

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.-

[Redacted]
[Redacted]
[Redacted]

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.

4a 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 (e.g. concerts, plays, fairs, bell-ringing and open days). It provides a rehearsal space for the East London Late Starters Orchestra and is home to the Bow Foodbank.

4b 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, some of which date 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.

A comprehensive schedule of work to remedy the problems was drawn up in the summer of 2016 by the conservation-accredited architects Thomas Ford & Partners, but for cost reasons

the necessary work was divided into two phases, the first of these consisting of repairs to the West Tower.

Work on phase one began in September 2017, largely funded by a grant from the Heritage Lottery Fund, but also significantly assisted by a Historic Buildings Grant from the Borough and funding from other supporters. The phase one tower repairs should complete by end March 2018.

Meanwhile HLF have given an in-principle grant towards the now very urgent works planned for phase two. This includes the following elements:

- Repairs to gutters, parapets and outlets to the north and south sides of the church, and to the chancel (east end)
- Repair/Replacement of the failing underground drainage system.
- Work at ground level to improve surface drainage and prevent water ingress
- Removal of soot and other pollutant encrustation from the elevations, to promote evaporation of moisture trapped in the stonework and enable it to breathe
- Repair/reinstatement of churchyard as a community space

Our award-winning conservation-accredited architects for phase two (Matthew Lloyd and Partners) are now developing plans, drawing on the results of a number of investigations and surveys of the building and its problems. Full drawings and a detailed specification are expected to be available at the end of July, and we expect to be able to provide scheme drawings by the end of May. The project will be very much focused on making the building watertight and better fitted for community use, 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 2 work is to have finalised the detailed schedule and specification for the works by mid August 2018, going to tender with the project in mid-September. We would hope to have made a decision on the tender and fixed a contract sum by the beginning of November. We anticipate that HLF's permission to start the repairs themselves would come in February or March 2019, leading to a start on site in late March or early April 2019.

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 maintenance problems, the project will reduce ongoing maintenance costs, while the dryer, more accessible 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 of the area. This iconic building is integral to the social and cultural fabric of the whole East End of London. Completion of the project ought to ensure that it can be removed from Historic England's 'Buildings At Risk' register and represents a major step towards restoring the building to the community 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.

	Net	VAT	Total
Contractor prelims & scaffolding	£24,000	£ 4,800	£28,800
Repairs to north gutters, parapets, outlets	£ 9,000	£ 1,800	£10,800
Repairs to south gutters, parapets, outlets	£ 7,000	£ 1,200	£ 8,200
Repairs to chancel gutters, parapets, outlets	£25,000	£ 5,000	£30,000
Repair of below-ground drainage	£45,000	£ 9,000	£54,000
French drains, improved surface drainage	£57,000	£11,400	£68,400
Contingencies	£21,700	£ 4,340	£26,040
Inflation uplift	£ 7,300	£ 1,460	£ 8,760

TOTAL £ 235,000 (including VAT)

(= total cost of delivery stage repairs including inflation adjustment, contingency and VAT.)

7. When do you expect work to start?

We expect the works to start on site in March/April 2019

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 £246,000 towards development stage costs, the works themselves, professional fees, delivery stage costs & heritage-related activity and interpretation. **£148,000 of this grant will be towards the contract costs as set out above.** 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 and expect to reclaim £43,000 through this scheme for these works. We will contribute £7,000 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 c. £40,000. To raise this sum, we are in the process of applying to the National Churches Trust, the City Bridge Trust, the Garfield Weston Foundation and others as well as to your Historic Building grant scheme. If we are unable to raise the partnership funding required by the deadline

(September 2018), the HLF offer will lapse, the project will be unable to go ahead, and the building will remain at increasing risk.

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, although unfortunately it will not apply 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/A

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. This latter restoration was deliberately undertaken in contrasting materials, so that the church today remains a living memorial to the suffering of the East End during the Blitz. Both in its architecture and in its contents, which include memorials to the politician and social reformer George Lansbury, the philanthropist Prisca Coborn and a memorial chapel to the Polar and Stepney Rifles, it embodies over seven centuries of the history and community of the area.

Community engagement and extending and enhancing the use of the building for community purposes is central to the project. A recent Heritage Day involved many local community groups and attracted a large number of visitors. Our analysis of the questionnaires completed on the day has directly shaped the development of our community engagement strategy for the delivery phase. Likewise, a Community Audit undertaken on our behalf by graduate students of Queen Mary University has further informed our strategy.

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. We 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 ___Paul Haggie]_____

Print Name PAUL HAGGIE

Address 28 Coborn Street, London E3 2AB

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**