

## **Extract from Heritage Grants Sub Committee 17<sup>th</sup> March 2009**

### **1.0 Recommendations**

#### SHARPE'S POTTERY

- 1.1 That, subject to English Heritage approval, a 50% provisional grant of £40,589 be offered to Sharpe's Pottery Heritage and Arts Trust Ltd towards eligible budget costs of £81,177.06 for repairs to the kiln hovel based on the detailed budget estimate prepared by CTD Architects dated March 2009 subject to the usual conditions and the following additional conditions:
- i) That the specification and a sample panel for the mortar/render be approved before work starts.
  - ii) That details of the works to the lead gutters, ventilation and window roof drainage be approved before work starts.

### **2.0 Detail**

Sharpe's Pottery West Street  
Listed Grade II

Applicant: Sharpe's Pottery Heritage and Arts Trust Ltd

Ref PSiCA 10

- 3.1 Sharpe's Pottery is well known to the committee and a number of grants have been made through the HERS and the PSiCA schemes over the years for buildings within the former pottery complex. This application is for works to the kiln hovel, which is listed grade II and leased to the Sharpe's Pottery Heritage and Arts Trust Ltd, a registered charity and company limited by guarantee.
- 3.2 A HERS grant of £6,505 and a PSiCA grant of £726 were paid to the Trust early in 2008 for works to the west side of the original pottery workshop building following the demolition of an adjacent building that exposed a formerly hidden elevation to view. The Trust also received approximately £1.3million of Heritage Lottery Grant funding when the Sharpe's Pottery Museum complex was first established in 2001. At that time repairs were carried out to the kiln hovel. However it has always been acknowledged that it is difficult, if not impossible, to make a kiln hovel fully weather proof because of the nature of the construction and further future works were likely to be needed. There have been problems of water ingress into the kiln for some time now and more recently this has restricted its use for events and it can no longer be used for café overspill. The Trust is keen to bring it back into full use and therefore now wish to undertake repairs.
- 3.3 In order to undertake the repairs the Trust has to raise the funds externally and applications have also been made for a Landfill Tax grant and a South Derbyshire Community Partnership grant. The intention is that together the grants should fund the works at 100%.

- 3.4 The Trust has employed a conservation-accredited architect with extensive experience in dealing with the repair of pottery structures. He has worked on a number of the Stoke potteries. The kiln has been surveyed at high level using a mobile platform lift and samples of render and mortar analysed in order to inform the specification for the repair.
- 3.5 The site investigation revealed that the water ingress has occurred for a variety of reasons. There are a couple of awkward lead valleys where junctions have failed and debris has built up, a high level vent allows water to get in, there are a number of defective or open brickwork joints where mortar has fallen out, run-off from the projecting roofs over the east side windows has channelled water into the structure, small projections over doorways are allowing water into the structure, the cement-based render on the outside continues to break down and is loose and cracked in areas and condensation on the inside can't evaporate to the outside because of the remaining cement-based render.
- 3.6 This application is for a series of works to the hovel to make it as waterproof as possible though it must be borne in mind that further repairs will inevitably be needed in the future. The kiln hovel will be scaffolded so that a thorough and comprehensive repair can be undertaken. The cement-based render will be removed where this can be done without damage to the brickwork or destabilising the structure. If this cannot be done then it may be necessary to re-render some parts with a softer lime based render that will allow the structure to 'breathe'. All open and defective joints will be re-pointed using a naturally hydraulic lime mix. The lead valleys will be cleared and repaired, additional ventilation to the kiln will be provided and the existing vent made weather proof, mortar fillets will be provided to projections and the rainwater from the windows will be channelled away from the vulnerable parts of the structure.
- 3.7 The repair works have not yet been put out to tender so it is proposed that a provisional grant offer be made and adjusted as necessary once the project has been tendered. The architect's budget estimate for the eligible works is £81,177.06 (£59,750 repairs + £9,218.75 fees + £2,170 pre tender investigation and £10,588.31 15% VAT).
- 3.8 Because their total contribution to this grant offer would be in excess of £20,000 this allocation must be referred to English Heritage for approval.

## **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.