

SWADLINCOTE HERITAGE ECONOMIC REGENERATION  
SCHEME SUB-COMMITTEE

4th May 2004

**PRESENT:-**

**District Council Representatives**

Labour Group

Councillor Dunn (Chair) and Councillor Lane (Vice-Chair)

Conservative Group

Councillors Hood and Bale.

**Sharpe's Pottery Heritage and Arts Trust**

Mr. J. Oake.

**APOLOGY**

An apology for absence from the Meeting was received from Mr. T. Freeman (Made in Swadlincote Partnership).

SHS/6. **MINUTES**

The Open Minutes of the Meeting held on 18th December 2003 were taken as read, approved as a true record and signed by the Chair.

SHS/7. **DECLARATION OF INTEREST**

Councillor Lane declared a prejudicial interest in the application relating to the Methodist Church, West Street and Nos. 10-14 West Street as a Trustee of the West Street Community Partnership.

SHS/8. **FINANCIAL MATTERS**

It was reported that an unsuccessful internal bid had been made for capital funding of £150,000 (£50,000 per annum) to extend the Swadlincote HERS for a further three year period. English Heritage had offered to continue the scheme for a further one year with a reduced contribution of £40,000 provided that this was matched by a local contribution. In view of the lack of capital funding, efforts were being made to find the £40,000 match funding from elsewhere to enable the HERS to continue for another year. A proposal to allocate £20,000 of the planning delivery grant was considered by the Environmental and Development Services Committee on 8th April 2004 and it was proposed that the remainder should be allocated from the fund to be provided under the proposed Morrisons Section 106 Agreement for Town Centre improvements. As it was unsure at this stage whether this £20,000 would be received in this financial year, it was recommended that where appropriate, grant offers be made in principle, subject to the availability of funding.

**MATTER DELEGATED TO SUB-COMMITTEE****SHS/9. SWADLINCOTE HERITAGE ECONOMIC REGENERATION SCHEME – GRANT APPLICATIONS**(a) No. 71 High Street (Phase 2)

It was reported that a grant of £16,334 had already been made in respect of this property for restoration works to the front of the building. The second phase was for re-roofing of the front range including partial rebuilding of its western ridge chimney stack, works to the rear of the front range and the rear range, the repair of a freestanding workshop beyond and the restoration of brick pavings and a boundary wall to the yard. The eligible works were outlined and it was reported that the cost of these works, based on the lowest of four competitive tenders, was £73,271.44 including fees but excluding VAT, which was recoverable. One particular area of eligible works in the sum of £10,000, being the restoration of the paving to the courtyard, was discussed and it was considered that this work should be reviewed at a later date. The removal of this element of works would revise the grant offer accordingly.

**RESOLVED:-**

- (1) That the paving works to the courtyard be removed from the grant offer at this stage and be reviewed in due course.***
- (2) That the Planning Services Manager, in consultation with the Chair and the Vice-Chair of the Sub-Committee, be authorised to determine the final grant offer towards the revised eligible costs following the removal of the paving works.***

(b) Former Pressing Shop at Sharpe's Pottery

It was reported that the former pressing shop was situated to the south east of the Sharpe's Pottery Visitor Centre. It was in a poor state of repair, being badly disfigured by past alterations and its appearance degraded this part of the conservation area. The building comprised of a rectangular brick built structure with a tile roof that had been added to the pottery complex by the 1860s. Remnants of a kiln wall that butted up to its north (front) elevation could still be seen. At some point, the building was extended northwards but subsequently this extension was removed to provide for a further kiln. Thus, at one time the front wall was an internal wall and this may in part account for the extent of the alterations. There were no known photographs of the front (north) or west elevations and as far as possible, the proposed restoration had been based on building archaeology and designed to reflect the character of the surrounding pottery buildings.

The eligible works were outlined and the cost of these works, based on the lowest of three competitive tenders was £57,606 including fees but excluding VAT, which was recoverable.

**RESOLVED:-**

***That Sharpe's Bros. & Co. Ltd. be offered a 50% and 80% grant up to a maximum of £39,697 towards eligible costs of £57,606 for re-roofing, roof lights, restoration of windows and brickwork, cast iron rainwater***

**goods, lead work and re-pointing at the former pressing shop at Sharpe's Pottery, as set out in the tender from Bartrams, dated 26th March 2004 and the offer be made in two parts, being £20,764 from the 2003/04 budget and £18,915 from the 2004/05 budget, both subject to the standard conditions and to the following additional conditions:-**

- (i) That before work starts, the precise pattern of all replacement joinery, metal frames, roof lights, external ironmongery, damp proofing and a restored west gable shall be approved by the Planning Services Manager.**
  - (ii) That before work starts, samples of replacement tiles and bricks shall be approved.**
  - (iii) That all lead work be detailed and fixed in accordance with the Lead Sheet Association's guidelines.**
  - (iv) That external joinery and metal frames shall be painted to a approved colour scheme before the grant is paid.**
  - (v) That gutters and downpipes shall be painted before fixing.**
  - (vi) That a lime mortar shall be used for the re-pointing, the specification of which shall be agreed before works begin and a sample panel approved before the work is generally executed.**
- (c) Baptist Chapel, Hill Street**

It was reported that Swadlincote Baptist Chapel was first built in 1866. Ten years later it was converted to a schoolroom and the current Church erected in front of it. Its bold architecture made it a prominent feature at the east end of the town. It was noted that the Chapel was generally in good condition but a long term programme of window repairs and replacement was needed.

The eligible works were outlined and the cost of these, based on the lowest of three competitive estimates was £4,625.73, including VAT. This would provide a grant figure of £3,861.

**RESOLVED:-**

**That, subject to the available funding, the Baptist Church be offered an 80% grant up to a maximum of £3,861, towards eligible costs of £4,625.73 for window repair and restoration at Hill Street Baptist Chapel, as set out in the tender from W. B. Bradfords (Measham) Limited dated 25th February 2004, subject to the standard conditions and to the following additional conditions:-**

- (i) That before works start, the precise pattern of all replacement joinery shall be approved by the Council.**
- (ii) That external joinery shall be painted to an approved colour scheme before the grant is paid.**

- (iii) That a lime mortar shall be used for the re-pointing, the specification of which shall be agreed before work starts and a sample panel approved before the work is generally executed.***

(d) No. 11 Church Street

It was reported that a grant of £30,348 had already been made for works to No. 11 Church Street. The building housed a business supplying bespoke fitted kitchens on the ground floor and to the rear, with a flat above. The first application was for works of restoration, principally to the front elevation, including reinstating sash windows and a slate roof. This project was awarded third prize in the 2003 County Council Green Watch Awards. It was noted that this application related to works to the rear of the main building, to the yard and to the workshops around the yard.

The eligible works were outlined and the cost of these, based on the lowest of three competitive estimates, was £29,673, including VAT.

**RESOLVED:-**

***That subject to available funding, Mr. I. Philiskirk be offered an 80% and 50% grant up to a maximum of £22,911 towards eligible costs of £29,673 for joinery restoration, cast iron rainwater goods, repairs to the rear elevation of No. 11 Chapel Street and two rear workshops and the restoration of blue brick pavers to the yard, as set out in the tender from G. W. Heath and Sons dated 17th March 2004, subject to the standard conditions and to the following additional conditions:-***

- (i) That before work starts, the precise pattern of all replacement joinery shall be approved by the Council.***
- (ii) That external joinery shall be painted to an approved colour scheme before the grant is paid.***
- (iii) That before work starts, samples of pavers and laying patterns shall be approved.***
- (iv) That gutters and down pipes shall be painted before fixing.***

(e) Methodist Church, West Street and Nos. 10 - 14 West Street

It was reported that Swadlincote Methodist Chapel was built in 1837, replacing an earlier Chapel built in 1816. By the early 20th Century, the front had been changed and the Chapel was one of an important group of historic buildings at the west end of Swadlincote Conservation Area owned by the Methodist Church. The group also included a schoolroom built in 1890 and a row of shops. Their varied late Georgian and Victorian architecture enlivened the special character of this part of the town.

It was noted that the property being Nos. 10 – 14 West Street was rather special as it was constructed of faience – a glazed clay product which may have been manufactured in a local pottery. Its continuing good condition was dependent on it being kept watertight and currently, it was open jointed and at risk.

The eligible works were outlined and it was anticipated that the cost of these would be approximately £86,000.

**RESOLVED:-**

- (1) That the West Street Methodist Church Council be offered a grant of £14,313 plus those funds saved from the reduction of the grant relating to No. 71 High Street towards eligible costs of approximately £86,000 for the cost of re-roofing, lead work, re-pointing, faience and stonework repair, removal of paint, shop front repairs, window repair and restoration at the Methodist Chapel and Nos.10 – 14 West Street, subject to the standard conditions and to the following additional conditions:-**
- (i) That before work starts, the precise pattern of all replacement joinery and external ironmongery shall be approved by the Council.**
  - (ii) That the door between Nos. 12 and 14 West Street and the signs on Nos. 10, 12 and 14 West Street shall be replaced to an agreed pattern.**
  - (iii) That the paint shall be removed from the faience blocks to Nos. 10 – 14 West Street to an approved specification based on a sample panel, provided that this can be undertaken without damage.**
  - (iv) That before work starts, samples of replacement bricks shall be approved.**
  - (v) That all lead work shall be detailed and fixed in accordance with the Lead Sheet Association's guidelines.**
  - (vi) That external joinery shall be painted and a general colour scheme approved before the grant is paid.**
  - (vii) That a lime mortar shall be used for the re-pointing, the specification agreed before works starts and a sample panel approved before the work is generally executed.**
- (2) That the Sub-Committee is minded to offer a further grant of £20,000 towards this project, subject to the receipt of the additional funding outlined in Minute No. SHS/8.**
- (3) That the Sub-Committee is minded to offer a full 50% and 80% grant, as applicable, to cover all eligible items should yet further funding become available.**

(Councillor Lane declared a prejudicial interest in this application as a Trustee of the West Street Community Partnership and withdrew from the Meeting during the consideration and determination thereof.)

W. DUNN  
CHAIR

The Meeting terminated at 3.45 p.m.

