

HERITAGE GRANTS SUB-COMMITTEE

14th November 2007

PRESENT:-

District Council Representatives

Conservative Group

Councillors Bale and Grant (substitute for Councillor Hewlett).

Labour Group

Councillor Southerd (Chairman) and Councillor Lane (Vice-Chairman).

County Council Representatives

Councillor Jones.

Sharpe's Pottery Heritage and Arts Trust

Mr. J. Oake.

Made in Swadlincote Partnership

Mr. T. Freeman.

APOLOGIES

Apologies for absence from the Meeting were received from District Councillor Hewlett and County Councillor Mrs. Lauro.

At this point in the Meeting, the Chairman clarified the position with regard to the voting rights of the County Council representatives.

HGS/5. DECLARATIONS OF INTEREST

Councillor Lane and Mr. J. Oake declared prejudicial interests in the application for Sharpe's Pottery, West Street, Swadlincote (Minute No. HGS/6(a)) as Director and Chairman of Sharpe's Pottery Heritage and Arts Trust, respectively.

MATTERS DELEGATED TO SUB-COMMITTEE

HGS/6. SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME (PSiCA)

(a) Sharpe's Pottery, West Street, Swadlincote

Further to Minute No. HGS/9(f) of 25th January 2007, wherein a grant for £6,505 had been offered towards the restoration of the party wall fronting Alexandra Road, it was reported that the grant aided repairs had been completed satisfactorily. The works had been necessitated by the recent demolition of a steel-framed building that formerly adjoined it.

An application had now been received for additional and unforeseen works of repair, which had already been undertaken, the desirability of which became evident when the grant aided repair of the party wall was undertaken. The cost of the repairs had been the joint responsibility of the Sharpe's Pottery Heritage and Arts Trust (SPHAT) and Sharpe Brothers and Co., owners of the demolished building. The supplementary repairs were the sole responsibility of SPHAT.

The additional work included the cleaning of the brickwork, which had greatly improved its appearance; together with a small amount of repaving; repair of the hole in the kiln and a small amount of low-level re-pointing. The works had proved necessary as a result of dropping the level of the concreted area by the party wall and the removal of a brick nib abutting the kiln to improve both the appearance and drainage of the site.

The cost of the additional work was £1,886.20 (including 17.5% VAT and a 50% grant would amount to £943).

RESOLVED:-

That the applicant be offered a supplementary grant of £943 towards the cost of the eligible works, as detailed in the report, based on the estimate provided by S. Whitaker Ltd. dated 27th September 2007, subject to the usual conditions.

(b) No. 9 Church Street, Swadlincote

The Sub-Committee was reminded that grants amounting to £68,960 had previously been offered in 2003 for the restoration of No. 1 Church Street and Nos. 2 – 6 Hill Street, Swadlincote. The grants offered were the maximum available under EU rules in a three-year period for any individual. The applicant was therefore now in a position to be able to apply for further funding. It was considered that the appearance of this row of four properties had been transformed and had enhanced significantly that part of the Conservation Area.

The applicant had now acquired No. 9 Church Street and had been granted planning permission to convert the ground-floor to a shop with living accommodation above. An application had been received for heritage grants funding for the elements of repair and restoration involved in the proposal, but not for the changes proposed for the conversion. The scheme as a whole had been designed by the same architect as the former grant-aided project. It should result in a similar high quality improvement and contribute to the enhancement at that end of the Town.

The late 19th century terraced houses on Church Street had been added to the list of eligible properties in the last year of the Swadlincote Heritage Regeneration Scheme. They had been included in the PSiCA Scheme to target improvements on this important, but architecturally damaged street.

No.9 Church Street had been disfigured previously by a modern render coating; loss of historic joinery; crested ridge tiles and chimney pots. The proposed repairs were set out within the report. The cost of the eligible work, based on the lowest competitive tender, was £41,603 (including 17.5% VAT and fees). The repair works were eligible at 50% and the restoration works at 80%, amounting to a grant of £27,166.

RESOLVED:-

That the applicant be offered a grant of £27,166 towards the eligible works, as detailed in the report, based on the tender from Walter Moss and Son Ltd. dated 23rd July 2007, subject to the usual conditions and the following additional conditions:

- (1) That external ironmongery be approved before the work starts.***

- (2) ***That the joinery be painted before the grant is paid and that the external colour scheme be agreed.***
- (3) ***That a lime mortar be used for the re-pointing and a specification and sample panel approved before the work is generally executed.***
- (4) ***That a sample of the roof slate, ridge tiles, chimney pots and any replacement bricks be approved before the work is generally executed.***
- (5) ***That, following the removal of render and front wall specifications for the making good of the brickwork or re-rendering, a sample panel be approved before the work is generally executed.***
- (6) ***That the paving patterns and samples of materials be approved before the work is generally executed.***
- (7) ***That any damp proofing is carried out so that it is not visible externally.***

HGS/7. HISTORIC BUILDING AND CONSERVATION AREA GRANTS

(a) No. 67/69 Main Street, Kings Newton.

It was reported that this property was a two storey, white painted brick dwelling in a prominent position in the middle of Kings Newton Conservation Area. Once a terrace of five properties, it had now been reduced to three properties, with the two dwellings at either end being amalgamated into one and a single smaller unit in the centre. The front of No. 65, the cottage in the centre, remained in its original form, but the two end dwellings had been altered in a drastic and unsympathetic manner when the original smaller cottages had been amalgamated in the 1970's. A few years ago, No. 61/63 had been altered radically once again, in an attempt to restore its historic character. This had resulted in quite a transformation and proved very successful. The owner of No. 67/69 was looking to undertake similar work.

An application had therefore been received for funding towards the cost of window alterations to match those restored at No. 61/63. The proposed works were reported.

The cost of the eligible works, based on the lowest competitive estimate, was £7,626.92 (including 17.5% VAT). A 40% grant figure would amount to £3,051.

RESOLVED:-

That the applicant be offered a grant of £2,000 towards the cost of the eligible works as detailed in the report, based on the estimate received from George W. Heath and Sons dated 25th September 2007, subject to the usual conditions and the following additional conditions:-

- (1) ***That the precise pattern of the external joinery be approved before work starts and the windows be painted to an agreed colour before the grant is paid.***

- (2) That a sample of the brick and roof tile be approved before work starts.**
- (3) That a lime mortar be used for the re-pointing and a specification and sample panel be approved before the work is generally executed.**

(b) No. 45 Club Row, Blanch Croft, Melbourne.

It was reported that in 1998, the applicant had undertaken the restoration of No. 47 Blanch Croft, including the re-instatement of framework knitting shop windows, towards which he had received a Melbourne Conservation Area Partnership grant of just under £5,000. He had recently moved to No. 45 Blanch Croft and had embarked on a similarly high quality restoration. Under Minute No. HGS/12 (b) of 27th March 2007, a grant of £1,290 had been offered towards the cost of the first phase of the restoration of three first-floor workshop windows. An application had now been received for funding towards the cost of the second phase of works, including the restoration of external joinery to historic patterns to the front and rear; the replacement of six modern windows on the garden side, one window and combination door on the Blanch Croft side and the rebuilding of stonework and brickwork.

Although competitive estimates had been obtained for the joinery manufacture, the applicant intended to use a family building firm for the installation of the windows and masonry work. He intended to glaze, paint and fix the ironmongery himself and had submitted an estimate for the work including an allowance of £5 per hour for his own labour. The estimate had been passed to the District Council's Quality Surveyor for assessment, who had confirmed that the costs were reasonable and that for future cases the rate for an applicant claiming their own labour costs might be increased to £10 per hour.

The cost of the eligible works, based on the lowest competitive estimate for the joinery manufacture, was £7,256.75 (including 17.5% VAT). A full 40% grant would equate to £2,903.

RESOLVED:-

That the applicant be offered a flat rate grant of £2,000 towards the cost of the eligible repairs, as detailed in the report based on the estimates received from F. E. Toons dated 4th September 2007; Kings Newton Construction Ltd. dated 22nd October 2007 and the applicants own estimate, subject to the usual conditions and the following additional conditions:-

- (1) That the joinery be painted before the grant is paid and that the external colour scheme be agreed.**
- (2) That a lime mortar be used for the pointing and a specification and sample panel be approved before the work is generally executed.**

T. SOUTHERD

CHAIRMAN

The Meeting terminated at 3.35 p.m.

ANNEXE 'A'

**HERITAGE GRANTS SUB COMMITTEE
FINANCIAL SUMMARY 14th NOVEMBER 2007**

SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME

2007/2008 FUND: £100,000

(ENGLISH HERITAGE £50,000, SOUTH DERBYSHIRE DISTRICT COUNCIL £40,000,
DERBYSHIRE COUNTY COUNCIL £10,000)

Grants offered to date:

Address	Grant	EH	SDDC	DCC	Outstanding
Balance					
None					100,000

Grants recommended 14 11 07:

Address	Date	Grant	Outstanding
			Balance
Sharpe's Pottery, West Street	14 11 07	943	99,057
9 Church Street	14 11 07	27,166	71,891

HISTORIC BUILDINGS AND CONSERVATION AREA GRANTS 2007/2008 FUND £15,900

Grants offered to date:

Address	Date	Grant	Outstanding
			Balance
39, Main Street, Walton on Trent	07 06 05	2,000	13,900
30, Potter Street, Melbourne	22 03 07	2,000	11,900
45, Blanch Croft, Melbourne	22 03 07	1,290	10,610
38, Main Street, Ticknall	28 08 07	2,000	8,610

Grants recommended 14 11 07:

Address	Date	Grant	Outstanding
			Balance
67 Main Street, Kings Newton	14 11 07	2,000	6,610
45 Blanch Croft, Melbourne Phase 2	14 11 07	2,000	4,610