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<b>REPORT TO:</b>	<b>Heritage Grants Sub Committee</b>	<b>AGENDA ITEM: 5</b>
<b>DATE OF MEETING:</b>	<b>17<sup>th</sup> March 2009</b>	<b>CATEGORY: DELEGATED</b>
<b>REPORT FROM:</b>	<b>Director of Community Services</b>	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>Marilyn Hallard, Design and Conservation Officer, x5747</b>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>Swadlincote PSiCA Grant applications</b>	<b>REF: See individual items</b>
<b>WARD(S) AFFECTED:</b>	<b>Swadlincote</b>	<b>TERMS OF REFERENCE: DS3</b>

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## 1.0 Recommendations

### **SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME (PSiCA)**

#### 46-48 GROVE STREET

- 1.1 That an additional 80% grant of £642 be offered to the South Derbyshire CVS towards additional eligible costs of £802.80 for further repairs to the porch, based on estimates from Building Solutions dated 10<sup>th</sup> November 2008 subject to the usual conditions.

#### 9, CHURCH STREET

- 1.2 That a 50% grant of £66 be offered to the Claire McKeown towards eligible costs of £232.25 for a new sign, based on the estimate provided by Hardy Signs dated 19<sup>th</sup> December 2008 subject to the usual conditions.

#### SHARPE'S POTTERY

- 1.3 That a 50% provisional grant of £30,609 be offered to Sharpe's Pottery Heritage and Arts Trust Ltd towards eligible costs of approximately £61,218.75 for repairs to the kiln hovel based on the initial assessment of the costs by CTD Architects dated 5<sup>th</sup> November 2008 subject to the usual conditions and the following additional conditions:

- i) That the specification for the mortar/render be approved before work starts.
- ii) That details of the works to the lead gutters, ventilation and window roof drainage be approved before work starts.

#### HILL STREET BAPTIST CHAPEL

- 1.4 That an 80% grant of approximately £1,600 towards eligible costs of approximately £2,000 be offered to the Baptist Church subject to adjustment on receipt of appropriate competitive estimates subject to the usual conditions and the following additional conditions:

- iii) That the replacement doors and frames shall be a replica of the existing four-panel door.

- iv) That the doors and frames be painted before the grant is paid and that the colour scheme be agreed.

#### SWADLINCOTE MASTERPLAN REPAVING

- 1.5 That the balance of the 2008/2009 PSiCA fund approximately £29,280 be allocated to the repaving of West Street as part of the Swadlincote Town Centre Masterplan conservation area enhancement.

### 2.0 Purpose of Report

To determine Swadlincote PSiCA grant allocations.

### 3.0 Detail

#### SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME (PSiCA)

##### PSiCA GRANT APPLICATIONS

46-48 Grove Street

Listed Grade II

Applicant: South Derbyshire C V S

Ref: PSiCA 6

- 3.1 At the last meeting on 11<sup>th</sup> December a grant of £463 was approved towards eligible costs of £578.20 for the restoration of a hand tooled stone plinth to the regency style porch to 46/48 Grove Street, a late 18<sup>th</sup> /early 19<sup>th</sup> century painted brick building and one of the oldest to survive in Swadlincote.
- 3.2 The work has started it was discovered that the base of the latticed porch frame was in very poor condition and new moulded sections at the base would have to be replaced by a skilled carpenter. This application is for a supplementary grant to cover the additional cost. The initial estimate had assumed that the stone plinth would sit on brickwork. Given the need to repair the base of the joinery it was felt that the best solution was to lengthen the frame so that there is no brickwork below the stone plinth.
- 3.3 The timber porch has a sweeping curved roof canopy, which was covered in lead until a recent theft. The canopy and lead work are to be reinstated and are covered under the applicants insurance.
- 3.4 The eligible additional cost, which like the provision of the stone plinth is not covered by the insurance works, priced by the contractor who provided the lowest original competitive estimate, is £802.80 excluding VAT as the contractor is not registered.

9, Church Street

Unlisted

Applicant: Claire McKeown

Ref: PSiCA 9

- 3.5 Grants totalling £29,009 have been awarded for works of repair and restoration at this property. This is now complete and the character of this modest building has been transformed and, along with the grant aided works at No 11, considerably enhances this part of the conservation area. It has now been let to a new tenant who has taken both flat and business premises and thus lives 'over the shop'.
- 3.6 This modest application, from the tenant, is towards the cost of providing a traditional sign on the shop front fascia. The work has already been done and in consultation with the chair of this committee permission was given to proceed without prejudice to

this application. This was to facilitate the opening of the business prior to the meeting of the committee.

- 3.7 The sign has been excellently executed and is of a very sympathetic design, which compliments the careful treatment of the historic building.
- 3.8 The eligible cost based on the lowest of competitive estimates is £132.25 (including 15% VAT).

Sharpe's Pottery West Street  
Listed Grade II

Applicant: Sharpe's Pottery Heritage and Arts Trust Ltd

Ref PSiCA 10

- 3.9 Sharpe's Pottery is well known to the committee and a number of grants have been made through the HERS and the PSiCA schemes over the years for buildings within the former pottery complex. This application is for works to the kiln hovel, which is listed grade II and leased to the Sharpe's Pottery Heritage and Arts Trust Ltd, a registered charity and company limited by guarantee.
- 3.10 A HERS grant of £6,505 and a PSiCA grant of £726 were paid to the Trust early in 2008 for works to the west side of the original pottery workshop building following the demolition of an adjacent building that exposed a formerly hidden elevation to view. The Trust also received approximately £1.3million of Heritage Lottery Grant funding when the Sharpe's Pottery Museum complex was first established in 2001. At that time repairs were carried out to the kiln hovel. However it has always been acknowledged that it is difficult, if not impossible, to make a kiln hovel fully weather proof because of the nature of the construction and further future works were likely to be needed. There have been problems of water ingress into the kiln for some time now and more recently this has restricted its use for events and it can no longer be used for café overspill. The Trust is keen to bring it back into full use and therefore now wish to undertake repairs.
- 3.11 In order to undertake the repairs the Trust has to raise the funds externally and applications have also been made for a Landfill Tax grant and a South Derbyshire Community Partnership grant. The intention is that together the grants should fund the works at 100%.
- 3.12 The Trust has employed a conservation-accredited architect with extensive experience in dealing with the repair of pottery structures. He has worked on a number of the Stoke potteries. The kiln has been surveyed at high level using a mobile platform lift and samples of render and mortar analysed in order to inform the specification for the repair.
- 3.13 The site investigation revealed that the water ingress has occurred for a variety of reasons. There are a couple of awkward lead valleys where junctions have failed and debris has built up, a high level vent allows water to get in, there are a number of defective or open brickwork joints where mortar has fallen out, run-off from the projecting roofs over the east side windows has channelled water into the structure, small projections over doorways are allowing water into the structure, the cement-based render on the outside continues to break down and is loose and cracked in areas and condensation on the inside can't evaporate to the outside because of the remaining cement-based render.
- 3.14 This application is for a series of works to the hovel to make it as waterproof as possible though it must be borne in mind that further repairs will inevitably be needed

in the future. The kiln hovel will be scaffolded so that a thorough and comprehensive repair can be undertaken. The cement-based render will be removed where this can be done without damage to the brickwork or destabilising the structure. If this cannot be done then it may be necessary to re-render some parts with a softer lime based render that will allow the structure to 'breathe'. All open and defective joints will be re-pointed using a naturally hydraulic lime mix. The lead valleys will be cleared and repaired, additional ventilation to the kiln will be provided and the existing vent made weather proof, mortar fillets will be provided to projections and the rainwater from the windows will be channelled away from the vulnerable parts of the structure.

- 3.15 The repair works have not yet been put out to tender so it is proposed that a provisional grant offer be made and adjusted as necessary once the project has been tendered. The architect is preparing a detailed budget estimate and this will be available at the time of the meeting. The cost of the eligible works is expected to be approximately £45,000 + 12.5% fees and 15% VAT and approximately £3,000 for the site investigation (including fees). The total budget estimate therefore is expected to be in the region of £61,219.

Hill Street Baptist Chapel  
Unlisted  
Applicant: Rev J Webb

Ref PSiCA 11

- 3.16 Swadlincote Baptist Chapel was first built in 1866. Ten years later it was converted to a school room and the current church erected in front of it. Its bold architecture makes it a prominent feature at the east end of town.
- 3.17 As well as for worship the Chapel is used on a regular basis for community activities including Toddler Group, Youth Club, Kids Club, Sports Club and is used by a number of local groups including Friends of the Blind, Swadlincote Messiah Choral Society and Belmont School. The Church is keen to encourage community's use of the chapel and the proposed repairs will help them to continue to offer good quality accommodation as well as putting the building into good order for the future.
- 3.18 The Baptist Church has previously received HERS and PSiCA grants amounting to £9,270 for the repair and replacement of 26 windows and one door at the Chapel and this has significantly improved its condition and appearance since the first grant application in 2004 when it had a very run down appearance. This application is for the replacement of two further doors on the west side of the building, one of which is a modern crudely detailed door which disfigures the appearance of the building and the other of which is a historic door that but it is of flimsy construction and has been damaged.
- 3.19 Estimates for the works have not yet been received but will be available at the time of the meeting. It is anticipated that an 80% grant might be in the region of £1,600

#### SWADLINCOTE TOWN CENTRE MASTERPLAN REPAVING

- 3.20 The Swadlincote Town Centre Masterplan is a 15 year plan for improving Swadlincote's shopping streets. The Council first approved the plan in 2006 and the first phase was completed early in 2008. The second phase is now being planned comprising £2.7-9m package of works including resurfacing The Delph, West Street, and Bank Passage and carrying out improvements to the appearance of Ernest Hall Way. The extent of the works will depend upon the amount of funding the Council is able to raise.

- 3.21 Funding applications have been made to the East Midlands Development Agency and the Derby and Derbyshire Economic Partnership and decisions are expected soon. It is proposed that these funds be matched with other sources including some private sector and the Council's Growth Point allocation from central government. The extent of the works will be expanded or reduced once it is known how much external funding is available.
- 3.22 The construction design is being undertaken by Derbyshire County Council. It is proposed that the works be carried out through the Midlands Highways Alliance.
- 3.23 The design philosophy is to re-establish the character of traditional streets, to use locally distinctive materials and to create an attractive, high quality, durable backdrop to the historic buildings. Investment in the public realm will help to support the existing businesses that are investing in private property and will help to attract new businesses and encourage the future growth and development of the town centre.
- 3.24 It is proposed that the PSiCA finding should contribute to the cost of the West Street works. This will include the reinstatement of a tarmac road with wide pavements re-surfaced with blue clay pavers, raised pink granite kerbs and gray granite channel blocks. These works will re-establish a traditional street character and substantially enhance the appearance of the conservation area.
- 3.25 The total cost of the works to West Street including design fees and site supervision is expected to be in the region of £600,000.

#### **4.0 Financial Implications**

- 4.1 Following the last meeting the outstanding balance of the PSiCA grant budget is £81,514 as set out in the financial summary at Annexe 'A'.

#### **5.0 Community Implications**

- 5.1 Historic building grants contribute towards sustaining the District's built heritage, a valuable and non-renewable resource investment in which promotes tourism and improves environmental quality for all. By concentrating a generous budget in one area the PSiCA scheme makes a significant contribution to the re-generation of Swadlincote town centre.

#### **6.0 Background Papers**

- 6.1 Grant Application: 46-48 Grove Street, Swadlincote. Ref PSiCA 6
- 6.2 Grant Application: 9, Church Street, Swadlincote. Ref PSiCA 9
- 6.3 Grant Application: Sharpe's Pottery West Street, Swadlincote. Ref PSiCA 10
- 6.4 Grant Application: Baptist Chapel Hill Street Swadlincote. Ref PSiCA 11
- 6.5 Swadlincote Town Centre Masterplan. Ref [www.south-derbys.gov.uk/swadlincoteplan](http://www.south-derbys.gov.uk/swadlincoteplan)