OPEN

HERITAGE GRANTS SUB-COMMITTEE

25th June 2009

PRESENT:-

District Council Representatives
Conservative Group
Councillors Bale and Hewlett.

Labour Group
Councillors Southerd and Mrs. Lane (substitute for Councillor Lane).

HGS/1. **APPOINTMENT OF CHAIRMAN**

RESOLVED:-

That Councillor Southerd be appointed Chairman of the Heritage Grants Sub-Committee for the ensuing year.

HGS/2. **APOLOGIES**

Apologies for absence from the Meeting were received from Councillor Lane (District Council representative) and Mr. J. Oake (Sharpe's Pottery Heritage and Arts Trust representative).

HGS/3. **APPOINTMENT OF VICE-CHAIRMAN**

RESOLVED:-

That Councillor Bale be appointed Vice-Chairman of the Heritage Grants Sub-Committee for the ensuing year.

HGS/4. **MINUTES**

The Open Minutes of the Meeting held on 17th March 2009, were taken as read, approved as a true record and signed by the Chairman.

MATTERS DELEGATED TO SUB-COMMITTEE

HGS/5. **HISTORIC BUILDING AND CONSERVATION AREA GRANTS – JOINERY CONDITIONS**

A detailed report was provided by the Council's Design and Conservation Officer to enable the Sub-Committee to consider the standard grant requirements regarding timber treatment for joinery replacement being grant-aided under the Historic Building and Conservation Area Grants Scheme.

A large number of applications considered under the grant scheme were for the replacement of doors and windows. The grant guidance notes and

standard conditions required all work to be undertaken to the satisfaction of the Council and for access to the works to be given to Officers to undertake inspections during progress and on completion. There were no specific technical standards set, although there was a general requirement for good quality long-term repairs appropriate to the historic character of the building concerned using natural materials, traditional repair techniques and traditional local styles. However, there was no general or specific requirement relating to timber type or treatment method. It had been customary to rely on the choices of specialist companies operating in the top sector of the market.

It was noted that, for all PSiCA jointly-funded schemes, English Heritage set standards across the range of grant eligible repairs. The guidance on standards of work for joinery was non-prescriptive, allowing for a range of differing approaches by architects and tradesmen.

Further information was provided on the types of timber treatments available. It was considered important to ensure that good quality work was undertaken. However, it was also a consideration that grant conditions should not be too onerous, which would detract from the enhancement of the appearance of Listed buildings and conservation areas through authentic restoration.

Councillor Hewlett was thanked for his input into the report.

RESOLVED:-

(1) That, where grant assistance is being offered for joinery restoration, the following policy be adopted for a period of twelve months:-

- ***That the applicant be required to ensure that estimates (and specifications) set out the timber species and where appropriate, method of treatment and that the following condition be added to such grant offers:-***

- ***The joinery shall be pre-treated by an agreed method and shall be painted with an agreed paint system, coating all surfaces, before fixing.***

(2) That the above policy be monitored and reviewed after a period of twelve months.

HGS/6. **HISTORIC BUILDING AND CONSERVATION AREA GRANTS**

(a) No. 63 Castle Street, Melbourne

Under Minute No. HGS/20(c) of 17th March 2009, a grant of £398 was offered in respect of restoration works to the render at the front of the property, replacement of the front door and overlight, renewal of the rainwater goods to the front elevation and overhauling and painting of the front windows. The grant offered had been the balance of the Historic Building and Conservation Area Grants fund for 2008/09. Consequently, consideration was now given to the offering of a supplementary grant in the current financial year, since the initial grant was a lower percentage of the eligible costs of £10,651 which

would normally have been offered, should sufficient finance have been available.

RESOLVED:-

That the applicant be offered a supplementary grant of £253 towards the eligible works, as detailed in the report, based on the revised quotation received 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.

(b) Sir John Port and John Osborne Almshouses, Etwall

The background to these properties was provided, including repairs previously undertaken and it was noted that the owner wished to repaint the three armorial shields and cresting to the main central gateway of the almshouses, including gilding in gold size and gold leaf. The costs of the eligible works was £3,800 (excluding VAT, architects and consultants fees).

RESOLVED:-

That the applicant be offered a grant of £750 towards the eligible works, as detailed in the report, based on the estimate received from Hirst Conservation dated 22nd October 2008, subject to the usual conditions.

(c) Common Farm Cottage, Woodhouses, Melbourne

The background to this property was provided and it was noted that the owner wished to restore three windows in the original part of the dwelling to their previous form. The cost of supply of the windows was £1,326.

***RESOLVED*:-**

That the applicant be offered a grant of £530 towards the eligible works, as detailed in the report, based on the quotation received from F.E. Toon and Sons dated 25th March 2009, subject to the usual conditions and the following additional conditions:-

(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.

(d) No. 35 Main Street, Ticknall

The background to this property was provided and it was noted that the owner wished to replace the joinery on the front elevation of the property with a new door and traditionally detailed Yorkshire sashes. The cost of the eligible works was £3,535.10 (including VAT).

***RESOLVED*:-**

That the applicant be offered a grant of £1,414 towards the eligible works, as detailed in the report, based on the estimate received from George W. Heath and Sons dated 27th March 2009, subject to the usual conditions and the following additional 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 starts.

(e) No. 1 Chapel Street, Melbourne

The background to this property was provided and it was noted that the owner wished to replace the inappropriately detailed and decayed windows with four new sash windows. The cost of the works was £5,031.25 (including VAT).

***RESOLVED*:-**

That the applicant be offered a grant of £2,000 towards the eligible works, as detailed in the report, based on the estimate received from Mumford Restorations dated 16th April 2009, subject to the usual conditions and the following additional conditions:-

(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 starts.

(f) No. 47 The Wharf, Shardlow

The background to this property was provided, including poorly executed repairs to the doorcase of the property and subsequent further decay. The owner wished to replace the front door and repair/restore the doorcase. The cost of the works was £3,479.90 (including VAT).

RESOLVED:-

That the applicant be offered a grant of £1,392 towards the eligible works, as detailed in the report, based on the estimate received from Ilkeston Joinery Limited dated 26th May 2009, subject to the usual conditions and the following additional condition:-

That the joinery be painted before the grant is paid and that the colour scheme be agreed.

HGS/7. **SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME (PSiCA)**

(a) Swadlincote Town Centre Master Plan – West Street Re-paving

Under Minute No. HGS/19(e) of 17th March 2009, the balance of the 2008/09 PSiCA fund, £18,540, was allocated to the re-paving of West Street, Swadlincote, as part of the Swadlincote Town Centre Master Plan Conservation Area enhancement. It had been intended to re-visit the grant offer in respect of the re-paving of West Street during the current financial year. Due to the high cost of any grant offer, the allocation would have to be referred to English Heritage for approval.

It was noted that additional funding of £445,000 had also been offered by the Derby and Derbyshire Economic Partnership. The Sub-Committee wished to record its gratitude for the high level of funding provided.

RESOLVED:-

That, subject to English Heritage approval, an additional £31,460 be allocated to the re-paving of West Street, Swadlincote, as detailed under Minute No. HGS/19(e) of 17th March 2009, as part of the Swadlincote Town Centre Master Plan Conservation Area enhancement.

(b) No. 25 Church Street, Swadlincote

The background to this property was provided and it was noted that the owner wished to restore the first-floor windows, including brickwork and lintels and front door of the property, to match the originals. The cost of the eligible works was £3,862.

RESOLVED:-

That the applicant be offered a grant of £3,090 towards the eligible works, as detailed in the report, based on the undated estimate received from Hardwick, Coleman and Whotton, subject to the usual conditions and the following additional conditions:-

(i) That a sample of the brick be approved before work starts.

(ii) That a lime mortar be used and the specification and a sample panel be approved before the brickwork is generally executed

(iii) That the joinery be painted before the grant is paid and the colour scheme be agreed.

(c) No. 12 Coppice Side, Swadlincote

The background to this property was provided and it was noted that planning permission had been given for conversion of the former Hepworths Pipe Yard Office into three residential units. Work had commenced during the previous year, but was halted after it was discovered that the building required underpinning. The building was sited on unstable ground, which consisted partly of pottery waste. The cost of the eligible works was £19,500 (excluding VAT).

RESOLVED:-

That the applicant be offered a grant of £9,500 towards the eligible works, as detailed in the report, based on the estimate received from Van Elle, dated 29th April 2009, subject to the usual conditions and the following additional condition:-

That the works are supervised by a suitably experienced Structural Engineer.

HGS/8. **EAST MIDLANDS HERITAGE AT RISK AWARD**

It was noted that the PSiCA Grants Scheme had received an East Midlands Heritage at Risk award from English Heritage in respect of management of Conservation Areas at risk. It was also noted that current funding for the scheme ended in March 2010 and that English Heritage had invited the Council to extend the Scheme. Discussion was undertaken concerning the funding of the Scheme for a further three-year period.

RESOLVED:-

That a report be presented to Environmental & Development Services Committee requesting that consideration be given to extending the PSiCA Grants Scheme until March 2013.

T. SOUTHERD

CHAIRMAN

The Meeting terminated at 3.45 p.m.