



Chartered Architects

NYE SAUNDERS LLP

ST MARY'S, The Boltons, - Re-roofing and stone repairs to listed church and internal re-ordering

Client – PCC St Mary's The Boltons, Parish Office, St Mary's Church House, The Boltons, London SW10 9TB.

The building is a mid. 19c. Grade 2 listed church constructed of Kentish Ragstone with Bathstone dressings and with a slate roof. The church was constructed at the same time as houses in The Boltons and with the church forming the focal point within the ellipse shaped grounds forming a private garden at the centre of the housing.

Our quinquennial inspection identified areas of the slate roofs as being in poor condition along with associated lead lined parapet gutters and roof abutments to stone copings, tower etc. All the previous quinquennial reports, and mine, highlighted the poor condition of the decorative stone balustrades at roof level, unsightly pollution of stonework generally together with de-lamination of Kentish Ragstone, many areas of poor cement based re-pointing in previous years and suggested that these should be attended to at the earliest opportunity. The parish benefited from having a curate's house in their ownership which was to be sold and from which funds would be available for the church refurbishment. This expenditure was agreed with the church commissioners and I was instructed to prepare specifications for re-roofing of the church, together with any necessary stone repairs. The PCC also wished to redecorate the inside of the church and to take the opportunity to carry out some minor re-ordering and to install new lighting as the existing church was rather gloomily painted and illuminated.

A schedule was prepared identifying stone replacements to be carried out and together with a notional amount of re-pointing. Much attention was also made into preparing a suitable specification for carrying out stone cleaning in an acceptable manner and with minimal loss of historic fabric, together with minimal saturation of the stonework and addition of harmful salts from inappropriate cleaning chemicals. Specifications for the work were developed and both discussed with and approved by the Diocesan Advisory Committee and the English Heritage architect for the area prior to obtaining tenders.

The re-ordering work inside the church involved removal of pews to the transepts as the seating areas were cut off from the main body of the church and were not used. These pews were to be removed, the pew platforms taken out and the floor areas tiled to match the surrounding Victorian herringbone pattern red tiling. The original church pews were re-used and adapted to form shorter bench pews for clergy use in the sanctuary. The central Crossing area was also proposed to be re-modelled to remove the timber carpeted central platform and to replace it with a stone faced platform for the Crossing altar of some quality as the Crossing was the focal point of the church.

At the west end of the church a new lobby arrangement with a fully glazed entrance lobby and doors and with a small, fully glazed meeting room was provided alongside under the gallery.

A contract specification and drawings were prepared for each part of the work and tenders were sought for three separate projects for the stonework, the roofing and the re-ordering. We oversaw all three contracts and which required great co-ordination particularly between the stonework sub-contractor and the roofing contractor, (Szerelmey and Associated Roofing). The interior re-ordering and redecorations were carried out by Hammond Builders

