

LONDON BOROUGH OF TOWER HAMLETS
HISTORIC BUILDINGS GRANTS

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

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 cannot 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.

Oxford House, Derbyshire Street, London E2 6HG

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*

List entry Number 1396458 Grade II

1.c Is the building within a Conservation Area?

No

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

No

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

John Ryan Chief Executive
Oxford House in Bethnal Green, Oxford House, Derbyshire Street, London E2 6HG

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

Yes

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.

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

Community & arts centre

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

The works will enable full access to the Chapel which has restricted access because of water penetration. A range of community activities will take place in the chapel and adjacent Settlement Room once repairs are complete.

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).

The proposed works are to various roofing repairs to the flat roof, dormer windows and pitched roof which all impact on the integrity of the building and especially the chapel.

The building was placed on the At Risk Register by Historic England and the works will enable Oxford House to be removed from the list.

At present there is serious water ingress from the roof into the top floor area of the building. The impact of this water ingress is to make over 50% of the third floor area unsuitable for community use.

The proposed roofing works covers the existing flat and tiled areas. The works will enable appropriate improvements to current building regulations.

I have attached drawings and sections from the overall project specification that covers the roof and window items in more detail.

6. Two 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.

**Contract Price Roof Construction
Works to the roof**

0005/1

North Elevation - works of repair	£ 76,597.80
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0005/4

Dormers and Pitched Roofs - works of repair	£ 27,167.94
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East Elevation - works of repair	£ 4,907.38
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0005/5

South Elevation - works of repair	£ 23,009.38
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West Elevation - works of repair	£ 15,056.82
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0005/6

Cupola	£ 14,032.69
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First Floor Flat Roof Repair	£ 11,713.00
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Total	£172,485.01
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7. When do you expect work to start?

Contractor to start installation of scaffolding April/May 2018

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

Heritage Lottery Fund will contribute 49% of the project costs.

9. Can you reclaim VAT on eligible work?

Yes

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

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

Oxford House is a significant heritage organisation that has provided community support in Bethnal Green and the borough since 1884. This grant will ensure the heritage project can be completed and OH can continue to support all areas of the Council's Community Plan. Oxford House supports over 70000 visitors each year and 45 organisation that provide much need support to the local community. OH is currently also working with The High Street team to support the development of partnership for business and community in Bethnal Green as part of this.

It is essential therefore that the fabric is repaired so OH can continue to be a much needed community resource and be removed from the Buildings at Risk register.

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

Print Name John Ryan

Address Oxford House in Bethnal Green, Oxford House, Derbyshire Street,
London E2 6HG

Date 22 March 2018

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**