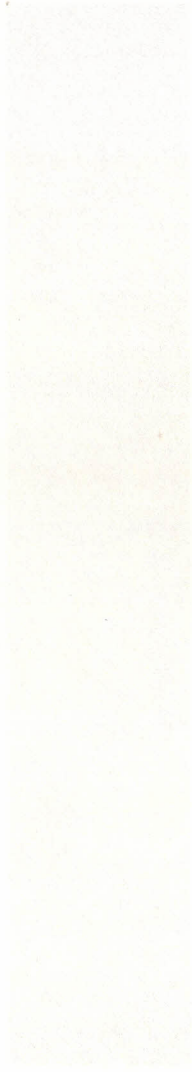


Greenwich Wharf - April 2007 Historic Wall Proposals
Land Use Consultants



REFERRED TO:
08 MAY 2007
RECEIVED
GENERAL MANAGER
GREENWICH WHARF

071137



Background

This document forms part of the submission to discharge Condition 45. The Condition states:

'Prior to demolition of the site, details of those brick structures of historic importance that are to be retained within the landscaping scheme are to be submitted to and approved by the Local Planning Authority'.

Given the requirement to excavate for underground parking and to construct a podium level – both of which cover almost the full entirety of the site – there are no opportunities to conserve in-situ any structures should they be deemed of historic importance apart from the river walls themselves. On review with the London Borough of Greenwich Conservation Officer we understand that the stone off-cuts, found in the wall along Cadet Place, were identified as the only historic material that needed to be retained, and incorporated in the future landscape scheme.

Following discussion with London Borough Greenwich it was agreed that this condition would be discharged in two parts:

- A) Salvage and storage of selected stone.
- B) Designs for the reuse of the salvaged material, integrated within the landscape proposals.

This document forms the first part of this process (Part A).



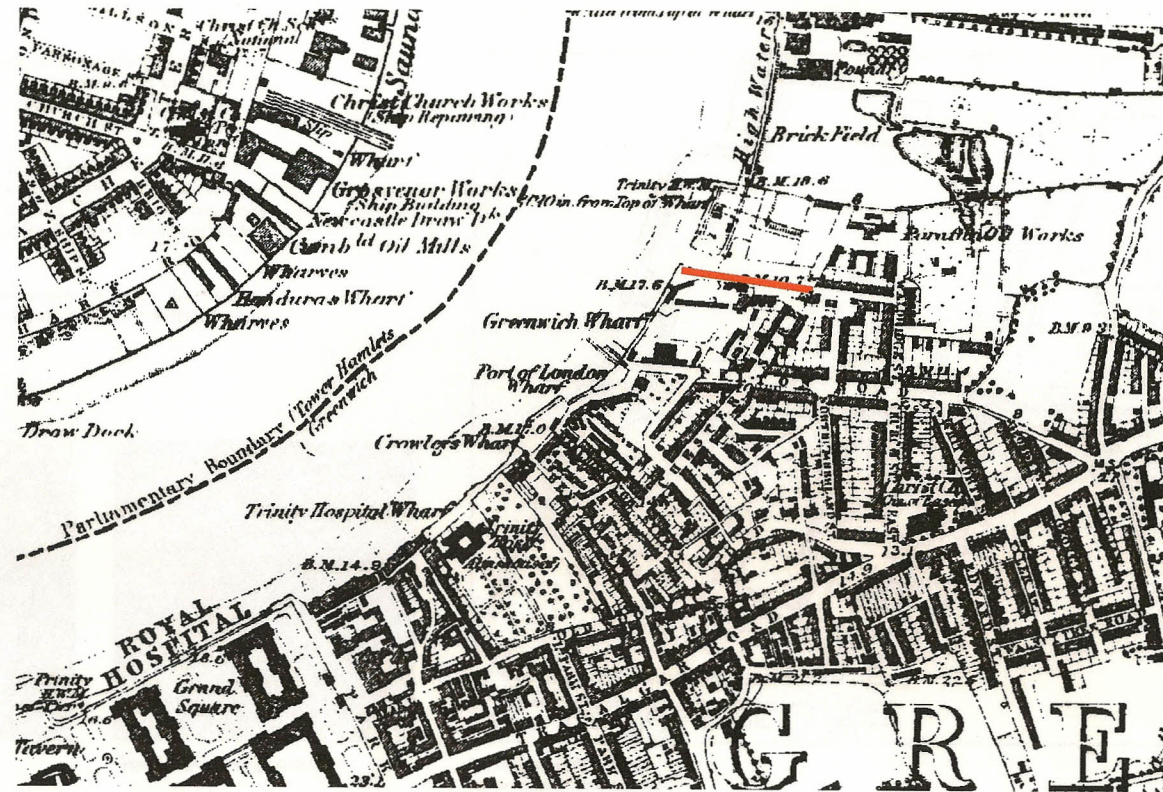
Cadet Place

The wall alongside Cadet Place marks the edge of an old footpath separating 'Greenwich Wharf' from 'Granite Wharf'. The wall is formed of various types of stone and brick which are thought to be off-cuts from stone worked in the yard when it was operated by John Mowlem. Much of the stone arriving at the wharf was Portland stone – and this is reflected in the make up of the wall.

The stone off-cuts make an interesting link to the history of the site; referring to the stone working that previously occurred here. It is considered that the preservation of some of the material from this wall and its incorporation in the new scheme presents the opportunity for making a characterful link to the past.

The wall lies immediately adjacent to the north elevation of proposed block 2 and over the podium parking. Retention in-situ is therefore not possible.

The principal value of the wall is as a historic reminder of the site rather than an attractive and positive townscape element in itself. Although we understand the wall to include off-cuts from statues or other monumental masonry we can see no pieces obviously evident in the wall.



Ordnance Survey 1880-1882 Greenwich Waterfront

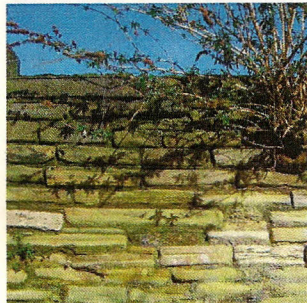
— Approximate location of wall

Condition Survey

The elevational photograph of the wall shows the jumbled mix of materials that constitute the wall – portland, york stone and granite, together with red stock brick - all of which are laid in a range of styles as befits a wall constructed over a period of time using materials to hand.

Much of the wall is in poor condition principally because of a lack of adequate coping so that the stone and brick are wet and flaky. In our opinion the materials are unlikely to survive demolition without a high percentage of irreparably damaged units. Those materials most likely to be suitable for reuse are the larger granite and Portland pieces, together with a limited amount of carefully selected york stone.

Neither the brick, because of its porous nature, or the york stone (because its riven or tooled face will have been fouled by mortar) are suitable for laying as paving. Both in most part are in poor condition.



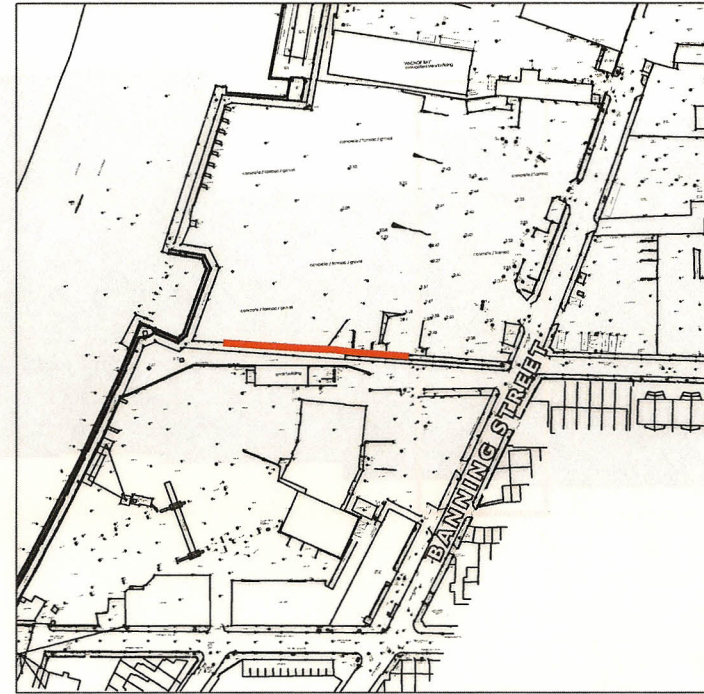
Typical york stone components



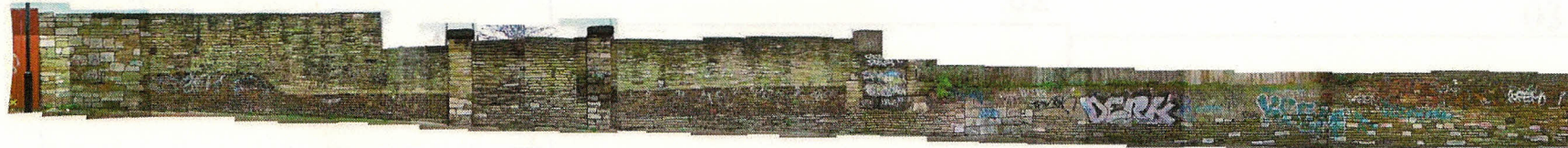
Typical red stock brick



Typical larger sized granite block

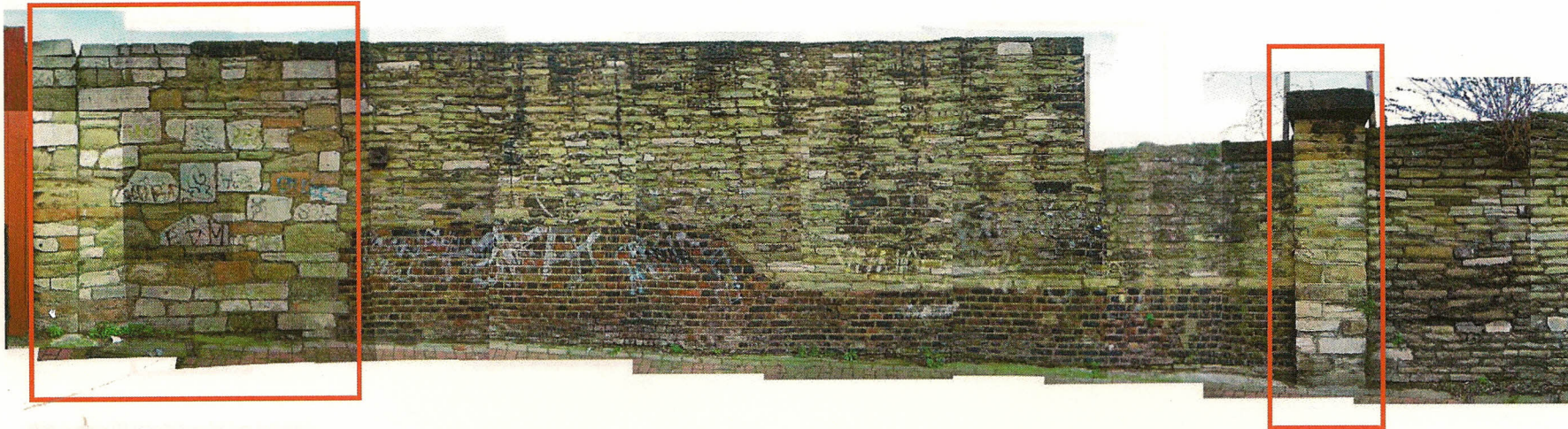


Survey and wall location
— Approximate location



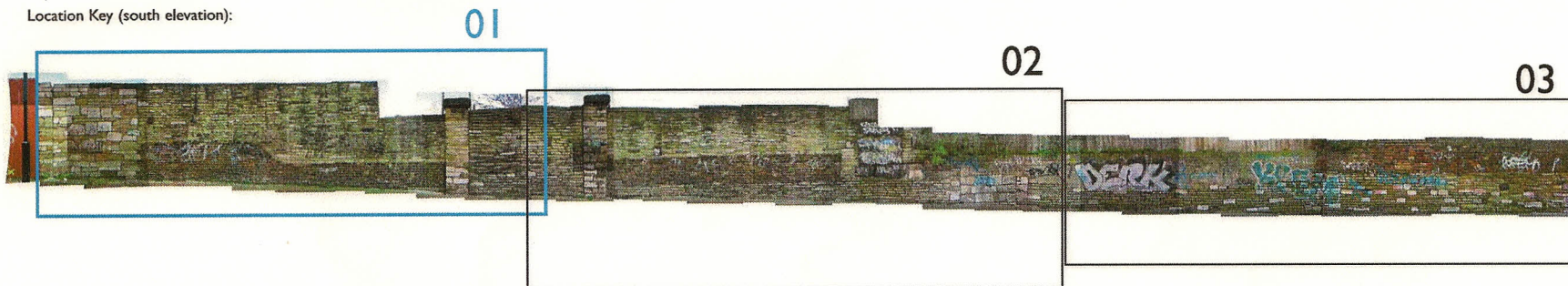
South elevation of historic wall

Wall Section 01: Proposed Areas of Material to be retained outlined in red.

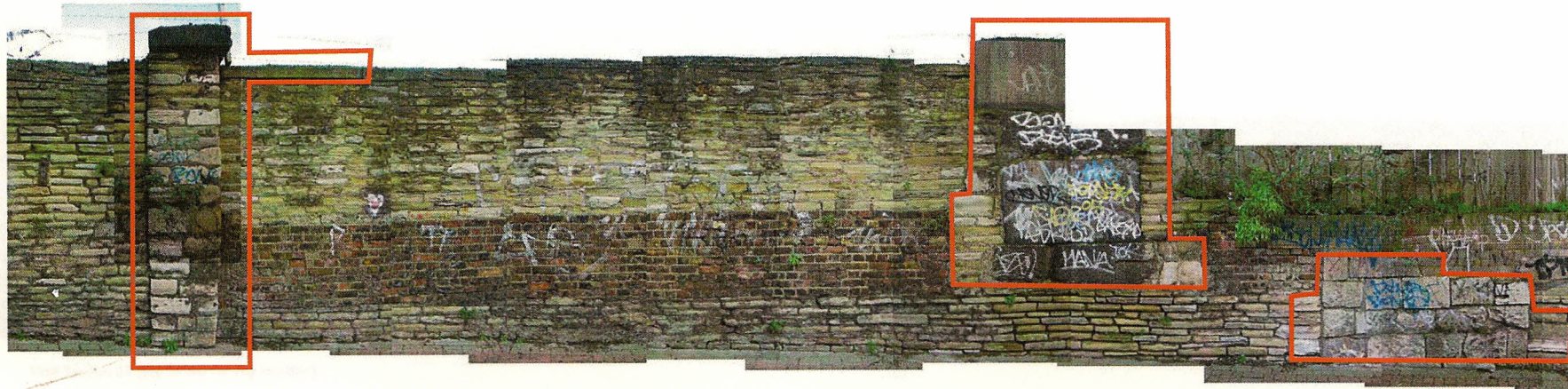


Wall Section 01 (see below for key location)

Location Key (south elevation):

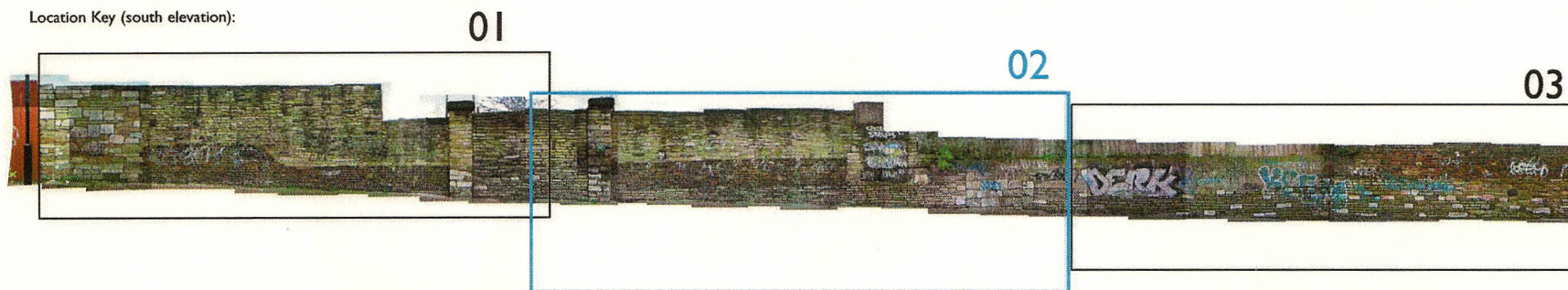


Wall Section 02: Proposed Areas of Material to be retained outlined in red.



Wall Section 02 (see below for key location)

Location Key (south elevation):

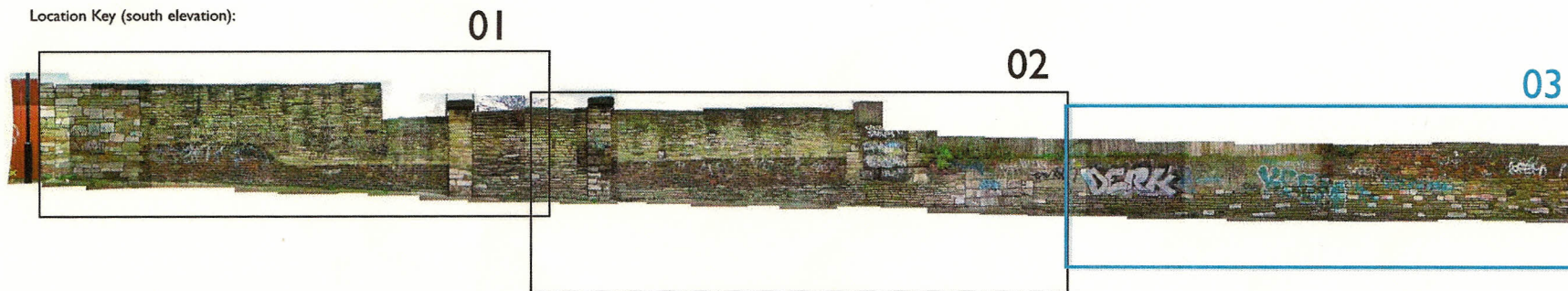


Wall Section 03: Poor condition, material water damaged and fragile, making unsuitable for re-use.



Wall Section 03 (see below for key location)

Location Key (south elevation):



General Principles:

Materials to be salvaged from the wall would be identified and suitably marked in-situ. The wall would be photographed from both sides before demolition as a record. Sections of the wall to be reused would be carefully taken down and the materials taken off site for storage if no suitable location can be identified on site.

Proposals will incorporate stone carefully selected from the retained material, re-using it in an integrated way within the landscape proposals. Details of re-use proposals will be submitted as part of the detailed landscape proposals, as appropriate to the stage of work. This is in accordance with condition 10:

'Full details of the open space, the design and landscaping of all un-built areas in the development, including all pedestrian and cycle linkages, hard and soft surfacing and means of enclosure, lighting and street furniture and river life saving equipment shall be submitted to, and approved by, the Local Planning Authority prior to the relevant part of the development commencing.'

Removal / Storage Methodology :

- 1) Document sections of wall photographically (both sides)
- 2) Mark stones to be removed on site – spray tagging.
- 3) In areas of wall where stones to be kept, all demolition should be undertaken by hand, ensuring that stones are not damaged.
- 4) Stone to be kept should be cleaned by suitable method.
- 5) Storage location on site to be agreed with contractor and LBG. If no suitable storage location is found a location off-site should be agreed.
- 6) Material should be stored carefully and safely and covered. The area fenced off with 1.2m high chestnut pale fencing to ensure area protected from dumping/ piling.
- 8) Materials not required for reuse shall be disposed off site, recycling if appropriate.