

HERITAGE of LONDON TRUST

Projects offered grants: October 2008

All Hallows by the Tower, Byward Street, City of London. Grade I

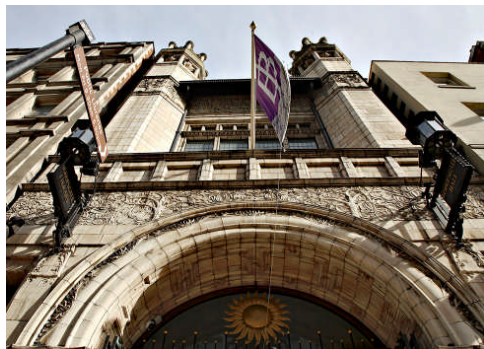
The church was originally founded in 675 by Barking Abbey in Essex. It was gutted by bombing in World War II, but was thoughtfully reconstructed by Seely & Paget. The undercroft contains remains of a Roman mosaic floor (from a house) dated 2nd century AD. It was uncovered in the 1920s. The floor is surrounded on 3 sides by the ancient walls. These walls need to be stabilized and re-pointed. Constant vibrations from outside traffic cause debris and dust to fall down and cover the mosaic, and this could cause serious damage if left unchecked.

All Hallows therefore want to investigate the state of the walls and the type of mortar, and then assess the best repair method. The analysis of the mortar and restoration of the wall is expected to cost £11,150. The Trust has offered £2,000 towards the work.



Bishopsgate Institute, 230 Bishopsgate, City of London. 1891-4 by Charles Harrison Townsend. Grade II*

The Bishopsgate Institute was opened in January 1895 as a cultural institute, “erected for the benefit of the public to promote lectures, exhibitions and otherwise the advancement of literature, science and the fine arts”. It is still fulfilling its original aims today.



The building was designed in an elegant Arts and Crafts style and has a grandiose entrance, with polygonal side turrets and a broad, arched doorway. The façade is faced in unusual buff terracotta tiles with two broad friezes of stylized trees by William Aumonier. The Institute has begun a £7.1 million restoration scheme to restore the historic interiors and improve facilities. They have a £1.5 million grant from the HLF. As part of the works, the façade (discoloured by pollution) will be cleaned and repaired. The

cost to restore the façade is estimated to be £21,000 – the Trust has offered £4,000 towards work on the façade.

St John on Bethnal Green, Tower Hamlets. Grade I

This church was designed by Sir John Soane and opened in 1828. After a fire in 1870 the interior was remodelled by William Mundy and further alterations were undertaken by G.F. Bodley in 1888. The church is active in the community and has a sculpture studio in the crypt. The Trust gave £4,000 to restore the tower clock in 2005. The Church featured in the East London Heritage Trail event in September, and was recently in a BBC Inside Out programme which Director Diana Beattie participated in. The church is currently tackling repairs to the iron railings on the north side, part of Soane’s original design, which are in a bad state of decay. The Trust has given a grant of £2,000 so that these repairs can be undertaken.



Downs Baptist Church, Queensdown Road, Hackney. Grade II. 1868-9, by Martin M. Glover.

This wonderful neo-Romanesque church is in Hackney Downs, one of the most deprived areas of London. The church is used by an enthusiastic congregation of 100 and offers vital community

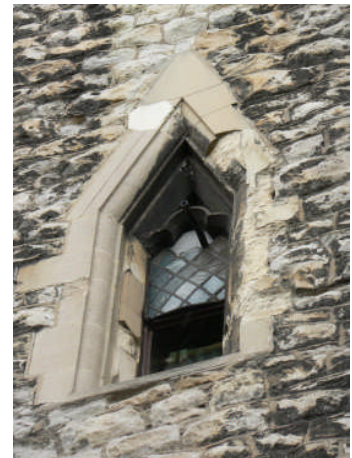


programmes including a breakfast club and after-school facilities for local children. The building has suffered from water ingress due to the poor state of the slate and timber roof, which needs to be replaced. The Trustees offered a grant of £3,000 towards the renewal of an iron roof cross in May 2005 – however, this grant was never taken up. The Church is now ready to re-roof the church. The project will include the renewal of the slates, repair or renewal of lead parapet gutters, repair or replacement of decayed structural timbers, repair of iron rainwater goods and repairs to stone cornicing and window glass. This is estimated to cost £183,500 plus 15% architects fees (£27,525). As this is such

an important project, the Trust has offered another £2,000, bringing our total grant to £5,000.

St. Gabriel's Church, Warwick Square, Westminster. Grade II*. 1853, by Thomas Cundy II.

This is an attractive church built in the Decorated Gothic style. The church was consecrated in 1853 and greatly expanded in the 1880s and 90s, when extra side aisles were added. The walls of the Sanctuary are lined in alabaster with gold mosaic and figures reminiscent of Burne-Jones. The church has good acoustics and is used by the Chopin Society for their Summer International Piano Festival. The Gabriel Arts and the Whitehall Orchestra also like to hold concerts in the church. The church is well maintained, but the Kentish Ragstone has begun to crumble in places, and stonework on the tower has become unstable and a danger to passers-by. English Heritage offered a grant of £337,000 towards the £523,000 they need to restore the stonework and the clock (£25,000 has already had to be spent on the tower to prevent falling masonry). They have church funds totalling £21,000 for the project. They now need to raise a further £83,000 – the Trust has therefore agreed a grant of £5,000 towards this essential work.



Thames Close, Thames Street, Hampton. Richmond upon Thames. Grade II



Thames Close is a housing estate consisting of flats and houses which stands on land beside the River which was once a filter bed for the Water Company. The very large and handsome waterworks dominate the next site and are not part of Thames Close. The original clocking-in entrance for the workforce is however the responsibility of the housing estate and it is very much part of the streetscape of Thames Street. They need to raise up to £36,000 to restore the clock tower, cupola and restore the dials of the clock. Last year the estate had to find £90,000 to restore wooden facings and the residents are finding it difficult to keep up with the costs. They have £12,000 towards the present works. To encourage the work to go ahead, the Trust has offered a grant of £4,000 towards this.

St John of Jerusalem, Lauriston Road, Hackney By Edward Charles Hakewill, 1848. Alterations and repairs 1883,1897,1901,1932,1954. Grade II*



St John of Jerusalem opened in 1848. It is an impressive example of Victorian Gothic, with a soaring tower and spire, flying buttresses, and elaborate interior columns and carvings. The architect used Kentish Ragstone with Wealdon sandstone dressings. Unfortunately both these sandy limestones are very susceptible to decay. Currently, with the exception of the arches around the west door (the Trust gave a grant of £5,000 in 1994 towards this) there is

hardly a piece of stone in the entire church that does not require attention. The golden limestone is black, and water getting in behind the skin is accelerating the disintegration. The tower is particularly dangerous and St John's has had to erect a crash guard over the front door to protect passers-by. English Heritage has offered a grant of £57,000 to address the most urgent work. The pillars around the belfry are badly deteriorated, and many have already been replaced. The estimated cost of repairs to the roof, rainwater goods and the tower is £95,916, with repairs to the belfry pillars costing £5,000. To ensure the work goes ahead, the Trust has offered a grant of £4,000 towards repairing the belfry pillars.



Winchester Palace, Clink Street, Southwark. Scheduled Ancient Monument.

The palace was the town residence of the Bishops of Winchester from the 12C to the Civil War, when it was used as a civil prison. The wall of the 14C great hall and rose window, which was restored in 1972, are all that remain above ground today. The remains of the palace are in the guardianship of EH. There is now a risk of loss of fabric due to weathering, and this applies particularly to the carved stone Rose Window. The works are to be undertaken by Holden Conservation Ltd. The estimated cost of repairs is £25,500, and available funding is £18,750, leaving a shortfall of £6,750. The proposed repairs will arrest the continuing deterioration of the current protective coating and areas of flaking and delaminating stonework; and will include treatment of fissures and hairline



cracks to individual stones that are showing signs of stress fractures and de-lamination. To ensure these repairs are undertaken before the scaffolding is taken down, the Trust has offered a grant of £5,000 towards the work.



South London Gallery, Peckham Road, SE5, Borough of Southwark Grade II. 1891 by Maurice Adams

The original South London Gallery building retains much of its original fittings and was built with money from John Passmore Edwards and was intended to be “a national gallery for the working people of South London”. They have recently been given the derelict house next door and have begun a campaign to raise £1.6 m – they hope to have a café on the ground floor, a small gallery on the first floor and a flat on the top floor of the house. The Gallery also wants to restore the handsome railings in the front of the original building, which are now badly rusting. The estimated cost is £29,500 plus VAT for the work – they have received £4,000 from the Ironmongers Foundation- the Trust has offered £4,000 towards this work.



The Spotted Dog, former public house, 212 Upton Lane. Newham. Grade II

The Spotted Dog is the oldest secular building in Newham. It is a former coaching inn built in the 16th century. According to legend it was used as kennels for Henry VIII’s hunting dogs. Whether this is true or not, it is an important and rare survival of a timber framed and weather boarded building in this area of London. It is on the EH Buildings at Risk register, and has suffered unscheduled works at the hands of the owner, as well as damage from squatters. Prince Charles has shown an interest in the fate of the building, and Newham are considering a compulsory purchase order. HOLT Ops are interested in taking the building on as a project. To encourage this, the Trustees have offered a grant of £1,000 to HOLT Ops for a feasibility study into the state of the building, its restoration, and possible future uses.

