

# EDWARDS WILSON

## 6093.04 St Stephen Shepherds Bush: Roofing repairs Statement of Significance and Impact Statement

St Stephen Shepherds Bush is a grade-II listed building located on the Uxbridge Road to the west of Shepherd Bush Green, in the London Borough of Hammersmith and Fulham. This Statement should be read in conjunction with the Statement of Needs.

### History of the Building/Site

Work on St Stephen's began in 1849 and the church was consecrated on the 11<sup>th</sup> April 1850. Shepherds Bush had been a pasture for shepherd on their way to Smithfield market. Up until the early C19 the area was rural with a cluster of houses and farms around the common. Through the early C19 development of housing increased together with the formation of gravel pits and brick fields. The Metropolitan Railway built a station at Shepherd Bush in 1864 from which point the developed rapidly.



1866 OS

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The church is a Commissioner's Church, also known as a Waterloo church or Million Act church, built with money voted on by Parliament as a result of the Church Building Acts of 1818 and 1824. The church was proposed in 1836 by the Bishop of London, the Rt Revd Charles James Blomfield. It is believed that Blomfield bore the entire cost of building the church out of his own purse.

The church was designed by the architect Anthony Salvin (1799-1881) in a Decorated Gothic Revival style and constructed by Messrs Bird of Hammersmith. The church was described in the Ecclesiologist in 1849 as 'on the whole a very pretty and ecclesiastical looking structure. Anthony Salvin was a noted British architect known for his restoration work on country houses, castles, churches and universities. He also designed a number of new country houses and churches, including St Stephens.

The building was refurbished and extended in 1909 to add a further vestry room above a boiler house to the south of the east end of the south aisle.

The church was hit by enemy bombing in 1940 and much damage caused. The spire was badly damaged and ultimately taken down and replaced by low copper octagonal flèche. The church remained under scaffold until 1949 and was restored by D G Martin.

The church was again refurbished and cleaned in 1987.

Further refurbishment was completed in 2009 along with the construction of a new hall facility.

## **Description of the Building**

The building is of solid masonry construction with coursed Kentish ragstone facings set within Bath stone string courses beneath a slate covered timber truss roof. The nave is of 5 bays with 4-bay aisles to the north and south. Internally, walls have a plaster finish and paint decoration and the ceilings are boarded between the exposed rafters and also have paint decoration.

The floors are of part solid and part suspended timber construction with softwood boarding to pew base areas and tile and part carpet finishes to the aisle and the west end of the nave. Windows are generally of leaded glazing in geometrical form with stained glass to the aisle and high level gables. The glazing is set direct within stone surrounds with 2-light windows to each bay of the aisles and to the clerestories to the nave. The east and west windows are 5 and 4-light respectively with stained glass to the east. Each of the latter windows and also the main chancel arch is surmounted by a single or pair quatrefoil windows within the gable walls.

## **Significance of the Roof and Rainwater Goods**

The roof structure is an original part of the building and with the trusses visible from the underside, makes an important contribution to the character and appearance of the building. The roof structure is of both historical and architectural interest.

The roof coverings are largely original to the building, with the majority dating to 1849/50 and to 1909 for the later vestry extension. The coverings mostly comprise Welsh slate, although there are many small scale replacements from numerous other slate sources, including Spanish. The significance of the roof covering is primarily architectural as it is a key feature of the building, traditional in appearance and in keeping with

the character of the building. The appearance of the covering is somewhat compromised by the defects and patch repairs in non-matching slate. While the slate covering is of some historic significance as an original component of the building, slate coverings have a service life and there is an expectation that they will be replaced from time to time.

Most of the rainwater goods are in cast iron and are original to the building, although some have been replaced in uPVC. Those rainwater goods in cast iron are of historic and architectural significance, those in uPVC are of no significance and detract from the appearance of the building.

## **Scope of Works**

The following scope of works has been prepared in response to defects to the roof coverings and rainwater goods identified by the most recent quinquennial inspection.

- Recovering of all roofs with natural Welsh slate, new ferrous fixings, new battens and counter battens, lead flashings, soakers and valley linings
- Timber repairs to roof structure
- Replacement of rainwater goods with new in aluminium to match pattern of the original.

It is not proposed to incorporate insulation in the roof build-up as this cannot be done without unacceptable change to the roof profile.

It is not anticipated that there will be sufficient slates in sound condition to be reused and it is proposed that new slates are used to re-cover all areas. If it is found that there are sufficient slates in sound condition to cover complete roof pitches then the re-used slates will be used to re-cover the 1909 extension.

## **Impact Statement**

The roof coverings and rainwater goods are in very poor condition, as reported in the most recent QI report and the attached Statement of Needs. The poor condition has resulted in the church being included in the Historic England at Risk Register with specific reference made to defective roof coverings and rainwater goods.

Defects include the following:

- Slipped and missing slates causing water ingress
- Nail corrosion
- Defective battens and counter battens (soft, spongy with high moisture levels in places)
- Poor quality replacement slates
- Corrosion to CI rainwater goods
- Misalignment of gutters
- Loss of fixings to rainwater goods
- Water damage and possible decay to roofing timbers

The works will result in the replacement of historic fabric with new.

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The works to replace the roof coverings will have a positive impact on the roof structure as the roof will be made watertight and it will prevent further water ingress and damage to the roofing timbers. If water ingress were to continue over an extended period this could result in extensive repair and replacement of roofing timbers, which would impact on both the architectural and historic significance of the roof structure.

The works will have a positive impact on the appearance of the roof coverings and consequently on the architectural significance. The use of natural Welsh slate will maintain the original and traditional appearance of the church and the replacement of defective or ill-matching lasts will improve the appearance of the roof by providing a more consistent and less patchy finish.

While re-covering of the roof with new slates will involve the loss of historic fabric and will therefore impact on historic significance, it is commonly accepted that roof coverings will be replaced from time to time, in order to maintain the weathertightness of the building and protect the structure and the overall historic significance of the building. The significance of the coverings is relatively limited; whilst being original to the building, they are a fairly common type of covering for the period and not of any considerable age. The impact could be mitigated by re-use of sound slates; however in this case it is not anticipated that there will be sufficient to reuse in any meaningful or aesthetically acceptable way. It would be ill-advise to re-use slates if there is a risk that they will have a limited lifespan. If enough sound slates can be retained to re-cover a whole roof pitch, this will be done on the 1909 extension.

The works to replace the rainwater goods will have a positive impact on the architectural significance of the building as they will involve the replacement of inappropriate uPVC rainwater goods which are out of keeping with the character and appearance of the building and will the replacement of damaged and defective cast iron rainwater goods with new in a profile to match the original. There will be some loss of historic fabric but the impact on historic significance is outweighed by the benefits of keeping the building watertight and preventing damage to the walls and internal fabric.

## **Conclusion**

In summary, the works are necessary to ensure the building is weathertight, to protect the historic fabric and to ensure the safety of those around the building. Overall the impact on the significance of the building will be positive as it will improve the appearance of the building and prevent damage to the roof structure and internal fabric, thereby protecting the overall historic significance of the building. There is some loss of historic fabric, but the any negative impact is outweighed by the importance of keeping the building safe and weathertight and ensuring the long-term survival of the building.



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## Photo schedule



**St Stephens Church from the north**



**Interior of church looking east towards chancel**



**Nave ceiling and roof structure**



**Aisle and aisle roof structure**

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**Chancel ceiling and roof structure**



**Interior of church looking east towards chancel**



**Nave roof north pitch**



**Chancel roof north pitch**



**North aisle**



**Chancel and aisle roofs south pitch**



# EDWARDS WILSON



**South aisle**



**Chancel south pitch**



**Vestry west pitch**



**Vestry north pitch**



**Vestry roofs**



**Vestry roofs**