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| REPORT TO: | Heritage Grants Sub-Committee | AGENDA ITEM: 7 |
| DATE OF MEETING: | 28th March 2013 | CATEGORY: DELEGATED |
| REPORT FROM: | Head of Community and Planning Services | OPEN |
| MEMBERS' CONTACT POINT: | Philip Heath, Conservation and Heritage Officer x5936 | DOC: |
| SUBJECT: | Swadlincote PSiCA and Conservation Area and Historic Building Grants | REF: See individual items |
| WARD(S) AFFECTED: | Melbourne, Linton, Repton and Swadlincote | TERMS OF REFERENCE: EDS04 |

1.0 Recommendations

SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME (PSiCA)

HILL STREET BAPTIST CHURCH PSiCA 29

1.1 That a grant of £1,341 be offered to the Trustees of Hill Street Baptist Church towards the costs of repairs to brickwork and repointing in various places around the Church and Church Hall subject to the usual conditions and the following additional conditions:

- i) The specification of the mortar and a sample panel of repointing shall be approved by the conservation officer before the work is generally executed.

62 HIGH STREET PSiCA 30

1.2 That a grant of £7,135 be offered to Mr. Steve O'Flynn towards the cost of renewal and repair of external joinery, alterations to signage, relaying of shop entrance lobby, re-slating of rear slope of roof, and re-leading of bay window, with associated redecoration, subject to the usual conditions and the following additional conditions:

- i) The new joinery, and all new components of repaired joinery, shall be pre-treated by an agreed method, coating all surfaces, before fixing.

ii) The joinery shall be painted before the grant is paid, in accordance with an agreed paint specification and colour scheme.

iii) The door design, including door furniture, and alterations to the signage, shall be agreed with the conservation officer before the work is executed.

WEST STREET METHODIST CHURCH PSiCA 27

1.3 That a grant of £23,579 be offered to the West Street Church Council towards the cost of replacing eighteen windows, one combined door and window on the east elevation, and the repair of a shopfront including replacement of the door, subject to the usual conditions and the following additional conditions:

i) Notwithstanding the submitted particulars, revised details of the two new doors shall be agreed with the conservation officer and shall be manufactured and installed in accordance with the revised details.

ii) The new joinery, and all new components of repaired joinery, shall be pre-treated by an agreed method, coating all surfaces, before fixing.

iii) The joinery shall be painted before the grant is paid, in accordance with an agreed paint specification and colour scheme.

34 CHURCH STREET PSiCA 28

1.4 That a grant of £2,888 be offered to Mr. J. M. Buckler towards the cost of brickwork and guttering repairs and repointing, subject to the usual conditions and the following additional condition:

i) The specification of the mortar and a sample panel of repointing not less than 1 metre square shall be approved by the conservation officer before the work is generally executed.

61-63 HIGH STREET PSiCA 31

1.5 That a grant of £5,057 be offered to Mr. John Burnton, being the balance of the 2012-13 fund after allocation of the sums described above, subject to the usual conditions and the following additional conditions:

iii) The new joinery shall be painted before the grant is paid, in accordance with an agreed paint specification and colour scheme.

1.6 That this application be revisited in the financial year 2013-14, subject to availability of funds, and that the work be allowed to commence "without prejudice" in the meantime.

FUNDING FOR 2013-14

- 1.7 That the District Council's small historic buildings and conservation areas grant budget of £7,500 be exclusively dedicated to buildings currently eligible for Swadlincote PSiCA grants, for one year only, i.e. the financial year 2013-14.

SDDC HISTORIC BUILDING & CONSERVATION AREAS GRANTS

1, WELL LANE, REPTON 13.13.142

- 1.8 That a grant of £2,000 be offered to Mrs. Hardy towards eligible costs of £10,730 plus VAT for replacement of ten windows in the property subject to the usual conditions and the following additional conditions:

- i) The joinery shall be pre treated by an agreed method, coating all surfaces, before fixing.
- ii) The colour and specification of the paint shall be agreed with the conservation officer.
- iii) The precise type of double glazing units, if used, shall be agreed with the conservation officer prior to use on the new joinery.

1.9 DAME CATHERINE HARPURS SCHOOL, TICKNALL 13.13.143

That a grant of £2,000 be offered towards the replacement of a doorcase and windows at the school, which are part of a scheme of improvements with a lowest tender value of £63,900 plus VAT. Subject to the usual conditions and the following additional conditions:

- i) The joinery shall be pre treated by an agreed method, coating all surfaces, before fixing.
- ii) The colour and specification of the paint shall be agreed with the conservation officer.
- iii) An itemised account of the costs of the new external joinery shall be provided before the grant is paid.

1.10 ST. GILES CHURCH, CALDWELL 13.13.144

That a grant of £2,000 be offered towards eligible roof repairs costed at £7,170, subject to the usual conditions.

1.11 12, HIGH STREET, MELBOURNE 13.13.145

That a grant of £1,160 be offered to Ms. C. Warburton towards eligible costs of £2,900 for the replacement of four sash windows at 12, High Street, subject to the usual conditions and the following additional conditions:

- i) The joinery shall be pre treated by an agreed method, coating all surfaces, before fixing.
- ii) The colour and specification of the paint shall be agreed with the conservation officer.

1.12 35-36, MARKET PLACE, MELBOURNE 13.13.146

That a grant of £2,000 towards eligible costs of £5,378 be offered to Mrs. M. Wheatley for the replacement of four front windows at 35-36 Market Place, subject to the usual conditions and the following additional conditions:

- i) The joinery shall be pre treated by an agreed method, coating all surfaces, before fixing.
- ii) The colour and specification of the paint shall be agreed with the conservation officer.

2.0 Purpose of Report

To determine Swadlincote PSiCA and SDDC Conservation Area and Historic Building grant applications.

3.0 Detail

Hill Street Baptist Church

Unlisted, Swadlincote Conservation Area

Applicants: Trustees of Hill St. Baptist Church

- 3.1 Hill Street Baptist Church of 1876 is a key building at the east end of the Swadlincote Conservation Area, built in front of the previous chapel of 1866 which was converted to a schoolroom when the new church was built.
- 3.2 The main church building was reroofed with grant aid a few years ago, and this grant application is for minor “follow-up” repairs to brickwork, grant eligible at a rate of 50%. The work comprises low level repointing plus cutting out and replacement of eroded bricks. The lowest cost is £2,682 including VAT, so the grant offerable is £1,341.

West Street Methodist Church

Unlisted, Swadlincote Conservation Area.

Applicants: West Street Methodist Church

- 3.3 West Street Methodist Church is one of the several distinctive buildings which collectively make West Street one of the most rewarding parts of the Swadlincote Conservation Area from an architectural point of view. It was rebuilt in its present form in 1863, but incorporates some fabric from the earlier 19th century building which it superseded.
- 3.4 The original windows, with attractive curved ‘gothic’ glazing bars, were replaced about a century ago with windows of a plainer and less delicate style. Some, on the upper storey of the west side and front, were

replaced to the original design a few years ago, which has improved the appearance of the building.

- 3.5 The current proposal is to continue the work by replacing the remaining 18 chapel windows and a side door, plus repair and restoration of a shop front in the adjoining row, including replacement of the shop door.
- 3.6 A small residue of £238 from the 2011-2012 budget was allocated to the church, there being insufficient funds remaining to give any more. It was agreed to revisit the proposals subject to confirmation of grant funding for the year 2012-13.
- 3.7 The lowest price has been received from C. R. Crane, who have updated their tender from last year, amounting to £24,810 plus VAT (£4,962) = £29,772. The work is eligible for grant at a rate of 80%, which therefore amounts to £23,817. Subtracting the £238 offered from last year's budget, the sum now recommended is £23,579.

62, High Street, Swadlincote

Unlisted, Swadlincote Conservation Area.

Applicant: Mr. S O'Flynn

- 3.8 No 62 High Street is part of a run of early 20th century shops which are attractively detailed and well-preserved.
- 3.9 The first floor bay has sagged and its roof has been replaced with felt. The rear slope of the roof is in very poor condition, having been coated in a bituminous material to prolong its life, but this is both unsightly and time-expired.
- 3.10 The proposal is to repair the joinery, retile the shop lobby including black and white mosaic tiles, re-roof the first floor bay in Code 6 lead, re-slate the rear slope of the roof in natural slate to match existing, improve the signage and redecorate.
- 3.11 The lowest price has been submitted by S. W. Electrical and Building Services amounting to £14,270 including VAT. The work is eligible at 50% of costs, which gives a figure of £7,135.

34, Church Street, Swadlincote

Unlisted, Swadlincote Conservation Area

Applicant: Mr. J. M. Buckler

3.12 This work, involving the late 19th century former Police Station, chiefly involves repointing works to the elevation facing Civic Way, and guttering repairs, including replacement of a plastic downpipe in cast iron.

3.13 The lowest price for the work, from A. J. H. Property Maintenance, is £3,978 plus VAT, which amounts to a total of £4,773.60. Some of the work is eligible at a rate of 50% and some at 80%, so the grant computes to a total of £2,888.64.

61-63 High Street, Swadlincote

Unlisted, Swadlincote Conservation Area

Applicant: Mr. John Burnton

3.14 Nos 61-63 High Street are a Victorian property which originally appears to have been a house and shop. A transformation of the property was effected with grant aid a few years ago, and the current application involves further restoration of a less dramatic, but nonetheless worthwhile, type.

3.15 The work, chiefly to the rear of the property, involves the bricking up of two modern windows in inserted openings, and replacement of two other modern windows in old openings with sash windows of the original design, with associated work to the stone lintels and sills. Paint on the exposed gable end is to be gently removed and some repointing works are to be undertaken.

3.16 This is the most recent PSiCA application to be received, and no itemised breakdown has yet been submitted. However, the lowest cost received is £15,380 plus VAT = £18,456. All of the works are eligible for grant at a rate of at least 50%, and some will be eligible at 80%. The grant sum offerable, funds permitting, is therefore in excess of £9,000. Grants are considered in order of receipt, and following allocation of the sums earlier in this report, only £5,057 remains available.

3.17 It is therefore recommended that the sum of £5,057 be offered, with an undertaking to review this application in the next financial year if funds permit. Meanwhile, an itemised breakdown of costs will be sought so that the proper grant figure can be accurately assessed.

SDDC CONSERVATION AREA AND HISTORIC BUILDING GRANT APPLICATIONS

1, Well Lane, Repton

Unlisted, Repton Conservation Area

Applicant: Mrs. Hardy

3.18 1, Well Lane is prominently sited on the corner of Well Lane and Main Street at Repton, and is a property of mixed age and styles.

3.19 This proposal is to replace ten modern windows, being a mixture of plastic and poorly designed timber casements, with windows of appropriate design. This will have a beneficial effect both on the building itself and the wider conservation area.

3.20 The lowest price for the work amounts to £10,730 excluding VAT, so the maximum offerable sum of £2,000 is applicable.

Dame Catherine Harpur's School, Ticknall

Unlisted, Ticknall Conservation Area

Applicant: Dame Catherine Harpur's Trust.

3.21 The School House at Dame Catherine's, in use until recently as a residence, appears to date from the mid 18th century, and has the early 19th century school buildings attached to it at the back. The house was vacated recently and is now being added to the school facilities.

3.22 This application is for the replacement of the modern external joinery of the school house with authentically detailed joinery. Planning permission for the new joinery has already been obtained.

3.23 The joinery works are part of a larger scheme, for which the lowest tender received is £63,900 plus VAT. Only the replacement of the external joinery is eligible for grant aid.

3.24 A maximum grant of £2,000 is recommended provided that a breakdown of the joinery costs is provided when the work is invoiced.

St. Giles Church, Caldwell

Listed Grade II

Applicant: St. Giles Church Congregation for Stapenhill Parochial Church Council

3.25 St. Giles is a very simple and modest church, of Norman origins but heavily rebuilt and altered over succeeding centuries.

3.26 £30,000 worth of work was done at the church four years ago (without any grant aid from SDDC), and a need for some further minor repair work to the vestry roof was consequently identified.

3.27 The eligible works have been costed at £7,170 by Stephen Anstey Stonemasons Ltd. Only one price has been received, as Mr. Anstey is following up on works which he did following a successful tendering exercise four years ago.

3.28 The work is therefore eligible for a maximum grant of £2,000.

12, High Street, Melbourne

Unlisted, Melbourne Conservation Area

Applicant: Ms. Carole Warburton

3.29 No 12 High Street is one of a pair of mid 19th century terraced houses prominently situated at the point where Melbourne High Street opens into the Market Place. The property is also highly visible from the public footpath from High Street to Penn Lane, which includes the access to the well-frequented Lothian Gardens.

3.30 The original sash windows in the property were removed in the 1980s. Their removal was one of the damaging changes that ultimately led to the making of the Melbourne Article 4 direction, which brought such changes under planning control.

3.31 The current owner, who is the Council's Communications Officer, wishes to restore the original style of the windows, which will effect a great improvement to a row of houses that is otherwise well preserved.

3.32 Four windows are involved, as the house includes a flying freehold at first floor level, formerly part of no. 10.

3.33 The lowest price for the work, from Sandman Sash Windows, is £2,900. A 40% grant amounts to £1,160.

35-36 Market Place Melbourne

Unlisted, Melbourne Conservation Area

Applicant: Mrs. M. Wheatley

- 3.34 35-36 Market Place is a typical Melbourne building of the early 19th century, in a prominent situation fronting Melbourne Market Place. The ground storey has modern shop windows of poor design quality, but the upper floors are well preserved except for the loss of the original sash windows.
- 3.35 The proposal is to replace the two first floor windows with authentically detailed sash windows, and to replace the top floor windows with sash lookalikes detailed as authentically as possible to match the first floor windows.
- 3.36 Clearly it would be highly desirable to replace the top floor windows with proper sliding sashes, and this would indeed normally be required, especially where grant aid is involved. However, Building Regulations require that means of escape should not be made worse when replacement windows are installed. The present windows are side hung casements and afford a satisfactory means of escape, while sash windows would inhibit escape as they are much smaller than the first floor windows.
- 3.37 A visit was made with the Senior Building Control Officer to discuss options, but the means of escape from the top floor are already severely substandard and no other solution offered itself. The result will nevertheless be a marked improvement and is the best that can be achieved in the circumstances.
- 3.38 Investigations are continuing to find specialist window fittings that may overcome the problem by allowing the sashes to be quickly removed from the inside in the event of fire. If such a solution can be found at reasonable cost, it will be implemented.
- 3.39 The lowest eligible costs received for the work amount to £5,378. The extra over cost of installing thin sealed unit double glazing is to be borne solely by the applicant, in line with previous practice in giving these grants. A maximum grant of £2,000 is therefore applicable.

4.0 Financial Implications (see Annexe A)

PSiCA Scheme (specific to Swadlincote)

- 4.1 There is £40,000 in the PSiCA budget for 2012-13, funded by English Heritage (£30,000) and Derbyshire County Council (£10,000). The

substantial investment in the Swadlincote public realm works (repaving etc) has been accepted by English Heritage in lieu of the financial contribution from the District Council which would normally be required.

- 4.2 English Heritage did not confirm the PSiCA budget for the present financial year until mid January 2013, meaning that no meetings to approve PSiCA grants could take place because there was no confirmed money to allocate. The late news from English Heritage also inhibited progress with formulating applications.
- 4.3 Funding for the scheme will end on 31st March 2013, being the end of the three year programme agreed with English Heritage. Applicants then have until 31st March 2015 to complete and account for works grant aided under the scheme.
- 4.4 We are in discussion with the County Council about possible submission of a Townscape Heritage Initiative scheme (THI, lottery funded) to continue the built environment improvement works in Swadlincote. Meanwhile there is a funding hiatus at least for the year 2013-14
- 4.5 Officers at The County Council have indicated that they would like to continue grant aid to Swadlincote in some form, in order to preserve continuity of spend and thereby increase the chances of the County Council committing funding to a future THI scheme in Swadlincote. Subject to committee approval, they will match, pound for pound, any contribution that SDDC can make to continuing the scheme in Swadlincote for the year 2013-14, without English Heritage funding.
- 4.6 The only apparent way of making this happen is to dedicate the Council's small historic buildings and conservation areas grant budget exclusively to Swadlincote PSiCA eligible buildings for one year only. This budget is only £7,500 but will draw in an extra £7,500 from outside and will achieve continuity in some form. This measure is therefore recommended to the grants committee for consideration, giving a small Swadlincote grants budget of £15,000 for 2013-14.

HBCA grant scheme (relates to the entire local authority area)

- 4.7 There is £7,500 in the Historic Buildings and Conservation Areas (HBCA) scheme for the financial year 2012-13, plus some money available for reallocation as a result of grant offers that have not been acted upon. These consist of £2,000 for 42 Main Street Ticknall and £817 for 29 Derby Road in Melbourne. The total available is therefore £10,317. £9,160 is recommended for allocation at this meeting. The remainder (£1,157) will remain unallocated and therefore will be lost to the scheme, because a further expected grant application (for 60, High Street, Melbourne) has not been submitted in time for consideration by the committee.

5.0 Corporate Implications

- 5.1 Participation in the grant schemes will continue to help achieve Corporate Plan theme Sustainable Growth & Opportunity by contributing towards the vitality and viability of the historic environment. In particular, appropriate investment in the town centre streets and buildings at Swadlincote and Melbourne supports businesses and encourages tourism and inward investment.
- 5.2 Historic building grants for unlisted buildings in conservation areas help to maintain the “cherished local scene” that the Civic Amenities Act of 1967 was designed to protect, by introducing the concept of conservation areas.

6.0 Community Implications

- 6.1 Historic building grants contribute towards the Sustainable Community Strategy theme ‘Vibrant Communities’. The District’s historic buildings and conservation areas are a key component of its vibrant communities, which offer opportunities for the future, such as tourism and job creation. The effective protection of these assets, through care and good management, enhances quality of life for all and safeguards the environment. By concentrating a generous budget in one area the PSiCA scheme makes a significant contribution to the regeneration of Swadlincote town centre.

7.0 Background Papers

- 7.1 Grant Application: Hill Street Baptist Church, Swadlincote. Ref PSiCA 29
- 7.2 Grant Application: 62, High Street Swadlincote. Ref PSiCA 30
- 7.3 Grant Application: West Street Methodist Church. Ref. PSiCA 27
- 7.4 Grant Application: 34, Church Street, Swadlincote Ref. PSiCA28
- 7.5 Grant Application: 61-63, High Street, Swadlincote. Ref. PSiCA 31
- 7.6 Grant Application: 1, Well Lane, Repton. Ref. 13.13.142
- 7.7 Grant Application: Dame Catherine Harpur’s School, Ticknall. Ref. 13.13.143
- 7.8 Grant Application: St. Giles Church, Caldwell. Ref. 13.13.144
- 7.9 Grant Application: 12, High Street, Melbourne. Ref. 13.13.145
- 7.10 Grant Application: 35-36 Market Place, Melbourne. Ref. 13.13.146