
REPORT TO:	Heritage Grants Sub Committee	AGENDA ITEM: 5
DATE OF MEETING:	11th December 2008	CATEGORY: DELEGATED
REPORT FROM:	Director of Community Services	OPEN
MEMBERS' CONTACT POINT:	Marilyn Hallard, Design and Conservation Officer, x5747	DOC:
SUBJECT:	Swadlincote PSiCA and SDDC Historic Building and Conservation Area Grant applications	REF: See individual items
WARD(S) AFFECTED:	Swadlincote	TERMS OF REFERENCE: DS3

1.0 Recommendations

SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME (PSiCA)

CAIN BROS, ALEXANDRA ROAD

- 1.1 That a supplementary 50% and 80% grant in the region of £15,000 be offered to Sharpes Bros & Sons towards eligible costs in the region of £31,000 based on estimates from S Whitaker Ltd subject to the usual conditions and the following additional conditions:

- (i) That a hydraulic lime mortar be used for the brickwork repair and re-pointing and a specification and sample panel approved before the work is generally executed.
- (ii) That the cleaning works be carried out by an agreed specialist cleaning company following the preparation of a sample panel and the approval of a written specification for the works.
- (iii) That the repaired and replacement windows be painted before the grant is paid and that the colour scheme be agreed.

CONSTITUTIONAL CLUB

- 1.2 That a supplementary 80% grant of £5,214 be offered to the Constitutional Club Committee towards eligible costs of £6,517.23 based on the estimate provided by Littleover Building Services subject to the usual conditions.

46-48 GROVE STREET

- 1.3 That an 80% grant of £463 be offered to the South Derbyshire CVS towards eligible costs of £578.20 based on the estimate from Building Solutions dated 10th November 2008 subject to the usual conditions and the following additional conditions:

- (i) That the tooling pattern on the stone be agreed and that a lime mortar to an agreed specification be used for the jointing.
- (ii) That the colour scheme for the trelliswork be agreed and the repair works to the porch as a whole be completed before the grant is paid.

1 MIDLAND ROAD

- 1.4 That a 50% grant of £166 be offered to Mr J Baumgartner towards eligible costs of £332.45 based on the estimate from Hardy Signs dated 10th November 2008 subject to the usual conditions.

51/53 HIGH STREET

- 1.5 That a subject to further higher estimates being submitted or confirmation from the District Council's Quantity Surveyor that the costs are reasonable an 80% grant of £4,028 towards eligible costs of £5034.60 be offered to Mr J Taylor based on the estimates from Hardwick Coleman and Whooton dated 24th November 2008 and Mr J Taylor dated 27th November 2008 subject to the usual conditions and the following additional conditions:

- i) That the replacement windows and cills are a replica of the first floor windows to 49 High Street.
- ii) That the windows be painted before the grant is paid and that the colour scheme be agreed.

2.0 Purpose of Report

To determine Swadlincote PSiCA grant applications.

3.0 Detail

SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME (PSiCA) PSiCA GRANT APPLICATIONS

Cain Bros Alexandra Road Swadlincote

Unlisted

Applicant: Sharpe's Bros. & Co Ltd

Ref: PSiCA 5

- 3.1 At its meeting on 23rd June the committee confirmed a grant offer of £38,978 and made an additional offer of £25,468 making a total of £64,446 for works at Cain Bros. The application had also included the cost of joinery repair/replacement but because of concerns about security the committee decided not to make an offer for these works at that meeting pending further information from the applicant.
- 3.2 This application is for the joinery works, which the committee is asked to reconsider, for further re-pointing generally, and brickwork repair and cleaning to improve the condition and appearance of the west elevation facing Alexandra Road.
- 3.3 The question of security has been taken up with the applicant who takes the view that there are unlikely to be security problems as a result of the repair/reinstatement of windows. Sharpe's Bros own the other buildings on the former Sharpe's Pottery site and are thus in a good position to judge the risks. Their experience has been that whilst other buildings on the site were unoccupied there were security issues. However once buildings have been brought into use any former problems have ceased. The Cain Bros building is in use and always has been. There are no current problems and the applicant does not anticipate a future problem as a result of these works. On the contrary any ambiguity about the use of this building would be removed once the boarded windows have been restored. The applicant intends though to install bars internally to improve security for the tenants. This element of the works is not included in the eligible costs.

- 3.4 The works previously grant aided are well under way and included re-roofing, reforming the central tapered lead valley gutter, replacement of the banks of roof lights, cast iron rain water goods, structural repairs to the north west corner, repairs to brickwork and re-pointing, repairs to north west boundary wall and repair/replacement of ground floor windows. These works were and are designed to arrest the deterioration in the condition of this important former pottery building and enhance its future potential for the current or alternative uses. The cost of the eligible works were £129,795 including fees.
- 3.5 Closer inspection of the roof lights once the building was scaffolded revealed that the existing lights did not have to be replaced but could be repaired and some provisional sums for replacing parts of the roof structure have not had to be used. This has produced a saving hence the proposal also to undertake further brickwork repairs.
- 3.6 The additional eligible costs based on prices from S Whitaker Ltd, taking into account the savings, are awaited but will be available at the meeting. The total is expected to be in the region of £31,000 giving an additional grant of approximately £15,000.

Swadlincote Constitutional Club Midland Road Swadlincote
Unlisted

Applicant: Swadlincote Constitutional Club Committee

Ref PSiCA 4

- 3.7 At it's meeting on 23rd June the committee confirmed a grant offer of £64,541 towards eligible costs of £89,296 (£78,330 + £10,966 fees). The grant was towards re-roofing, chimney repairs, restoring chimney pots, roof ridge vents, windows, pavings and the front boundary wall and railings.
- 3.8 This supplementary application is for unforeseen additional costs. It was not possible to find a second hand or new brick, which gave a good enough match, in size or texture, with the existing brick walls approximately 65% of which it had been intended to keep. A decision was made therefore to demolish all the brickwork. It was then discovered that the existing wall had no foundation and this had to be provided.
- 3.9 The eligible costs cover the additional bricks, rebuilding and provision of a new foundation. The costs are based on the price from Littelover Building Services and amount to £6,517.23 (£5,717.23 + fees).

46-48 Grove Street

Listed Grade II

Applicant: South Derbyshire C V S

Ref: PSiCA 6

- 3.10 46 Grove Street is a late 18th /early 19th century painted brick building and one of the oldest to survive in Swadlincote. Its most distinctive feature is a pretty curved and trellised open porch.
- 3.11 This application is for restoring a stone plinth at its base.
- 3.12 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.
- 3.13 The timber structure currently sits on a rather ugly 20th century brick plinth, which detracts from the character of the building. There is no known evidence to show what the original plinth was like. Given the age of the building it is more likely to have been

stone that brick. The proposal therefore is to replace the brickwork with a simple chamfered plinth stone with a hand tooled finish.

- 3.14 The eligible cost of the restoration, which is not covered by the insurance works, based on the lowest of competitive estimates is £578.20 excluding VAT as the contractor is not registered.

1, Midland Road

Listed Grade II

Applicant: Mr J Baumgartner

Ref PSiCA 7

- 3.15 1 Midland Road is one of a row of small shop units added to the side of the Market/Town Hall when the 'Shambles' were removed in the 1950's. This part of the listed building is of no historic or architectural value but the building as a whole is included in the PSiCA and this proposal affects its sign rather than the building structure.

- 3.16 This application is for the removal of the existing ugly sign and replacement with one of improved design, which will enhance the appearance of the frontage.

- 3.17 The eligible cost based on the lowest of competitive estimates is £332.45 (£289.20 + 15% VAT).

51/53 High Street

Unlisted

Applicant: Mr J Taylor

Ref PSiCA 8

- 3.18 This is a red brick nineteenth century two storey building on the north side of the High Street which like its neighbour 49 High Street has suffered disfiguring alterations including the loss of original shop fronts and first floor joinery at the front.

- 3.19 Despite the fact that the shop front has not been tackled at this time other restoration works at no 49 have significantly enhanced its historic character including the first floor windows.

- 3.20 The work at no 49 has inspired the owner of no 51/53 to undertake similar restorations to the two first floor windows at the front. The eligible items are the reinstatement of stone cills and the replacement of modern casement windows with authentically detailed sliding sash windows.

- 3.21 Only one estimate has so far been received (from the builder who won the tender for the works to No 49) and further estimates are being sought. Mr Taylor intends to undertake the removal of paint from the first floor lintels himself and has put in a price of £105 to cover the cost of materials and his own labour. The eligible cost based on the submitted estimates is £5034.60 (£3,897 + 15% VAT).

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: Cain Bros Alexandra Road, Swadlincote. Ref PSiCA 5
- 6.2 Grant Application: Constitutional Club, Midland Road, Swadlincote. Ref PSiCA 4
- 6.3 Grant Application: 46-48 Grove Street, Swadlincote. Ref PSiCA 6
- 6.4 Grant Application: 1 Midland Road, Swadlincote. Ref PSiCA 7
- 6.5 Grant Application: 51/53 High Street, Swadlincote. Ref PSiCA 8