

HERITAGE GRANTS SUB-COMMITTEE

27th October 2005

PRESENT:-

District Council Representatives

Labour Group

Councillors Lane and Southerd.

Conservative Group

Councillors Bale and Hood.

Sharpe's Pottery Heritage and Arts Centre

Mr. J. Oake.

Made in Swadlincote Partnership

Mr. T. Freeman.

Swadlincote Chamber of Commerce

Mr. I. Philiskirk.

HGS/1. **APPOINTMENT OF CHAIR**

RESOLVED:-

That Councillor Southerd be appointed Chair of the Heritage Grants Sub-Committee for the ensuing year.

HGS/2. **APPOINTMENT OF VICE-CHAIR**

RESOLVED:-

That Councillor Lane be appointed Vice-Chair of the Heritage Grants Sub-Committee for the ensuing year.

HGS/3. **MINUTES**

The Open Minutes of the Meeting held on 4th May 2004 were taken as read, approved as a true record and signed by the Chair.

HGS/4. **DECLARATION OF INTEREST**

Councillor Lane declared a prejudicial interest in the application relating to the Methodist Chapel and Nos. 10-14 West Street, Swadlincote as a Trustee of the West Street Community Partnership.

HGS/5. **HERITAGE GRANTS**

It was reported that at its Meeting on 3rd June 2004, the Environmental and Development Services Committee had set up the Heritage Grants Sub-Committee. The remit of this Sub-Committee was to determine applications for both Conservation Area and Historic Building Grants and Swadlincote Heritage Regeneration Scheme Grants. The approved terms of reference for the new Sub-Committee were as follows:-

Swadlincote Heritage Economic Regeneration Scheme Grants

- To deal with all matters relating to the Swadlincote HERS as delegated to South Derbyshire District Council by English Heritage.

Historic Building and Conservation Area Grants

- To determine all applications for grant assistance and requests to start work without prejudice to applications.
- To determine whether any grant payments should be reclaimed where a property is sold within three years of the grant payment of any other period as the Sub-Committee may decide to set as a standard condition.
- To set grant priorities for the fund at the beginning of each financial year.

It was reported that for the past five financial years, the Historic Building and Conservation Area Grants budget had been set at £5,000. This budget had been maintained for the current year (2005/06). In the past this limited amount had been allocated on the basis of agreed priorities. These priorities were:-

- (1) Repairs to buildings at risk.
- (2) Works of restorations.

It was proposed that allocation should continue to be made on this basis.

It was reported that the Swadlincote Heritage Economic Regeneration Scheme had been in operation for four years. Since January 2005, there had been much uncertainty about the future of the HERS schemes and a formal confirmation about the future of the Swadlincote scheme in particular was still awaited. It was noted that at national level, HERS Schemes were about to end and there was currently no firm proposal for any kind of replacement scheme, though some joint funding provision from English Heritage and the Heritage Lottery Fund was being explored. On 12 May 2005, the District Council was told informally that certain schemes, including Swadlincote, were to receive one further year's HERS funding. It was anticipated that this funding would be in the region of £20,000. As the Council had allocated £40,000 of the Planning Delivery Grant to the HERS, a total final budget of £60,000 would be available.

MATTERS DELEGATED TO SUB-COMMITTEE

HGS/6. **SWADLINCOTE HERITAGE ECONOMIC REGENERATION SCHEME – GRANT APPLICATION**

- (a) Methodist Chapel and 10-14 West Street, Swadlincote

It was reported that a grant of £23,809 had already been made for works to the Methodist Chapel and 10-14 West Street, this amount being the remainder of the 2004/05 budget. At the last Meeting on 4th May 2004, the Committee had resolved, in principle, to allocate surplus funding up to a total of £60,379, should further funding become available. It was noted that

the works had commenced and they were reported to be of an excellent quality.

The eligible works were outlined and it was anticipated that the total cost of these would be approximately £86,000. A full grant, at 80% and 50% of the eligible items, would total £60,379. An offer of £23,809 had already been made, leaving a shortfall of £36,750.

RESOLVED:-

- (1) That, in addition to the grant of £23,809 offered on 4th May 2004, the West Street Methodist Church Council be offered a further grant of £20,000 towards eligible costs for re-roofing, lead works, re-pointing, faience and stonework repair, removal of paint, shop front repairs, window repair and restoration at the Methodist Chapel and 10 – 14 West Street, subject to the usual conditions and the following additional conditions:-**
- (a) That the door between nos. 12 and 14 and the signs on nos. 10, 12 and 14 be replaced to an agreed pattern.**
 - (b) That the paint be removed from the faience blocks to 10 – 14 West Street to an approved specification based on a sample panel provided that this can be done without damage.**
 - (c) That all lead work be detailed and fixed in accordance with the Lead Sheet Association's guidelines.**
 - (d) That the external joinery be painted and the general colour scheme be approved before the grant is paid.**
 - (e) That a lime mortar be used for the re-pointing, the specification agreed before work starts and a sample panel be approved before the work is generally executed.**
- (2) That the Sub-Committee is minded to offer a further £16,000 to cover all eligible items, should further funding become available.**

(Councillor Lane declared a prejudicial interest in this application as a trustee of the West Street Community Partnership and withdrew from the Meeting during the consideration and determination thereof.)

HGS/7. **HISTORIC BUILDING AND CONSERVATION AREA GRANTS**

- (a) 157 Castle Street, Melbourne

It was reported that no. 157 was part of a terrace of brick houses, now rendered, on the north-west corner of Castle Street, Melbourne. The terrace was in a prominent position and the whole row had been sadly disfigured by late 20th century alterations. These included coating with a hard cement based render, replacement of original joinery with crudely detailed modern joinery and partial re-roofing in artificial slate. During the operation of the Melbourne Conservation Area Partnership, this terrace was given priority for grant aid in order to encourage its restoration. In the event, no grant applications were made during the course of that scheme.

It was reported that the applicant was keen to restore the appearance of the terrace, starting with replacement joinery and re-rendering at the rear.

The eligible works were outlined and the cost of these, based on the lowest of two competitive estimates, was £3,398.10 including VAT. It was proposed to offer a flat rate grant of £1,000 towards these eligible costs.

RESOLVED:-

That the owner of 157 Castle Street, Melbourne be offered a grant of £1,000 towards eligible costs of £3,398.10 for the restoration of two windows and a door and frame at the rear of the property, as set out in the tender from George W Heath and Sons March 2005, subject to the usual conditions and to the following additional conditions:-

- (1) That the external ironmongery be approved.***
- (2) That the joinery be painted to an agreed colour before the grant is paid.***
- (3) That a specification for the lime render be agreed before work commences and a sample panel of the render be approved before the work is generally executed.***

(b) 39 Main Street, Walton-on-Trent

It was reported that the property was a two-storey, early 19th century house, and was located prominently on the Main Street of Walton village. It was noted that the property was built of red brick and clay tile and had been well cared for, suffering little alteration although its windows had been replaced in a crude modern pattern and chimney stacks had been poorly rebuilt at some time in a hard unsympathetic brick.

The eligible works were outlined and the cost of these, based on the lowest competitive estimate, was £8,306.05, exclusive of VAT. It was proposed that the owner of the property be offered a flat rate grant of £2,000.

RESOLVED:-

That, in view of the lack of quotations received, consideration of this application be deferred until the next Meeting.

(c) 15 South Street, Melbourne

It was reported that this property was built around 1860 by a Mr Crackle who was a painter and decorator. Originally, there were workshops at the rear of the property but these had now been demolished. The double-boarded doors, which gave access to the rear, had survived intact. It was noted that the building had become a shop, probably in the early 20th century, and had been given a plain, plate glass shop front on the left hand side. The original first floor windows had been two over two paned vertically sliding sashes. The property had still retained its decorative stone band courses and lintel. It was reported that despite its unfortunate alteration, it remains an imposing façade, being much longer, taller and decorative than its neighbours.

It was reported that the property returned to residential use in the 1960s when the current, rather ugly arrangement of windows, with brick infill below and to the two sides, was installed. Crudely detailed replacement joinery on the remaining front elevation windows and the front door was also introduced at this time.

The pattern of the original ground floor window was uncertain. It was reported that the current owner was keen to restore the historic character of the house but wished to retain as wide a window as possible to maintain the amount of light entering the property.

The eligible works were outlined. It was hoped that quotations for this work would have been received prior to the Meeting but unfortunately, this had not been the case.

RESOLVED:-

That, subject to the receipt of appropriate competitive estimates, the owner of the property be offered a flat rate grant of £2,000 towards the cost of restoring three first floor sash windows, one ground floor window, a door and frame and brickwork at the property, subject to the usual conditions and to the following additional conditions:-

- (1) That the precise pattern of the external joinery be approved before work starts and that the windows and door be painted to an agreed colour before the grant is paid.***
- (2) That the external ironmongery be approved.***
- (3) That a lime mortar be used no stronger than 1:1:6 (cement: lime: sharp yellow sand).***
- (4) That a sample of the replacement bricks be approved before work starts and a sample panel of pointed brickwork be approved before the work is generally executed.***

T. SOUTHERD

CHAIR

The Meeting terminated at 4.20 p.m.