
REPORT TO:	Swadlincote HERS Sub Committee	AGENDA ITEM:	4
DATE OF MEETING:	31st March 2004	CATEGORY:	DELEGATED
REPORT FROM:	Deputy Chief Executive	OPEN PARAGRAPH NO:	
MEMBERS' CONTACT POINT:	Marilyn Hallard, Design and Conservation Officer, x5747	DOC:	
SUBJECT:	Swadlincote Heritage Economic Regeneration Scheme	REF: see individual items	
WARD(S) AFFECTED:	Swadlincote	TERMS OF REFERENCE: DS3	

1.0 Recommendation

71 HIGH STREET PHASE 2

1.1 That, subject to receipt of valid competitive tenders, Mr T Freeman be offered a 50% and 80% grant towards eligible costs in the region of £70,000 for re-roofing, chimney repairs, joinery repair and restoration lead work, rain water goods, brickwork repair and restoration, paving and signs at 71, High Street subject to the standard conditions and 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 before work starts samples of replacement slates, chimney pots, pavers, bricks and copings be approved
- iii) that all lead work 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 notwithstanding the details on the submitted drawings the precise pattern of the rear signs be approved
- vi) that gutters and down pipes be painted before fixing
- vii) that a lime mortar be used, the specification agreed before work starts and a sample panel be approved before the work is generally executed

FORMER PRESSING SHOP AT SHARPE'S POTTERY

1.2 That, subject to receipt of valid competitive tenders, Sharpe's Bros & Co. Ltd. be offered a 50% and 80% towards eligible costs in the region of £80,000 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, subject to the standard conditions and the following additional conditions:

- i) that before work starts the precise pattern of all replacement joinery, metal frames, roof lights and external ironmongery shall be approved by the Council
- ii) that before work starts samples of replacement tiles and bricks be approved
- iii) that all lead work be detailed and fixed in accordance with the Lead Sheet Associations guidelines
- iv) that external joinery and metal frames shall be painted to an approved colour scheme before the grant is paid
- v) that gutters and down pipes be painted before fixing
- vi) that a lime mortar be used for the re-pointing, the specification agreed before work starts and a sample panel be approved before the work is generally executed

METHODIST CHURCH AND 10-14 WEST STREET

1.3 That, subject to available funding and receipt of valid competitive tenders, The West Street Methodist Church Council be offered a 50% and 80% grant towards 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 10 – 14 West Street, subject to the standard conditions and 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 and the signs on nos. 10, 12 and 14 be replaced to an agreed pattern
- iii) that the paint be removed from the faience blocks to 10 – 14 West Street to an approved specification based on a sample panel provided that this can be done without damage
- iv) that before work starts samples of replacement bricks be approved
- v) that all lead work be detailed and fixed in accordance with the Lead Sheet Associations guidelines
- vi) that external joinery shall be painted and the general colour scheme be approved before the grant is paid
- vii) that a lime mortar be used for the re-pointing, the specification agreed before work starts and a sample panel be approved before the work is generally executed

BAPTIST CHAPEL, HILL STREET

1.4 That, subject to 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), Ltd, dated 25th February 2004, subject to the standard conditions and 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

11 CHURCH STREET PHASE 2

1.5 That subject receipt of all information needed a recommendation will be made at the meeting.

2.0 Purpose of Report

2.1 To inform members of the 2004/2005 budget and consider applications for grant aid.

3.0 Detail

2004/2005 BUDGET

3.1 An unsuccessful internal bid was made for capital funding of £150,000 (£50,000 per annum) to extend the Swadlincote HERS for a further three year period. In the meantime English Heritage offered to continue the scheme for a further year with a (reduced) contribution of £40,000 provided that this could be matched by a local contribution. In view of the lack of capital funding efforts are 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 will be considered by Environmental and Development Services Committee on 8th April and it is proposed that the remainder should come from the fund to be provided by Wm Morrison Supermarkets plc for Town Centre Improvements. There is still much to do and bids will continue to be made for future years.

71, HIGH STREET PHASE 2

UNLISTED

APPLICANT: Mr. T Freeman

REF: HERS 13

3.2 A grant of £16,334 has already been made in respect of the above property. This was given in two parts, initially £15,402 topped up with a supplementary grant for additional works by a further £932. These related to restoration works to the front of 71 High Street that transformed its character. It received, jointly with no 73, second prize in the 2003 County Council Greenwatch Awards. Phase 2 relates to: the

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 free standing workshop beyond and; the restoration of brick pavings and boundary wall to the yard.

- 3.3 The rear of no 71 has been despoiled by unsympathetic alterations and the proposed works will sympathetically restore the elevations, boundary wall and yard to their original appearance. The long term plan is for the yard to have public access during business hours. The free standing workshop located at the edge of the car park and very visible, is an intriguing building and an important survival but is in a poor state of repair.
- 3.4 The re-roofing and the rebuilding of the chimney stack on the front range is eligible at 50%. The eligible works to the rear of the shop are as follows. 1) Restoration of a blocked door opening and a ground floor sash window opening each with joinery to the original pattern (80%). 2) Replacement of three further windows to the original pattern and repair of three more (80%). 3) Repair to the existing rear door (80%). 4) Forming a lead valley gutter with the adjoining property (50%). 5) Re-roofing (50%), 6) Restoration of a truncated chimney stack (80%) 7) Removal of modern brickwork and replacement to match the existing (80%), 8) Re-pointing and replacement of eroded bricks (50%), 9) cast iron rain water goods (80%). 10) Restoration of the brick boundary wall and blue brick pavers to the yard (80%).
- 3.5 The eligible works to the workshop are as follows. 1) Repair to existing historic joinery (80%). 2) The rebuilding of unstable brickwork (50%). 3) Cast iron rain water goods (80%). 4) Re-pointing and replacement of eroded bricks (50%). 5)
- 3.6 Tenders are awaited but will have been received by the day of the meeting. The total cost of the eligible works is expected to be in the region of £70,000 plus 12.5% architects fees. VAT is recoverable.
- 3.7 The works will secure the future of the rear workshop and transform the appearance of the rear of the shop premises just as they were transformed at the front. This will compliment the grant aided works that were carried out to the rear of no 73.

FORMER PRESSING SHOP AT SHARPE'S POTTERY
UNLISTED

APPLICANT: Sharpe's Bros. & Co. Ltd.

REF: HERS 14

- 3.8 The former pressing shop sits to the south east of the Sharpe's Pottery Visitor Centre and is directly ahead as the visitor turns towards the centre entrance from West Street. It is in a poor state of repair and has been badly disfigured by past alterations and its appearance degrades this part of the conservation area.

- 3.9 It is a rectangular brick built structure with a tile roof that was added to the pottery complex by the 1860's. Remnants of a kiln wall that butted up to its north (front) elevation can still be seen. At some point the building was extended northwards but subsequently this extension was removed to make way for a further kiln. Thus the front wall was for a time an internal wall and this may in part account for the extent of the alterations.
- 3.10 There are no known photographs of the front elevation and the wall has been so drastically altered it is difficult to be certain of its original appearance. The proposed restoration is therefore based on building archaeology as far as this is possible and designed to reflect the character of the surrounding pottery buildings. On the ground floor the two large openings have been kept in their altered form and sympathetic metal framed windows like those at the Visitor Centre are proposed. The west gable wall, currently asbestos sheeting, is to be rebuilt in brick and the east gable wall is to be restored to its original appearance.
- 3.11 The eligible works include the following. 1) Restoration of historic joinery patterns to three windows on the first floor (80%). 2) Restoration of brickwork (80%), 3) Re-roofing including the replacement/ repair of existing roof lights 50% 4) Replacement of cast iron rainwater goods to the front and rear (50and 80%). 7) Renewal of lead work (50%).
- 3.12 Tenders are awaited but will have been received by the day of the meeting. The total cost of the eligible works is expected to be in the region of £80,000 plus 12.5% architects fees. VAT is recoverable.
- 3.13 The works which are to be welcomed will result in a substantial improvement in the character of this building, the approach to Sharpe's Visitor Centre and the character of this part of the conservation area. the end use of the building is as yet undecided but the restoration has been designed flexibly so that it would suit a variety of new uses including, workshops, shops and offices.

METHODIST CHAPEL AND 10-14 WEST STREET
UNLISTED

APPLICANT: West Street Methodist Church Council REF: HERS 15

- 3.14 Swadlincote Methodist Chapel was built in 1837 replacing an earlier chapel built in 1816. By the early twentieth century the front had been changed, introducing the central door, producing more or less its current form.
- 3.15 The chapel is just one of an important group of historic buildings at the west end of Swadlincote Conservation Area owned by the Methodist Church. The group also includes a school room built in 1890 and a row of shops 8, 8a, 10, 12 and 14, West Street. Their varied late Georgian and Victorian architecture enlivens the special character of this part of town.

- 3.16 The church has recently been re-roofed but the group as a whole remains generally underused and in a poor state of repair. A local partnership has been established with the aim of transforming the complex into a multi user arts and community facility. This grant application is for the first stage of essential repair work to the church and 10 – 14 West Street. The Church has had a grant of £4,500 from the South Derbyshire Community Partnership Fund for a feasibility study.
- 3.17 10 – 14 West Street is rather special as it is constructed of faience – a glazed clay product which may have been manufactured in a local pottery. Its continuing good condition is dependant upon it being kept water tight and currently it is open jointed and at risk.
- 3.18 The eligible works for the Church include: 1) Lead work (80%), 2) Re-pointing brickwork and stonework (50%), 3) Repairs to stonework (50%), 4) Restoration of 5 front and 5 side elevation windows to their original pattern (80%), 5) Replacement of eroded bricks (50%), 6) Repair of 5 metal windows and 2 timber sashes to the rear (Market Street) elevation (80%).
- 3.19 The eligible works for 10 – 14 West Street include: 1) Removing the concrete roof tiles and reinstating slate (80%), 2) Lead work (50%), 3) Re-bedding faience coping course and urns (80%), 4) Re-pointing faience (80%), 5) Repairing 6 sash windows to front elevation (80%) 6) Minor repairs to shop fronts (80%). 7) New sympathetically designed signs (50%). Replacement of the door between nos. 12 and 14 to an historic pattern (80%).
- 3.20 Tenders are awaited and it is anticipated that they will be available by the day of the meeting. Eligible costs will include architects fees but not VAT which is recoverable.
- 3.21 The proposed works will put a group of important buildings into good order avoiding further deterioration whilst a strategy and funding package for the more adventurous long term plans are put into place.

SWADLINCOTE BAPTIST CHAPEL, HILL STREET

UNLISTED

APPLICANT: Hill Street Baptist Church

REF: HERS 16

- 3.22 Swadlincote Baptist Chapel was first built in 1866. Ten years later it was converted to a school room and the current church erected in front of it. Its bold architecture makes it a prominent feature at the east end of town.
- 3.23 The chapel is in generally good order but a long term programme of window repair and replacement is needed. The windows which are largely original are of plain design. Two at the rear have been altered and it is proposed that these be replaced to the original pattern.

- 3.24 The eligible works include: the repair of 6 windows and the restoration of 2 modern windows to their original pattern (80%).
- 3.25 The cost of the eligible works based on the lowest of three competitive estimates is £4,625.73 including 17.5% VAT. This gives a grant figure of £3,861.
- 3.26 As well as for worship the Chapel is used on a regular basis for community activities including Toddler Group, Youth Club, Kids Club, Sports Club and is used by a number of local groups including Friends of the Blind, Swadlincote Messiah Choral Society and Belmont School. The Church is keen to extend the community's use of the chapel and the proposed repairs will help them to offer good quality accommodation as well as putting the building into good order for the future.

11 CHURCH STREET
UNLISTED

APPLICANT: Mr P Philiskirk

REF: HERS 17

- 3.27 A grant of £ 30,348 has already been made for works to 11, Church Street. This building houses 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. It received third prize in the 2003 County Council Greenwatch Awards.
- 3.28 This application is for works to the rear of the main building, to the yard and to the workshops around the yard. The entrance to the business office is from the rear and the gates to the yard are open during business hours affording views through from Church Street.
- 3.29 Full details of the application were not received in time for inclusion before the despatch of papers. Subject to receipt of all the relevant information in time an item will be put before the committee at the meeting.
- 3.30 The cost of the eligible repairs is likely to be in the region of £30,000.

4.0 Financial Implications

- 4.1 The outstanding balance of the 2003/2004 budget is insufficient to allow a grant offer to be made for all the items on the agenda. See summary at Annexe 'A'. It is proposed therefore that grants be made in respect of 71 High Street and the Former Pressing Shop at Sharpe's Pottery from this years fund. It is recommended that the remainder be offered grants, in principle subject to availability of funding next financial year (see 3.1 above).

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: 71, High Street. File No. HERS 13
- 6.2 Grant Application: Former Pressing Shop at Sharpe's Pottery. File No. HERS 14
- 6.3 Grant Application: Methodist Chapel and 10- 14 West Street. File No. HERS 15
- 6.4 Grant Application: Baptist Chapel, Hill Street. File No. HERS 16
- 6.5 Grant Application: 11, Church Street. File No. HERS 17