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<b>REPORT TO:</b>	<b>Heritage Grants Sub Committee</b>	<b>AGENDA ITEM:</b>
<b>DATE OF MEETING:</b>	<b>30<sup>th</sup> March 2006</b>	<b>CATEGORY: DELEGATED</b>
<b>REPORT FROM:</b>	<b>Deputy Chief Executive</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>Heritage Economic Regeneration Scheme and Historic Building and Conservation Area grant applications</b>	<b>REF: See individual items</b>
<b>WARD(S) AFFECTED:</b>	<b>Melbourne, Repton, Swadlincote</b>	<b>TERMS OF REFERENCE: DS3</b>

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## 1.0 Recommendations

### HISTORIC BUILDING AND CONSERVATION AREAS GRANT APPLICATIONS:

#### 32 BLANCH CROFT MELBOURNE

- 1.1 That Ms. L. A. Campbell be offered a 40% grant up to a maximum of £1,301.00 towards eligible costs of £3,253.36 (£2,768.82 + £484.54 VAT) for restoring two windows and the front door and frame at **32 Blanch Croft, Melbourne** as set out in the estimate from George W Heath & Sons dated 24 05 05 subject to the applicable usual conditions.

#### 5 HIGH STREET REPTON

- 1.2 That, subject to the submission of appropriate estimates, Mr. P. Joshi be offered a grant of £698, this being the balance of the HBCA grant budget, and that a further provisional allocation be made from next years budget to bring the offer up to 40% of the phase one costs. This is subject to the usual conditions and the following additional conditions:
- i) That the precise style of the windows and cills be approved before the work starts.
  - ii) That the external joinery be painted before the grant is paid and that the colour scheme be agreed.

### SWADLINCOTE HERITAGE ECONONMIC REGENERATION SCHEME

#### 18a and 20, HIGH STREET SWADLINCOTE

- 1.3 That subject to the receipt of appropriate competitive tenders, Peak Trust Ltd. be offered an 80% grant towards works of restoration at the above property subject to the usual conditions and the following additional conditions:

- i) That the precise style of the new shop front, including ironmongery be approved before the work starts.
- ii) That all aspects of the restored jitty entrance are an exact replica of the surviving originals.
- iii) That a hydraulic lime mortar be used for the brickwork and a sample of the brick and a sample panel of pointed brickwork be approved before the work is generally executed.
- iv) That the external joinery be painted before the grant is paid and that the colour scheme be agreed.
- v) That the design for the shop front signage be approved and the works executed before the grant is paid.

#### 8 and 8a, WEST STREET SWADLINCOTE

- 1.4 That the West Street Methodist Church be offered a provisional grant up to the amount of the remaining balance of the HERS fund following the above allocation and that their application be reconsidered in full next financial year when full details and costings have been received.

### 2.0 Purpose of Report

To determine Heritage Economic Regeneration Scheme and Historic Building and Conservation Area grant applications.

### 3.0 Detail

#### GRANT APPLICATIONS 2005/2006

##### HISTORIC BUILDING AND CONSERVATION AREA GRANT APPLICATIONS

32 BLANCH CROFT, MELBOURNE

UNLISTED

MELBOURNE CONSERVATION AREA

Applicant: Ms. L. A. Campbell

Ref: 13.13.106

- 3.1 This is an application for a retrospective grant. Due to an administrative error on the part of the Council. Ms Campbell's application was submitted with a planning application last August but unfortunately only the planning application was processed. The works have been completed and the error only came to light when Ms Campbell requested a grant inspection and payment. Retrospective applications are not usually considered but given the circumstances of this case it was considered that members would wish to assess one.
- 3.2 32 Blanch Croft is at the end of an attractive stone terrace, known as Chambers Row, built in about 1810 set at right angles to Blanch Croft. These simple two storey cottages each have two windows and a door facing their open gardens. Many have suffered unsympathetic joinery alterations in the past. No 14, at the opposite end of the row to number 32 still has historic joinery and the surviving pattern here has been used as the model for restoration elsewhere in the row.
- 3.3 The installation of the new windows and door at no. 32 follows this pattern. The removed joinery was modern, the windows being EJMA detailed casements with integral projecting timber cills and the door being an 'off the peg' fussy multi panelled pattern which was stained. These disfigured the buildings appearance.

- 3.4 The cost of the eligible works based on the lowest of competitive estimates was £3,253.36 (£2,768.82 + £484.54 VAT). A 40% grant would be £1,301.
- 3.5 The works are restoration so come into a priority category for grant assistance. The restored joinery has made a significant improvement to the appearance of the row and the character of this part of the conservation area.

5, HIGH STREET REPTON  
UNLISTED  
REPTON CONSERVATION AREA

Applicant: Mr Pawan Joshi

Ref:13.13.107

- 3.6 5 High Street, the Spar supermarket, is an ugly building in a sensitive location that does nothing for the character of Repton Conservation Area. Its utilitarian modern appearance however hides the fact that there is a historic building at its core. Thought to be erected as a single storey building in the 19<sup>th</sup> century it was raised in mid 20<sup>th</sup> century re-using the old roof tiles.
- 3.7 The bricks as a mish mash of different types, the windows are ugly and utilitarian and the shop front and sign are an eyesore in such a sensitive location.
- 3.8 Having already restored the spar shop premises in the centre of Melbourne Conservation Area the applicant expressed an interest in improving the Repton shop's appearance when he first took the shop over 10 years ago. Happily that desire is now coming to fruition.
- 3.9 The eligible works comprise; a) altering the shape of the two first floor window openings, at the front providing them with a stone cill and replacing the modern joinery with joinery of a traditional style, b) replacing the modern shop fronts and door with joinery of a sympathetic traditional style incorporating glazed brick stall risers and c) re-rendering with a traditional soft lime mortar to hide the mis-match of brickwork. Mr Joshi intends to split the work into phases and the first phase will be the first floor windows.
- 3.10 Competitive estimates for the works are awaited and are expect before the date of the meeting. The cost of the first phase, works to the windows, is estimated at approximately £5,000. This includes the structural alterations and cills. A 40% would be in the region of £2,000.
- 3.11 The works are restoration so come into a priority category for grant assistance. The proposed first phase will result in a significant improvement to the appearance to the building and the works as a whole will have a substantial impact on the character of the conservation area.

SWADLINCOTE HERITAGE ECONONMIC REGENERATION SCHEME  
APPLICCATIONS

18a and 20, HIGH STREET

UNLISTED

SWADLINCOTE CONSERVATION AREA

Applicant: Peak Trust Ltd

Ref: HERS 19

- 3.12 18a and 20 High Street form part of a late 19<sup>th</sup> century terrace in the middle of the High Street and are in a prominent spot in the town centre and conservation area. At the first floor this row is remarkably unaltered and one of the most attractive in the conservation area. But at ground floor, like a number of others in the row, 18a and 20 have been badly disfigured by their functional 20<sup>th</sup> century shop fronts. To the right of

No. 18a is the doorway to a jitty which has also been badly disfigured. A number of similar jitty entrances survive elsewhere on the row in their original condition.

- 3.13 The eligible works include the restoration of the shop front to No. 20, The Yum Yum Sweet Co., and the door, arch and damaged brickwork at the side of No. 18a. The shop front design will be based on old photographs and will incorporate a glazed brick stall riser and new threshold. The access to this shop is such that it is impossible to provide a ramped access that complies with building regulations to give disabled access. However the threshold will be ramped to improve the access as far as is possible. It is hoped that the shop front to No 18a will be the subject of a future application.
- 3.14 The cost of the eligible work is expected to be in the region of £25,000. The job is currently out to tender and the prices will have been received before the date of the meeting. This would give an 80% grant in the region of £20,000
- 3.15 The proposed works will substantially improve a disfigured frontage and it is hoped will encourage the adjoining business to do likewise.

8 and 8a WEST STREET

UNLISTED

SWADLINCOTE CONSERVATION AREA

Applicant: West Street Methodist Church

Ref: HERS 20

- 3.16 8 and 8a are in the ownership of the West Street Methodist Church. The church has already been offered HERS grants of just over £43,000 for works to the church and adjoining shops, 10-14, West Street. These works are all now complete and have substantially improved the condition and appearance of the row. The church would now like to carry out external repair and restoration to their two remaining shop premises in the row.
- 3.17 These two shops are housed within a building of diminutive size when compared to its neighbours. This simple vernacular two storey building is of brick, rendered at the front, with a tiled roof and is one of the oldest surviving structures in Swadlincote.
- 3.18 The eligible works include re-roofing, replacing gutters and downpipes, replacing the front elevation render, replacing the first floor horizontally sliding sash windows with replicas, restoring the shop fronts to their original detail including removing the modern blind box and external shutters (and replacing with internal shutters – this item is not grant eligible), replacing the threshold stone (creating level access), restoring glazed brick stall risers and replacing signs.
- 3.19 The cost of the eligible works has been assessed by a quantity surveyor and is expected to be in the region of £43,000 including 14.5% fees but excluding VAT as this can be reclaimed. The work will be put out to competitive tender but the process won't be complete until after 1<sup>st</sup> April 2006. A provisional allocation up to the balance of the 2005/2006 fund has been recommended.
- 3.20 These works will build on the improvements to the adjoining buildings in the Church's ownership and together make a huge improvement in the appearance of this part of the conservation area.

#### **4.0 Financial Implications**

##### **HBCA and HERS Grants**

- 4.1 The grants recommended can be met from the balance of the 2005/2006 funds. See 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.

#### **6.0 Background Papers**

- 6.1 Grant application. 32 Blanch Croft, Melbourne. Ref: 13.13.106
- 6.2 Grant application. 5 High Street Repton. Ref: 13.13.107
- 6.3 Grant application. 18a and 20 High Street Swadlincote. Ref: HERS 19
- 6.4 Grant application. 8 and 8a West Street, Swadlincote. Ref: HERS 20

