carving (assume to be of land mammals) has been replaced. The 'replacement' stone is more weathered than surrounding stone, suggesting that this intervention perhaps happened early on or even during installation.

Carved birds are heavily eroded with most detail missing (Obelisk and plinth stone noted to be in different location to V&A archive photo from 1926).

Areas of delamination of Yorkstone. Caused by rain water falling off the obelisk, pooling, saturating the stone, freezing and delaminating the stone.

Yorkstone is damaged by heavy use of the years. Assumed that a lot of wear took place while a children's playground.

Header bricks in lime mortar. Bricks are heavily pitted with surface sections missing. Biological or algae growth in areas where saturated.

Cracked and spalling concrete fillet to base. Sections missing.

01 / 1101 North East Elevation
1:20 @ A3

Key:

- Saturated stone with biological growth.
- Sulphuric crust
- Areas of damage, heavy erosion or delamination
- Joint line
- Crack
- Incised lettering

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Donald Insall Associates
Chartered Architects and Historic Building Consultants
12 Devonshire Street
London W1G 7AB
(+44) 020 7245 9888
london@insall-architects.co.uk

Cundy Street Quarter, London

Obelisk: Condition Survey
North East Elevation

Project	No
GE.CSQ.05	1101

Scale (A3)	Status	Revision
1: 20	F	0

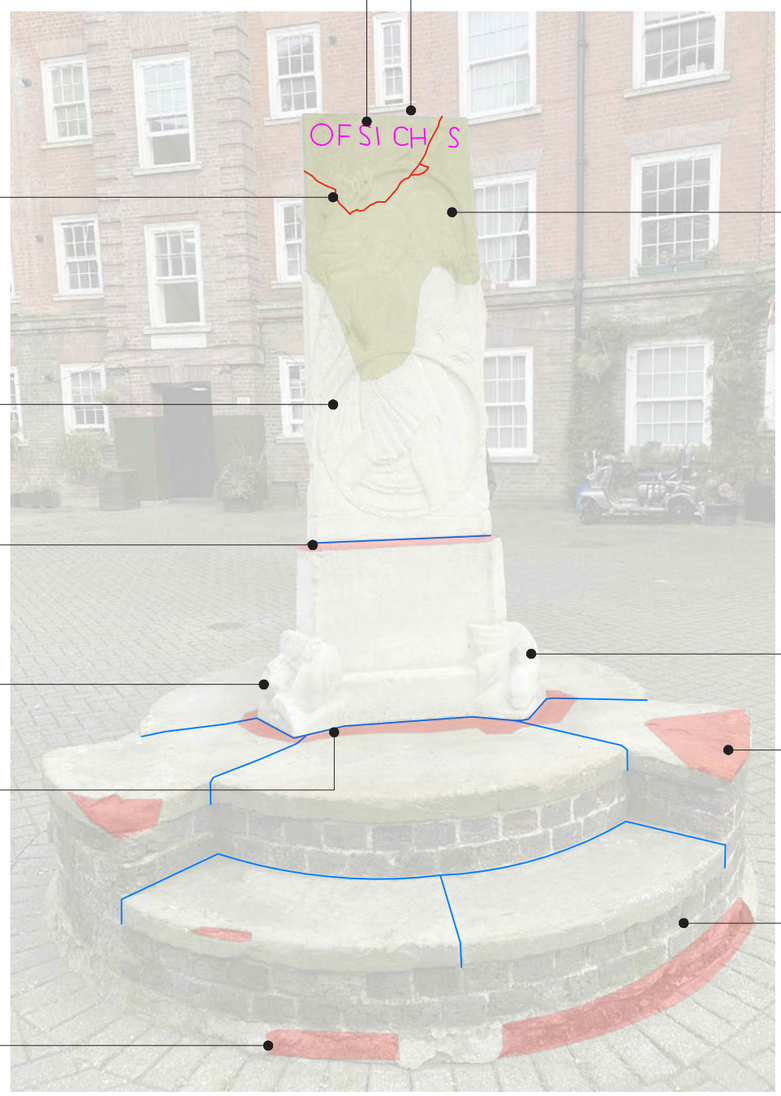
NOTES:

Condition survey carried out on 12th February 2020.

No intrusive investigations have been carried out as part of this condition survey.

Incised lettering, nearly all letters are now illegible.

Pyramid shaped top to obelisk.



Continuous crack to top, north west and north east elevation. Large section of stone has become separated from the obelisk. Likely to be caused by saturation through the top surface, areas freezing and expanding cause this area of stone to fracture and come away. Crack has been badly repaired in cementitious mortar and has now opened up again.

Area of saturated stone, staining and biological growth caused by rain fall.

Portland stone obelisk with carved relief of two children playing hoop rolling.

Portland stone plinth is heavily eroded with arris and corners missing.

Carved fish (Obelisk and plinth stone noted to be in different location to V&A archive photo from 1926).

Carved birds are heavily eroded with most detail missing (Obelisk and plinth stone noted to be in different location to V&A archive photo from 1926).

Yorkstone is damaged by heavy use of the years. Assumed that a lot of wear took place while a children's playground.

Areas of delamination of Yorkstone. Caused by rain water falling off the obelisk, pooling, saturating the stone, freezing and delaminating the stone.

Header bricks in lime mortar. Bricks are heavily pitted with surface sections missing. Biological or algae growth in areas where saturated.

Cracked and spalling concrete fillet to base. Sections missing.

01 / 1102 North West Elevation
1:20 @ A3

Key:

- Saturated stone with biological growth.
- Sulphuric crust
- Areas of damage, heavy erosion or delamination
- Joint line
- Crack
- Incised lettering

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Donald Insall Associates
Chartered Architects and Historic Building Consultants
12 Devonshire Street
London W1G 7AB
(+44) 020 7245 9888
london@insall-architects.co.uk

Cundy Street Quarter, London

Obelisk: Condition Survey
North West Elevation

Project	No
GE.CSQ.05	1102

Scale (A3)	Status	Revision
1: 20	F	0

K6 Telephone Kiosks

Introduction:

The pair of Grade II listed (list entry number 1226937) telephone kiosks ('A' and 'B') are located on the north eastern edge of Orange Square, on the junction between Ebury Street and Pimlico Road. They are both model K6, the most common red telephone kiosk model, with 60,000 installed across the country between 1936 and 1968 and 10,700 believed still to remain. They were designed by Sir Giles Gilbert Scott in 1935 to commemorate the Silver Jubilee of the coronation of King George V on behalf of the General Post Office. This pair are K6 Mark II versions which were introduced in 1939 to be more vandal proof. The kiosks have the 'Kings Crown (Tudor) which was used until 1952.

Condition Survey:

The inspection was undertaken between 11.00-12.00 in the morning on 8th May 2020 by Patrick Duerden. A visual inspection only was undertaken of parts of the kiosks that were accessible from ground level. It was not possible to access the rear of either kiosk, which were obscured by fencing that had been stacked against the superstructure. Both telephone boxes were operational at the time of the site inspection. Services were not tested. It was not possible to test lighting or other installed systems.

The pair are generally similar, painted cast iron structures, and differ only in the history of past repairs. The glazing assemblies in both kiosks are retained in position with studs rather than screws, indicating that they are K6 Mk2.

Both kiosks have side doors. The door to the northern kiosk (Kiosk A) has its door fitted on the left side panel and hinged left (type 6C) , and that to the southern kiosk (Kiosk B) has its door fitted on the right side panel and hinged right (Type 6D).

Both boxes have either previously been repaired by Unicorn Kiosk Restorations or have received replacement parts from the same manufacturer.

Construction:

The base of the K6 kiosk is a single piece cast iron sill frame. This forms a frame for the floor, which is formed on site of concrete.

The corner pillars are fixed to the sill frame with screws. The side panels, are fixed between the corner pillars. The tops of the corner pillars are connected by transom rails. This assembly is fixed with screws. The crown panels, which sit on top of the transom rails are also fixed to the corner pillars. The crown ornaments are separate castings, secured in place by the dome. All of these components are of cast iron, and form the primary structure of the kiosk.

Kiosk A

Kiosk B

The side panels include a solid cast iron back panel, door frame and glazed side panels. The door is of painted hardwood, it is hung on 1 ½ pair butt hinges. The top and bottom hinge have a leather restraining strap, and there is a door closer to the door head. Glazing to side panels and door alike is set in a cast iron frame. There are 8 rows of panes, with the central column of panes wider than those to either side. The glazing is mounted in a rebate, with a sub frame.

Telephone equipment, and the furniture fitted to Type K6 Kiosks varied over time. It was generally replaced when installed equipment no longer complied with current standards.

Kiosk A (northern) Condition:

This kiosk is generally in fair condition. The equipment appears to date from the 1980s. The door closer is a non-original item.

North Elevation

- Damage to the meeting stile of the door leaf, and the handle is missing.
- There is timber decay to the door head.
- The hinges have failed.
- The door leaf binds in the frame.
- The joints between rails and styles are starting to open up.
- Griffiti

West Elevation

- One of the panes of glass to the glazed panel has been replaced in polycarbonate.
- There is some corrosion to the cast iron frame apparent internally.

South Elevation

- One of the panes of glass to the glazed panel has been replaced in polycarbonate.

Internally

- The cover to the services panel to the rear wall was missing, and had been replaced with a painted polycarbonate sheet. This had become loose from the panel
- The handset to the telephone was damaged, probably by fire.

Generally

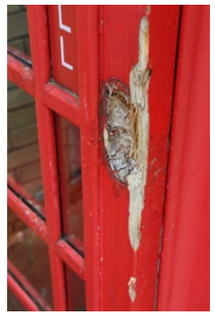
- There were numerous small defects to decorative finishes, including associated with areas of corrosion to the metal fabric.
- Moss and lichen were noted, particularly to the margins of the glazing.

Graffiti.

Timber decay to door head. Joints between rails and stiles are beginning to open up.

Hinges have failed.

Damage to the meeting stile of the door leaf, and the handle is missing.
The door leaf bends within the frame.



Kiosk A , North Elevation (Insall 2020)

Algae growth

Pane replaced with polycarbonate

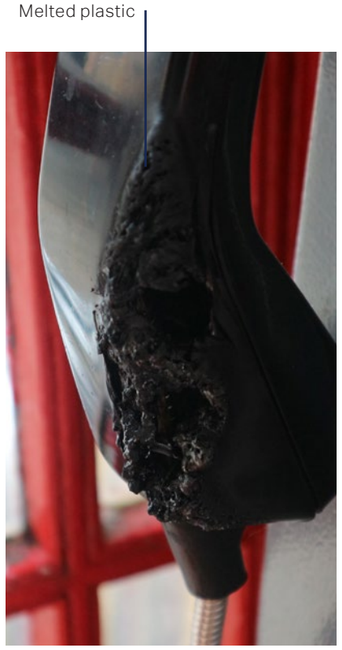
Kiosk A , South Elevation (Insall 2020)

Kiosk A , West Elevation (Insall 2020)

Kiosk A , Interior, general corrosion (Insall 2020)

Kiosk A , telephone station (Insall 2020)

Kiosk A , Interior, low level panel (Insall 2020)



Kiosk A , Handset (Insall 2020)

Kiosk B (southern) Condition:

North Elevation

- An area of corrosion to the glazed panel, also apparent internally where the glazing sub-assembly to one light was broken.
- Staining to one glass panel.

West Elevation

- There is some corrosion to the cast iron frame apparent internally.

South Elevation

- The joints between rails and styles to the door leaf are starting to open up.
- One of the leather restraining straps was frayed.

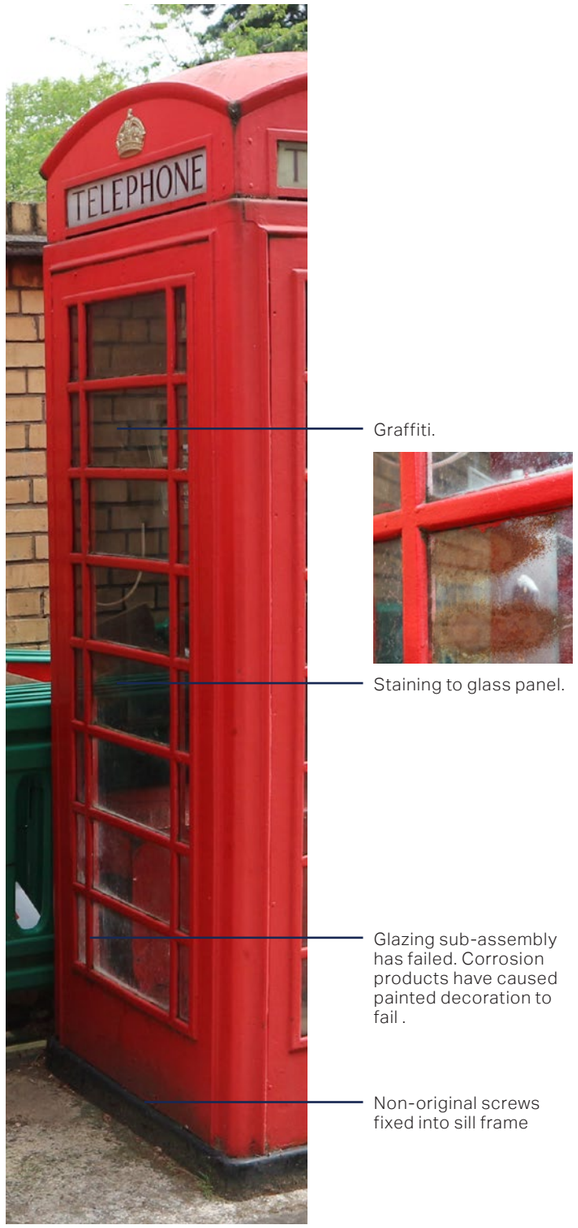
Internally

- Corrosion to the cover to the services panel to the rear wall.
- There are a number of non-original screw fixings to the sill frame at the base of the glazed panel to the north elevation, for an unknown purpose.

Generally

- There were numerous small defects to decorative finishes, including associated with areas of corrosion to the metal fabric.
- Moss and lichen were noted, particularly to the margins of the glazing.

Kiosk B , West Elevation (Insall 2020)



Kiosk B , North Elevation (Insall 2020)

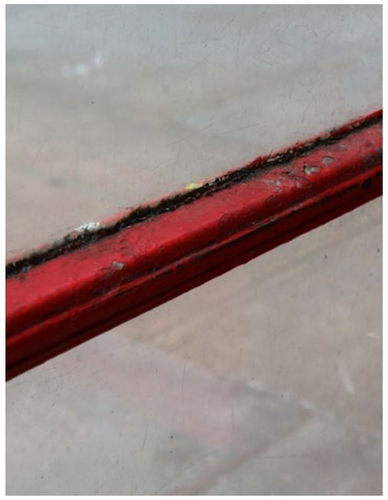
Non-original door closer.

Moss to panes.

Leather restraining strap has frayed.

Kiosk B , South Elevation (Insall 2020)

Kiosk B , North Internal Elevation. Window sub-assembly failed. (Insall 2020)



Kiosk B , West Elevation, window sub-assembly corroded. (Insall 2020)

Kiosk B , South Elevation, moss growth to windows (Insall 2020)

Kiosk B , Sill frame, modern screws within corroding frame. (Insall 2020)

Kiosk B , South Elevation, leather retaining strap has frayed. (Insall 2020)

Relocation Method Statement:

It is strongly recommended that this work described in this section be undertaken by a specialist with previous experience of dismantling telephone kiosks of this type.

Dismantling:
Prior to any dismantling of the kiosks, both kiosks should be recorded in detail to enable their accurate reconstruction in a new location or complete replacement should they go missing or break. Measurement recordings should also be taken during dismantlement of the foundation so that any screw holes can be reused. The contractor will be required to provide method statements describing the sequence of activities involved in all site operations, in order to establish that proposals meet project quality requirements.

The existing kiosks should be carefully dismantled in co-ordination with electrical and telecoms providers. For detailed information regarding assembly and tools required refer to historic assembly instructions found here https://www.britishtelephones.com/k6inst.htm

Joints should be carefully loosened by hand. Each section of the kiosks should be properly protected before lifting.

A specialist contractor may be able to relocate the kiosks without completely dismantling them into component parts using original GPO lifting apparatus that was developed for this purpose.

Transport:
Each piece of the kiosks should be robustly labelled with a unique number to identify it for reconstruction potentially in a number of years time.

Each piece should be adequately protected and put within robust ply containers for transport.

A suitable vehicle should be used with good suspension and a route chosen to avoid any sharp corners or bumps in the road.

Storage:
Each section should be removed from its container and stored within a secure undercover site owned by Grosvenor Estate with allowance for insurance (the courtyard at Walden House).

Each section needs to have good airflow around all surfaces. Moisture readings should be taken to all sections to monitor humidity to reduce risk of further corrosion. Fluctuations in temperature should be kept to a minimum. The sections should be checked at regular intervals during storage to record moisture and assess any evidence of salt efflorescence on the surface.

Potentially, all conservation work could take place while the elements are in storage such as removing rust and re-priming.

Reinstatement:
The Kiosks new location is to be within 1m of the existing location to the south west to enable the placing of planting and new wall.

Prior to reinstatement the foundations, concrete base, sill frame, electrical supply and telecoms should be considered and designed. The kiosks should be reassembled based on the lessons learnt from their dismantling and information found here: https://www.britishtelephones.com/k6inst.htm.

Repair Proposals:

The below proposals suggest repairs that go beyond the basic repairs required for the process of a simply relocating the kiosks. The repairs suggested below look to improve its existing condition, extend their life and enhance their significance.

All new parts should be taken from specialist suppliers making K6 Mark II parts to the original 1939 pattern design.

Generally, the specialist undertaking this work should refer to the original General Post Office (GPO) assembly instructions.

Kiosk A (northern)

1. Carefully rub back defective painted areas, treat rust and prepare for redecoration. Fully stripping all the paint from the particular part should be avoided if possible. Chosen paint system to be reviewed (silicone alkyd to be considered for longevity).

(Failed parts where found to be beyond repair or unsafe and redecorate while in separate pieces to ensure all surfaces are covered in a protective layer of paint to match original colours.)

2. Replace glazed timber door by replacing joinery elements only, in FSC hardwood. The original and existing glazing system s to be reused. New metal pull handle and hinges to match originals.

3. Replace two polycarbonate panels with new glass.

4. New painted metal cover to equipment panel.

5. New concrete foundation to house services within conduit and earth-spikes and earth-plates.

Kiosk B (southern)

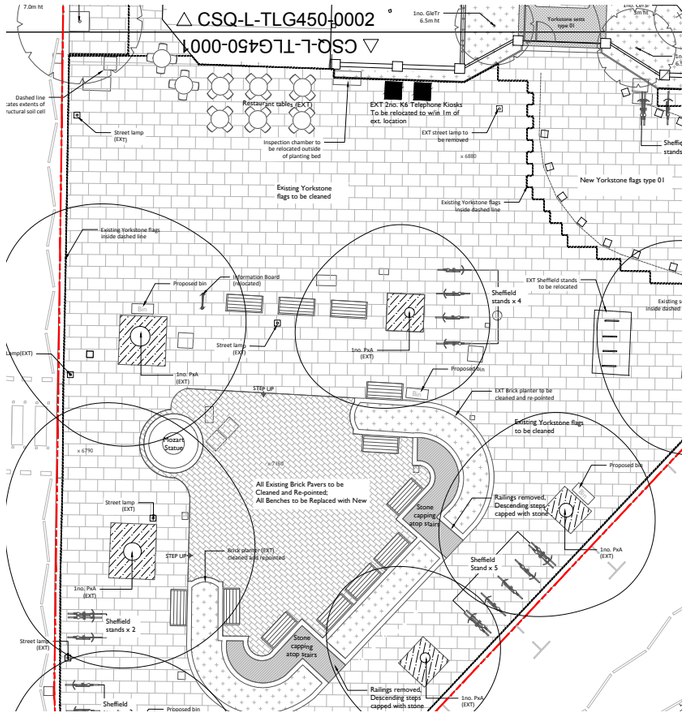
1. Carefully strip paint, treat rust, replace failed parts where found to be beyond repair or unsafe and redecorate while in separate pieces to ensure all surfaces are covered in a protective layer of paint to match original colours.

2. Replace frayed leather retaining strap to door.

3. Replace failed glazing sub-assembly systems to north elevation.

Future Maintenance

Quinquennial survey system should be set up to establish maintenance and repair requirements for the kiosks. Cleaning of atmospheric dirt should be reviewed annually with trials. Repainting or touching up may be required every 5 to 10 years.



Todd Longstaffe-Gowen CSQ-L-TLG450-0001 General Arrangement Plan

Donald Insall Associates