

Granite and railing reconciliation report

Granite reconciliation

Union Terrace Gardens granite works is extensive and covers a range of features that require different methods of removal, repair, alteration, and re-building. These are split into the following elements

- Union Terrace balustrades (remove and re-build)
- Rosemount Viaduct balustrades (removed, some material re-used)
- King Edward statue and balustrades (remove and re-build)
- Grand staircase & Rosemount staircases (removed and re-built in different configuration)
- Gents toilets wall (top of wall removed and re-built to different configuration)
- Walkway 1 entrance (removal of granite wall, stone to be cut and reformed for new pillars)

Union Terrace balustrades

Prior to works being undertaken a detailed photographic survey was undertaken. Each individual element from base-stone to coping stone was numbered. None of this granite has been removed from site unless it has been damaged. A separate survey detailing visual damages was also undertaken, see appendix.

Rosemount Viaduct balustrades

A detailed photographic survey was undertaken. The Rosemount Viaduct balustrade granite was removed to the approved temporary storage facility. A handover document was produced and signed by a sub-contractor representative. This balustrade does not get re-built but the units have been identified as spares for any damages. There is also an extension northwards of the Union Terrace balustrades where some of this material will be re-used.

King Edward statue and balustrades

A detailed photographic survey was undertaken on the statue, plinth, steps, and balustrades. 90% of this material will be re-built once the new gents toilet roof has been cast. This material is being stored at the approved temporary storage location. Some of the balustrades will be identified as surplus at the location of the new entrance to Union pavilion.

Grand & Rosemount staircases

The Grand staircase was surveyed at the start of the project and a drawing produced (LDA 5442-LDA-00-ZZ-DR-L-8209-C) of the existing condition. The treads will not be re-used due to their thickness, this thickness being less than the minimum stated in the building standards regulations. Some treads have been identified as compliant and suitable to be used on the reconfigured Rosemount staircase. All the walling and cope stones are numbered and have remained on site along with the identified treads (16no) for re-use.

All Rosemount staircase materials remain on site.

Gents toilets wall

Top two course of this stone have been removed to allow the safe removal of the existing concrete roof. These will be re-built in-situ and remain on site.

Walkway 1 entrance

The large granite wall above walkway 1 entrance has been removed off-site to the approved temporary storage location. Each block has been numbered and photographed and a handover document completed. A proportion of this stone is to be re-cut to form new pillars at either side of the walkway entrance from Union St. The remainder is surplus and will be returned to ACC at an appropriate time.

Other granite

Other elements of granite around the gardens:

1. Retaining wall at north entrance, partially dismantled and material remains on site
2. Corby Heugh/well adjacent to grand staircase, dismantled and retained on site
3. Lower gardens steps – 26 treads in total. 20no remain on site and another 6no are at the temporary storage location
4. Mary Slessor memorial – dismantled and retained on site
5. Granite kerbs adjacent to grand staircase - most of these were damaged during removal of the attached railing (railing has been moved to ACC permanent storage location). There are a few left on site which we were able to detach the bottom of the railing which will also be put into permanent storage.
6. Granite coping stone at Rosemount which contained armorial railings - This had large holes on the top of the cope which occurred when the railings were being removed. In getting the armorial railings out intact this material was too damaged to be retained or re-used.
7. Foundation block below Rosemount balustrades –The build up of this wall was small of stone with even smaller slivers of granite between. The back of the wall is selected rubble. A section of this was removed and crushed during the groundworks phase of the switchback ramp. Due to the random nature of the rubble wall build up the site team did not anticipate that this poor quality material was to be retained. Granite kerbs – Granite kerbs from Union Terrace have been returned to ACC.

Statutory Conditions

Storage of granite is covered within the Listed Building consent (170496/LBC) and in particular condition 16 - Granite storage. To comply with this condition Balfour Beatty supplied a proposed methodology and agreed with their subcontractor, Graham Cheyne Builders, to utilise off-site storage at his yard at 2 Walker Lane, Torry. These were for items that were for re-use, alteration, or potential re-use. A site survey of the condition of the balustrades was also supplied as part of the submission. This was discharged on the 22nd July 2020.

Re-use of granite duntakings is covered within the original planning application (170497/DPP) and in particular condition 11. Drawing no's 5442-LDA-00-ZZ-DR-L-8204 & 8205 were issued to discharge the condition on the 7th February 2020.

Summary of incident

The grand staircase was dismantled around the middle of April and all material identified for re-use was set aside including 16no stair treads for Rosemount staircase. The remaining granite was stacked at the bottom of the slope and lay there for some time until it was decided that G Cheyne should store these at his yard in Torry. Some of the granite could potentially be re-used and therefore we did not want to take it to permanent storage location and subsequently have to bring it back.

Railings reconciliation

Introduction

As part of the works the railings within the park are either to be removed, replaced or reconfigured. The existing railings can be split into 4 distinct types outlined below. A site plan showing the location of the railings is included with this report.

Armorial railings (ref dwg no's 5442-LDA-00-ZZ-DR-L-8201&8202)

A number of these are to be restored and retained, the rest are to be stored at Sc lattie Quarry. There were 50no panels with assorted posts and 1no gate.

These are currently situated at the following locations

40 panels are currently with our specialist subcontractor, 24no being restored and 16no unrestored (spares).

There are 9no panels and one no gate at Sc lattie Quarry with assorted posts

There is 1no restored panel on site

Grand Staircase railings

33no panels were carefully removed and are now at Sc lattie Quarry. Refer to conversation plan item 4.4

Ladies Toilets Railings

15no approx. 1m length panels were removed and are now at Sc lattie Quarry. Refer to conservation plan item 4.6

General park railings

These panels were designated as being of no historical significance and are to be replaced. The majority have been removed to qualified waste disposal site. There remains a number still in-situ which will be removed over the coming weeks. Refer to conservation plan item 4.6

Lamp and lighting features reconciliation

Seven green lamps from grand staircase currently held on site – not to be reused. One green lamp missing from before site start

One black cast iron feature lamp structure reconditioned, stored on-site – to be reinstated

Nine black cast iron feature lamp structures currently being reconditioned, held by specialised contractor – to be reinstated

One number black cast iron feature lamp structure noted within the conservation statement as ‘displaced and lying in adjacent gardens’, has never been found. A new one is being made to match the existing one at top of stairs to Gents toilets.

Black cast iron feature lamps on Union Bridge retained on-site

Actions

1. Following the above reconciliation of granite, railings (including heraldic shields), lamps and lighting features, none of the aforementioned items will be taken off-site without a full record of such, and confirmation that it has been approved to be removed by the Council.
2. BB have reinforced the approved and correct working methods to their sub-contractor.

Appendix

1. Marked up reconciliation plan, handover documentation and photo records
2. Submission for LBC condition 16 including damages report
3. LDA drawings mentioned in report
4. Photos of Rosemount balustrade foundation stone
5. Railing reconciliation plan