

SWADLINCOTE HERITAGE ECONOMIC  
REGENERATION SCHEME SUB-COMMITTEE

25th March 2002

**PRESENT:-**

**District Council Representatives**

Labour Group

Councillor Brooks (Chair) and Councillor Southerd.

Conservative Group

Councillor Hood.

Sharpe's Pottery Heritage and Arts Trust

Mr. J. Oake.

Made in Swadlincote Partnership

Mr. T. Freeman.

**APOLOGY**

An apology for absence from the Meeting was received from Councillor Dunn (Vice-Chair) (Labour Group).

SHS/11. **MINUTES**

The Minutes of the Meeting held on 24th January 2002 were taken as read, approved as a true record and signed by the Chair.

SHS/12. **DECLARATION OF INTEREST**

Mr. T. Freeman declared a general interest in the Swadlincote Facelift Scheme.

**MATTERS DELEGATED TO SUB-COMMITTEE**

SHS/13. **FINANCIAL IMPLICATIONS**

Members were reminded that the 2001/02 budget had been fully allocated at the last Meeting of the Sub-Committee. At the end of each financial year, English Heritage re-distributed any unallocated funds within the region. Additional funding had been requested to cover the applications outlined below and this Council's contribution to next year's budget had been set in the sum of £30,000 for signs, repair and restoration works, £20,000 (ring fenced until September 2002) for landlord grants for residential conversions and £50,000 had also been requested from English Heritage. The English Heritage contribution would represent an increase of £30,000 on the annual contribution approved at the commencement of the scheme and the decision from English Heritage was awaited. If no additional funding was forthcoming from this year's redistribution, decisions could be made provisionally subject to confirmation of the contribution from English Heritage for 2002/03.

It was confirmed at the Meeting that English Heritage had agreed to contribute another £22,273 to the 2001/2002 Budget. This was sufficient to meet all the applications on the agenda.

#### SHS/14. GRANT APPLICATIONS

##### (a) No. 6 High Street

Members were reminded that at the Meeting held on 24th January 2002, the Sub-Committee had offered a grant of £7,023 and agreed to offer further grant assistance up to a total of £13,543, subject to the availability of further resources to cover all of the eligible works. The works undertaken were now substantial and to a high standard, making a significant improvement in the appearance of the building and this part of the Conservation Area. A vacant property had been restored into use as a high quality bakery on the ground floor and the empty flat above would be re-let. Employment had been created for twelve local people.

##### **RESOLVED:-**

***That Greggs of the Midlands be offered an additional 80% grant up to a maximum of £6,520 towards the eligible cost of £8,150 for a replacement shop front and two windows at No. 6 High Street, subject to the standard conditions and to the following additional conditions:-***

- (1) Prior to the commencement of work, the precise pattern of replacement windows shall be approved by the Council.***
- (2) The leadwork, ironmongery, threshold and stall riser signs and external painting shall be completed to the Council's satisfaction.***

##### (b) No. 75 High Street

Members were reminded that at the Meeting of the Sub-Committee held on 6th September 2001, a grant of £8,549 had been offered towards the cost of a new shop front and windows at the above premises. In addition, a 50% facelift grant of £5,000 had been made towards the cost of other external repairs and internal refurbishment. The works were well advanced and some additional work had been identified as necessary. The Council's Development Control Committee would consider a 50% supplementary grant of £420 at its Meeting on 26th March 2002 and if approved, this would cover the extra cost of re-building a wall that had collapsed during the course of the repairs.

This application related to the additional cost of providing a shaped cast iron gutter on the front elevation. The original application had included an item for replacing an existing plastic gutter on the front in cast iron. The original estimate had included a sum of £250 for the half-round gutter and the cost of the larger shaped gutter was £740, which was an additional £515 eligible at a level of 80%. There were further extra joinery costs as the rear door had to be replaced rather than repaired and the shop front design was modified because of structural problems. These extra costs amounted to £1,692 (£1,440 + £252 VAT). A vacant shop would be restored into use and the vacant upper floor would be restored for residential purposes, thereby improving town centre security. Employment would be provided for two full-

time workers and the architectural character of the building would be enhanced to a substantial degree by the restoration of the shop front. The works would have a significant impact on the character of the Conservation Area.

**RESOLVED:-**

- (1) *That Mr. Wan be offered a flat rate supplementary grant up to a maximum of £1,006 towards eligible costs of £2,297 for an ogee shaped gutter and additional joinery works at No. 75 High Street, subject to the usual conditions.*
- (2) *That Mr. Wan be informed that smaller lettering on the signage is considered more appropriate and the Design and Conservation Officer be authorised to negotiate with the applicant with a view to additional grant funds being made available for a replacement sign.*

(c) Nos. 8 and 10 High Street

Members were reminded that permission to start work without prejudice to this application had been granted by the Sub-Committee at its Meeting held on 24th January 2002. The restoration of the shop front, the replacement of a plastic downpipe on the front with cast iron and the repair of the side door was now complete. Details of the restoration works were outlined and with the exception of a new sign, which was eligible at 50%, all items were eligible for an 80% grant. The eligible cost, based on the lowest of three estimates, was in the sum of £14,332.18.

Investment would be made in an existing business, a surviving but disfigured historic shop front would be restored and an ugly illuminated box sign would be replaced with a sensitively designed sign fixed to the shop front fascia. The owner also intended to convert upper floor accommodation to residential use, increasing housing provision in the town centre and thus contributing towards town centre security. In conjunction with the works to the adjoining property, there had been a considerable improvement in the appearance of this part of the Conservation Area.

**RESOLVED:-**

*That Mr. H. McFadden be offered an 80% grant up to a maximum of £9,649 towards eligible costs of £12,060 for joinery works and the replacement of a downpipe in cast iron and a 50% grant up to a maximum of £1,136 towards eligible costs of £2,272 for a sign at Nos. 8-10 High Street, subject to the standard conditions.*

No. 55 High Street

It was reported that this property was an attractive late 19th/early 20th century brick and slate building which had surviving historic shop windows on both the ground and first floors. It was categorised as a building of high townscape merit in the Swadlincote Townscape Audit. The ground floor was a pet shop and the first floor was used for storage in association with the business. The eligible works included repairs to the ground and first floor shop fronts including the renewal of the leadwork, the repair of two rear

windows and the replacement of guttering on the front elevation in cast iron. The applicant also intended to renew the sign, replacing the existing with a more sympathetic design, which may be the subject of a future application. The cost of the eligible works, based on the lowest of three estimates was in the sum of £4,494.38. Benefits of the scheme included the repair of surviving original joinery and the removal of an unattractive sign.

Members expressed a wish to secure the removal of a shop frontage canopy and requested the Design and Conservation Officer to negotiate with the applicant in this regard.

**RESOLVED:-**

- (1) That Mr. P. Marston be offered an 80% grant up to a maximum of £3,956 towards eligible costs of £4,494.38 for repairs to joinery and a cast iron gutter at No. 55 High Street, subject to the standard conditions and the following additional conditions:-***
  - (i) That the joinery be painted to an approved colour scheme before the grant is paid.***
  - (ii) That the leadwork be undertaken in accordance with the Lead Sheet Association's guidelines.***
  - (iii) That the existing sign be removed and the precise design of the new sign be agreed with the Council.***
  
- (2) That, in the event of the owner refusing to remove the canopy, any alteration to its style and covering be approved before the grant is paid.***

L.J. BROOKS

CHAIR

The Meeting terminated at 4.00 p.m.