

HERITAGE GRANTS COMMITTEE

22nd March 2007

PRESENT:-

District Council Representatives

Labour Group

Councillors Southerd (Chair) and Lauro (Vice-Chair).

Conservative Group

Councillors Bale and Hood.

County Council Representatives

Councillors Mrs. Lauro and Jones.

Made in Swadlincote Partnership

Mr. T. Freeman.

HGS/11. **MINUTES**

The Open Minutes of the Meeting held on 25th January 2007 were taken as read, approved as a true record and signed by the Chair.

It was reported that a grant offered at the last Meeting for restoration works at Nos. 8 & 8a West Street, Swadlincote was unable to be accepted at the present time. This left a current balance within the Heritage Economic Regeneration Scheme (HERS) of £21,109 to be reallocated.

MATTERS DELEGATED TO SUB-COMMITTEE

HGS/12. **HERITAGE ECONOMIC REGENERATION SCHEME**

(a) No. 30 Potter Street, Melbourne

It was reported that No. 30 Potter Street was formerly a pair of cottages. It was an early 19th Century three-storey brick house which sat at the rear of Nos. 24 and 26 and was hidden from view, but located in an attractive small courtyard. This group of buildings was built by the parish as workhouse properties. The building suffered extensive damaging alterations when converted to one dwelling and modernised in the second half of the 20th Century. The front door to one cottage was blocked off, the stair to the attic was removed making it a roof space and its windows were blocked. The remaining windows were enlarged, involving the removal of the traditional segmental arches and given modern joinery, leaving it disfigured.

The current proposals, for which listed building consent had been granted, were to restore and reopen the attic rooms and restore the pattern of window and door openings to their original appearance with traditional joinery. The eligible works included the restoration of two front doors with frames and eight small paned windows (four at the front and four at the rear) and segmental arches where they had been removed. Two of the windows at the front had already been restored.

The cost of the eligible works based on the lowest of competitive estimates was £5,964.02. A full 40% grant would be £2,386.00.

It was confirmed that these works involved restoration and therefore fell into a priority category for grant assistance.

RESOLVED:-

That the applicant be offered a flat rate grant of £2,000 towards the restoration of eight windows and two doors at No. 30 Potter Street, Melbourne based on the estimates submitted by Melbourne Street Joinery dated 09.12.06, J. Dainty Painter and Decorator dated 12.09.06 and Alvaston Glass Ltd dated 09.03.07, subject to the usual conditions and the following additional conditions:-

- (1) That the precise style of the windows and external doors including external ironmongery be approved before the work starts.***
- (2) That the external joinery be painted before the grant is paid and that the external colour scheme be agreed.***
- (3) That a lime mortar (to an agreed specification) be used for the brickwork and a sample of the brick and a sample panel of pointed brickwork be approved before the work is generally executed.***

(b) No. 45 Club Row, Blanch Croft, Melbourne

It was confirmed that the applicant was an employee of the District Council. The applicant had previously completed the restoration of No. 47 Blanch Croft (next door), including the reinstatement of framework knitting workshop windows, for which he had received a Melbourne Conservation Area Partnership Grant of just under £5,000 in 1998. He recently sold No. 47 and moved to No. 45 where he intended to carry out a similarly high quality restoration.

Club Row was built by the Melbourne Sick Club or Friendly Society in 1795. The backs of the houses faced the street, while the fronts were a finer brickwork, a storey higher and looked down the gardens. Facing the street on the first floor, each had a framework knitting workshop evident by rows of long first floor windows, now mostly covered by timber boarding. The row was listed in 1971. No. 45 had two four-light workshop windows facing Blanch Croft and one two-light workshop window on the gable end.

No. 45 was at the end of the row and was converted from two cottages into one in 1976. It was consequently altered more than many of the others, particularly internally, but had the potential for near complete restoration externally. The original frameshop windows were glazed with leaded lights, some fixed and some opening. The windows facing the street survived the altered form until 1976. Part of each window had been boarded over for many years before that, leaving some of the leaded glazing intact underneath. The remainder of each window had been re-glazed, with bigger panes and timber glazing bars.

It was intended that the restoration of the frameshop windows would be the first and most dramatic phase of ongoing restoration, both internally and externally.

The eligible works included the cost of the timber window frames, the leaded lights, the iron catches and stays. The total cost of these works based on the lower of competitive estimates was £13,864.26 including 17.5 % V.A.T. A full

40% grant gave a figure of £1,545.70. Other eligible works for which estimates had not yet been provided included the cost of wrought iron opening lights, installation, painting and alterations and making good to brickwork and timber eaves. A second application for these works was expected in the next financial year. This application was for works of restoration and therefore fell into a priority category for grant aid.

RESOLVED:-

That the applicant be offered a grant of £1,290.00, being the remainder of the 2006/07 fund, towards the restoration of the first floor workshop windows at No. 45 Club Row, Blanch Croft based on the estimates submitted by Nick Bayliss (Architectural Glass) Ltd dated 05.03.07, David Tucker dated 16.01.07 and F. E. Toon & Sons Ltd dated 12.03.07 subject to the usual conditions and the following additional conditions:-

- (1) That the precise pattern of the windows be approved before work starts.***
- (2) That a lime mortar (to an agreed specification) be used for the brickwork and a sample of the brick and sample panel of pointed brickwork be approved before the work is generally executed.***
- (3) That the external joinery be painted before the grant is paid and that the external colour scheme be agreed.***

HGS/13. **SWADLINCOTE HERITAGE ECONOMIC REGENERATION SCHEME**

(a) No.49 High Street, Swadlincote

It was reported that No. 49 High Street was a late 19th Century two-storey brick and slate building in the centre of the High Street Conservation Area. On the ground floor, it was a shop with extensive accommodation above and to the rear. However, like many of its neighbours, it had been extensively altered in a manner that spoilt its historic character. It was proposed that the accommodation above and to the rear be converted into living accommodation.

This building was adjacent to Potbank Passage, that had recently been repaved as part of the Council's masterplan proposals.

As part of the conversion, it was proposed that the first floor accommodation be extended, and although this item was not eligible for a HERS grant, it would enhance the character of the building. The conversions were eligible for landlord grants and it was likely that grants in the region of £15,000 per unit had been applied for. The eligible HERS work was likely to include the restoration of three brick chimney-stacks and pots (two at the front and one at the rear), cast iron rainwater goods, two windows and two doors. The planning application for this property included proposals for the restoration of the shop front and two first-floor sash windows at the front. It was hoped that these works would be the subject of a future application.

Budget costings were provided for the Meeting. Based on these, the cost of the eligible works was reported as £30,609, including architects' fees but excluding VAT, which could be reclaimed.

RESOLVED:-

That subject to the submission of estimates, the applicant be offered a provisional grant of £21,109 towards external repairs at No. 49 High Street, Swadlincote subject to consideration of the detail of the full application, the usual conditions and the following additional conditions:-

- (1) That the precise style of all windows and external doors, including external ironmongery, be approved before the work starts.***
- (2) That a hydraulic lime mortar be used for the brickwork and a sample of the brick and a sample panel of pointed brickwork be approved before the work is generally executed.***
- (3) That the details of the restored chimney stacks and pots be approved before the works start.***
- (4) That the external joinery be painted before the grant is paid and that the colour scheme be agreed.***
- (5) That the leadwork be detailed in accordance with the Lead Sheet Association guidelines.***

(b) Constitutional Club, Midland Road, Swadlincote

It was reported that this was an Edwardian building located prominently on Midland Road and contributed greatly to the character of the Conservation Area. Its character was fairly well preserved, although it had been altered unsympathetically in some ways in the past and had lost its decorative railings and wall at the front. The Constitutional Club wished to undertake essential repairs and to restore the original joinery, paving and railings.

The eligible works included re-roofing, replacing defective lead gutters, repairs to cast iron downpipes, re-pointing, the restoration of four sash windows on the front and other casement windows on the side and back and the restoration of the threshold paving, walls and railings at the front to their original pattern and external redecoration.

These works had not yet been subjected to a tender process but the architect had prepared budget estimates that enabled a provisional grant offer to be considered.

RESOLVED:-

That the Constitutional Club be informed that subject to the availability of funding, the Sub-Committee may consider a full grant submission in the next financial year.

T. SOUTHERD

CHAIR

The Meeting terminated at 9.35pm