
REPORT TO:	Development Control Committee	AGENDA ITEM: 13
DATE OF MEETING:	17 th December 2002	CATEGORY: DELEGATED
REPORT FROM:	Head of Development Services	OPEN
MEMBERS' CONTACT POINT:	Marilyn Hallard, Design and Conservation Officer, x5747	DOC:
SUBJECT:	Historic Building and Conservation Area Grant Applications	REF: 13.13.86
WARD(S) AFFECTED:	Melbourne	TERMS OF REFERENCE: DS3

1.0 Recommendation

- 1.1 That, subject to the submission of a competitive estimate or the Quantity Surveyor's confirmation that the costs are reasonable, Mr. and Mrs. McAleese be offered a 40% grant up to a maximum of £573 for repairs to windows at **23, Market Place, Melbourne** as set out in the estimate from W. B. Bradford (Measham) Ltd. dated 23 03 02 subject to the usual conditions and the following additional conditions:
- (i) that the replacement sashes shall be an exact replica of the surviving originals
 - (ii) that the repaired and replacement joinery be painted to an agreed colour scheme before the grant is paid
- 1.2 That Mr. and Mrs. McAleese be informed that a further grant of £1,961 for repairs to the rear outbuilding will be considered after April 2003 subject availability of funds.

2.0 Purpose of Report

To consider an application for grant assistance.

3.0 Detail

APPLICANTS: MR. AND MRS. MCALEESE
23 MARKET PLACE MELBOURNE
LISTED GRADE II
MELBOURNE CONSERVATION AREA

Ref 13.13.86

- 3.1 23, Market Place is part of a handsome terrace of late Georgian brick houses on the south side of Melbourne Market Place. The row is architecturally intact and makes a substantial contribution to the special character of this part of the conservation area. To the rear of no.23, unseen from the Market Place, there is an attractive two storey brick outbuilding which appears to have been built at the same time as the house, which forms part of an attractive group of outbuildings to the rear of the row. Its original purpose is unknown but it has a hearth and a first floor door giving some pointers to its former use. Though not visually prominent the building is historically important and fortunately is protected as it lies within the curtilage the listed house. It is in an advanced state of disrepair and parts may well collapse if it continues to deteriorate.
- 3.2 Members may recall that an enforcement notice was served on this property requiring the removal of an unauthorised first floor plastic window to the rear. The

window which this replaced had been timber but of a modern design similar to the existing ground floor window below it. Both had been installed in the 1970's. The owner who installed the plastic window has sold the property and the current owners have undertaken to replace it. It had been hoped that the current owners would be persuaded to replace the plastic window and the modern timber window below to their original pattern to match the sashes on the front. Given the other repairs that are required they have in fact decided to replace the rear windows to the, cheaper, 1970's design and thus this work is not eligible for grant assistance.

- 3.3 This application is for repairs to the three surviving original sash windows on the front elevation and for repairs to the outbuilding to the rear. The windows will be overhauled by stripping down, removing accumulated layers of paint, replacing all rotten timber and any faulty fittings before being re-installed and painted. The sash casements on the right hand first floor window are to be replaced.
- 3.4 The eligible works to the outbuilding include; re-roofing, rebuilding the apex of one gable wall, the chimney stack and an area of loose brickwork above the door, providing cast iron rainwater goods, and replacing the door frame.
- 3.5 The owners are shift workers and have had great difficulty in obtaining estimates and have therefore asked for their application to be considered on the basis of one price. Normally in such circumstances the Council's Quantity Surveyor would check the figures and give a view on whether they are reasonable. Unfortunately this is not possible with current work pressures so it is proposed that the applicant be asked to obtain a further competitive quote unless work pressures change in the meantime.
- 3.6 The total cost of the works is £6,339.13 including VAT. The cost of the repairs to the windows is £1,435.85 (£1,222 + £213.85 VAT). The cost of the works to the outbuilding is £4,903.28 (£4,173 + £730.28 VAT).
- 3.7 A 40% grant towards the windows would amount to £573.34 and towards the outbuilding £1,961.31 (£2,535.65 in total).
- 3.8 This application does not come into a priority category for grant aid as the works are repair rather than restoration. However although the outbuilding is not on the buildings at risk list its' condition is such that it would qualify for inclusion and thus this part of the application could be considered as a priority for the beginning of next financial year.
- 3.9 The owners are keen to get on with both items but are particularly keen to carry out the repairs to their living accommodation. Whilst the condition of the outbuilding is extremely poor it has been in this sort of condition for a number of years and the kind of remedial work necessary would be best carried out in spring than winter.
- 3.10 The proposed works will result in the retention and extended life of the original joinery to the house and the survival of the associated outbuilding.

4.0 Financial Implications

- 4.1 The balance of the 2002/2003 Historic Building and Conservation Area grants budget is sufficient to offer a 40% grant for all the above works but two other priority applications, not yet ready to be submitted to committee, have been received. It is suggested therefore that a grant offer in respect of 23 Market Place be made for the windows only for the time being with an approval in principle to make a further grant

offer for the outbuilding after April 1st 2003 subject to availability of funding. See financial summary at Annexe A'.

5.0 Community Implications

5.1 Historic Building and Conservation Area 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. 23, Market Place Melbourne. Ref: 13.13.86

6.2 Grant application. 23 High Street Ticknall. Ref: 13.13.87

6.3 Grant application. 40 Derby Road Melbourne. Ref: 13.13.88

