

## **Appendix 2: Photographic evidence of work – Oxford House in Bethnal Green**



**Figure 1: West Elevation and original front entrance before work commencement**

The Heritage at Risk Projects Officer visited site on several occasions during the work on site, with the last visit on 16 May 2019. The photographs below are taken during or at completion of the roof works and repairs to high level windows between January and May 2019. The work has been found to be of a satisfactory conservation standard. Some work still continues on site until the end of June 2019, but this is work which is not contained within the Historic Buildings Grant application. This includes a new entrance to the south elevation onto Weavers Fields and a new café on the ground floor.

## **1. Repairs to structure, boarding and surfacing of flat roof area**

The flat roof is the roof of the chapel, considered to be one of the most significant elements of the building and an area that was suffering from significant water ingress with resulting damage to the historic interior. Less than 50% of the upper floor had been accessible to the public. Historic England provided a grant in 2016 to pay for some emergency roofing repairs and a tin hat roof. Additional work that currently continues until mid-June is the cleaning of the water-stained panelling on the interior of the chapel. Once the work is complete the chapel will finally be accessible to the public again for events, providing a revenue stream for Oxford House. The flat roof will also be accessible to the public again since the improvement of the roof covering, reinstatement of the historic balustrade and the raising of the height of the cupola to allow access. In the photo, some work is still being carried out to the cupola, and is due for completion by the end of June 2019.



**Figure 2: May 2019, flat roof looking west**

## **2. Refurbishment of the cupola**

The height of the cupola has been raised to allow for access to the roof. The leadwork has been repaired and joinery painted.



**Figure 3: May 2019, the refurbished cupola**

## **3. Refurbishment of tiled pitched roofs, dormer windows and chimneys**

Once the scaffolding had been erected, the architects were able to make a closer inspection of the external fabric and found that the brickwork, window timber work was in a poor condition and much worse than originally anticipated. Works were prioritised based on difficulty of access for future works and the amount of decay that had occurred. All work that was accessed by full height scaffold was prioritised – which included roof repairs and high level window repairs. It is likely that further brickwork repairs to the west elevation will be required at a future date.



## Repairs to the chapel dormer windows



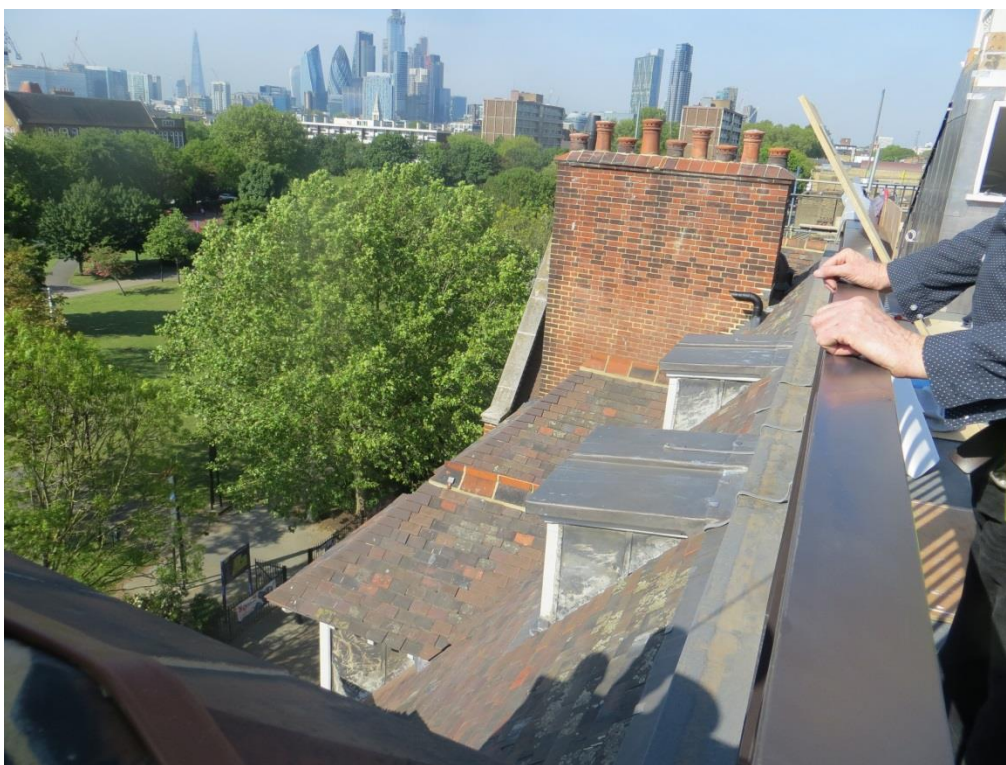
Figure 4: January 2019, whilst timber repairs are being carried out



Figure 5: April 2019, after timber repairs and leadwork, final tiles still to be laid



**Figure 6: View of dormers with scaffolding removed**



**Figure 7: Lead covering to chapel dormer windows**



## Repairs to pitched tiled roof

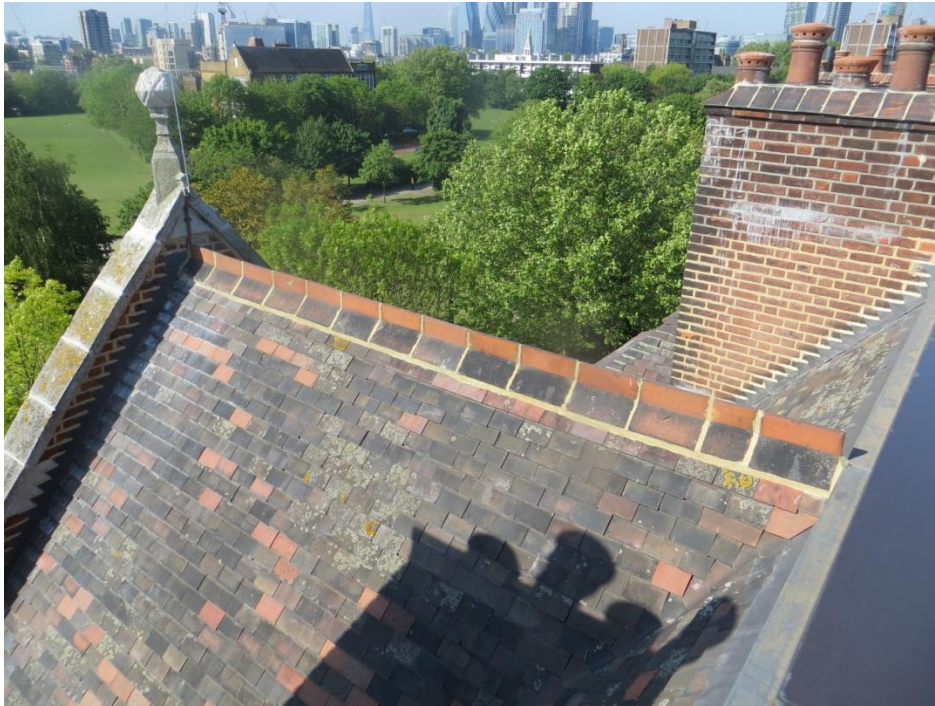


Figure 8: January 2019 - tiles were removed and as many as possible were reinstated later



Figure 9: Retiling of high level windows





**Figure 10: Retiling of roof (see reinstated ridge tiles and fixed stone finial)**



**Figure 11: Example of new lead work**