

SWADLINCOTE HERITAGE ECONOMIC
REGENERATION SCHEME SUB-COMMITTEE

15th May 2002

PRESENT:-

District Council Representatives

Labour Group

Councillor Brooks (Chair) and Councillor Southerd.

Conservative Group

Councillor Hood.

Councillor Mrs. Rose also attended the Meeting and, with the approval of the Chair, spoke to Minute No. SHS/17.

Sharpe's Pottery Heritage and Arts Trust

Mr. J. Oake.

Made in Swadlincote Partnership

Mr. T. Freeman.

APOLOGY

An apology for absence from the Meeting was received from Councillor Dunn (Vice-Chair) (Labour Group).

SHS/15. **MINUTES**

The Open Minutes of the Meeting held on 25th March 2002 were taken as read, approved as a true record and signed by the Chair. With regard to Minute No. SHS/14(b)(2), the Design and Conservation Officer advised that Mr. Wan had decided not to proceed with smaller lettering on the signage. With regard to Minute No. SHS/14(d)(2), the Design and Conservation Officer advised that the owner had refused to remove the canopy and accordingly, alterations to its style and covering had been discussed and agreed.

SHS/16. **DECLARATION OF INTEREST**

Mr. T. Freeman declared a general interest in the Swadlincote Facelift Scheme.

MATTERS DELEGATED TO SUB-COMMITTEE

SHS/17. **GRANT APPLICATION - NO. 11 CHURCH STREET**

It was reported that this attractive late 19th Century two-storey red brick building had retained its original carriageway arch to workshops behind and its original shop front. It had been categorised in the Townscape Audit as a building of 'High Townscape Value' but however, it had suffered some disfiguring alterations. Plastic windows had been inserted on the first floor and the roof had been re-covered with concrete tiles, the cast guttering had been replaced with plastic and a chimney stack had been removed. The rear outbuildings had also been altered, including re-roofing with concrete tiles.

The owner intended to repair unaltered original elements of the building and restore the damaged and missing elements.

The eligible works comprised repairs to the shop front, replacement of the threshold slab in stone, restoration of three first-floor sash windows, the repair of two sash windows (one on the front and one on the rear), replacement of two rear doors, repair of the carriageway arch doors, replacement of rainwater goods in cast iron including a decorative gutter at the front, re-roofing the whole of the front range and the rear single-storey wood store in slate and reinstating a missing chimney stack. The cost of the eligible work was £37,935 (£32,285 + £5,650 VAT), based on the lowest of three competitive estimates.

If the additional funding requested from English Heritage was not forthcoming, it would be possible for the applicant to phase the works dealing with the shop front and other joinery works immediately and the roof, chimney stack and guttering later. On this basis, the cost of Phase 1 would be £10,816 and the cost of Phase 2 would be £27,119. An 80% grant for the first phase of works would amount to £8,653. Authentic architectural details would be safeguarded and disfiguring alterations would be reversed, resulting in a significant improvement in the appearance in this part of the conservation area. The applicant intended to locate his business in the property and 2/3 new jobs would be created.

The financial implications were outlined, indicating that the 2002/03 budget had not yet been finalised. The District Council's contribution had been fixed in the sum of £30,000 and £20,000 of the housing budget had been ring-fenced for residential conversions in the town centre until September 2002. The contribution by English Heritage agreed at the outset of the scheme had been fixed in the sum of £20,000 per annum and an additional £30,000 had been requested in January for 2002/03. The Design and Conservation Officer advised that no decision had yet been forthcoming from English Heritage and it was suggested that this should be treated as a negative indication.

Grant enquiries had been received for another two large projects. Architects were currently working on each of these projects and applications were anticipated during the current financial year. Other enquiries and applications were also expected throughout the year. It was considered that any phasing of the development may raise some doubts at the likelihood of the completion of Phase 2.

RESOLVED:-

That Mr. I. Philiskirk be offered an 80% grant up to a maximum of £30,348 towards eligible costs of £37,935 for re-roofing, restoration of decorative cast iron guttering, a chimney stack and sash windows and joinery repairs at No. 11 Church Street, as set out in the estimate from G. W. Bentley & Son dated 28th March 2002, subject to the standard conditions and to the following additional conditions:-

- (1) That, prior to the commencement of development, the precise pattern of replacement joinery, chimney stack, roof hips and all external ironmongery shall be approved by the Council.***

- (2) *That the samples of slate shall be approved prior to the re-roofing.*
- (3) *That all leadwork shall be detailed and fixed in accordance with the Lead Sheet Association's guidelines.*
- (4) *That the restored shop front shall be painted to an approved colour scheme before the grant is paid.*
- (5) *That the guttering shall be painted before fixing.*

(Mr. T. Freeman declared a prejudicial interest in the associated consideration of potential applications for other large projects and withdrew from the Meeting during the discussions on this matter and the determination of the application.)

L.J. BROOKS

CHAIR

The Meeting terminated at 3.55 p.m.

