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<b>REPORT TO:</b>	<b>Heritage Grants Sub Committee</b>	<b>AGENDA ITEM:</b>
<b>DATE OF MEETING:</b>	<b>26<sup>th</sup> March, 2014</b>	<b>CATEGORY: DELEGATED</b>
<b>REPORT FROM:</b>	<b>Head of Community and Planning</b>	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>Philip Heath, Conservation and Heritage Officer x5936</b>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>Swadlincote PSiCA / SDDC Historic Building and Conservation Area Grants</b>	<b>REF: See individual items</b>
<b>WARD(S) AFFECTED:</b>	<b>Melbourne and Swadlincote</b>	<b>TERMS OF REFERENCE: DS3</b>

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## **1.0 Recommendations**

### **SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME (PSiCA)**

#### 61-63 HIGH STREET PSiCA 31

- 1.1 That a grant of £18,331 be offered to Mr. John Burnton, pursuant to a previous grant offer of £5,057 offered in March 2013, subject to the same conditions agreed in conjunction with the previous offer.

#### 16, CHURCH STREET PSiCA 32

- 1.2 That a grant of £3,080 be offered to Mr. and Mrs. David and Dorothy Ikin, subject to the usual conditions and the following additional conditions:
- i. The front slope of the reslated roof shall be fully interlocked with the adjacent roof at no. 14, Church Street, i.e. there is not to be a straight joint formed between the slating of the two roofs.
  - ii. The ridge of the main roof shall be entirely composed of ridge tiles to match the existing ornamental pierced ridges, either using salvaged examples to match the existing, or through replacing the entire length with ridges which match the existing ornamental ridges as closely as possible.
  - iii. All leadwork shall be carried out in accordance with the recommendations of the Lead Sheet Association.
  - iv. The specification of the new cast iron rainwater goods shall be agreed with the conservation officer prior to installation.

#### FUNDING FOR 2014-15

- 1.3 That the District Council's small historic buildings and conservation areas grant budget of £7,500 shall again be exclusively dedicated to the same buildings previously eligible for Swadlincote PSiCA grants, for one further year, i.e. the financial year 2014-15.
- 1.4 That the District Council's small historic buildings and conservation areas grant budget of £7,500 be provisionally allocated as match funding to the Swadlincote Townscape Heritage Scheme 2015-2018, subject to approval by the Heritage Lottery Fund.

#### **SDDC HISTORIC BUILDING & CONSERVATION AREAS GRANTS**

##### 41, BLANCH CROFT, MELBOURNE 13.13.147

- 1.5 That a grant of £500 be offered to Mrs. Marilyn Allen, subject to the usual conditions and the following additional conditions:
  - i. The hardware and threshold detail of the new door shall be agreed with the conservation officer prior to manufacture.
  - ii. The door shall be fully painted to an agreed colour scheme before the grant is paid.
  - iii. The bricks used for the restoration of the arched lintel shall match the existing to the satisfaction of the conservation officer.

##### 35, BLANCH CROFT, MELBOURNE 13.13.148

- 1.6 That a grant of £1,500 be offered to Mr. Peter Edwards towards the cost of four new windows on the street elevation of no. 35 Blanch Croft, subject to the usual conditions and the following additional conditions:
  - i. The new windows shall be detailed and glazed to exactly match the similar windows recently installed at no. 37 Blanch Croft, with the exception that plain glazing may be used if desired.
  - ii. The pattern and type of any obscure glazing used shall be agreed in writing with the conservation officer before the glazing is installed in the building.
  - iii. The windows shall be fully painted to an agreed colour scheme before the grant is paid.

## **2.0 Purpose of Report**

To determine Swadlincote PSiCA and SDDC Conservation Area and Historic Building grant applications.

## **3.0 Detail**

### **61-63 High Street, Swadlincote**

#### **Unlisted, Swadlincote Conservation Area**

##### **Applicant: Mr. John Burnton**

- 3.1 Nos 61-63 High Street are a Victorian property which originally appears to have been a house and shop. A transformation of the property was effected with grant aid a few years ago, and the current application involves further restoration of a less dramatic, but nonetheless worthwhile, type.
- 3.2 The work, chiefly to the rear of the property, involves the bricking up of two modern windows in inserted openings, and replacement of two other modern windows in old openings with sash windows of the original design, with associated work to the stone lintels and sills. Paint on the exposed gable end and rear is to be gently removed and some repointing works are to be undertaken.
- 3.3 A sum of £5,057 was offered for this work in March 2013, being the balance of the fund for 2012-13. The committee agreed to revisit these proposals, funds permitting, in 2013-14, as a far larger sum was clearly necessary to enable the works to proceed.
- 3.4 The recommended further grant offer, deducting the £5,057 already offered, is £18,331.

### **16 Church Street, Swadlincote**

#### **Unlisted, Swadlincote Conservation Area**

##### **Applicant: Mr. and Mrs. David and Dorothy Ikin**

- 3.5 This is one of a row of late Victorian terraced cottages in a short length of street characterised by its bay windows and ornamental moulded brickwork. Church Street has seen a marked uplift in its appearance over recent years, including work to residential property but more particularly to shops, the pavement and roadway.
- 3.6 The proposal is to entirely re-slate the roof of no. 16 owing to water ingress and damp problems, which qualifies under the scheme as an eligible repair. The visual impact of the proposal will be small, but includes restoration of the ornamental ridge tiles, a proper lead roof to the bay window, and replacement of the rainwater goods on the front with cast iron.
- 3.7 The lowest of the three quotes, by Swadlincote Roofing, amounts to £5,530.

#### **SDDC CONSERVATION AREA AND HISTORIC BUILDING GRANT APPLICATIONS**

### **35, Blanch Croft**

#### **Unlisted, Melbourne Conservation Area**

**Applicant: Mr. Peter Edwards**

- 3.8 35 Blanch Croft is one of a modest terrace of five houses built in 1896 on a plot of garden ground which was previously undeveloped. Like many houses on Blanch Croft, the terrace backs onto the street and the fronts face the gardens, in order to escape the claustrophobic narrowness of the street.
- 3.9 The terrace was plain and built to an economical specification, but is nevertheless an intrinsic part of one of Melbourne's most charming streets. It is well preserved apart from the external joinery, and the present application represents a good example whereby work at another property on the terrace (no 37) has been a catalyst for similar work elsewhere on the row.
- 3.10 The eligible work consists of the replacement of all four casement windows on the street elevation to precisely match the four new windows at no. 37. The lowest of the two quotes received amounts to £4,450.

**41, Blanch Croft**

**Unlisted, Melbourne Conservation Area**

**Applicant: Mrs. Marilyn Allen**

- 3.11 This house is in the same terrace as no. 35 (see above). The eligible work includes replacement of a door facing the garden with a bespoke door to match the recently installed example at no. 37. The work also includes the reinstatement of a missing row of bricks from the arched lintel over the door; this will bring the door back down to its original height, the present door being a standard-sized one.
- 3.12 The lowest of the two quotes received amounts to £1,472.

**4.0 Financial Implications (see Annexe A)**

**PSiCA Scheme (specific to Swadlincote)**

- 4.1 English Heritage funding for the PSiCA scheme ended in March 2013, but the grants committee agreed to use the very small general Historic Buildings and Conservation Areas grant exclusively for Swadlincote in 2013-14, in order to maintain momentum in hopes of setting up a new grant scheme for the town. This, along with the County Council's contribution of £10,000, has given us a budget of £20,000. In addition, English Heritage has allowed us to re-allocate underspends amounting to £1,476 from previous grant aided projects, giving a total budget of £21,476 for 2013-14.
- 4.2 Meanwhile, the District Council has secured a "Stage 1" pass from the Heritage Lottery Fund to set up a "Townscape Heritage" scheme in Swadlincote operating over three years from 2015-18 with a total budget of about £465,000 (including DCC and SDDC contributions). This

scheme would principally involve grant aided repair and restoration of privately owned buildings as the PSiCA scheme has done, but also involves community involvement and public realm works (including the re-landscaping of the Princess Diana Memorial Garden).

- 4.3 The “Stage 1 pass” means that we have been offered a grant of £8,200 to work our full bid up in more detail, including work by a Chartered Surveyor to demonstrate that public money is not being spent for private gain, to work up the designs of the Memorial Garden, and to consult with the community.
- 4.4 As the new scheme cannot begin until the next financial year at the earliest, we have another funding hiatus to fill if momentum is to be maintained. Therefore it is recommended that the District Council’s general Historic Buildings and Conservation Areas grant budget of £7,500 should again be used exclusively for Swadlincote for a further year 2014-15. It should be noted that this budget will also have to be called on to provide the District Council’s match funding for the Townscape Heritage scheme during the three years 2015-2018, if the bid succeeds.
- 4.5 The County Council has indicated (subject to confirmation) that it will again match the SDDC contribution pound for pound to a maximum of £10,000 in 2014-15, as it did in 2013-14. The shortfall between the grant budget of £7,500 and the DCC £10,000 contribution can be made up from the existing SDDC Planning Services budget, thereby providing us with a Swadlincote grant budget of £20,000 in 2014-15.

#### **HBCA grant scheme (relates to the entire local authority area)**

- 4.5 There is no funding allocation for this scheme in the current financial year, as the committee agreed to devote the budget exclusively to Swadlincote for the reasons set out above.
- 4.6 However, a grant of £2,000 offered towards the rebuilding of a stone garden wall in Melbourne (ref. 13. 13. 139) was accepted by the owner in 2012 but was never taken up and the offer has therefore been withdrawn. It has been agreed by the Head of Corporate Services that this sum can therefore be re-allocated.
- 4.7 The normal grant rates under this scheme were 40% of eligible costs to a maximum of £2,000 per application. There is insufficient funding available to offer the maximum rate, so the money has been divided proportionally between the two applications.

#### **5.0 Corporate Implications**

- 5.1 Participation in the grant schemes will continue to help achieve Corporate Plan theme Sustainable Growth & Opportunity by contributing towards the

vitality and viability of the historic environment. In particular, appropriate investment in the town centre streets and buildings at Swadlincote and Melbourne supports businesses and encourages tourism and inward investment.

5.2 Historic building grants for unlisted buildings in conservation areas help to maintain the “cherished local scene” that the Civic Amenities Act of 1967 was designed to protect, by introducing the concept of conservation areas.

## **6.0 Community Implications**

6.1 Historic building grants contribute towards the Sustainable Community Strategy theme ‘Vibrant Communities’. The District’s historic buildings and conservation areas are a key component of its vibrant communities, which offer opportunities for the future, such as tourism and job creation. The effective protection of these assets, through care and good management, enhances quality of life for all and safeguards the environment. By concentrating a generous budget in one area the PSiCA scheme makes a significant contribution to the regeneration of Swadlincote town centre.

## **7.0 Background Papers**

7.1 Grant Application: 61-63 High Street, Swadlincote. Ref PSiCA 31

7.2 Grant Application: 16, Church Street, Swadlincote. Ref PSiCA 32

7.3 Grant Application: 41, Blanch Croft, Melbourne. Ref. 13.13.147

7.4 Grant Application: 35, Blanch Croft, Melbourne. Ref. 13.13.148