

HERITAGE GRANTS SUB-COMMITTEE

17th March 2009

PRESENT:-

District Council Representatives

Conservative Group

Councillors Bale (Vice-Chairman) and Hewlett.

Labour Group

Councillor Southerd (Chairman).

County Council Representative

Councillor Jones.

Sharpe's Pottery Heritage and Arts Trust

Mr. J. Oake.

HGS/15. **WELCOME TO MR. J. OAKE**

Mr. J. Oake, newly-appointed Sharpe's Pottery Heritage and Arts Trust representative, was welcomed to the Meeting.

HGS/16. **APOLOGIES**

Apologies for absence from the Meeting were received from Councillor Lane (District Council representative) and Councillor Mrs. Lauro (County Council representative).

HGS/17. **MINUTES**

The Open Minutes of the Meeting held on 11th December 2008, were taken as read, approved as a true record and signed by the Chairman.

HGS/18. **DECLARATIONS OF INTEREST**

Councillor Hewlett (District Council representative) declared a personal interest in the application for Nos. 46-48 Grove Street, Swadlincote (Minute No. HGS/19(a)) in his capacity as member of the Board of the Citizen's Advice Bureau which was a tenant of the property.

Councillor Jones (County Council representative) declared a prejudicial interest in the application for Nos. 46-48 Grove Street, Swadlincote (Minute No. HGS/19(a)) as he was the County Council representative on the South Derbyshire CVS Committee.

Mr. J. Oake (Sharpe's Pottery Heritage and Arts Trust representative) declared a prejudicial interest in the application for Sharpe's Pottery (Minute No. HGS/19(c)) in his capacity as Honorary President of the Company and its representative on the Sub-Committee.

MATTERS DELEGATED TO SUB-COMMITTEE

HGS/19. **SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME (PSiCA)**

(a) No's. 46-48 Grove Street, Swadlincote

Under Minute No. HGS/14(c) of 11th December 2008, a grant of £463 was offered in respect of restoration works to a stone plinth at the base of this property's trellised open porch.

Following commencement of the work, it had been discovered that the base of the porch frame was in very poor condition. An application had now been received for a supplementary grant towards the replacement of moulded sections of the frame base, the lengthening of the frame and the reinstatement of the roof canopy and leadwork. The cost of the additional eligible works was £802.80 (excluding VAT).

RESOLVED:-

That the applicant be offered a grant of £642 towards the eligible works, as detailed in the report, based on the estimate received from Building Solutions dated 10th November 2008, subject to the usual conditions.

(Councillor Hewlett declared a personal interest in this application in his capacity as member of the Board of the Citizen's Advice Bureau which was a tenant of the property. Councillor Jones declared a prejudicial interest in this application as he was the County Council representative on the Swadlincote CVS Committee and left the Meeting during the discussion thereof).

(b) No. 9 Church Street, Swadlincote

Members were reminded that grants totalling £29,009 had previously been offered towards eligible repair and restoration works at the above property which comprised ground-floor shop premises and first-floor flat. Following the change in tenancy of the property, a modest grant application had now been received for the provision of a traditional sign on the shop front fascia. The cost of the works was £132.25 (including VAT).

RESOLVED:-

That the applicant be offered a grant of £66 towards the eligible works, as detailed in the report, based on the estimate received from Hardy Signs dated 19th December 2008, subject to the usual conditions.

(c) Sharpe's Pottery, West Street, Swadlincote

The background to this property was provided, including grants offered previously and it was noted that the owner wished to undertake repair works to the kiln hovel to render it waterproof, including clearing and repairing of the lead valleys, the provisional of additional ventilation and the provision of mortar fillets to projections. The architects estimated cost of the eligible

works, which had not been put out tender, was £81,177.06 (including architects fees, pre-tender investigation and VAT).

Due to the high cost of any grant offer, the allocation would have to be referred to English Heritage for approval.

RESOLVED:-

That, subject to English Heritage approval, the applicant be offered a provisional grant of £40, 589 towards the eligible works, as detailed in the report, based on the detailed budget estimate prepared by CTD Architects dated March 2008, subject to the usual conditions and the following additional conditions:-

- (i) That the specification and a sample panel for the mortar/render be approved before work starts.***
- (ii) That details of the works to the lead gutters, ventilation and window roof drainage be approved before work starts.***

(Mr. J. Oake declared a prejudicial interest in this application in his capacity as Honorary President of Sharpe's Pottery and Heritage Arts Trust and its representative on the Sub-Committee and left the Meeting during the discussion thereof).

(d) Baptist Chapel, Hill Street, Swadlincote

The background to this property was provided, including grants offered previously and it was noted that the owner wished to replace two additional doors, including frames, on the west side of the building. The cost of the eligible works was £2,950 (excluding VAT).

One of the two competitive estimates required to be obtained was excessively low and had therefore been discounted. A further estimate was therefore still to be sought. Any grant offer would therefore be adjusted if necessary once this had been obtained.

RESOLVED:-

That the applicant be offered a grant of £2,360 towards the eligible works, as detailed in the report, based on the estimate received from Middleway Joinery dated 18th February 2009, subject to any necessary adjustment on receipt of a second competitive estimate and to the usual conditions and the following additional conditions:-

- (i) That the replacement doors and frames shall be a replica of the existing four-panel door and the ironmongery shall be agreed.***
- (ii) That the doors and frames be painted before the grant is paid and that the colour scheme be agreed.***

(e) Swadlincote Town Centre Masterplan

Details were provided of the 15-year Swadlincote Town Centre Masterplan to improve Swadlincote's shopping streets. The first phase had been completed in 2008 and proposals had now been submitted for the second phase which

included the resurfacing of The Delph, West Street and Bank Passage, together with improvements to the appearance of Ernest Hall Way. Plans were viewed at the Meeting. It was suggested that the PSiCA fund could contribute to the cost of works to West Street. These would include the reinstatement of a tarmac road with wide pavements resurfaced with blue clay pavers, raised pink granite kerbs and grey granite channel blocks.

The cost of the eligible works, including design fees and site supervision, was expected to be in the region of £600,000. Due to the high cost of any grant offer, the allocation would have to be referred to English Heritage for approval. The costs could be met from the current and following financial years' PSiCA funds.

RESOLVED:-

That, subject to English Heritage approval, the balance of the 2008/09 PSiCA fund, £18,540, be allocated to the repaving of West Street, Swadlincote, as detailed in the report, as part of the Swadlincote Town Centre Masterplan conservation area enhancement.

HGS/20. **HISTORIC BUILDING AND CONSERVATION AREA GRANTS**

With the approval of the Chairman, it was agreed that the following additional applications be considered, due to further funds being made available. A revised financial summary was circulated at the Meeting.

(a) No. 153 Castle Street, Melbourne

The background to this property was provided and it was noted that the owner wished to restore two rear windows to the property to their original pattern. Photographs of the property were circulated at the Meeting. The cost of the eligible works was £1,455 (including VAT).

A Member raised concerns regarding the condition of the external rainwater goods.

RESOLVED:-

That the applicant be offered a grant of £582 towards the eligible works, as detailed in the report, based on the estimate received from George W. Heath & Sons dated 12th December 2008, subject to the usual conditions and the following additional conditions:-

- (i) The new windows shall exactly match the existing first-floor rear window recently installed at No. 157 Castle Street.***
- (ii) That the windows be painted before the grant is paid and that the colour scheme be agreed.***

(Councillor Bale wished it to be recorded that he was not in favour of the decision).

No. 48 The Wharf, Shardlow

The background to this property was provided and it was noted that the owner wished to replace the modern windows with three sash windows and a

casement window, together with associated building work to adjust the window apertures. Photographs were circulated at the Meeting. The cost of the eligible works was £5,125 (including VAT).

RESOLVED:-

That the applicant be offered a maximum grant of £2,000 towards the eligible works, as detailed in the report, based on the estimates received from Interbuild and Melbourne Street Joinery dated 4th and 16th February 2009 respectively, subject to the usual conditions and the following additional condition:-

(i) That the windows be painted before the grant is paid and that the colour scheme be agreed.

(c) No. 63 Castle Street, Melbourne

The background to this property was provided and it was noted that the owner wished to remove the render from the front elevation of the property and either repair, re-point and clean the underlying brickwork, or re-render the front elevation with a lime render. It was also proposed to replace the front door and over light to a more appropriate pattern, renew the rainwater goods to the front elevation and overhaul and paint the front windows. The estimated cost of the eligible works was £10,651.30 (including VAT).

Since limited funds remained for the current financial year, it was suggested that the application could be re-visited for consideration of a further grant offer when additional funds were available during 2009/10.

RESOLVED:-

That the applicant be offered a grant of £398, being the balance of the Historic Building and Conservation Area Grants fund for 2008/09, towards the eligible works, as detailed in the report, based on the estimate 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 over light shall be agreed prior to construction.

(ii) A sample panel of pointed brickwork 1m 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.

T. SOUTHERD

CHAIRMAN

The Meeting terminated at 4.00 p.m.