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<b>REPORT TO:</b>	<b>Swadlincote HERS Sub Committee</b>	<b>AGENDA ITEM:</b> 4
<b>DATE OF MEETING:</b>	<b>22<sup>nd</sup> January 2003</b>	<b>CATEGORY:</b> <b>DELEGATED</b>
<b>REPORT FROM:</b>	<b>Deputy Chief Executive</b>	<b>OPEN</b> <b>PARAGRAPH NO:</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>Marilyn Hallard, Design and Conservation Officer, x5747</b>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>Swadlincote Heritage Economic Regeneration Scheme</b>	<b>REF: HERS 9</b>
<b>WARD(S) AFFECTED:</b>	<b>Swadlincote</b>	<b>TERMS OF REFERENCE: DS3</b>

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## **1.0 Recommendation**

1, CHURCH STREET, 2,4,6, HILL STREET

- 1.1 That the full package of proposed works to the above building be approved in principle.
- 1.2 That Mr A.W. Fenwick be offered an 80% grant of up to a maximum of £27,955 (this being the balance of the 2002/2003 fund) towards eligible costs of £34,944 for works of repair and restoration at 1, Church Street and 2,4,6, Hill Street as set out in the tender from Harvey and Clark building contractors dated 22<sup>nd</sup> August 2002, subject to the standard conditions and the following additional conditions:
- i) that before work starts the precise pattern of all replacement joinery, roof hips and all external ironmongery shall be approved by the Council
  - ii) that before work starts a sample panel of pointing and samples of replacement slates and bricks be approved
  - iii) that all leadwork be detailed and fixed in accordance with the Lead Sheet Associations guidelines
  - iv) that external joinery shall be painted to an approved colour scheme before the grant is paid.
  - v) that gutters and downpipes be painted (black unless otherwise agreed) before fixing.
- 1.3 That a further grant of £43,877 be considered subject to availability of funds.

## 2.0 Purpose of Report

2.1 To consider an application for grant aid.

## 3.0 Detail

1, CHURCH STREET, 2, 4, 6, HILL STREET  
UNLISTED

APPLICANT: Mr. A.W. FENWICK

REF: HERS 9

- 3.1 This late nineteenth century row of buildings stands on a very prominent corner at the end of the High Street. Without exception these buildings have been badly disfigured by twentieth century alterations which diminishes the appeal of this end of town. The row retains its slate roofs though they are in need of repair but all of the original joinery has been lost or altered and the shop fronts are not only modern but are much bigger than the originals. The row was categorised in the Townscape Audit as being of 'High Townscape Value' but with disfigured shop fronts at ground level.
- 3.2 The four buildings are in single ownership hence the single application from the landlord. 1, Church Street is let as a hairdressing salon and the others as offices, thus providing useful town centre services and employment. No change in the use of the buildings is currently envisaged.
- 3.3 It is proposed to carry out essential repairs to the roof and to restore the elevations to their former appearance based on old photographs. The works will be quite radical and include making the shop fronts smaller and reinstating brickwork. The restoration will have an enormously significant impact on the character of the conservation area.
- 3.4 The proposals have been designed by a firm of conservation architects who have extensive experience in the historic building field. They are being retained for a full architectural service.
- 3.5 The eligible works comprise: the overhauling of four existing first floor sash windows and the replacement of the rest on the front elevation with sashes all to the original small paned pattern; the replacement of the inserted shop front to number 6 with a sash window and door; the reinstatement of a door on the corner; the replacement of the rear windows and doors with traditional patterns; reinstating brickwork following the removal of the existing shop fronts; re-roofing; new cast iron rainwater goods; and reinstating natural paving in front of the shops.
- 3.6 The cost of the eligible work, based on the lower of two competitive tenders, is £99,483 (£84,666 + £14,817 VAT and £10,560 architects fees). It is normal practice to require three competitive prices. From a tender list of six only two were returned. English Heritage has confirmed that the application may be processed on the basis of the two prices to

avoid the lengthy delay that would be caused by repeating the tender process.

- 3.7 Of the total eligible costs £25,848 covers eligible works at 50% and £73,635 is for eligible works at 80%. This would generate a total grant offer of £71,832 (£58,908 at 80% and £12,924 at 50%) which averages out at just under £18,000 per property. The balance of the 2002/2003 budget is insufficient to make a full grant but it is proposed that the balance of this years fund be allocated now and that a further grant offer be made when funding is available. See 4.1 below).
- 3.8 The project will result in the following benefits. Authentic architectural details will be restored and disfiguring alterations will be reversed. This will result in a huge improvement to the appearance of the conservation area substantially improving the towns image at this end of the High Street.

#### **4.0 Financial Implications**

- 4.1 The balance of the 2002/2003 HERS budget stands at £27,955. See Annexe A. A request was made to English heritage before the start of the financial year to increase their budget but they were not able to do so. Their review of expenditure in schemes throughout the region is currently underway and a request has been made that they cover the remainder of this grant. A decision on this request is awaited.

#### **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: 1, Church Street, 2, 4 and 6 Hill Street. File No. HERS  
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