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| REPORT TO: | HERITAGE GRANTS SUB-COMMITTEE | AGENDA ITEM: 8 |
| DATE OF MEETING: | 25th JUNE 2009 | CATEGORY: |
| REPORT FROM: | DIRECTOR OF COMMUNITY SERVICES | DELEGATED OPEN |
| MEMBERS' CONTACT POINT: | PHILIP HEATH, HERITAGE OFFICER EXT. 5936 | DOC: |
| SUBJECT: | HISTORIC BUILDING AND CONSERVATION AREA GRANT APPLICATIONS | REF: SEE INDIVIDUAL ITEMS |
| WARD(S) AFFECTED: | MELBOURNE, SHARDLOW, TICKNALL, ETWALL | TERMS OF REFERENCE: DS3 |

1.0 Recommendations

HISTORIC BUILDING AND CONSERVATION AREA GRANTS

63 CASTLE STREET, MELBOURNE

- 1.1 That a further grant of £253 be offered to Mrs. Gene Spencer towards eligible costs of £10,651.30 for repairs to the front elevation, and repair and renewal of joinery, based on the revised quote from Heritage Restoration Services dated 23rd February 2009, subject to the usual conditions and the following additional conditions:
- i) Full elevational and sectional details of the new door and overlight including external ironmongery shall be agreed prior to construction.
 - ii) A sample panel of pointed brickwork 1 metre square shall be prepared for inspection and approval before the work is generally executed.
 - iii) The extent of brickwork replacement on the front elevation shall be agreed following removal of the render, and before any repairs to the brickwork are undertaken.
 - iv) In the event that it is found necessary to re-render the front elevation, a specification for the re-rendering shall be agreed before the work is undertaken.
 - v) That the joinery be painted before the grant is paid and that the colour scheme be agreed.

ETWALL ALMSHOUSES

- 1.2 That a grant of £750 be offered to the Trustees of the Sir John Port and John Osborne Almshouses towards eligible costs of £4,370 for preparing and repainting the shields, cartouches and cresting in the centrepiece of the Etwall Almshouses, based on the estimate from Hirst Conservation dated 22nd October, 2008, subject to the usual conditions.

COMMON FARM COTTAGE, WOODHOUSES, MELBOURNE

- 1.3 That a 40% grant of £530 be offered to Mr. Ian Roome for the manufacture of three casement windows towards eligible costs of £1,326, based on the quotation from F. E. Toon and Sons dated 25th March, 2009, subject to the usual conditions and the following additional condition:
- i) That the alteration to the dormer window on the front elevation shall be limited to the replacement of the window lights only.
 - ii) That the joinery be painted before the grant is paid and that the colour scheme be agreed.

35, MAIN STREET, TICKNALL

- 1.4 That a 40% grant of £1,414 be offered to David and Sara Tucker for the manufacture and fitting of a new front door and frame and four Yorkshire sash windows, towards eligible costs of £3,535.10, based on the estimate from George W. Heath and sons dated 27th March, 2009, subject to the usual conditions.
- i) That the joinery be painted before the grant is paid and that the colour scheme be agreed.
 - ii) That the external ironmongery be approved before work work starts

1, CHAPEL STREET, MELBOURNE

- 1.5 That a maximum grant of £2,000 be offered to Mr. Mark Lomas for the manufacture and fitting of four sash windows, towards eligible costs of £5,031.25, based on the estimate from Mumford Restorations dated 16th April, 2009, subject to the usual conditions and the following additional condition:
- i) That a decision to repair or replace the existing sash window shall be made following detailed inspection by the contractor and the conservation officer.
 - ii) That the joinery be painted before the grant is paid and that the colour scheme be agreed.
 - iii) That the external ironmongery be approved before work work starts.

47, THE WHARF, SHARDLOW

- 1.6 That a 40% grant of £1,392 be offered to Mr. Stuart Smith for the manufacture of a new front door and repair / restoration of the doorcase, towards eligible costs of £3,479.90, based on the estimate from Ilkeston Joinery Ltd. dated 26th May, 2009, subject to the usual conditions.
- i) That the joinery be painted before the grant is paid and that the colour scheme be agreed.

2.0 Purpose of Report

- 2.1 To determine applications for grant assistance.

3.0 Detail

HISTORIC BUILDING AND CONSERVATION AREA GRANT APPLICATIONS

63, Castle Street, Melbourne
Listed Grade II
Melbourne Conservation Area
Applicant: Mrs. Gene Spencer

Ref: 13.13.124

- 3.1 63, Castle Street, Melbourne is a handsome Georgian townhouse, for which a HBCA grant of £398 was accepted in March 2009, to supplement a grant of £10,000 from Environmental Health. It was agreed that an extra grant of £253, to make the full total of the eligible costs of £10,651, would be considered in the current financial year. Work is due to start on 18th June.
- 3.2 The total cost of the eligible work is £10,651.30 based on the lowest of three competitive estimates. This work is restoration and comes into a priority category for grant aid.

Sir John Port and John Osbourne Almshouses, Etwall
Listed Grade II*
Etwall Conservation Area

Applicant: The Trustees of the Sir John Port and John Osbourne Almshouses

Ref: 13.13.125

- 3.2 The Etwall Almshouses, rebuilt in 1681, are a focal point of the village and an iconic building of the district. Conservative repairs have recently been done to the main central gateway, including the armorial shields and the cresting. The repairs have included lead flashings to protect vulnerable edges of stonework, some replacement stonework, removal of rusted iron fixings, replacement of fixings with non-ferrous materials, and installation of some extra fixings to stabilise the structure.
- 3.3 To finish the work, it is now proposed to re-paint the three armorial shields and cresting that forms the crowning feature of the group. Originally, it was proposed to use Keim mineral paint, but the Society for the Protection of Ancient Buildings had reservations about the suitability of this paint and it is now proposed to re-paint using lead paint. The gilding will be done in gold size and gold leaf. Research has been

undertaken to ensure that the colour scheme is more accurate and correct than formerly.

- 3.4 There can be little doubt that lead paint is a suitable and durable material, which is why its use is still permitted on Grade I and II* listed buildings, by licence. However, it is expensive and places a heavy burden on the charity, which faces continual and expensive challenges in adapting its 330-year-old buildings for continued occupation by the elderly. The cost of the painting alone is £3,800 plus VAT, and the architects' and consultants' fees involved in preparing for the work have also been substantial. A 40% grant would amount to £1,748.
- 3.5 This work is restoration and comes into a priority category for grant aid.

Common Farm Cottage, Woodhouses, Melbourne
Unlisted
Woodhouses Conservation Area
Applicant: Mr. I. Roome

Ref: 13.13.126

- 3.6 Common Farm Cottage is a recently-extended cottage in the Woodhouses conservation area. It dates from the mid 18th century and was originally part of the adjacent property. It was built for occupation by stonemasons, who worked the extensive former quarries around Woodhouses, providing special stones for sharpening scythes, coarse rubble stonework and well-finished architectural stonework. In the later 19th century the cottage was altered and extended, acquiring heavily-corbelled chimneystacks and distinctive windows that were hallmarks of Melbourne Estate architecture.
- 3.6 The distinctive features of the cottage have been replicated in the recent extension, and the current application is to restore three windows in the original part of the dwelling to their previous form.
- 3.7 Competitive estimates have only been provided for supply of the windows, for which the lower of the two estimates is £1,326. A 40% grant for this work would amount to £530.
- 3.8 This work is restoration and comes into a priority category for grant aid.

35, Main Street, Ticknall
Unlisted
Ticknall Conservation Area
Applicants: David and Sara Tucker

Ref: 13.13.127

- 3.8 35, Main Street, Ticknall is a modest cottage of brick and tile, very typical of the 18th and 19th century cottages that characterise the village. It is currently spoiled by inappropriately detailed joinery and the current application envisages replacement of all the joinery on the front elevation with a new door and traditionally-detailed Yorkshire sashes. The owners have been spurred on by the attractive results of similar grant aided schemes in the vicinity.
- 3.9 The lowest of two competitive estimates amounts to £3,535.10 including VAT at 15%. A 40% grant would amount to £1,414.
- 3.10 This work is restoration and comes into a priority category for grant aid.

1, Chapel Street, Melbourne
Unlisted
Melbourne Conservation Area
Applicant: Mr. M. Lomas

Ref: 13.13.128

3.10 1, Chapel Street is a house and shop that occupy a very prominent corner site in the centre of the town. Although unlisted, the property is attractive and generally well-preserved. The property was probably built in the late 1790s and was originally part of the shop next door (now SPAR), but was later subdivided into multiple occupation and extended, complete with four new Edwardian shopfronts. One of these shopfronts survives in the building subject of this application. The elevation to Chapel Street also has an elegant door with steps and a flat canopy, but is marred by inappropriately-detailed windows, which are decayed and now require replacement. The application seeks to replace them, and the one surviving sash window, with four new sash windows. the sectional details will be copied from the surviving example.

3.11 The lowest of the two competitive estimates provided amounts to £5,031.25 including VAT at 15%. The amount of grant recommended is therefore the maximum sum of £2,000.

3.12 This work is restoration and comes into a priority category for grant aid.

47, The Wharf, Shardlow
Listed Grade II
Shardlow Conservation Area
Applicant: Stuart Smith

Ref: 13.13.129

3.12 47, The Wharf is a handsome double-fronted Georgian house, and is an important component in the mix of large houses and warehouse buildings that give Shardlow Wharf much of its unique character. Unfortunately, the doorcase has been disfigured by inappropriate and poorly executed repairs in the past, made worse by subsequent further decay.

3.13 The current proposal seeks to dismantle the doorcase, discard the decayed and inappropriate elements, and re-assemble the doorcase with accurate mouldings, as far as these can be deduced. Where the original mouldings are uncertain, mouldings suitable to the period will be used. The door itself has dropped due to weakened joints, and inappropriate mouldings have been applied to the external face. It is proposed, therefore, to replace the door entirely, omitting the unsuitable applied mouldings.

3.14 The lowest of the two competitive estimates for the work amounts to £3,479.90, including VAT at 15%. A 40% grant would amount to £1,392.

3.15 This work is restoration and comes into a priority category for grant aid.

4.0 Financial Implications

4.1 The total sum of the grants recommended in Section 3 above amounts to £7,337. There is insufficient funding in the budget of £5,890 to fully meet the allocations recommended, so the committee will wish to consider how the allocations may be adjusted to suit the available funds.

5.0 Corporate Implications

- 5.1 The continuation of the Conservation Area and Historic Building grant scheme is a key task for the Planning Service.

6.0 Community Implications

- 6.1 Historic building grants contribute towards sustaining the District's built heritage, a valuable and non-renewable resource investment which promotes tourism and improves environmental quality for all.

7.0 Background Papers

- 7.1 File refs: 13.13.124, 13.13.125, 13.13.126, 13.13.127, 13.13.128 and 13.13.129