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<b>REPORT TO:</b>	Swadlincote HERS Sub Committee	<b>AGENDA ITEM:</b> 4
<b>DATE OF MEETING:</b>	25 <sup>th</sup> March 2002	<b>CATEGORY:</b> DELEGATED
<b>REPORT FROM:</b>	Deputy Chief Executive	<b>OPEN PARAGRAPH NO:</b>
<b>MEMBERS' CONTACT POINT:</b>	Marilyn Hallard, Design and Conservation Officer, x5747	<b>DOC:</b>
<b>SUBJECT:</b>	Swadlincote Heritage Economic Regeneration Scheme	<b>REF:</b> 13.3.18.3
<b>WARD(S) AFFECTED:</b>	Swadlincote	<b>TERMS OF REFERENCE:</b> DS3

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## **1.0 Recommendations**

- 1.1 That Greggs of the Midlands be offered an additional 80% grant of up to a maximum of £6,520 towards eligible cost of £8,150 for a replacement shop front and two windows at 6, High Street, subject to the standard conditions and the following additional conditions:
- i) that before work starts the precise pattern of replacement windows shall be approved by the Council
  - ii) that the leadwork, ironmongery, threshold and stall riser and signs be completed to the Council's satisfaction
- 1.2 That Mr S. Wan be offered an 80% supplementary grant of up to a maximum of £515 towards eligible costs of £740 for an ogee shaped gutter at 75, High Street subject to the usual conditions.
- 1.3 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 replacing a downpipe in cast iron and a 50% grant of up to a maximum of £1,136 towards eligible costs of £2272 for a sign at 8-10, High Street subject to the standard conditions.
- 1.4 That Mr. P. Marsden be offered an 80% grant up to a maximum of £3,956 towards eligible costs of £4494.38 for repairs to joinery and a cast iron gutter at 55, High Street subject to the usual 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 carried out in accordance with the lead sheet associations guidelines
  - iii) that the existing sign be removed and the precise design of the new sign be agreed with the Council

## **2.0 Purpose of Report**

- 2.1 To consider applications for grant aid.

### 3.0 Detail

6, HIGH STREET, UNLISTED

APPLICANT: Greggs of the Midlands

REF: HERS 3

- 3.1 At its meeting on 21<sup>st</sup> January the committee offered a grant of £7,023, this being the remainder of the 2001/2002 fund, and resolved to make a further grant up to a total of £13,543, when funds become available, to cover all of the eligible works.
- 3.2 The work is now well underway and all being undertaken to a high standard.
- 3.3 The project will result in the following benefits. A significant improvement in the appearance of the building and this part of the conservation area. A vacant property has been brought back into use as a high quality bakery on the ground floor and the empty flat above will be re-let. Employment has been created for 12 local people.

75 HIGH STREET, UNLISTED

APPLICANT: MR. S. WAN

REF: HERS 2

- 3.4 A HERS grant of £8,549 (80%) was offered towards the cost of a new shop front and windows at the above on 6<sup>th</sup> September 2001. In addition a 50% Facelift grant of £5,000 was made towards the cost of other external repairs and internal refurbishment.
- 3.5 The works are well advanced and some additional work has been found to be necessary. The Council's Development Control Committee will consider a 50% supplementary grant of £420 (reallocated from unused funds from the Council's general Historic Buildings and Conservation Areas grant budget), on 26<sup>th</sup> March 2002. If approved this will cover the extra cost of rebuilding a wall that collapsed during the course of the repairs.
- 3.6 This application is for 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. It had been assumed that it would have been a standard half round but local research and close inspection from the scaffold revealed that the original had been a large section ogee shaped gutter. This is set on decorative timber brackets, which survive, and is considered to be an important architectural feature of this and the adjoining building. The original estimate had included a sum of £250 for the half round gutter and the cost of the larger shaped gutter is £740 giving an extra of £515 eligible at 80%.
- 3.7 The project will result in the following benefits. A vacant shop will be brought back into use. The vacant upper floor will be brought back into use for residential purposes thus improving town centre security. Employment will be provided for 2 full time workers. The architectural character of the building will be enhanced to a substantial degree by the restoration of the shop front. The works will have a significant impact on the character of the conservation area.

8 & 10 HIGH STREET, UNLISTED

APPLICANT: MR. H. McFADDEN

REF: HERS 4

- 3.8 Permission to start work without prejudice to the application for the above was given on 24<sup>th</sup> January. The restoration of the shop front, replacement of a plastic downpipe on the front with cast iron and repair of the side door is complete. The restoration

comprised the following works. Re-tiling the threshold, repairing the glazed brick stall riser, replacing rotten timber to the base of the pilasters, removing a modern lowered soffit and restoring a panelled timber soffit, removing modern coated aluminium shop doors and replacing with sympathetically designed timber doors, removing a modern internally illuminated box sign, repairing the exposed original fascia beneath and providing a sympathetically designed illuminated replacement sign and renewing the lead. The application also includes overhauling five sash windows two at the front and three at the rear. With the exception of the new sign, which is eligible at 50%, all items are eligible for an 80% grant.

- 3.9 The eligible cost based on the lowest of three estimates is £14,332.18 (£12,197.60 plus 17.5% VAT).
- 3.10 The project will result in the following benefits. Investment will be made in an existing business, a surviving but disfigured historic shop front will be restored, and an ugly illuminated box sign will be replaced with a sensitively designed sign fixed to the shop front fascia. The owner also intends to convert upper floor accommodation to residential use increasing housing provision in the town centre and thus contributing towards town centre security. Taken in conjunction with the works to the adjoining property 6, High Street there has been a considerable improvement in the appearance of this part of the conservation area.

55, HIGH STREET  
APPLICANT: MR. P. MARSDEN

REF: HERS 5

- 3.11 This is an attractive late nineteenth/ early twentieth century brick and slate building which has 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 is a pet shop and the first floor is used for storage in association with the business.
- 3.12 The eligible works include repairs to the ground and first floor shop fronts, including renewing the leadwork, repairing two rear windows and the replacement of the guttering on the front elevation in cast iron. The applicant also intends to renew the sign replacing the existing with something more sympathetic. A future application for this may be made. The cost of the eligible works based on the lowest three estimates is £4494.38 (£3825 + 17.5% VAT).
- 3.13 The scheme will have the following benefits. Surviving original joinery will be carefully repaired. An ugly sign will be removed. An existing business will be supported.

#### **4.0 Financial Implications**

- 4.1 The 2001/2002 HERS budget was fully allocated at the last meeting. At the end of each financial year English Heritage redistribute any unallocated funds within the region. Additional funding has been requested to cover the applications on this agenda. The South Derbyshire District Council contribution to next years budget has been set at £30,000 for signs, repair and restoration works, £20,000 (ring fenced until September 2002) for landlord grants for residential conversions and £50,000 has been requested from English Heritage. The English Heritage contribution would represent an increase of £30,000 on the annual contribution approved at the outset of the scheme. The Officer recommendation is that this should be approved and the English Heritage committee decision is awaited. Should no additional funding be forthcoming from this year's redistribution decisions could be made provisionally subject to confirmation of the English Heritage contribution for 2002/2003.

## **5.0 Community Implications**

5.1 Grants for historic buildings 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. Regeneration of the town centre bolsters the local economy, helps local businesses to improve and increases choice for Swadlincote visitors and shoppers.

## **6.0 Background Papers**

6.1 Grant application: 6, High Street. File No. HERS 1

6.2 Grant Application: 75, High Street. File No. HERS 2

6.3 Grant Application: 8-10 High Street. File No. HERS 4

6.4 Grant Application: 55, High Street. File. No. HERS 5