

## *A foreword from Peter Smyth, Managing Director*

On behalf of all of our Directors I would like to take this opportunity to thank you all for your hard work, support and interest in Bakers of Danbury and its sister companies Collins and Curtis Masonry and Pickford Builders during 2019. We have had another very busy and exciting year across all of our companies.

In November Philip Glanville, the Mayor of Hackney enjoyed a site tour of the restoration and alteration works Bakers are carrying out to Newington Green Meeting House in north London. The £1.1 million project started February this year, and is on track to meet the project deadline of February 2020.

We look forward to starting a number of new projects in the New Year including a complete refurbishment and restoration of The Deanery at Westminster Abbey. Works will include extensive roof work and complete internal refurbishment and conservation works to historic fabric.

The New Year will see the completion of a timber frame extension to a property in Chelmsford. The existing timber frame property had a single storey extension which Bakers has extended to become a double storey. The new space provided by the extension works will provide three bedrooms including a large master suite and a large living area downstairs. The new extension features a beautiful hand cut vaulted ceiling and hand cut roof which was crafted by Bakers' Craftsmen. The property will be part weather boarded and part monocouche render.

The New Year will also see the completion of a single storey extension to Grays Convent School and works begin on a new build four bedroom property near Maldon, Essex.

During the later part of 2019 and after putting off the inevitable for a number of years we have taken longstanding advice and re-structured the company into its effective operating departments. The majority of you have been notified of this and your co-operation in making this difficult task as problem free as possible is much appreciated.

If you would like to keep up-to-date with Bakers' latest projects, you can do so by visiting [bakersofdanbury.co.uk](http://bakersofdanbury.co.uk)

I would like to take this opportunity to wish you and your family a Merry Christmas and a happy and healthy New Year.



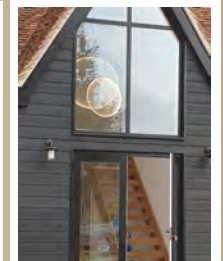
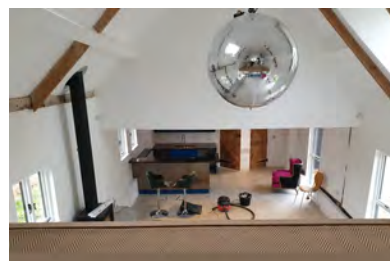
*Photo: Scaffold being struck on an extension to Grays Convent School*

## *Grade II Listed Barn Conversion*

Bakers recently carried out a conversion of a barn and stable block to provide an entertainment suite, garages, kitchen/ bar area and gymnasium which involved extensive timber frame and roof repairs, as well as structural underpinning.

All existing timber weather boarding was removed and repair work and straightening carried out to the existing timber frame. Repairs were made to the brick plinth and the roof completely stripped and restored with reclaimed peg tiles.

Bakers' joinery workshop hand crafted new doors, oak staircase and sepele sash casement windows to match the existing.



## Bakers' Specialist Joinery Division

Bakers' joinery workshop located next to the head office in Danbury, has been very busy throughout the year taking joinery requirements from both Bakers and directly from clients. Current projects include:

- **Newington Green Meeting House**

We are currently crafting a number of storage cupboards with flush doors to give a flat wall effect. We are also producing a number of new door linings and panelled doors, and will start working on a screen and reception desk in New Ash in the New Year.

- **Wyddial Hall**

We are manufacturing new box frames and sashes to match the existing windows. Bathroom panelling and new skirting will follow in January 2020.

- **The Cathedral and Abbey Church of St Alban**

We are providing bespoke softwood storage cupboards for the Kell room within the Abbey.

- **Leeward House**

New fitted Wardrobes and 5 new vanity units. Made from Solid Tulip and Oak veneered boards with a sprayed finish.

- **Danbury village sign**

Complete overhaul of the Danbury village sign, removal of decoration and complete redecoration.

- **Bell Frame for St Paul's Church, Goodmayes**

A new bell frame which was fully machined and manufactured by our apprentice George Cox

- **Marygolds Barn**

New bespoke bar, made from MDF and clad in a patterned sheet steel.

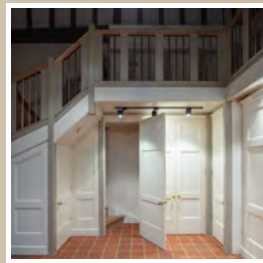
- **Westminster Abbey (the Infirmary)**

A new oak staircase, balustrade, bespoke fitted cupboards and kitchenette were hand crafted. The fitted cupboards and kitchenette seamlessly filled the space beneath a gallery level.

*Top photo: New Bell frame in Oak for St Paul's Church, Goodmayes*

*Middle photo: Bespoke fitted cupboards in softwood for Westminster Abbey Infirmary*

*Bottom Photo: New vanity units in Tulip and Oak for Leeward House*



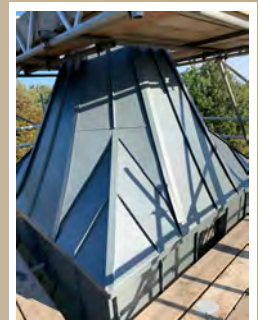
## Spire Repair to St Mary's Church, Shoebury

The erection of scaffolding began mid-June, on what has been a project 5 years in the making. Bakers of Danbury started the first stage of restoration works to St Mary's spire by removing all of the old horizontal white painted weather boarding. The boarding had been there since the 1985 and had seen the ravages of time and nature and was peppered with woodpecker holes and letting through water like a sieve. The woodpeckers had been creating holes so they could feast on the insects living in the wooden weather boarding!

The old white weather boarding was carefully removed to expose the structure below, which had been previously repaired, but was now in need of urgent attention. Water ingress over time had caused damage to the shell and frame below.

Bakers of Danbury carried out sympathetic repairs by replacing the timbers like for like. The majority of the timbers replaced were in green oak, which would have been used when the spire was originally built.

Bakers of Danbury covered the repaired shell and frame with a 'breathable' membrane, installed counter battens and then covered the battens with a waterproof ply. The battens created a void (a 'breather' gap) between the breathable membrane and the waterproof ply to help prevent moisture and condensation being trapped, which would otherwise have caused damage to the shell and frame below overtime. Finally, a coloured zinc was installed to replicate and blend into the rest of the structure, providing a similar look to historical roof coverings of past times. The scaffold was removed in October.



**Photos:**  
*Before and after restoration works to the St Mary's spire*

## An Extension to Westminster School

Bakers of Danbury recently built an extension to the Grade I Listed Westminster School which sits adjacent to the grounds of Westminster Abbey. The extension included two entrance lobbies, a new block of visitor w/c, a presentation/ reception room as well as four new offices and meeting rooms for school staff.

The project also included refurbishment and renovation works to six rooms around the perimeter of the new build extension, as well as the installation of a new stairwell and lift.

Westminster School is the only ancient school in London which still occupies its original site. The site of the new extension is very closely surrounded by Grade I Listed buildings, some dating back to the 11th century. Access was very restricted due to working on a live school.

Phase one involved carefully dismantling the modern concrete music center to protect the archaeology below ground and the Grade I Listed buildings surrounding the site.

During phase two, Bakers of Danbury oversaw archaeological excavations, which were carried out in conjunction with PreConstruct Archaeology. The archaeological excavations uncovered part of the original kitchen to the Monks Abbey dating back to the 11th century. A section of the new build floor (within the presentation/ reception room) was later covered with cantilevered glass to create a platform from which to view the archaeology below ground level. Underfloor lighting and temperature control were installed to help preserve the archaeology.

During phase three of the project, Bakers used traditional building techniques and materials to create the new build extension. The extension was constructed with handmade bricks, reclaimed tiles, lead roofing, and handmade timber and lead windows. External restoration works were carried out to a number of surrounding school buildings together with internal renovation to six rooms, plant-room and the installation of a new stairwell and lift.



**Photo above:** New extension to Westminster School to replace 1960s extension

**Photo below:** New presentation / reception room within the new extension

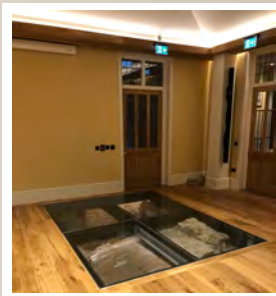


**Bottom photos (from left to right):**

Oval roof lantern made with oak, a steel structure support and lead roof

Archaeological remains of the original kitchen to the Monks Abbey dating back to the 11th century which is covered with with cantilevered glass

New stairwell and lift within existing school building



## Chelmsford High School for Girls

Bakers recently carried out enabling works to Chelmsford County High School for Girls, ahead of the construction of a new Sports Hall and teaching block, which will include additional science facilities. Enabling works included the following:

- Removal of the existing building called Bancroft and infilling the site
- Division of existing services from Bancroft, in order to keep the swimming pool and all other blocks operational
- Clearance and re-levelling of work site, including embankment adjacent to science block
- Removal of an existing building in a live school

**Photo above:** Chelmsford High School for Girls

**Photo below:** Enabling works taking place in preparation of the new build extension



# COLLINS & CURTIS MASONRY LTD

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It has been a busy year for Collins and Curtis Masonry Ltd. Our recent projects include; hand crafted replacement bell tower mullions in Hartham Park Stone for Thelnetham Church in Suffolk. We also supplied door jambs in Chicks Grove for Little Maplestead Church in Essex.

We recently hand crafted ionic capital in Lepine stone for a private country house. This year, we have hand crafted many bespoke fireplaces for private properties, mostly using Portland stone and slate.

We supplied a replacement bottle balustrade in Portland Stone for the Royal Hospital School in Holbrooke, whilst at Westminster School we supplied replacement walling in Portland Stone.

We recently made a new memorial in Saint Salvy Granite (a light grey Cornish granite) for our sister company A.G. Smith Funeral Directors to donate on behalf of the local community in memory of the 40 people who lay in unmarked graves within Maldon Cemetery. These unmarked graves belong to people who died in Maldon Union Workhouse and The Fever Hospital between 1873 - 1948 and were only recently located after our colleague Andrew Cranvey of A.G. Smith carried out research into the unmarked graves. Other labour and materials were donated Bakers of Danbury.

For the New Year, we are looking forward to providing a new shop front in Portland stone for a shop in Haymarket, London as well as a number of forthcoming projects for churches in the area.



**Top left photo:** Ionic capital in Lepine for a private country house

**Top right photo:** Mullions in Hartham Park Stone for Thelnetham Church

**Middle right photo:** Bottle balustrade in Portland Stone for the Royal Hospital School

**Bottom left photo:** Door jamb in Chicks Grove Stone for Little Maplestead Church

**Bottom right photo:** Maldon Workhouse Memorial in Saint Salvy Granite

# PICKFORD BUILDERS LTD

ESTABLISHED 1909

Pickford Builders Ltd have had a very busy year across both contract works and insurance repairs for a number of national insurance companies.

Works are progressing on an interesting conversion of a former industrial building into eight residential apartments in Braintree. Works are due to complete early in the New Year.

We have reinstated a fire damaged terraced property in Witham. Great attention was given to the client and works were completed earlier than scheduled to move the family back home in time for Christmas.

We recently carried out work to the converted old post office in Little Hadham. Its façade had suffered the effects of road traffic and rising damp over the years. Our team carefully replaced the lime render to the front of the old post office. This included the plasterers crafting a stamp to replicate the old parquetry patterns.

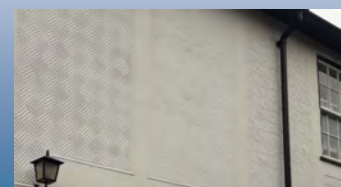
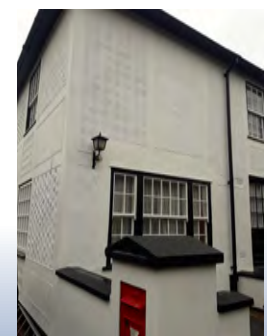
We would like to take this opportunity to welcome our new starters Andy Lerer and Conor Gamby. Andy is a very experienced surveyor, and will concentrate on our southern areas of work for the insurance repair networks. Conor will work closely with our senior surveyor Carl Finbow to oversee the daily operations of our site teams. Conor has worked in the response side of the insurance repair industry for many years.

**Top left photo:** Conversion of a former industrial building into eight residential apartments

**Top right photo:** Terraced property in Witham with fire damage

**Middle photo:** Replacement lime render to the front of the old post office

**Bottom photo:** Stamp detail crafted by our plasterers to replicate the old parquetry patterns



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# PICKFORD BUILDERS LTD

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# Bakers of Danbury Ltd

Established 1878

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