

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.

Gate Piers and iron railings at Columbia Market Nursery School
Columbia Market Nursery School, Columbia Road, London E2 7PG

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

Yes

Grade II

The gate piers and iron railings are listed and are part of this application.

Columbia Market Nursery School is also listed but does not form part of this application.

1.c Is the building within a Conservation Area?

Yes – Hackney Road Conservation Area

1.d Is the building a “Locally Listed” building?

No

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

Lynn Cottle

0207 7394518

head@alicemodel.towerhamlets.sch.uk

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

No

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.

Property belongs to LBTH

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

Security gate and fence for nursery school for children aged 2-4

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

Same as above

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 railings and gate have missing ironwork elements, e.g. finials, but the structural integrity is good. Isolated failed mortar repairs to the Portland stone plinth base. Inappropriate cement repairs to Portland stone carved lion in far-left gatepost. Heavy corrosion to the lantern supports which has caused the stone cap below to crack.

Repair or replacement of missing finials on a like for like basis. Dwarf wall and plinths to be cleaned with DOFF cleaning method to investigate for failed mortar repairs and open joints. Steam cleaner to the carved lion. Repair in lime mortar to match appearance of Portland stone where required. Repair elements of sliding timber gate where required and repaint. Iron gates to be stripped of paint and repainted. Reinstate lanterns (with lighting) and replace corroded posts

Condition survey and repair methodology attached.

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).

The proposed work will improve the condition of the gates and railings and their future sustainability will be secured through appropriate conservation repair.

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.

Quote from London Stone Conservation provided.

Option 1: Repair gates & lantern only:

- Site set Up (incl. Hoarding license): £1400 +VAT
- Doff Clean: £960 +VAT
- Stone Repairs, Pointing: £3560 +VAT
- Iron Gate repair and repainting: £3400 +VAT
- New Wrought Iron Lantern posts: £2800-3600 +VAT

- 2 new lantern (incl. led engine and sensors): £4200 +VAT
 - Connection of lanterns to electric: £1420 +VAT
- TOTAL £18,400 + VAT

Option 2: Repair gates, lanterns and the whole run of railings & stone plinths

- Doff Clean: £647-00 +VAT
- Portland Stone Plinth Repairs: £1280-00 +VAT
- Railing Repair and Repainting: £8700-00 +VAT

TOTAL: £10,627

Discount if option 1 & option 2 carried out = £24,020 + VAT (saving of £5,147 + VAT)

7. When do you expect work to start?

Ideally before the summer school holiday 2021 so that school children can engage with the works

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 of London Trust - £15,000 grant

Shortfall = £24,020 - £15,000 = £9,020 (NB only one quote received so far)

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 application is being considered.

Additional funding from the London Borough of Tower Hamlets would enable us to participate in the restoration of the fence and gates of Columbia Market Nursery. This would lead to an offer to local parents, local historical groups, schools and our own pupils of a wide range of curriculum and cultural opportunities. For example, in restoration of the gates a wide range of trades specialists would be involved that would support cross curricular learning across Early Years and Primary /Secondary stage Arts, Science, Mathematics, English and craft. Early Years pupils would experience first hand tools and materials, design. They would be developing their knowledge of understanding the world, mathematics and communication. At more advanced Primary and Secondary level, aspects of physical materials, (nature and physical property in use and design), of materials, geometry and mathematics – in the construction and erection of the gates.

At a community level, parents and interested local community groups would be included in the execution of the restorative work by talks and informational sessions as the work progressed via the involvement of 'Proud Places'.

Overall, the ability of such a project would certainly promote a wealth of further learning for a wide range of groups within the London Borough of Tower Hamlets and promote community cohesion.

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.

M L Cottle

Signature _____

Print Name _____ Lynn Cottle _____

Address Columbia Market Nursery School Columbia Road Bethnal Green London E2
7PG _____

Date _1.05.2021_____

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**

PlaceShaping@towerhamlets.gov.uk