
REPORT TO:	HERITAGE GRANTS SUB-COMMITTEE	AGENDA ITEM: 6
DATE OF MEETING:	30TH MARCH 2011	CATEGORY: DELEGATED
REPORT FROM:	DIRECTOR OF OPERATIONS	OPEN
MEMBERS' CONTACT POINT:	PHILIP HEATH, HERITAGE OFFICER EXT. 5936	DOC:
SUBJECT:	HISTORIC BUILDING AND CONSERVATION AREA GRANT APPLICATIONS	REF: SEE INDIVIDUAL ITEMS
WARD(S) AFFECTED:	MELBOURNE; HARTSHORNE AND TICKNALL	TERMS OF REFERENCE: DS3

1.0 Recommendations

HISTORIC BUILDING AND CONSERVATION AREA GRANTS

37, BLANCH CROFT, MELBOURNE

1.1 That a grant of £2,000 be offered to Miss V. Knight towards eligible costs of £5,075 (excluding VAT) for work to the front and rear elevations of 37, Blanch Croft, Melbourne, comprising replacement of the four windows to the Blanch Croft elevation, replacement of front and rear doors, and installation of stone sills to the rear windows, subject to the usual conditions and the following additional conditions:

- i) The joinery shall be pre treated by an agreed method, coating all surfaces, before fixing.
- ii) New ironmongery for the doors shall be provided in accordance with details agreed with the conservation officer prior to installation.
- iii) That the joinery be painted before the grant is paid and that the colour scheme be agreed

42, MAIN STREET, TICKNALL

1.2 That a grant of £2,000 be offered to Ms. C. Smith Read towards eligible costs of £6,007.50 (excluding VAT) for replacement of all external joinery at no. 42, Main Street, Ticknall, subject to the usual conditions and the following additional conditions:

- i) The joinery shall be pre treated by an agreed method, coating all surfaces, before fixing.
- ii) New ironmongery for the doors shall be provided in accordance with details agreed with the conservation officer prior to installation.
- iii) That the joinery be painted before the grant is paid and that the colour scheme be agreed

29, DERBY ROAD, MELBOURNE

1.3 That a grant of £817 be offered to Mrs. J. Clark towards eligible costs of £2,043 (excluding VAT) for external joinery restoration and repair at no. 29, Derby Road, Melbourne, subject to the usual conditions and the following additional conditions:

- i) The joinery shall be pre treated by an agreed method, coating all surfaces, before fixing.
- ii) That the joinery be painted before the grant is paid and that the colour scheme be agreed
- iii) The new ground floor window shall incorporate tinted glass in the small panes at the top, to match the existing tinted panes in the adjacent window.

METHODIST CHAPEL, CHAPEL STREET, TICKNALL

1.4 That a grant of £1,520 be offered to Ticknall Methodist Church towards eligible costs of £3,800 (VAT not applicable) for rebuilding the eastern part of the front boundary wall at the church premises, subject to the usual conditions and the following additional conditions:

- i) All bricks used in the rebuilding of the wall shall be free from significant damage and defect. All defective and damaged bricks shall be replaced with reclaimed bricks of a matching size, colour and texture to the satisfaction of the conservation officer.
- ii) The existing bonding pattern shall be repeated in the new wall.
- iii) The mortar used shall be no stronger than 1 cement: 1 lime: 6 yellow sand (including a proportion of washed sand).
- iv) A sample panel of pointed brickwork 1 metre square shall be prepared for approval by the conservation officer before the work is generally executed.

2.0 Purpose of Report

2.1 To determine applications for grant assistance.

3.0 Detail

HISTORIC BUILDING AND CONSERVATION AREA GRANT APPLICATIONS

37, Blanch Croft, Melbourne
Unlisted
Melbourne Conservation Area
Applicant: Miss V. Knight

Ref: 13.13.136

3.1 Nos. 33-41 (odd) Blanch Croft are a terrace of five plainly constructed cottages of brick and slate, built in 1896. The fronts, facing the gardens, had sash windows (all now lost), but cheaper casement windows with small panes of glass were used in the less important elevation facing the street, and a couple of these survive at no. 39. The row has suffered loss of character through sympathetic replacement of joinery, alteration

of some openings, removal of stone sills, and intrusive pipework. However, the damage is reversible and some steps in the right direction have already been made through door replacements at no. 39.

3.2 Two competitive estimates have been provided for the restoration works, of which the lowest totals £5,075 plus VAT, from G. W. Heath & Sons dated 8th February, 2011. The grant has been calculated on the basis of this quote. The maximum grant of £2,000 applies.

3.3 The applicant is also proposing to replace the inappropriate modern windows on the elevation to the garden with new sash windows, without grant aid. These will be faithful to the original two-over-two pane pattern except that the glazing bars will need to be 21mm thick, and the glazing rebates will be deeper than the originals, to accommodate thin sealed unit double glazing. This work will undoubtedly result in an improvement but does not qualify as authentic restoration and is omitted from the grant calculation. It has little bearing on the recommendation as the value of the works still attracts the maximum grant of £2,000 even when these windows are excluded.

42, Main Street, Ticknall
Unlisted
Ticknall Conservation Area
Applicant: Ms C. Smith Read

Ref: 13.13.134

3.4 No. 42 Main Street Ticknall is an old cottage built at right angles to the street, heavily reconstructed in the 1970s. The reconstruction involved the insertion of windows of standard size and detailing which detracted from its character, but the current proposal provides an opportunity to improve the detailing of the joinery and thereby continue the works of improvement which have been made to properties on the adjacent part of the street, on both sides.

3.5 Two competitive estimates have been provided for the complete replacement of the external joinery in an appropriate style, of which the lowest totals £6,007.50 plus VAT, from Bartrams Joinery dated 23rd November, 2010. The grant has been calculated on the basis of this quote. The maximum grant of £2,000 applies.

29, Derby Road, Melbourne
Unlisted
Melbourne Conservation Area
Applicant: Mrs. J. Clark

Ref: 13.13.133

3.6 No. 29 Derby Road is a handsome and imposing building of 1887, originally designed as a bakehouse, warehouse, house and shop. The architect was James Wright of Derby who also designed the Jubilee Memorial in the Market Place (1888-9) and the Liberal Club and Public Hall further along Derby Road (1889). The original plans still survive, in the hands of the descendants of Mr. Frederick Adcock the original client.

3.7 The building is generally well-preserved but has suffered some erosion of historic detail. The proposed minor works will undo some of the damaging alterations to joinery patterns.

3.8 Two competitive estimates have been provided for the restoration works, of which the lowest totals £2,043 plus VAT, from Everglaze Joinery dated 17th January, 2011. The

grant has been calculated on the basis of this quote. As the applicant is a trader who can reclaim VAT, the grant figure has been calculated at 40% of £2,043 = £817.

Ticknall Methodist Chapel, Chapel Street
Listed Grade II
Ticknall Conservation Area
Applicant: Rev S. Rolls

Ref: 13.13.135

- 3.9 The building plots on the north side of Chapel Street were laid out in 1765. Ticknall Methodist Chapel was built fifty years later, in 1815, and is a prominent feature both close up and in more distant views from the borders of Calke Park. As with many nonconformist chapels, its plain but handsome exterior belies a more lively interior with raised pulpit, organ and galleries round three sides.
- 3.10 The left hand part of the front boundary wall was recently rebuilt without grant aid, and it is now proposed to rebuild the right hand part.
- 3.11 Competitive estimates were sought for the rebuilding of the left hand part. Exceptionally therefore, it is considered that the single submitted estimate for the right hand part is acceptable on the grounds that a competitive exercise has only recently been undertaken for work of exactly the same kind at the same premises.
- 3.12 The grant offered is therefore 40% of the estimate of £3,800 from Robert Madden Building Ltd. submitted with the grant application dated 2nd March 2011.

4.0 Financial Implications

- 4.1 The sum of the grants recommended in this report total £6,337. The budget for the year 2010-11 was £5,890, of which £3,702 has already been allocated. The remaining sum of £2,188 has been augmented by virement of almost all remaining funds in other codes in the same budgeting cost centre (366), which by coincidence amounts to a sum similar to that required to approve all the current grant applications at the recommended rate.

5.0 Corporate Implications

- 5.1 The District's historic buildings and conservation areas are a key component of its vibrant communities which offer opportunities for the future, such as tourism and job creation. The effective protection of these assets, through care and good management, enhances quality of life for all and safeguards the environment.

6.0 Community Implications

- 6.1 Historic building grants for unlisted buildings in conservation areas help to maintain the "cherished local scene" that conservation area legislation was first introduced to protect, by the Civic Amenities Act 1967.

7.0 Background Papers

- 7.1 File refs: 13.13.133, 13.13.134, 13.13.135 and 13.13.136