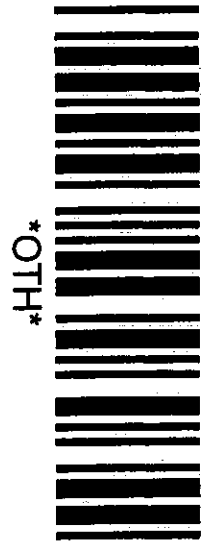


ROYAL BOROUGH  
OF  
KENSINGTON & CHELSEA

DOCUMENT SEPARATOR

DOCUMENT TYPE:

OTHER



\*OTH\*



**RBKC**

# District Plan Observations CONSERVATION AND DESIGN

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Address The Armenian Church Avenida Garden	Appl. No. <u>NC</u> <u>LB/02/01148</u>	L.B. <u>II</u>	C.A. <input checked="" type="checkbox"/>	N C S <input checked="" type="checkbox"/>
Description External cleaning of existing stonework.	Code			

The principle of the cleaning & repair of the church exterior is welcomed.

Would suggest that copies of the photographs/specifications are sent to Dr. Binco, Technical Advisor, at 24, for LT professional view. Dr. Leo = considerable technical knowledge regarding stone cleaning & may wish to attend a site meeting as a consultant.

HB 14. June. 02.

# MEMORANDUM

72

To: Rory O'Donnell

cc:

From: Don Bianco

Date: 25 June 2002

## THE ARMENIAN CHURCH OF ST SARKIS, IVERNA GARDENS W8

I am requested to advise on the Specification for proposed masonry cleaning by Nicola Cowley of RBKC.

I have read through the outline scope of works prepared by PAYE Stonework & Restoration Ltd ref:PDL/SAA/E.4565/S11331 dated 15.2.02 which was forwarded to us from RBKC for our technical observations and comments. I visited the property on 24.6.02 and also spoke to Peter Lloyd of PAYE in order to clarify a couple of things.

1. The building is of Portland stone and the masonry is generally in very good condition. The soiling on the building appears to be adherent atmospheric pollutants and dirt deposition, some staining caused by rainwater run-off, but no encrustation which contributes significantly to decay. In my view cleaning is being proposed primarily for aesthetic reasons and improvement of its condition by removal of heavy deposits which are developing in sheltered zones. Some structural work, filling and repointing of hollow, hungry and decayed joints, mainly at the higher levels, will be necessary, but this is minor and there are no stonework repairs apparent.

2. Notwithstanding the specified mason's water clean, cleaning trials should and will be undertaken in order to confirm the:-

- a) aesthetic desirability and practical feasibility of cleaning
- b) success of the stipulated cleaning system
- c) definition of alternative/additional combinative systems
- d) production of detailed specification covering building preparation and protection, materials, equipment and techniques and operatives

I would want to be present during the trial cleaning procedure.

3. I clarified the meaning of PAYE's description of *masons water wash*, which is washing. This is a well-established method of cleaning limestone surfaces though not without its pitfalls, normally associated with over-saturation. Successful washing programmes are those with sufficient versatility to put the minimum amount of water for the minimum time only where it is required, and can be achieved in different ways, including persistent wet mist, intermittent/pulse, water lances under controlled low-medium pressure (400-800psi) and steam cleaning. In association with brushing with nylon, bristle or non-ferrous brushes, washing can be highly effective. The long term effects on appearance and condition of masonry of such cleaning systems are recognised to be good.

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4. I do not expect any serious problems arising as the specified system is compatible with the material and its current condition, the cleaning contractor is reputable, competent and having great experience on historic buildings work. The cleaning trials will establish the appropriateness, efficacy, standard of clean and operative competence of the process.

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5. Mortar mixes, techniques and processes will have to be further defined and approved in respect of the repointing, and again I do not expect any serious difficulties arising.

6. There are no stonework repairs, replacements, detail improvements, treatments etc proposed.

Nicola - can you hand to Caroline to book in after site visit.

NC  
24  
VJ37

GEORGE RALPH ARCHITECTS 44, Hawthorne Road, Bickley, Bromley, Kent, BR1 2HH Tel: (020) 8467 5467  
Chartered Architects Fax: (020) 8467 5467

01 July 2002

Your Ref: DPS/DCC/LB/02/01148

Our Ref: GR/Arm Ch RB K&C

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Ms N Cowley  
Planning and Conservation  
The Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
LONDON W8 7NX

Dear Ms Cowley

**THE ARMENIAN CHURCH of St SARKIS, IVERNA GARDENS, LONDON W8 6TP  
PROPOSED EXTERNAL CLEANING of STONWORK**

Further to our telephone conversation on the 17<sup>th</sup> June 2002 and again today I confirm our arrangements for a meeting at Iverna Gardens on Wednesday the 3<sup>rd</sup> July 2002 at 10.30 am.

As promised, I attach two copies of my drawing No 99406 showing the proposed crossover arrangement which was rejected by the Council last year, together with two copies of a new drawing No 99409 showing an alternative proposal for vehicular access along the western boundary I would welcome advice from you and the Highways Department on this alternative.

Waiting on:  
- Parking  
- Drainage investigation  
- Hilary discussed with Don Bianco, tree not impacting on building.

Yours sincerely

George Ralph, Architect

Enclosures: Drawings numbered 99406 and 99409

PK  
**COPY OF PLANS  
TO INFORMATION  
OFFICE PLEASE**

FOR YOUR INFO  
TO INFORMATION  
COPY OF PLANS

# Agenda for 15/7/02

*Frank*  
*25*  
*gyl*

GEORGE RALPH ARCHITECTS  
Chartered Architects

44, Hawthorne Road, Bickley, Bromley, Kent, BR1 2HH Tel: (020) 8467 5467  
Fax: (020) 8467 5467

3 July 2002

BY POST AND FAX TO 020 7361 3463

Your Ref: DPS/DCC/LB/02/01148  
Our Ref: GR/Arm Ch RB K&C

Ms N Cowley  
Planning and Conservation  
The Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
LONDON W8 7NX

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Dear Ms Cowley

**THE ARMENIAN CHURCH of St SARKIS, IVERNA GARDENS, LONDON W8 6TP  
PROPOSED EXTERNAL CLEANING of STONEMWORK**

As promised in our meeting with Hillary Bell at the church this morning I list below the agenda points for discussion in the site meeting you are arranging with English Heritage, Highway, Planning, Conservation Officer and the Arboriculture Officer:-

1. Listed Building Application (15 May 2002) for the cleaning of the external stonework.
2. The effects of the tree leaning towards the northeast corner of the church – staining, structural damage, roots on drainage, blocked outlet high up on church.
3. Rejected application for a pavement crossover adjacent to the vicarage – drawing No 99406.
4. Proposed alternative crossover access to southwest corner – drawing No 99409.
5. Replacement of existing hard landscape to eliminate steps and irregular paving slabs.

I mentioned that we have a provisional six week programme for the stone work cleaning to start at the end of this month for completion by the end of August 2002, while the nursery school children are on holidays. However, I cannot issue instructions to the stone specialists because the Chief Planner's letter of the 29<sup>th</sup> May 2002 reminds me that it is unlawful to begin without written planning permission. It would be most helpful if you could advise me on this matter.

Yours sincerely

George Ralph, Architect

Cc G S Kurkjian OBE  
B P Gulbenkian

Enclosures: Drawings numbered 99406 and 99409

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**RBKC**  
**CONSERVATION & DESIGN**

**GRADE II LISTED BUILDINGS**  
**FORMAL OBSERVATIONS**

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**Address:** The Armenian Church, Iverna Gardens, London, W8.

**Description:** External cleaning of existing stone church.

**Application No:** LB/02/01148.      **DC Case Officer:** NC.

**Drawing Nos:** 99409.      **CD Case Officer:** HSB.  
Un-numbered coloured photographs  
showing the church.

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**Date:** 8<sup>th</sup> July 2002.

**Grant/Refuse:** GRANT.

**Formal Observations:**

The building is constructed of Portland stone, and is in a good state of repair. The works proposed are stone-cleaning combined with minor repairs to masonry at high level.

The works are essentially classified as repairs, but will require close supervision of the water-cleaning programme, to ensure that the appearance of the building is not harmed by over-saturation of the porous stone surface. The scope of works are part of a regular maintenance programme, which is welcomed.

It is considered that the works proposed will not be detrimental to the special architectural and historic character of the building and are therefore acceptable.

**Conditions:**

C205. C206. Cleaning trials to be carried out in situ, and inspected for approval.  
All works to be carried out in accordance with Specification, dated 15<sup>th</sup> February 2002, by PAYE Stonework & Restoration Ltd.

**Signed:** ..... *H. Lambell* .....

**Date:** ..... *8 July 02* .....

**Approved:** ..... *David J. M. Den M.* .....

**Date:** ..... *8/07/02* .....



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ARMENIAN CHURCH 8. APRIL 2003

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The Armenian Church of  
St Sarkis  
Iverna Gardens  
London  
W8 6TP

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Bickley  
BROMLEY  
Kent  
BR1 2HH

Tel: (020) 8467 5467

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TREE TRIMMED .

Pibros 25 JULY 2003



The Armenian Church of  
St Sarkis  
Iverna Gardens  
London  
W8 6TP 25 JULY 03.

PLYWOOD PROTECTION TO ORIGINAL PORTLAND STONE PAVING & STEPS.  
SCAFFOLDING BY STONEWEST TO COMMENCE

George Ralph Architect  
44 Hawthorne Road  
BICKLEY  
BROMLEY  
Kent BR1 2HH  
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