

MORELANDS & RIVERDALE BUILDINGS

PROPOSED FIRST PHASE DEMOLITIONS

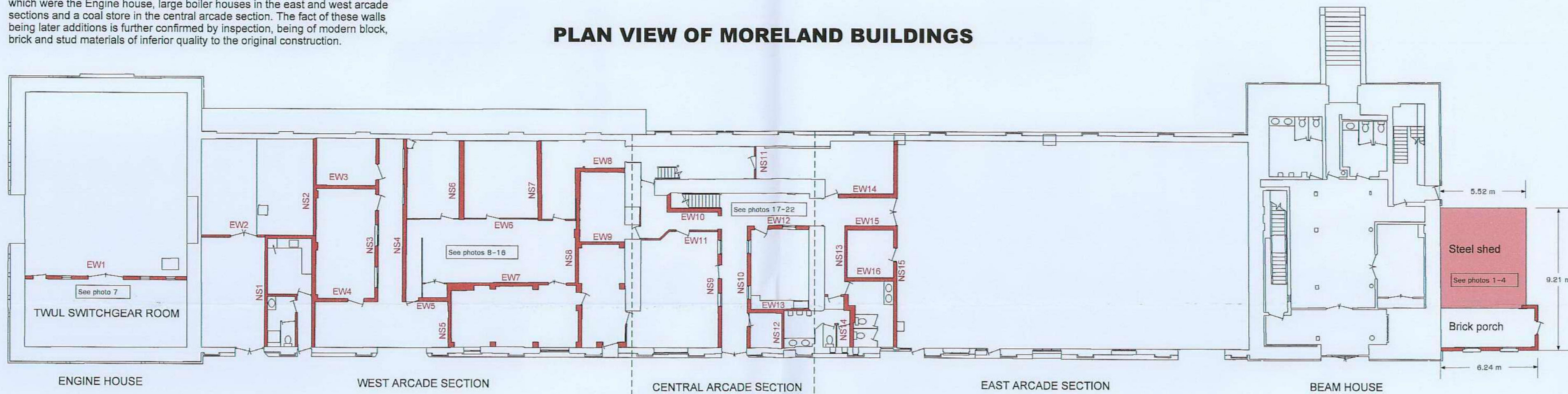
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- 5 JUL 2012
PLANNING

STRUCTURES TO BE DEMOLISHED ARE SHADED RED

GROUND LEVEL INTERNAL PARTITION WALLS IN MORELANDS BUILDINGS

All the walls shown for demolition are relatively recent additions. The original 19th C. drawings for the buildings and historic photographs indicate open plan spaces which were the Engine house, large boiler houses in the east and west arcade sections and a coal store in the central arcade section. The fact of these walls being later additions is further confirmed by inspection, being of modern block, brick and stud materials of inferior quality to the original construction.

PLAN VIEW OF MORELAND BUILDINGS



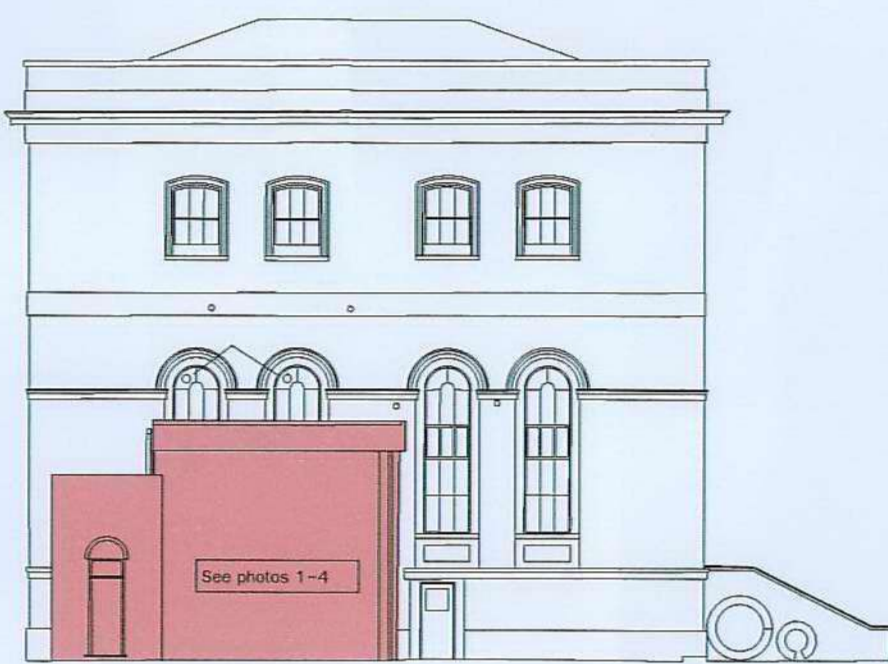
Wall ref. EW1:

Switchgear room in Morelands Engine House, constructed late 1980s. Thames Water Utilities Ltd. currently still operate this switchgear, but are constructing a new switchgear room elsewhere on their adjacent site. 'Switch-over' is estimated for March 2013, after which the brick wall and flat roof will be carefully removed to allow for specification of repairs to the original interior.

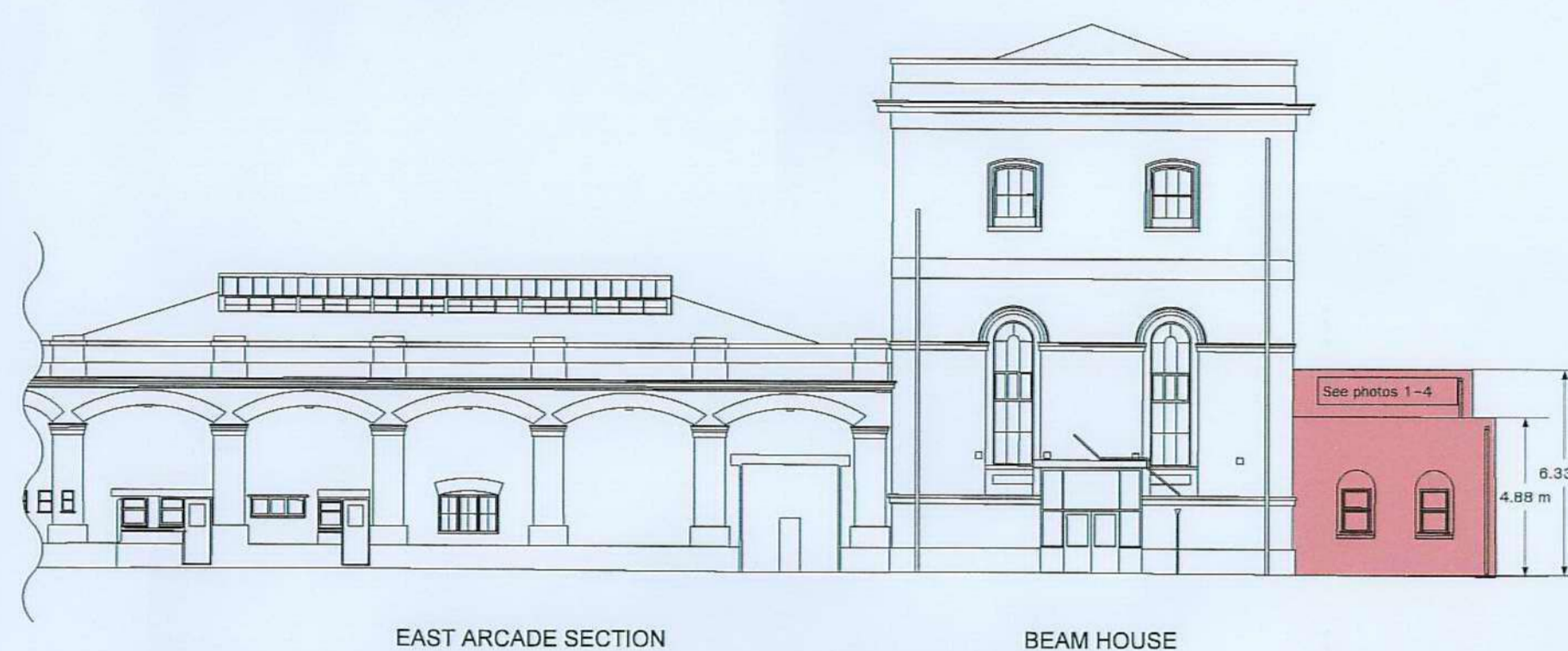
Wall refs. EW2 – EW16, NS1 – NS15:

These partition walls, all of approx 3M height were constructed in various phases throughout the late 20th C, forming offices, VCs and stores for Thames Water. Removal of these added walls will restore the original open-plan form of the buildings and enable accurate survey and inspection of the interiors which is essential to the formation of new proposals.

EAST ELEVATION



SOUTH ELEVATION (PART)



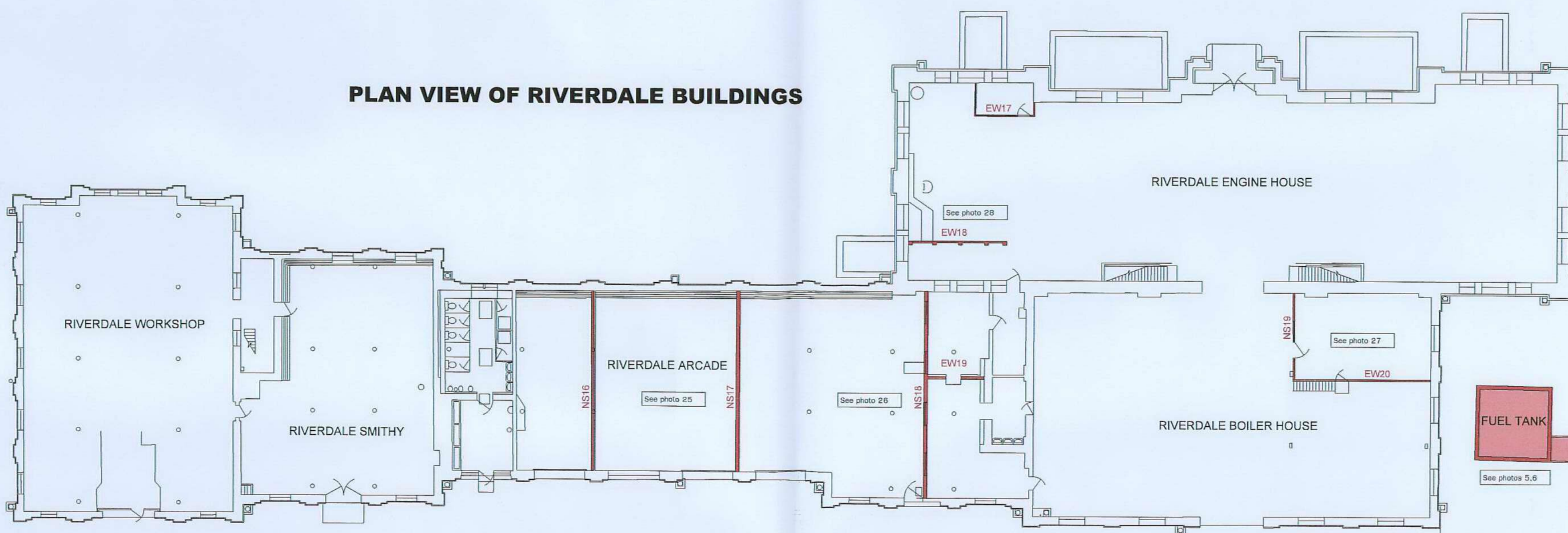
BRICK PORCH & STEEL CURTAIN-SIDED SHED ON EAST SIDE OF BEAM HOUSE

These structures together form a single open interior and were added to the Beam House in the late 20th C, part obscuring two of the large east windows of the Beam House, the lower parts of these windows being brick-filled. The structures hide extraction/air-conditioning plant mounted to the east wall of the Beam House and the flat roofs above the structures are substantially decayed, allowing many years of pigeon intrusion, with consequent mess. Steel beams inserted into the Beam House will be initially cut away and later repaired within a carefully specified brick/masonry conservation programme.

There are three reasons for the proposed demolition:

1. Aesthetic – the appearance of the site, particularly from the public vantages on the main road to the north, will be substantially improved.
2. Removal of the structures will permit better inspection and survey of the east face of the Beam House to enable a schedule of repair.
3. Removal will create much needed vehicle parking and turning space for construction.

PLAN VIEW OF RIVERDALE BUILDINGS



INTERNAL PARTITION WALLS IN RIVERDALE ARCADE BUILDING

This building was originally an open plan coal store (as seen in the original 19th C. drawings) with an overhead coal wagon dispensing system running between the columns. It was later simply divided in the mid 20th C, following removal of the Riverdale engines. These simple partitions are of brick and timber studs running between or around the iron columns and are of full height, dividing the roof level clerestory window range.

Removal of these partitions will enable a better survey of the fine roof space and better consideration of designs for the roof space, enabling proposed raised floor levels to be mocked-up in scaffolding for consideration by clients and the planning authority.

GROUND LEVEL INTERNAL PARTITION WALLS IN RIVERDALE BOILER & ENGINE HOUSES

The walls shown for demolition are very recent (late 20th C.) additions in concrete block providing stores and housings for electrical plant. Their removal, allied to removal of the extensive modern wall mounted services and modern hoist gear, will enable cleaning and repair of the original wall surfaces which are to be exposed in the later proposals.

FUEL TANK & BUND SOUTH EAST OF THE RIVERDALE BUILDINGS

Removal of the long since redundant late 20th C. fuel tank will create essential turning and parking space for larger construction traffic and improve the appearance of the site.

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All dimensions in metric metres

Dimensions are indicative only

At time of drawing survey details are unavailable, this drawing is based on information supplied by Thames Water, the accuracy is to be verified, but cannot be confirmed.

All dimensions are subject to change following survey.

Scale: 1:200
Ref: EC03
Client: Blackbottle

Drawn: KP
Date: 26/06/12
Size: A1

