
REPORT TO:	Development Control Committee	AGENDA ITEM: 7
DATE OF MEETING:	17 th June 2003	CATEGORY: DELEGATED
REPORT FROM:	Deputy Chief Executive	OPEN
MEMBERS' CONTACT POINT:	Marilyn Hallard, Design and Conservation Officer, x5747	DOC:
SUBJECT:	Historic Building and Conservation Area Grant Applications	REF: See individual items
WARD(S) AFFECTED:	Melbourne, Repton, Aston, Hartshorne & Ticknall	TERMS OF REFERENCE: DS3

1.0 Recommendation

1.1 That priority for grant aid from the 2003/2004 budget be given to:

- i) repairs to 'Buildings at Risk' and
- ii) works of restoration

1.2 That for the first six months of the financial year only applications falling within the above priority categories be determined and that should there be any remaining funds, non-priority applications be determined after 1st October 2003 and grants awarded according to the merits of each case.

1.3 That Mr. and Mrs. M and C McAleese be offered a 40% grant up to a maximum of £1,961 towards eligible costs of £4,903.28 for repairs to the outbuilding at **23, Market Place, Melbourne** as set out in the estimate from W. B. Bradford (Measham) Ltd. dated 23 03 02 subject to the usual conditions and the following additional conditions:

- (i) that samples be approved of any replacement bricks or tiles
- (ii) that a lime mortar be used a specification for which shall be agreed and a sample panel of pointing be approved before work starts
- (iii) that the rainwater goods be painted (black) before fixing

1.4 That Mr. D Sutheran be offered a 40% grant up to a maximum of £1,001 towards eligible costs of £2,503.17 for restoring a stone plinth and railings at **40, High Street, Melbourne** as set out in the estimates from Bentley Fabrications and Realstone dated 04 09 02 and 20 11 02 subject to the usual conditions and the following additional conditions:

- (i) The precise pattern, fixing method and finish of the ironwork be approved before work starts.
- (ii) That the finish of the stone be agreed and a sample approved.

1.4 That Adsum Limited's (M. R. J. Steele) application for **Bladon Castle Lodge, Newton Solney** be refused due to lack of funds.

- 1.5 That Dr. A J Kempton's application for **Broughton House, Shardlow** be refused due to lack of funds.
- 1.6 That Mrs. F Harrison offered a 40% grant up to a maximum of £862 towards eligible costs of £2,156.12 for restoring two sash windows and a front door and frame at **48, The Wharf, Shardlow** as set out in the estimate from Bartrams dated 22 05 03 subject to the usual conditions and the following additional conditions:
- (i) That the windows are a precise copy of those at No.16 the Wharf, the door is a precise copy of that at 6, The Wharf and the door ironmongery and colour scheme are agreed.
- 1.7 That Mr. and Mrs. J and B Dunbavand be offered a flat rate grant up to a maximum of £1,176, this being the remainder of the 2003/2004 fund, towards eligible costs of £3,770 for restoring five horizontally sliding sash windows and a front door and frame at **36, Main Street, Ticknall** as set out in the estimate from Winters dated 13 04 03 subject to the usual conditions and the following additional conditions:
- (i) That the precise pattern of the replacement joinery be agreed before work starts
 - (ii) That the door ironmongery and colour scheme are agreed.

2.0 Purpose of Report

To consider priorities for the 2003/2004 fund and to determine applications for grant assistance.

3.0 Detail

2002/2003 PRIORITIES

- 3.1 For the past three financial years the Historic Building and Conservation Areas grant budget has, as this year, been set at £5,000. In order to distribute this limited amount to the most worthy projects grants have been allocated on the basis of agreed priorities. Only those applications falling into a priority category have been determined in the first six months of the financial year. As it is a rule of the grant scheme that work should not start before a written grant offer has been given non priority work must proceed without grant assistance or wait. Funds remaining after October 1st have then been made available for any eligible application regardless of its category. Last year's priorities were:

- i) repairs to 'Buildings at Risk'
- ii) works of restoration

These priorities have worked well in the past and continue to be applicable.

APPLICANTS: MR. AND MRS M and C McALEESE
OUTBUILDING AT 23 MARKET PLACE MELBOURNE
WITHIN CURTILAGE OF GRADE II LISTED HOUSE
MELBOURNE CONSERVATION AREA

Ref 13.13.86

- 3.2 At its meeting on 17th December 2002 the committee offered a 40% grant of £573 to Mr and Mrs McAleese for joinery repairs at 23, High Street and resolved to consider further grant of £1,961 for repairs to a rear outbuilding this financial year subject to

availability of funds. The work on the windows is due to begin in the next couple of weeks.

- 3.3 23, Market Place is part of a handsome terrace of late Georgian brick houses on the south side of Melbourne Market Place. The row is architecturally intact and makes a substantial contribution to the special character of this part of the conservation area. To the rear of no. 23, unseen from the Market Place, there is an attractive two storey brick outbuilding which appears to have been built at the same time as the house. It forms part of an attractive group of outbuildings to the rear of the row. Its original purpose is unknown but it has a hearth and a first floor door giving some pointers to its former use probably as a workshop. Though not visually prominent the building is historically important and fortunately is protected as it lies within the curtilage the listed house. It is in an advanced state of disrepair and parts may well collapse if it continues to deteriorate. The current owners have inherited the outbuilding relatively recently in this condition.
- 3.4 The eligible works include; re-roofing, rebuilding the apex of one gable wall, the chimney stack and an area of loose brickwork above the door, providing cast iron rainwater goods, and replacing the door frame. There will still be other repairs to be done to the joinery in the future but the currently proposed works are designed to tackle the major faults and will put the structure into sound condition.
- 3.5 Only one quote was submitted with the original application. This was checked by the Council's Quantity Surveyor and was considered to be reasonable. The cost of the eligible works is £4,903.28 (£4,173 + £730.28 VAT). A 40% grant would amount to £1,961
- 3.6 Although the outbuilding is not currently on the buildings at risk list its' condition is such that it would qualify for inclusion and thus it is considered that it should be classed in a priority category for grant aid.
- 3.7 The outbuilding is not visible from public vantage points though it is visible from the rear of the terrace as a whole. It is however a significant historic building within the curtilage of the listed house and the works are urgently needed to prevent its loss. As it is not part of the house (nor could it ever be) without grant assistance there is little incentive for the owners to make the investment needed for it to survive.

APPLICANT: MR D. SUTHERAN
40 DERBY ROAD MELBOURNE
UNLISTED
MELBOURNE CONSERVATION AREA

Ref: 13.13.88

- 3.8 Mr Sutheran has already had a grant of £774 towards the cost of restoring historic joinery to the front elevation of the above. Completed last year the new door and windows have transformed the appearance of this terraced house and already inspired a neighbour to enquire about doing the same thing.
- 3.9 Mr Sutheran is now keen to continue with the improvements and has submitted an application for restoring a stone plinth wall and railings to the front of the house. An ugly concrete block wall has recently been removed and fortunately the original but damaged stone plinth survives beneath. No old photographs could be found showing this part of the terrace but the survival of the plinth along with archaeological clues surviving in the building have helped to establish the general form of the original railings.

- 3.10 The cost of the reinstatement based on the lowest of competitive estimates and including a PC sum of £600 for stone masonry work is £2,503.17 including VAT. A 40% grant would be £1,001. The finer details of the railings have yet to be worked out and it is anticipated that this could lead to additional costs.
- 3.11 The works are restoration and thus fall into a priority category for grant aid.
- 3.12 The boundary is at the back of the public highway so the work will be highly visible and will greatly enhance the character of the Melbourne Conservation Area. As with the windows it may also act as a catalyst for others to make similar improvements to their boundaries.

APPLICANT: ADSUM LIMITED (MR R J STEELE)
BLADON CASTLE LODGE
LISTED GARDE II
NEWTON SOLNEY CONSERVATION AREA

Ref: 13.13.90

- 3.13 Bladen Castle Lodge is a pretty early nineteenth century gothick style building. Looking very like a small chapel it was built as a Lodge at the north end of a long drive to Bladon Castle. It is situated on the western edge of Newton Solney Conservation Area and stands in a prominent position elevated from the road.
- 3.14 One of its' distinctive characteristics is lancet style windows with small decorative panes and pointed arches. The appearance of the building is somewhat spoiled by twentieth century alterations including flat roofed extensions on the south east side.
- 3.15 This application is for removing a disfiguring twentieth century window on the south elevation and reinstating an original lancet window which is thought to have been removed from the building when the extension was constructed and subsequently stored in an outbuilding. The original window is much smaller than the existing and will be made good with matching brickwork replicating the original brick lintel detail.
- 3.16 Only one quote has so far been submitted but the applicant is in the process of obtaining another. The cost of the work on the submitted estimate is £1,915 including VAT. A 40% grant would be £766.
- 3.17 The work is restoration and thus falls into a priority category for grant aid.
- 3.18 The new window will significantly enhance the appearance of the listed building but will have no impact on the character of the conservation area as it is on the south side will not be visible from the road.

APPLICANT: DR. A. J. KEMPTON
BROUGHTON HOUSE SHARDLOW
LISTED GARDE II
SHARDLOW CONSERVATION AREA

Ref: 13.13.91

- 3.19 Broughton House is a fine late Georgian residence built for James Sutton, one of the entrepreneurial merchants who developed Shardlow as an inland port. Said to have been built with the deliberate aim of interrupting views of the river from the house behind it (now the Lady in Grey), it sits imposingly on the main London Road through Shadlow. It has an imposing façade, is built of fine Ashlar stone, has a striking porch with decorative iron balustrading and sash windows.
- 3.20 At a cursory glance the sash windows look convincing but they are crudely detailed modern replacements of poor quality timber which is rotting.

- 3.21 It is currently proposed to replace the three first floor windows on the front elevation. An original sash survives to the rear and this will be used as a pattern to ensure that the replacements are authentically detailed.
- 3.22 Only one quote has so far been submitted but the applicant is in the process of obtaining another. The cost of the eligible work based on the submitted quote is £3,096 including VAT. A 40% grant would be £1,238.
- 3.23 The work is restoration and thus falls into a priority category for grant aid.
- 3.24 The proposal will significantly enhance the character of the listed building restoring the finer detail that the quality of the building deserves but the improvements will be less noticeable from outside and thus the impact on the character of the conservation area will be less significant.

APPLICANT: MRS. F. HARRISON
 8, THE WHARF SHARDLOW
 UNLISTED
 SHARDLOW CONSERVATION AREA

Ref: 13.13.92

- 3.25 8, the Wharf forms part of a long attractive late nineteenth terrace that runs northwards from London Road. At the beginning of a Shardlow dedicated grant scheme, originally started in the 1980's, only one of these terraced houses had its original external joinery. During the course of the grant scheme, which finished in the early 1990's, a number of sash windows and front doors were restored to the original pattern thus enhancing the appearance of the row.
- 3.26 Mrs Harrison proposes to replace existing modern and dilapidated joinery on the front elevation that detracts from the character of the row comprising, two windows and the door. The replacements will restore the original pattern.
- 3.27 The cost of the eligible works based on the lowest of three competitive estimates is £2,156.12 including VAT. This would give a 40% grant of £862
- 3.28 As restoration this work falls into a priority category for grant aid.
- 3.29 The proposals will transform the appearance of 8, The Wharf and have a substantial impact on the character of Shardlow Conservation Area and will build past grant aided achievements in enhancing the row.

APPLICANT: MR AND MRS J and B DUNBAVAND
 8, THE WHARF SHARDLOW
 UNLISTED
 TICKNALL CONSERVATION AREA

Ref: 13.13.93

- 3.30 36, Main Street Ticknall is a pretty brick and stone cottage on the Main Street in Ticknall Conservation Area.
- 3.31 Its appearance has been spoiled by unsympathetic 20th century window alterations. Most of the windows and the doors are modern. The two first floor windows however are originals that have been modified. Fortunately they bear enough archaeological clues to work out the original pattern which was very small paned horizontally sliding sashes.
- 3.32 The proposal is to change all the windows, nine in total, to this style and to replace both the front and rear doors to a traditional boarded pattern. The ground floor windows all have replacement flat brick soldier arch 'lintels' formed in a modern style. The originals may have been of timber. Whilst it would be desirable to replace these in timber or as curved segmental brick arches this would involve a lot of structural work and would increase the cost considerably.
- 3.33 The cost of the eligible works based on the lower of competitive estimates is £6,660 excluding VAT as the builder is not registered. A 40% grant on the total would be £2,664

- 3.34 The cost of the new joinery on the front elevation only, comprising five windows and the front door is £3,770. A 40% grant would be £1,508
- 3.35 As restoration these works fall into a priority category for grant aid.
- 3.36 The works to the front elevation will have a substantial impact on the character of the conservation area and may act as a catalyst for others in the vicinity to do likewise. Whilst the work to the side and rear will enhance the character of this unlisted cottage views of the side will be less significant than the front and at the rear the work will be largely hidden and thus will have little impact on the character of the conservation area.

4.0 Financial Implications

- 4.1 The Historic Building and Conservation Area grants budget for 2003/2004 has been set at £5,000. This is insufficient to offer 40% grants for all items on this agenda.
- 4.2 All of the applications come into a priority category and all of the proposed works are considered to be desirable and worthy of grant aid had there been sufficient funding available. In view of the limited extent of the budget it will be necessary to prioritise further than usual. The last paragraph of each item contains an assessment of the merits of each case in order to facilitate this. Threat to the survival of a building is considered to merit the highest priority. The remaining applications have been assessed in terms of the impact on the character of both the building and the surrounding area. It is considered that the latter should be given more weight because it is of wider public benefit.
- 4.3 The works to 23, Market Place Melbourne are considered to be essential to prevent the loss of an important outbuilding albeit tucked away. None of the other buildings is at risk in this way. The works to the Bladon Cottage Lodge, Broughton House and the side and rear of 36, Main Street, Ticknall have been judged to have less impact on the public domain than the remainder.
- 4.4 It is proposed that the usual 40% level of grant be offered apart from the last received application to which it is recommended that the remainder of the 2003/2004 budget be allocated. The recommendations in this report are summarised in the financial summary at Annex A'

5.0 Community Implications

- 5.1 Historic Building and Conservation Area grants 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.

6.0 Background Papers

- 6.1 Grant application. 23, Market Place Melbourne. Ref: 13.13.86
- 6.2 Grant application. 40 Derby Road Melbourne. Ref: 13.13.88
- 6.3 Grant application. Bladon Castle Lodge, Newton Solney. Ref: 13.13.90
- 6.4 Grant application. Broughton House, Shardlow. Ref: 13.13.91
- 6.5 Grant application. 8, The Wharf, Shardlow. Ref: 13.13.92
- 6.6 Grant Application. 36 Main Street, Ticknall. Ref: 13.13.93

ANNEXE 'A'

HISTORIC BUILDINGS AND CONSERVATION AREA GRANTS FINANCIAL SUMMARY 17TH JUNE 2003 2003/2004 FUND £5,000

Grants offered to date: NONE

Grants recommended 17 06 03:

Address	Date	Grant	Outstanding Balance
23 Market Place, Melbourne	17 06 03	1,961	3039
40 Derby Road, Melbourne	17 06 03	1,001	2038
Bladon Castle Lodge, Newton Solney	17 06 03	refuse	2038
Broughton House, Shardlow	17 06 03	refuse	2038
8, The Wharf, Shardlow	17 06 03	862	1176
36, Main Street Ticknall	17 06 03	1176	nil

