

LONDON BOROUGH OF TOWER HAMLETS
HISTORIC BUILDINGS GRANTS

**Place Shaping Team
Directorate of Development and Renewal
Town Hall Mulberry Place
5 Clove Crescent
Poplar, London E14 2BG**

**APPLICATION FOR A GRANT UNDER THE PROVISION
OF THE PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS)
ACT 1990**

Please read the guidance notes carefully. These set out the criteria against which applications are assessed and may prevent unnecessary work.

The grant forms should be completed and returned to the address above. Please answer all questions; an incomplete form can not be assessed.

**The form must be accompanied by two estimates broken down into the elements of the work and full details of work proposed and photographs of the building.
(See Guidance notes at the back)**

1.a Full postal address of the building or site for which grant is sought.

St Mary & Holy Trinity church
230 Bow Road
London E3 3AH

1.b Is the building a statutorily Listed Building under Section 1 of the Planning (Listed Buildings & Conservation Areas) Act 1990?

Yes

If so, is it Grade I, II, II* - Grade II*

1.c Is the building within a Conservation Area?

Yes. (Fairfield Road)

1.d Is the building a "Locally Listed" building?

No

2. Name, address and day time telephone number of applicant.

Andrew Sargent
33 Coborn Street
London E3 2AB

0208 981 3980

3. Is the applicant the freehold owner of the building or land concerned, and totally responsible for its upkeep and repair?

Yes (but see below)

If No, please explain (use a separate sheet if required), the applicant's legal interest in the property, and/or who is responsible for upkeep and repair.

The building and the surrounding churchyard is owned by the Church of England Diocese of London, but LBTH are responsible for the upkeep and maintenance of the churchyard.

4.a What is the present use of the building or site?

St Mary's church - "Bow Church" - serves the Parish of St Mary's and Holy Trinity. A full range of Sunday and other services is held in the church. The building also hosts a wide variety of community activities (eg concerts, plays, fairs, bell-ringing and open days) and is home to the Bow Foodbank.

4.b What is the proposed use after repair? (If different from 4a)

The existing uses will continue– but the repairs will also allow the development of an enhanced range of community activities, serving a broader audience.

5.a Description of proposed works (a copy of the detailed specification and, if alterations are proposed, drawings of the buildings as existing and as proposed, must be enclosed).

St. Mary's church is faced by many urgent repair problems, essentially all stemming from water penetration at both high and low level. This water penetration is damaging the building's historic fabric, leading to incipient structural problems, a deterioration of the building's external appearance and loss of important historical features dating back over 500 years. Because of these threats to the building's significance Historic England recently placed St. Mary's on its Buildings At Risk Register.

All the surveys and investigations required to be undertaken in the development stage of the project have now been completed. Our chartered architects (Thomas Ford and Partners) have recommended, and the St Mary's Building Group supervising the project has now agreed, that the Phase 1 development stage will focus on **the west end tower**, where remedial and restoration work is most critical. Specifically the work will cover:

- repairs of the deteriorating bell-tower cupola in treated softwood and the renewal of its weather coatings
- repair and renewal of gutters and rainwater goods on the tower
- renewal of stone weathering details to throw water off the face of the historic stonework
- removal of Portland cement pointing from the Kentish rag-stone stonework and re-pointing with lime mortar to ensure moisture can leave the stonework at the joints, as originally intended, rather than through the face of the stone, which is currently causing the significant loss of historic fabric.

Access to the site is extremely restricted. We believe that the only feasible solution for the delivery of scaffolding, building materials etc, is to create a pull-in on the south side of the churchyard; urgent consultation will now commence with LBTH Highways Department and Transport for London. There would be a long-term community benefit here, with parking available for disabled and other visitors.

These costs will take up to limit of the HLF Grant Scheme; consequently, Phase 2 would be the subject of a second application to HLF..

Phase 2, for which application would have to be submitted to HLF later in the year, would then tackle drainage and other problems causing damp and water ingress to the remainder of the building in particular by the probable installation of a French drain and other measures to improve surface drainage and prevent moisture from entering the building at low level; removal of soot and other pollutant encrustations from the elevations to promote evaporation of moisture trapped in the fabric; pruning of trees surrounding the church, the leaf-fall from which is causing problems for the church's rainwater dispersal systems, and which impede evaporation by restricting airflow around the building; and repairs and improvements to the church's below-ground drainage.

Our award-winning conservation-accredited architect and other consultants are now completing the plans resulting from assessment of the results of a number of investigations and surveys of the building and its problems, in order to prepare drawings and a detailed specification. We expect these to be available at the end in late July. However, the outline schedule above is quite firm, so the project will be very much focused on making the building watertight and ending its damp problems, while enhancing its external appearance at the same time. NB The works will not require alterations as usually understood, as although the building's appearance will be improved, this will be achieved by the removal of harmful

substances (ie soot and inappropriate cement) and their replacement with more suitable materials (ie lime mortar). Other visible work will be like-for-like repairs.

The current timetable for the Phase 1 work at the west end on the tower, clock and cupola, is to complete the schedule and cost plan in full detail by the end of September, to allow time for HLF to assess by the deadline of 31 October. Preparations would then begin, so that scaffolding can be erected and the building work carried out during March - May 2017.

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- 5.b Please indicate how the proposed work including proposed materials will improve the sustainability quotient of the building (a copy of the material specification impacting buildings sustainability as proposed, must be enclosed).

All the proposed work will improve the sustainability of the building, as the whole schedule of work is designed to reduce water penetration and to encourage water in the building fabric to be able to pass out again causing the minimum of damage. Repairs will essentially be like-for-like and use historically appropriate materials, which in practice entails relatively local sources, minimising the carbon footprint of the project.

A material specification will be available in late July, when our architects have completed the detailed Scope of Works and design plans. As experienced conservation architects, their proposals will ensure that materials used will not impact negatively on the building's sustainability.

In making the building water-tight once more and reducing leaf-fall problems, the project will reduce ongoing maintenance costs, while the dryer, more welcoming building will be more attractive for community uses, thus improving its economic and social sustainability. As one of Tower Hamlets' last surviving mediaeval buildings and a landmark at one of the main entrances to the borough, St. Mary's is a powerful contributor to the sense of place and continuity here, and underpins the social and cultural sustainability of the area. In fact, this project will begin the process of giving this iconic building back to the people as the centre of the hamlet of Bow.

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6. Three quotations for the works must be supplied based on the detailed specification prepared for Question 5 above. Estimated total cost should be provided in each case with the figure for VAT shown separately. Each estimate should include a breakdown showing the cost of individual items such as work on the roof, walls, joinery, etc. The estimates must be directly comparable. Copies of builder's tenders, if already obtained, should be enclosed; and percentage(s) to be charged detailed. If tenders are not yet available, estimates should be submitted.

£ 283,486 (including VAT)
(= total cost of delivery stage repairs including inflation adjustment, contingency & VAT ie equating to expected tender + contingency + VAT but not including fees or non-repair works)

7. When do you expect work to start?

We expect the works to start on site in March 2017

PLEASE NOTE: THIS APPLICATION WILL BE DISQUALIFIED FROM CONSIDERATION FOR A GRANT IF WORK STARTS BEFORE AN OFFER OF GRANT HAS BEEN MADE, OR WITHOUT THE COUNCIL'S EXPLICIT PRIOR APPROVAL IN WRITING.

8. Have you applied, or do you intend to apply for a grant from any other source?

Yes

If yes, please give details

The majority of the funding for the project has been pledged (subject to conditions) by the Heritage Lottery Fund (with a total grant of £246,100 towards the works themselves as well as professional fees, development stage costs & heritage-related activity and interpretation) Of this total, £175,200 is granted towards the works cost as given above. We have also received a small grant of £4,000 from the Grocers' Company for the project.

We will be applying to the statutory Listed Places of Worship Grant Scheme for a non-discretionary grant to cover about 85% of the VAT incurred on the works outlined above (i.e. expecting to receive about £39,200 towards these costs). We will contribute £8,000 from our own reserves (which are also helping to pay for professional fees and heritage-related community activities tied into the project). We therefore have a shortfall of £50,500 or so. To raise this sum we have applied or are in the process of applying to the National Churches Trust, the Allchurches Trust, and the Garfield Weston Foundation and others as well as to your Historic Building grant scheme.

We are delighted that the National Churches Trust has offered a Historic Buildings Grant of £20,000. This will be exceptionally valuable both in itself and in helping to obtain additional funding from charitable trusts.

9. Can you reclaim VAT on eligible work?

We are not VAT-registered and so are unable to reclaim VAT through the tax system. However, we will be able to reclaim the vast majority of the VAT on the work eligible for historic building grant through the Listed Places of Worship Grant Scheme, which should apply to all work to the fabric of the building itself, but unfortunately won't extend to VAT incurred on improvements to surface drainage or works to the surrounding trees.

10. Do you wish to include professional fees? (The resources available for grant aid will not normally permit grant aid towards fees).

No

And percentage(s) to be charged - N/R

11. Any additional information you wish to be taken into account when the applications being considered.

St Mary's church has a highly visible location in the east of the borough. The fabric shows its development from its origin as a chapel in 1311 and its extension to a church, with tower and chancel, in 1495, to major restorations in Victorian times and again following extensive damage during the Blitz. It was during this latter restoration that the church gained the clock-tower & cupola which has become an iconic landmark in the borough but which is now in extremely poor condition and needs urgent restoration.

Community engagement and extending and enhancing the use of the building for community purposes is central to the wider project. We were delighted with the

success of our recent Heritage Day (12 March) which involved many local community groups and attracted a large number of visitors. We are now analysing the many questionnaires completed on the day; the findings will directly shape the development of community engagement strategy for the delivery phase.

We are also very pleased to have been selected by Empowering Design Practices as one of the key participants in their Open University-funded community research programme, and will be working closely with them during the lifetime of our project.

I declare that I have read the guidance notes on Tower Hamlets Historic Buildings Grants and that the information given above is true and accurate to the best of my knowledge and belief.

Signature ____ [A J Sargent] _____

Print Name Andrew Sargent

Address 33 Coborn Street, London E3 2AB

Date 22 June 2016

This application form with the supporting information should be sent to:

**London Borough of Tower Hamlets
Development, Design & Conservation
Mulberry Place (AH), P O Box 55739,
5 Clove Crescent, Poplar
London E14 2BY**