

HERITAGE GRANTS SUB-COMMITTEE

30th March 2006

PRESENT:-

District Council Representatives

Labour Group

Councillor Lane (Vice-Chair in the Chair).

Conservative Group

Councillors Bale and Hood.

Sharpe's Pottery Heritage and Arts Trust

Mr. J. Oake.

Made in Swadlincote Partnership

Mr. T. Freeman.

APOLOGY

An apology for absence from the Meeting was received from Councillor Southerd (Chair)(Labour Group).

HGS/17. **MINUTES**

The Open Minutes of the Meeting held on 2nd February 2006 were taken as read, approved as a true record and signed by the Chair.

MATTERS DELEGATED TO SUB-COMMITTEE

HGS/18. **HISTORIC BUILDING IN CONSERVATION AREAS (HBCA) GRANT APPLICATIONS**

(a) No. 32 Blanch Croft, Melbourne

It was reported that this application was for a retrospective grant. Due to an administrative error on the part of the Council, Ms. Campbell's application was submitted with a planning application last August but unfortunately only the planning application had been processed. The works had been completed and although retrospective applications were not usually brought before the Committee, it was considered that Members may wish to reassess this application given the circumstances of this case.

No. 32 Blanch Croft was at the end of an attractive stone terrace known as Chambers Row, built in approximately 1810. These two storey cottages each had two windows and a door facing their open gardens. No. 14, at the opposite end of the row to No. 32, still had historic joinery and the surviving pattern here had been used as the model for restoration elsewhere in the row. The installation of new windows and door at No. 32 followed this pattern. The removed joinery was modern, the door being fussy, stained and multi-panelled. It was felt that this disfigured the building's appearance. The cost of the eligible works based on the lowest competitive estimate was £3,253.36 (£2,768.82 + £484.54 VAT). A 40% grant would be £1,301.

The works were restoration, so fell into a priority category for grant assistance. The restored joinery had made a significant improvement to the appearance of the row and the character of this part of the conservation area.

RESOLVED:-

That Ms. L. A. Campbell be offered a 40% grant up to a maximum of £1,301 towards eligible costs of £3,253.36 (£2,768.82 + £484.54 VAT), for restoring two windows and the front door and frame at No. 32 Blanch Croft, Melbourne as set out in the estimate from George W. Heath & Sons dated 24th May 2005, subject to the applicable usual conditions and the following additional condition:-

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

(b) No. 5 High Street, Repton

It was reported that No. 5 High Street, Repton was currently a Spar Supermarket, which was regarded as an ugly building in a sensitive location in Repton conservation area. Behind its utilitarian modern appearance there was a historic building at its core. This was believed to have been erected as a single storey building in the 19th Century, which was raised in the mid-20th Century re-using the old roof tiles.

The bricks were a mis-match of different types, the windows being ugly and utilitarian and the shop front and sign an eyesore in such a sensitive location.

The eligible works comprised, a) altering the shape of the first window openings at the front, providing them with a stone cill and replacing the modern joinery with joinery of a traditional type, b) replacing the modern shop fronts and door with joinery of a sympathetic traditional style, incorporating glazed brick stall risers and c) re-rendering with a traditional soft lime mortar to hide the mis-match of brickwork. The applicant intended to split the work into phases, the first phase being work to first floor windows.

The cost of the first phase was estimated at approximately £5,000, which included the structural alterations and cills. A 40% grant would be in the region of £2,000. The works were classed as restoration, so fell into the priority category for grant assistance. The proposed first phase would result in a significant improvement to the appearance of the building and the works as a whole would have a substantial impact on the character of the conservation area.

RESOLVED:-

That, subject to the submission of appropriate estimates, Mr. P. Joshi be offered a grant of £698.00, being the balance of the HBCA grant budget, and that a further provisional allocation be made from next year's budget to bring the offer up to 40% of the phase one costs, subject to the usual conditions and the follow additional conditions:-

- (1) That the precise style of the windows and cills be approved before the works start.***

- (2) That the external joinery be painted before the grant is paid and that the colour scheme be agreed.**

HGS/19. **SWADLINCOTE HERITAGE ECONOMIC REGENERATION SCHEME APPLICATIONS**

(a) Nos. 18a and 20 High Street

Nos. 18a and 20 High Street formed part of a late 19th century terrace in the middle of High Street and were in a prominent position in the town centre and conservation area. At first floor level this row was one of the most attractive in the conservation area. However at ground floor level, like a number of others, Nos. 18a and 20 had been badly disfigured by their functional 20th century shop fronts. In addition, to the right hand side of No. 18a, a doorway to the jitty had also been badly disfigured.

The eligible works included the restoration of the shop front to No. 20 and the door, arch and damaged brickwork at the side of No. 18a. The shop front design was based on old photographs and would incorporate a glazed brick stall and new threshold. The access to this shop was such that it was impossible to provide access that complied with building regulations to give disabled access. However, the threshold would be ramped to improve the access as far as possible. It was hoped that the shop front to No. 18a would be the subject of a future application.

It was reported that a quotation had been received for £28,280.84, including all fees and VAT.

RESOLVED:-

That, subject to full submission and analysing of competitive tenders, Peak Trust Ltd. be offered an 80% grant of up to £19,000 towards works of restoration, subject to the usual conditions and the following additional conditions:-

- (1) That the precise style of the new shop front, including ironmongery be approved before the works start.***
- (2) That all aspects of the restored jitty entrance are an exact replica of the surviving originals.***
- (3) That a hydraulic lime mortar be used for the brickwork and a sample of the brick and a sample panel of pointed brickwork be approved before the work is executed.***
- (4) That the external joinery be painted before the grant is paid and that the colour scheme be agreed.***
- (5) That the design for the shop front signage be approved and the works executed before the grant is paid.***

(b) Nos. 8 and 8a West Street

It was reported that Nos. 8 and 8a West Street were in the ownership of the West Street Methodist Church. The Church had already been offered HERS grants of just over £43,000 for works to the Church and adjoining shops, Nos. 10-14 West Street. These works were all now complete and had substantially improved the appearance of the row. The Church now wished to carry out external repair and restoration to the two remaining shop premises in the row. It was reported that these two shops were housed within a building of diminutive size when compared to its neighbours. The simple vernacular two-storey building was of brick, rendered at the front, with a tile roof and was one of the oldest surviving structures in Swadlincote.

The eligible works included re-roofing, replacing gutters and downpipes, replacing the front elevation render, replacing the first floor horizontally sliding sash windows with replicas, restoring the shop fronts to their original detail including removing the modern blind box and external shutters (and replacing with internal shutters which was not grant eligible), replacing the threshold stone (creating level access), restoring glazed brick stall risers and replacing signs.

The cost of the eligible works had been assessed by a Quantity Surveyor and was expected to be in the region of £43,000, including 14.5% fees but excluding VAT as this could be reclaimed. The work would be subjected to competitive tender but the process would not be completed until after 1st April 2006. A provisional allocation utilising the balance of the 2005/06 fund was recommended. These works would build on the improvements to the adjoining building in the Church's ownership and would make a huge appearance in this part of the conservation area.

RESOLVED:-

That the West Street Methodist Church be offered a provisional grant up to the amount of the remaining balance of the HERS fund (£2,749), and that the application be reconsidered in full next financial year when all details and costings are available.

FINANCIAL SUMMARY

Following the above decisions, the current financial summary is attached at Annex A.

R.F. LANE

CHAIR

The Meeting terminated at 3.20 p.m.