
REPORT TO:	Heritage Grants Sub Committee	AGENDA ITEM: 9
DATE OF MEETING:	25th June 2009	CATEGORY: DELEGATED
REPORT FROM:	Director of Community Services	OPEN
MEMBERS' CONTACT POINT:	Marilyn Hallard, Design and Conservation Officer, x5747	DOC:
SUBJECT:	Swadlincote Conservation Area Partnership Scheme	REF: See individual items
WARD(S) AFFECTED:	Swadlincote	TERMS OF REFERENCE: DS3

1.0 Recommendations

SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME (PSiCA)

- 1.1 That, subject to English Heritage approval, £31,460, be allocated to the repaving of West Street as part of the Swadlincote Town Centre Masterplan conservation area enhancement.
- 1.2 That an 80% grant of £3,090 be offered to Mr F J Lynch towards eligible costs of £3,862 for the restoration of first floor windows and door at 25 Church Street based on the submitted undated estimate from Hardwick Coleman and Whooton 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.
- 1.3 That a 50% grant of £18,297 be offered to Mr towards eligible costs of £36,594 (£28,150+ 15% VAT) for the restoration of underpinning of 12 Coppice Side Street based on the estimate from Roger Bullivant Ltd dated 23rd September 2008 subject to the usual conditions and the following additional condition:
 - i) That the works are supervised by a suitably experienced structural Engineer.

2.0 Purpose of Report

- 2.1 To consider Swadlincote Conservation Area Partnership grant allocations/ applications.

3.0 Detail

SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME (PSiCA) Swadlincote Town Centre Masterplan

- 3.1 An allocation of £18,540 was made at the last meeting of this committee towards the repaving of West Street with the intention of increasing this to an allocation of £50,000 in total this financial year. The report from the last meeting is repeated in amended form below.
- 3.2 The Swadlincote Town Centre Masterplan is a 15 year plan for improving Swadlincote's shopping streets. The Council first approved the plan in 2006 and the first phase was completed early in 2008. The second phase is now being planned comprising £2.2m package of works including resurfacing The Delph, West Street, and carrying out improvements to the appearance of Ernest Hall Way. The extent of the works will depend upon the amount of funding the Council is able to raise.
- 3.3 The funding application for Ernest Hall Way has been approved. An application for West Street is under consideration by the Derby and Derbyshire Economic Partnership and a decision is expected soon. There will be a further funding application later for The Delph. It is proposed that these funds be matched with other sources including some private sector and the Council's Growth Point allocation from central government. The extent of the works will be expanded or reduced once it is known how much external funding is available.
- 3.4 The construction design is being undertaken by Derbyshire County Council and the construction works be carried out through the Midlands Highways Alliance.
- 3.5 The design philosophy is to re-establish the character of traditional streets, to use locally distinctive materials and to create an attractive, high quality, durable backdrop to the historic buildings. Investment in the public realm will help to support the existing businesses that are investing in private property and will help to attract new businesses and encourage the future growth and development of the town centre.
- 3.6 It is proposed that the PSiCA finding should contribute to the cost of the West Street works. This will include the reinstatement of a tarmac road with wide pavements resurfaced with blue clay pavers, raised pink granite kerbs and gray granite channel blocks. These works will re-establish a traditional street character and substantially enhance the appearance of the conservation area.
- 3.7 The total cost of the works to West Street including design fees and site supervision is expected to be in the region of £600,000. It is proposed that a contribution of £50,000 be made towards these costs from the PSiCA budget over this and next financial year.
- 3.8 Because this allocation is being made to a local authority and because the total eventual English Heritage contribution will be in excess of £20,000 this allocation must be referred to English Heritage for approval.

25 Church Street

Unlisted

Applicant: Mr F J Lynch

Ref PSiCA 13

- 3.9 25 Church Street is one of a number of attractive terraced houses on Church Street. Like most of its neighbours it has suffered from 20th century alterations that have spoiled its historic character.

- 3.10 The current owners are keen to restore its character and intend to do this in stages starting with the restoration of the original detailing to the first floor windows and the front door.
- 3.11 Two sash windows will be fitted to the first floor and brickwork and lintels restored to match the originals. The door pattern will be based on a neighbouring surviving original.
- 3.12 The cost of the eligible works is £3,862 based on the lowest of three competitive estimates.

25 Church Street

Unlisted

Applicant: Harrison Property Developments

Ref PSiCA 14

- 3.13 12 Coppice Side was built as an office for the former Hepworths Pipe Yard. It is a handsome brick single storey brick building with an imposing presence in the street scene. The current owners, a man and wife team, have set up a company in order to register for VAT and be able to claim the VAT on their project.
- 3.14 Planning permission has been given for conversion to three residential units. Work started last year and halted after it was discovered that the building needed to be underpinned.
- 3.15 The underpinning is required because the structure is built on unstable ground partly made up of pottery waste. Piling has been recommended by the structural engineer as a cost effective method.
- 3.16 The cost of the eligible works based on the lower of two competitive estimates is £28,150 excluding VAT, which is recoverable.
- 3.17 As part of the conversion work the owners wish to restore the front door to its original appearance and to reinstate brickwork. A further application is anticipated for these works.

4.0 Financial Implications

- 4.1 These allocations can be met from the 2009/2010 budget.

5.0 Corporate Implications

- 5.1 The implementation of the masterplan and continuation of the PSiCA grant scheme are key tasks for the Planning service.

6.0 Community Implications

- 6.1 Investment in the public realm will make Swadlincote a more attractive place capitalise on its heritage merit and attract more private sector investment. This will improve the town for residents, workers and visitors.

7.0 Background Papers

- 7.1 Swadlincote Town Centre Masterplan. Ref PSiCA 12 and www.south-derbys.gov.uk/swadlincoteplan
- 7.2 25 Church Street grant application. File Ref PSiCA 13
- 7.3 12 Coppice Side grant application. File Ref PSiCA 14