**PRIORITY** 

**BUDGET COSTS** 

B/F

138,050

5.19 East wall of the worship area: a new plasterboard wall, with frayed fibrous plaster decoration in contiguous with the main church. There are some major fractures on the south side viewed from the west side of the screen, indicating settlement over the line of the basement wall below. Otherwise in satisfactory order. If retained, the plaster surface should be filled and watched for signs of further movement.

ITEM

MAINTENANCE

#### **MAIN LOBBY AREA**

5.20 Inner lobby: walled out in oak veneered blockboard, with a suspended ceiling, and carpeted floor. (Possibly the 1988 scheme). Suspended ceiling incorporates inset light fittings and air conditioning, the style is somewhat dated and the ceiling finish is stained. We note that this is likely to be subsumed in a future scheme. The ceiling would need modest repairs if retained, and fireproof caps applied over the light fittings in the ceiling voids.

ITEM

500

- 5.21 Ceiling void above suspended ceiling: (viewed from removal of loose tiles) original lath and plaster ceiling is visible, although much decayed with much of the plaster now free from the laths and rests on top of the suspended ceiling tiles. Structural steelwork supporting the organ and extending the gallery forward is part of the 1960 alterations clearly visible, from the very limited vantage points available there was no evidence of significant defect.
- 5.22 **Walling:** cupboards generally in satisfactory order. Original wall finishes behind also satisfactory although suffering from lack of routine maintenance. No major defects noted.
- 5.23 Flooring: carpet to floor, satisfactory order.

C/F

138,550

5.24 Dumb walter: this has seen better days; we have not tested to establish its good function. It appears to have been checked on a regular and we therefore deduce this to be in satisfactory order subject to the church verifying this.

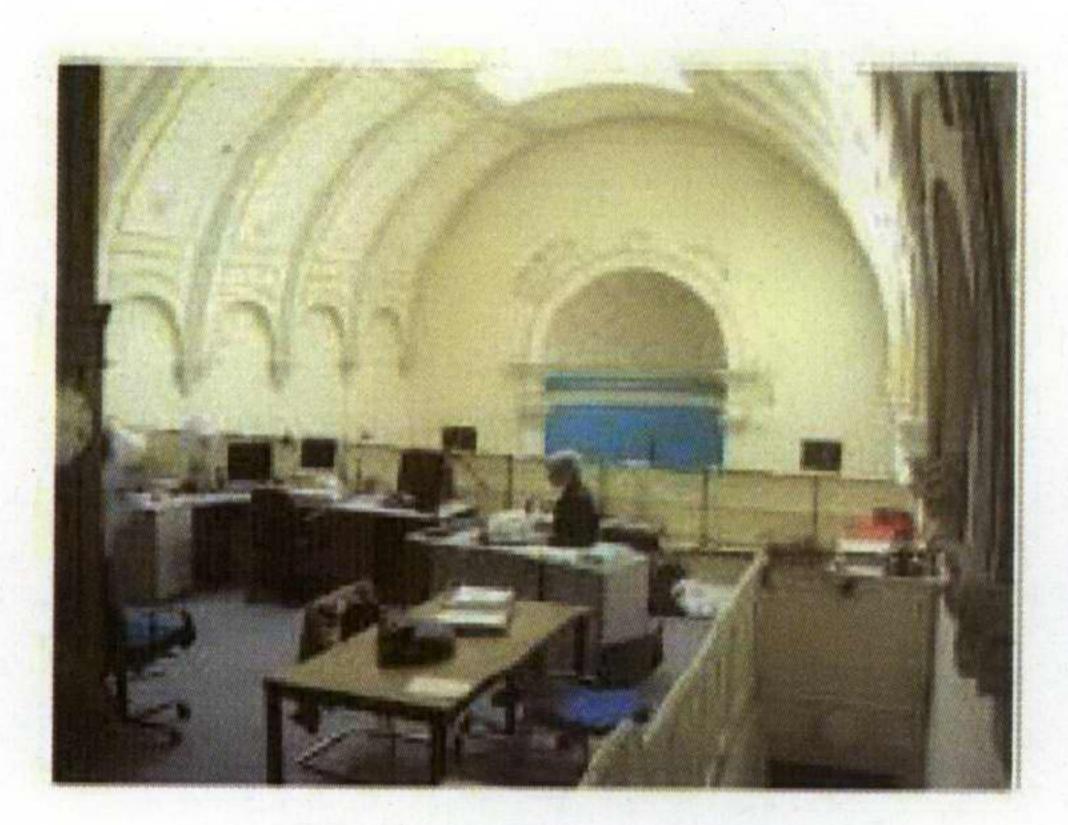
2

- 5.25 Front lobby: plastered walls, a suspended ceiling as for the inner lobby, floor covered with choir matting floors other than fair wear and tear, there was no evidence of significant defect in any of the surface finishes.
- 5.26 Stairs down to basement: quarry tiled stairs, plastered walls and ceiling. No significant defects noted.
- 5.27 **Basement lobby:** quarry tiled as before, plastered walls and ceiling surfaces. Vinyl matt emulsion type finishes throughout, no defects noted.
- 5.28 Gents toilet: quarry tiled floors, ceramic tiled with vinyl matt emulsion walls, plasterboard and vinyl matt emulsion finishes. Worn, but no other defects noted.
- 5.29 Ladies toilet: as for the gents, two cubicles, walls ceiling and floor in satisfactory order.
- 5.30 Catering kitchen: quarry tiled floor, stainless steel worktops and tiled splashbacks, with vinyl matt emulsion, plaster ceilings and walls above the tiling areas. Generally in satisfactory order.
- 5.31 Stairs up to first floor balcony: either cement rendered stone or concrete, (more likely to be rendered stone) worn, otherwise in satisfactory order. Upper section still in situ. Lower section relocated.

C/F

138,550

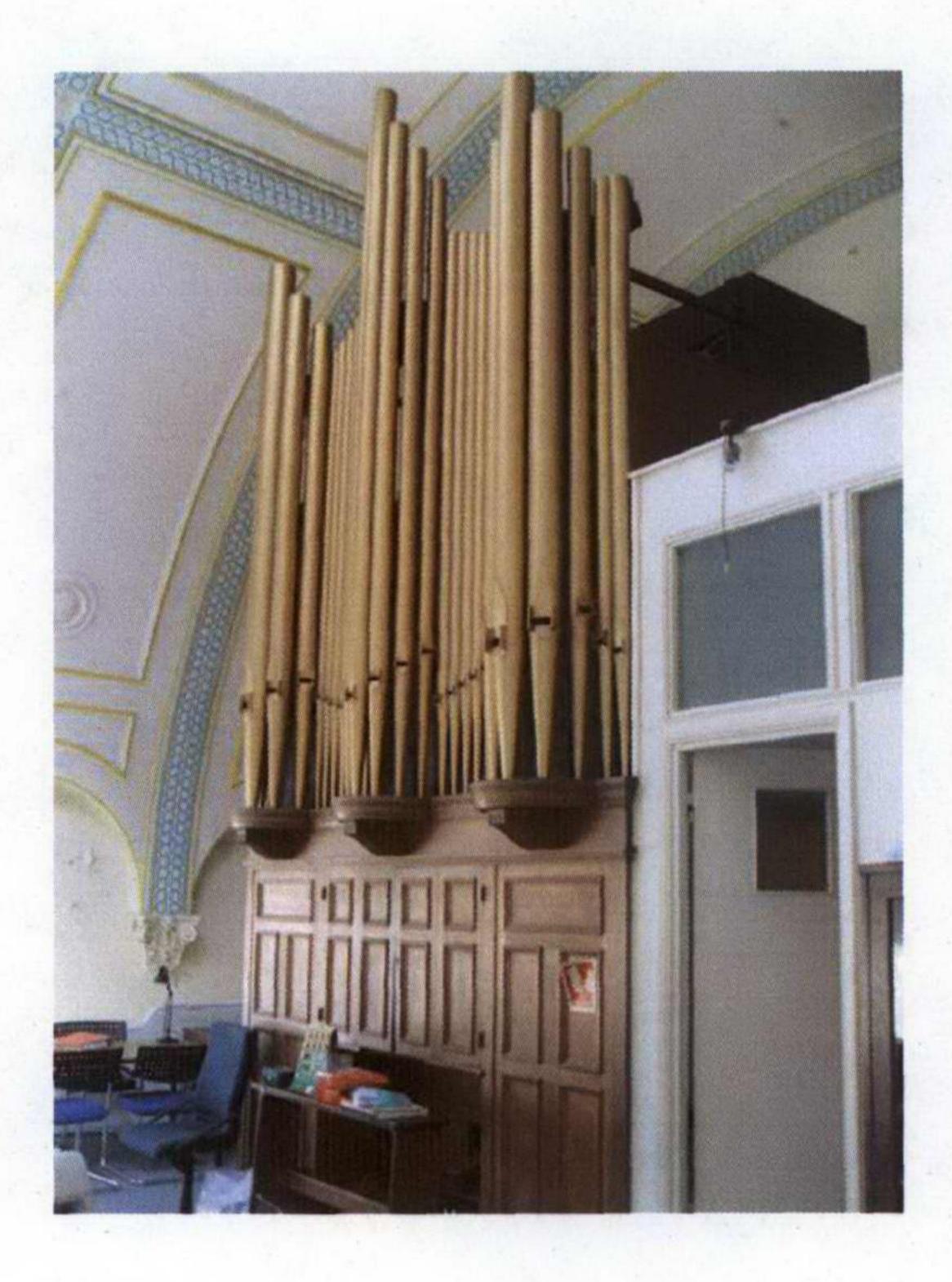
- 5.32 Walling to the side of the staircase: dealt with above under main worship area.
- Sides to the former gallery: painted softwood, sturdy, and with a 750mm drop down to the stairs. Strictly speaking this does not comply with modern health and safety, which would require an 850mm minimum drop to the stairs. General condition to the present arrangement however is satisfactory.
- Gallery: fitted carpet on boarding, with no evidence of structural defect.



"Christ & Gantenbein"

- Gallery front: a timber upstand, with metalwork above giving the gallery rail height up to 1100mm. There was a fabric covering to this which protects the office people from the worship area, and this appears to be satisfactory.
- 5.36 Walls to the gallery: these are covered in the report for the main worship area.

C/F



- 5.37 **Organ:** there is an instrument referred to in previous documentation, we understand this is regularly maintained, the casing and the instrument appear to be in satisfactory order.
- 5.38 Rest room: (beyond the organ) a lightweight timber structure with plasterboard painted walls and suspended ceiling tiles and an inset grid, with a sink unit cupboard. General condition fair. No evidence of structural defect. The plasterwork on the south wall has been encased in hardboard, and was generally not available for inspection. Some panels have been subsequently removed and plaster behind was found to be damaged by old water penetration.
- 5.39 Monuments: we have looked at the monuments in the main part of the building, and the noted the presence as follows: none of the monuments show any signs of defect or distress.

We strongly recommend that all the memorials are retained within the building, perhaps consolidating them into one space rather than distributing them throughout the building.

 To Alexis James Doxat died 1867. Memorial inscription in marble inscription in French (i.m.o.).

138,550

- In memory of Suzanne Hoffman, in bronze, 1885-1932 signed Thomas James Clapperton.
- Memorial relating to the establishment of the church, 1855, in marble, by the Westminster Marble Company.
- On the east wall, memorial tablet to Rene Hoffman, 1883-1937, marble.
- On the north wall ground floor memorial tablet dated 1862 representing the centenary of the foundation of the l'eglise Suisse in London, in June 1762. Marble, firmly secured to the wall.
- Memorial to Anna Martine Weiss wife or Sir William Goscombe died 1923, bronze, signed W Goscombe John R A. Goscombe John was a Welsh sculptor born in 1860, died in 1952. Received gold medal for his work in 1901, was made a Royal Academician in 1909 and knighted in 1911. Buried in Hampstead Cemetery with his wife. The sculpture of her on their grave was stolen in 2001 and stolen again in 2007.
- In memory of Marc Henry, 1909, marble.
- West wall ground floor memorial in black marble to Alexandre Sterky.
- Memorial to Francois Justin Vulliamy, died 1797, black marble.
- The monument in the inner lobby this plaque was found in 1890 in Moore Street, Soho and was fixed here. A brass plaque in stone surround located in the timber panelling of the west wall. Sound.
- In the north wall in memory of fighter pilot Roy
   Morchand who died in September 1940
   located in cupboard, formed in metal bronze
   with wax inlay.

C/F

138,550

- Furniture and fitting: note that all the following furniture is loose fitted with the exception of the pulpit and all is in sound order.
  - In the apse: a table with three chairs.



- In the main worship area: pulpit, in oak, Bernese style.
- On the east wall: bookcase with glass fronts.



- On the north and south walls in the main worship area 2 no. pews probably pre-date the worship space itself.
- Expandable table with an oxidised copper plate (i.m.o.), eligible. With shapes in the top indicating overheating.
- Armchair: high back, reasonable order.
- Two high back chairs same style reasonable order.

C/F

**PRIORITY** 

**BUDGET COSTS** 

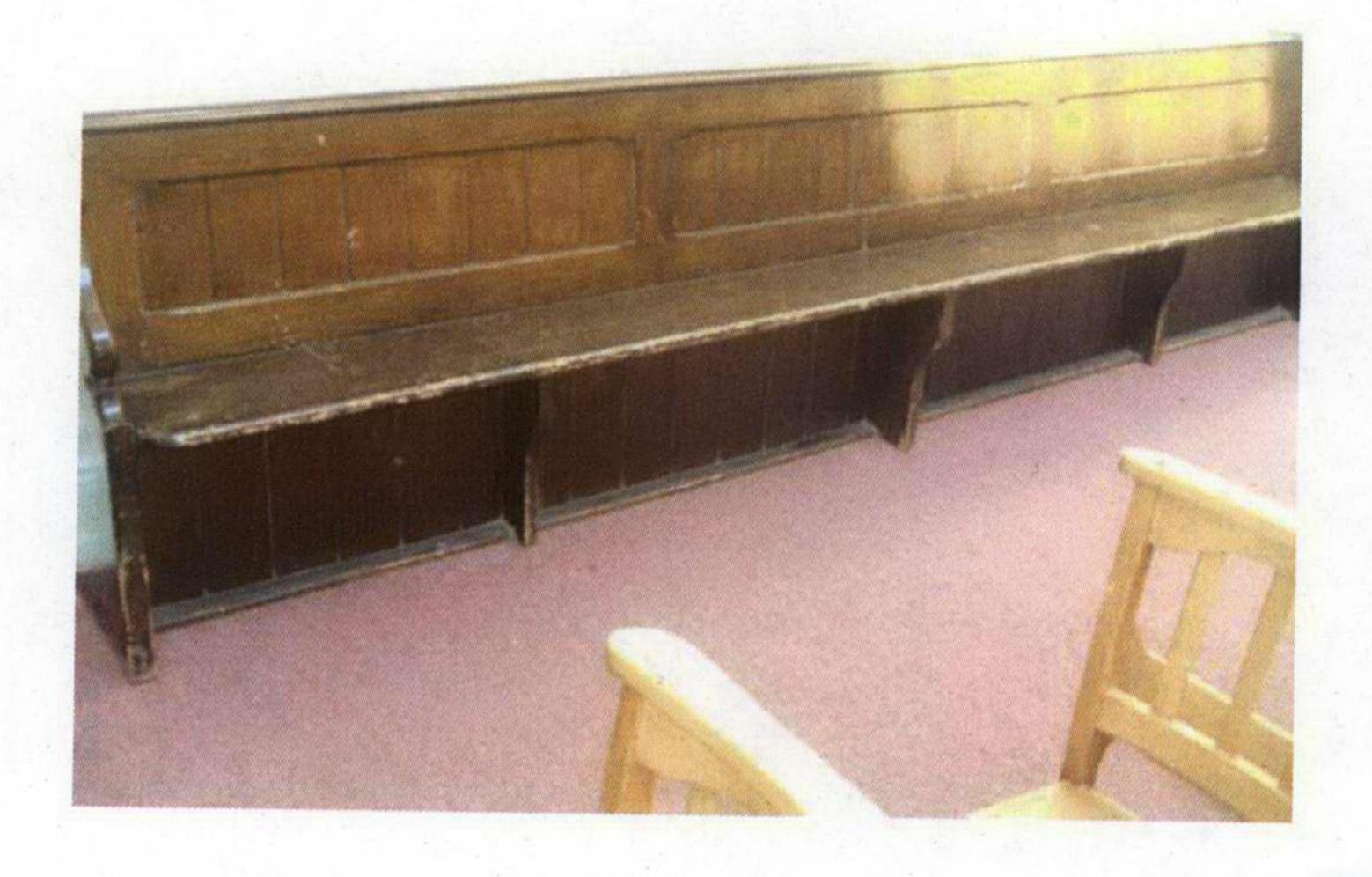
B/F

138,550

South wall pew: has unstable legs, poor condition.



North pew: less wear, no cracking, but again unstable.



C/F

138,550

- 6.0 HEAT, LIGHT POWER AND SANITARY WARE
- Heating: a Crolla direct warm air system, installed somewhere before 2000, with a maintenance record on the case which finishes in 2005. The outlet grille in adjacent to the apse on the north side of it, with the return grille presumably located adjacent to the main entrance (not confirmed). There is a flue on the west wall externally rising from the basement, in good order, with minor staining to the outside of the flue due to mild corrosion from the iron support. No obvious defects noted.
- 6.3 **Lighting:** uplighters in the main worship area, inset downlighters over the inner lobby, outer lobby, and restroom areas. We were not able to determine the presence of fireproof bonnets over the inset lamps, which strongly recommend they be incorporated where not already incorporated.

ITEM

400

Other luminaires are all low wattage fittings, and therefore a lower heat output also.

Ditto basement (more light output is desirable here)

ITEM E

1,000\*

6.4 Power: incoming electrical mains in the cupboard in the front lobby at the top of the stairs leading to the basement, distribution wiring mainly in conduit, with MK metal clad type sockets distributed throughout. We are not aware of when the last NICEIC certificate inspection was undertaken, but we strongly recommend that this be undertaken at the earliest opportunity.

ITEM A 600

C/F

PRIORITY

**BUDGET COSTS** 

B/F

140,550

6.5 Water disposal: off the main roof, ducted in cast iron downpipes running through the offices to the rear, and also inducted in the front behind the front façade. Most of this is concealed and showed no evidence of significant defect. The openings at the top of the downpipes appear to be rather constricted, and some consideration should be given to enlargening these if at all possible with further inspection.

ITEM

1,500

6.6 Sanitary ware: standard wash stand and WC's in the gents and ladies toilet in the basement, with two urinals in the gents and wash basins in both fitted as vanity units in the ladies.

**SERVICEABLE** 

6.7 **Kitchen:** stainless steel moulded wash down sinks, and worktops, on stainless steel units some with wooden doors, all in satisfactory order.

**SERVICEABLE** 

6.8 Cooking facilities: two six ring gas boilers, with gas burners, not inspected in detail.

SERVICEABLE

- 6.9 Air handling equipment from the cellar: conventional overhead air extraction unit, with a vent above the roof level. Not inspected or tested. No obvious surface defects. Overhauled 2007.
- 6.10 Lightning conductor protection: none at present. It is doubtful whether any is required in this building, but if it is decided to incorporate such, then all external elements will need to be bonded in.

C/F 8,000

150,050

- 6.11 Fire precaution: extinguisher provision throughout the building, regularly and recently maintained and in reasonable order.
- 6.12 Sound system: there is a loop system in the main worship area, with clearly identified signage at the entrance into the worship space. Audio cables note din the apse area, no obvious defects requiring attention.
- 6.13 Equal ability access provision: an access audit should have been undertaken, in written form and a copy of this included with the log book. The church are vulnerable to hostile court action if this is not undertaken.

We noted the following, and we refer you to the key accordingly:

Please note that in the following notes.

The first number relates in the difficulty in undertaking the works on a scale of 1-5, 1 being easy, and 5 being difficult.

The second number refers to the cost, 1 being relatively cheap, 5 being very expensive.

/1 = less than £100;

/2 = less than £1,000;

/3 = less than £1,500;

/4 = less than £2,000;

/5 = more than £2,000

We would anticipate that any items below 3 should be attended to. Items above 3 should be kept under review, but perhaps not attended to unless financial circumstances change).

 Steps lead from the pavement to the front of the building. There is insufficient space to enable a ramp to be incorporated, however a central rail might improve access for those who find steps difficult. The location of this should be carefully considered in conjunction with a temporary ramp tracks which can be placed and replaced as

C/F

**BUDGET COSTS** 

B/F

150,050

necessary. In conjunction with this, it is appreciated that most access to the building will be during service times when the church is manned and ramp provision is not likely to be required for casual tourist use.

## Handrails



1/3

Temporary ramp

1/3

 Entry phone located too high. This should be relocated at a lower level to take into consideration people who need to stoop and potential wheelchair users needing access to the building. The relocation of this closer to the pavement should also be given some thought.

2/3

 Once inside the building access is awkward, and there is no visual access to the main worship space making direction within the building difficult. I recommend that the first lobby be broadened out to enable easier access and visual interpretation of the building.

3/4

C/F

**BUDGET COSTS** 

B/F

150,050

 A loop system is in operation, and signage is prominently displayed within the building.

0/0

 There is adequate provision for wheelchairs once inside the building.

0/0

 There is no access for disabled toilet facilities, and the existing toilet facilities in the basement and inaccessible for wheelchair users. Further provision is to be considered or access to the existing facilities.

3/4

 There is good visual contrast between walls and floors in the main worship area, but poor visual contrast in the inner and outer lobby. This needs to be addressed for those with impaired sight.

2/4

 Socket provision and light switching throughout the building does not take into account people who find stooping difficult, sockets and fittings should be raised/lowered to appropriate levels in accordance with current recommendations in conjunction with any potential rewiring.

2/4

There is no disabled access to the balcony.
 This could be provided in the present arrangement using a stair lift.

1/4

 The provision of big print hymn books and service books should be considered (at least two or three copies of each) for the visually impaired.

1/1

C/F

150,050

 Welcomers and stewards in the building should receive minimal training in assessing and handling disability.

1/1

## 6.14 Health and safety Issues

General issues: the building is basically a simple structure, and some health and safety issues have already been addressed with regard to the ladder access to the roof. However further consideration needs to be given to certain areas, and we strongly recommend that a risk analysis be undertaken in order to verify that all the appropriate action has been considered. We noted the following:

 Lighting levels in the toilets is poor and should be upgraded.

1/1

 The height of the rail protecting the gallery from the staircase is 100mm too low, and should be raised.

2/4

 The railing to the front balcony has openings too large between the horizontal elements and needs further enclosure.

2/4

- Hazardous materials: we strongly recommend that the authorities undertake an asbestos check to test the presence of asbestos in the building and its risk. Prime elements where asbestos may be present will include the following:
  - Fire and safety doors leading to the rear office areas.
  - Underside of the stairs leading to the main balcony.
  - Ceilings to the storage areas to the west end of the main worship space.
  - Suspended ceiling tiles over the ground floor and first floor areas.

C/	F
v	Г

PRIORITY BUDGET COSTS

B/F

150,050

 Safety and insulation materials used in the organ compartment.

Asbestos survey

ITEM A

1,200

- Disaster planning: the PCC is recommended to prepare a disaster plan which should list names of key holders, the name of the Parish officer responsible for keeping the police informed as to key holders' names and addresses, information stating which parts of the church should be cleared in what order of priority in the event of fire, provisions for storage of salvaged items in the event of a fire, provision for servicing of fire extinguishers.
- 6.17 Log book: we strongly recommend that a log book be provided in order to keep a record of expenditure in the building, together with materials used, people involved in the work and sources of grant achieved. In one of our appendices we incorporate some standard ideas for your consideration.
- 6.18 **Bats:** we were unable to find any evidence of bats in the building.
- 6.19 Curtilage: there is no curtilage to this building.
- 7.0 Generally:

A reasonable facility for the Swiss Congregation repairs and alterations are somewhat overdue.

 £151,250

## 8.0 SUMMARY OF RECOMMENDATION

## A PRIORITY MAJOR REPAIR WORKS

3.5	Main roof over worship area: resecure slipped tiles	300
3.7	Weathering to the east upstand parapet wall: repoint	500
3.8	South gutter: open up underside to check ventilation	600
3.9	Flashings to the south parapet upstand wall: repoint	1,500
3.10	North gutter: inspection for lead corrosion	500
3.11	Flashings to the upstand parapet wall: reform flashing chase	2,200
3.12	North parapet cappings: cut out and repoint	1,000
3.13	South parapet cappings: cut out and repoint	1,000
3.14	West upstand: consolidate and repoint upper stones	500
3.16	Access ladders: incorporate new ladders	1,500
4.4	West wall over boiler room: partial dismantling, removal of lacing timbers, reconstruction, new capping, repointing and removal of plant growth	3,500
4.8	Front façade: removal of paint film to assess condition	25,000
4.8	Front façade: pediment and entablature: fill cracks	400
4.8	Upper cornice: front section restored	6,000
4.8	Lower frieze: wedge and fill rusticated Ashlar	1,000
4.8	Cracks over lintel to main door: investigate and fill	1,000
4.8	Ground level: fill cracks	400
5.4	Fire escape: ease doors	150
5.14	Worship area walling: remove paint film	40,000
5.14	Worship area walling	20,000
6.3	Power: NICEIC inspection certificate	600
6.15	Hazardous materials: asbestos survey	1,200
	Nett approximate budget	108,850
	Approximate gross total inclusive of fees and VAT at 36% provisionally	£148,050

## A PRIORITY MAINTENANCE WORKS

3.3 5.13 5.19	Roof over apse end: remove weed growth  Main worship area: roof light viewed from below: monitor  East wall of the worship area: fill plaster surface and watch for	further movement
B PR	ORITY MAJOR REPAIR WORKS	
4.2	South wall: general repairs	1,000
5.1	Store: treatment and decorate ceiling	300
5.12	Worship area ceiling: plaster repairs	1,200
5.17	Flooring: repairs to parquet flooring	1,000
5.20	Inner lobby: ceiling repairs	500
	Nett approximate budget	4,000
	Approximate gross total inclusive of fees and VAT at 36% provisionally	£5,450
B PRI	ORITY MAINTENANCE WORKS	
3.3 5.2	Roof over apse end: remove weed growth Cast iron downpipe in the corner of the store: monitor	
C PRIC	DRITY MAJOR REPAIRS WORKS	
5.3	Ground floor store/vestry: repairs required	100
	Nett approximate budget	100
	Approximate gross total inclusive of fees and VAT at 36% provisionally	£150

## **C PRIORITY MAINTENANCE WORKS**

3.3

Roof over apse end: remove weed growth Cast Iron downpipe in the corner of the store: monitor 5.2

### E PRIORITY MAJOR REPAIRS WORKS

3.8 3.10	South gutter: incorporate ventilation  North gutter: incorporate ventilation	1,000 1,000
3.15	Safety hand rail: install	5,000
5.6	Steps to fire escape: automatic light required	250
6.2	Lighting: incorporate fireproof bonnets	400
6.3	Lighting to basement: more light output required	1,000
6.5	Water disposal: enlarge downpipe openings	1,500
6.10	Lightning conductor protection: install	8,000
	Nett approximate budget	38,300
	Approximate gross total inclusive of fees and VAT at 36% provisionally	£52,100

The Whitworth Co-Partnership 18 Hatter Street Bury St Edmunds Suffolk IP33 1NE

AJR/ss/C713/1 QI

26<sup>th</sup> September 2007

**APPENDIX NO: 1** 

# THE CAREER OF GEORGE JOHN VULLIAMY (1817-1886) AND HOW THE SWISS CHURCH FITS

The youngest son of Benjamin Lewis Vulliamy; trained as an architect under Sir Charles Barry, by whom he was described as his most promising pupil. He subsequently joined the business of his uncle, Lewis Vulliamy (1791-1871) who ran a thriving architectural practice in London.

Lewis Vulliamy was son of Benjamin Vulliamy, a celebrated clock maker and articled to Sir Robert Smirk. He became a student of the Royal Academy in 1809, wining the silver medal in 1810 and the gold medal in 1813. In 1818 he was awarded the academies travelling scholarship which enabled him to go on a grand tour based chiefly in Italy. He soon developed a considerable practice in London, and his principal schemes included the Greek revival on the Law Institutions in Chancery Lane, the Corinthian columned front for The Royal Institution in Albermarle Street (both demolished), several elevations for speculative builders in Bloomsbury, and a number of properties for Mr R S Holdford a millionaire with properties in London and Gloucestershire. He was a highly professional architect who prided himself in accuracy of his estimates and efficiency of his office. He was also apparently particularly eccentric, and fell out with each of his sons. He detailed and produced a number of pupils including Owen Jones, the writer of 'The Grammar of Omament', E Bradbury and W Walton. His commissions included a significant number of buildings in London, including Dorchester House in Pall Mall, and several churches. Very few of his buildings remain in their original form.

George Vulliamy remained in his practice until 1861, when he became the surveyor for the Metropolitan Board of Works where he died in office in 1886. He was responsible for a number of schemes during his time as surveyor, although his main responsibility appears to be negotiating alterations on work undertaken by others. He was accredited with the design of the lamp standards on the Embankment in London and also with the base supporting Cleopatra's Needle.

In 1884, Vulliamy was involved in a scandal which affected the Metropolitan Board of Work (MBW). He was asked to project manage a site at the end of Shaftsbury Avenue, which was being purchased on a ground rent by a man called Villiers. Vulliamy entrusted the work to Messrs Goddard and Robertson his subordinates, one of whom was related to Villiers. The scandal developed, and the Goddard Robertson scandal was revealed in articles in the Financial News from October 1886. In 1888 The House of Commons established a royal commission to enquire into the workings of the board, in the light of the scandal as a result of which the board was abolished on 21<sup>st</sup> January 1889.

Within the context of George Vulliamy's work, The Swiss Church does not fit particularly well, being a project larger than most of the projects he was working on after 1861, yet of a similar nature to other projects produced by his uncle Lewis Vulliamy, with whom he was obviously working in 1853/4. It is possible therefore that the work emanated from his uncle's office and that he was merely the project architect for the work. If this is the case, the Swiss Church would represent a more significant remnant of Lewis Vulliamy's work, or maybe a collaboration between uncle and nephew, and would be more significant than a work by a lower ranking architect than Lewis.

THE WHITWORTH CO-PARTNERSHIP
18 Hatter Street
Bury St Edmunds
Suffolk IP33 1NE

AJR/ss/QI/Swiss Church

26 September 2007

### **APPENDIX NO: 2**

## THE SWISS CHURCH

London

Four paint samples were sent by Tony Redman of the Whitworth Co-Partnership, labelled as follows

- 1 South column
- 2 Front door surround
- 3 Ashlar to right of door
- 4 North column base

### Examination

The samples were examined under low magnification, then several examples were mounted in resin and cut as cross-sections to show the layers.

The sections were viewed in halogen and UV fluorescent light.

A chemical test for lead was carried out on the white layers

)

### RESULTS

It was difficult to draw any useful conclusions, for three reasons.

In the first place, two of the samples which did not include the earliest paint layers [1 and 2].

In the second place there was no substrate of original stone, wood or plaster included with the paint layers, so it is not known if the earliest scheme was found in Samples 3 and 4.

Finally, the earliest schemes found in Sample 3 [and possibly 4], were unusual and difficult to interpret. They consisted of buff, or dark stone-coloured paint layers with a brown varnish over the top. This normally suggests a type of graining, but the layers under the varnish were not typical of standard nineteenth-century graining technique. An area would have to be revealed on site to establish if the scheme was a plain varnished one, or was in fact a graining.

### SAMPLE 1

South column

There was only one paint layer in the sample, and it was resting on plaster. As the paint layer was based on late twentieth-century titanium dioxide white, this suggests that the sample was taken from an area of repair.

### SAMPLES 2 & 3

Front door surround [1], and ashlar to right of door [2]

The early layers are missing from the door sample, so it is not possible to be certain, but the middle set of layers are the same as those found used on the ashlar, so the two areas may have been painted the same from the outset.

At least seventeen sets of paint layers were found in Sample 2. The first ten were all stone colours, or buff colour, with a coat of brown varnish over the top. As mentioned above, this may mean that the area was grained to imitate timber, but normally one expects the undercoat in grainings to be darker in tone, and for there to be a distinct glaze layer between undercoat and varnish.

Only by revealing an area of original paint could the appearance of the original scheme be established for certain.

Schemes one to nine were based on traditional lead white and so must have been applied before the 1920s/30s. The tenth stone-coloured scheme was based on zinc white and so must have been applied in the mid twentieth century. After this scheme the surface was simply varnished on several occasions. As a result a thick coat of varnish has built up half way through the sequence.

In recent years the door has been painted white five times. The upper layers in the ashlar sample are distorted and dirty, but it too appears to have been painted white at least once.

### **SAMPLE 4**

Column base

Fewer paint layers were found in this sample compared to sample 3 from the ashlar. – fourteen instead of seventeen,.

The earliest scheme in the sample could well be the original decoration, as the first paint is resting on a grey layer that looks like a priming coat. The first paint on top of the grey priming was a stone-coloured layer, apparently with no varnish.

The second scheme on the column base was a stone-coloured layer with a brown varnish, similar to those early [graining?] layers found on the door and the ashlar. Later, the column base was painted brown five times, and in recent years white three times.

C. Hassall, Paint Analysis

<sup>5,</sup> Patshull Road, London NW5 2JX