

HERITAGE GRANTS SUB-COMMITTEE

25th January 2007

**PRESENT:-**

**District Council Representatives**

Labour Group

Councillors Southerd (Chair) and Lauro (Vice-Chair).

Conservative Group

Councillors Bale and Hood.

County Council Representatives

Councillors Mrs. Lauro and Jones.

Sharpe's Pottery Heritage and Arts Trust

Mr. J. Oake.

Made in Swadlincote Partnership

Mr. T. Freeman.

HGS/7. **MINUTES**

The Open Minutes of the Meeting held on 19th June 2006 were taken as read, approved as a true record and signed by the Chair.

HGS/8. **DECLARATIONS OF INTEREST**

Mr J. Oake declared a prejudicial interest in the application for Sharpe's Pottery, West Street (Minute No. HGS/9(f)), as Chairman of Sharpe's Pottery Heritage and Arts Trust.

**MATTERS DELEGATED TO SUB-COMMITTEE**

HGS/9. **SWADLINCOTE HERITAGE ECONOMIC REGENERATION SCHEME**

a) Nos.18a and 20 High Street, Swadlincote

It was reported that at its Meeting on 30th March 2006, the Sub-Committee approved a provisional grant offer of £19,000 for the restoration of the shop front and alleyway access to the historic patterns. This had been based on a tender, although itemised prices were awaited to enable an accurate grant allowance to be calculated. Tender costs had now been itemised and assessed, allowing the grant offer to be appropriately adjusted.

Nos. 18a and 20 High Street formed part of a late 19th century terrace in the middle of the High Street and were in a prominent location in the town centre and Conservation Area. At first floor level, this row remained unaltered and was one of the most attractive in the Conservation Area. At ground floor level however, Nos. 18a and 20 had been badly disfigured by their functional 20th Century shop fronts. To the right of No. 18a was the doorway to a jitty, which had also been badly disfigured.

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's design would be based on old photographs and would incorporate a glazed brick storm riser and new threshold. The access to this shop was such that it was impossible to provide a single ramp for disabled access. However, the threshold had been designed to improve the access with a short ramp and single step.

The cost of the eligible work was £26,908.38, based on the lowest of three competitive tenders and including 17.5% VAT and fees. All works were eligible at 80%, giving a grant figure of £21,526.70. A grant offer of £19,000 had already been made and therefore a further grant of £2,527 would bring the offer up to 80% of all the eligible items.

**RESOLVED:-**

***That the applicant be offered an additional grant of £2,265 towards the restoration of the shop front and jitty entrance at Nos. 18a and 20 High Street, Swadlincote, based on the tender from Bartrams dated 22nd March 2006, subject to the usual conditions and the following additional conditions:-***

- (1) That the precise style of the new shop front, including ironmongery and samples of glazed bricks, be approved before the work starts.***
- (2) That all aspects of the restored jitty entrance be an exact replica of surviving originals, including moulded brickwork and stonework.***
- (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 generally 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.***
- (6) That the lead work be detailed in accordance with the Lead Sheet Association's guidelines.***

**b) Nos. 8 and 8a West Street, Swadlincote**

It was reported that at its Meeting on 30th March 2006, this Sub-Committee approved a provisional grant offer of £2,749, being the remaining balance of the 2005/06 H.E.R.S. Fund at that time. It was agreed that the application be reconsidered when full details and costings had been received and this information was now available.

Nos. 8 and 8a were in the ownership of the West Street Methodist Church. The Church was already in receipt of a H.E.R.S. grant of £43,809 for works to the Church and adjoining shops (Nos. 10-14 West Street). The works were all now complete and had substantially improved the condition and appearance

of the row. The Church now intended to carry out external repair and restoration to its two remaining shop premises in the row.

Eligible works included re-roofing, replacing gutters and down pipes, replacing or removing the front elevation render, replacing the first floor horizontally sliding sash windows with replicas of the originals, restoring the shop fronts to their original detail including removing the modern blind box and external shutters, replacing threshold stones, restoring glazed brick stall risers and replacing signs. Threshold repair and new signage for Nos. 10-14 were also included.

The cost of the eligible works, based on the lowest of three competitive tenders was £48,752.02 including 14.5% fees and 17.5% VAT. This gave a grant figure of £29,602.97. Under E.U. rules, the maximum grant permissible in any three-year rolling period was €100,000, which at today's exchange rate was £67,366. This left a maximum grant available to the Church of £23,557 until July 2008.

**RESOLVED:-**

***That the applicant be offered a grant of £21,109 towards the repair and restoration of shop fronts, brickwork, render, roofing, rainwater goods, windows and signs at Nos. 8 and 8a West Street, Swadlincote, based on the tender submitted by Bartrams dated 18th October 2006, subject to the usual conditions and the following additional conditions:-***

- (1) That the precise style of the new shop fronts, including ironmongery and samples of glazed bricks be approved before the work starts.***
- (2) 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 generally executed.***
- (3) That, following the removal of the render, a specification be submitted and approved for the repair of the exposed brickwork or re-rendering of the wall before the making good is commenced.***
- (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.***
- (6) That the rainwater goods be painted before fixing.***
- (7) That the lead work be detailed in accordance with the Lead Sheet Association's guidelines.***

**c) Nos. 8 and 10 High Street, Swadlincote**

Nos. 8 and 10 High Street formed part of the same late 19th Century terrace as Nos. 18a and 20 High Street. A grant of £10,785 was given in April 2002 for repairs/restoration to the shop front, rainwater goods, first-floor windows (front and rear) and replacement signs, much improving the appearance, particularly at the front.

It was reported that the owner now had planning permission for a revamped conversion of the first-floor and of a small outbuilding at the rear which fronted onto Ernest Hall Way. The majority of the eligible works related to the outbuilding conversion, which comprised a two-storey late 19th Century range, and attached to it, a flat-roofed single-storey early 20th Century range, which was previously used as a garage. It was proposed to add a pitched roof to the former garage and include this range in the domestic accommodation.

It was considered that this site presented a very poor image on the south side of Ernest Hall Way. The buildings were in extremely poor condition and fears about security had resulted in the provision of a metal gate and railing with barbed wire.

The eligible works comprised the replacement of the first-floor entrance door to units 1 and 2 and the repairs to unit 3, including re-roofing of the two-storey range, brick repairs including rebuilding the chimney stack, replacement joinery and re-pointing throughout, re-paving of the rear section of the yard in blue brick pavers, re-building of retaining walls and steps and repairs to the wall and restoration of gates and timber to a traditional pattern.

The internal conversion work was eligible for landlord grants from the Council's Environmental Health budget. It was likely that £15,000 per unit would be awarded. The total costs for each unit were such that there would be no double funding. The total costs for each unit exclusive of fees and VAT were; Flat 1 £46,010.20, Flat 2 £34,094.80, Flat 3 (outbuilding) £69,502.80. Of the latter, £58,882.60 covered the conversion and £10,620.20 the external works.

The cost of the works eligible for a H.E.R.S. grant, based on the lower of competitive tenders was £34,027.06 (£29,145.24 plus 10% fees and 5% VAT), giving a grant figure of £20,091.

**RESOLVED:-**

***That the applicant be offered a grant of £18,004 towards the repair and restoration of external joinery, brickwork, rainwater goods, roofs, boundary wall, gate and paving at Nos. 8 and 10 High Street based on the tender submitted by DMW Contractors Ltd dated 14th August 2006, subject to the usual conditions and the following additional conditions:-***

- (1) That the precise style of the external joinery, including external ironmongery be approved before the work starts.***
- (2) 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 generally executed.***
- (3) That the external joinery be painted before the grant is paid and that the colour scheme be agreed.***
- (4) That the precise design for all lintels, railings, copings, pavings and laying patterns, including samples, be approved before work starts.***

d) No. 47 West Street, Swadlincote (Supplementary Grant Application)

Works on the conversion of the former workshop to the rear of No. 47 West Street was progressing well and a very good standard of workmanship was being achieved. A grant of £10,526 was offered in November 2005 for external works and repair and restoration and, in addition, an environmental health landlord grant had been given for the conversion work.

As the work to this property had progressed, the applicant had expressed an interest in improving the yard at the front by restoring red brick pavers (some of the original red brick pavers survived but most of the yard was now concrete) and the 2 metre high brick wall with traditional coping and timber gate.

The builder currently working on the property had submitted a price for the additional brickwork repair and three competitive estimates had been obtained for the front yard. The cost of the paving was based on the lowest of the competitive estimates.

The cost of the eligible work was £10,455.44 including 17.5% VAT. An 80% grant would be £7,485.

**RESOLVED:-**

***That the applicant be offered a supplementary grant of £6,708 towards the cost of additional brickwork repair, paving, front boundary wall and gate at No. 47 West Street, based on the invoice and estimate from Slater and Page dated 19th September 2006 and 21st October 2006, subject to the usual conditions and the following additional conditions:-***

- (1) That the precise style of the new wall and gate, including ironmongery be approved before the work starts.***
- (2) 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 generally executed.***
- (3) That the laying pattern be approved before work starts and a sample area of paving be approved before the work is generally executed.***
- (4) That the external joinery be painted before the grant is paid and that the colour scheme be agreed.***

e) Baptist Chapel, Hill Street, Swadlincote

It was reported that a grant of £3,861 had already been given to Hill Street Baptist Church for the repair/replacement of eight windows and a door on the west and north side of the church. These works were now complete and the condition and appearance of the west and north sides of the building had been considerably improved.

This application related to the repair of the remaining eighteen windows and a door on the eastern elevation of the church.

The cost of the eligible works, based on the lowest of three competitive estimates was £7,543.50 (£6,420 + 17.5% VAT), giving a grant figure of £6,035.

**RESOLVED:-**

***That the applicant be offered a grant of £5,409 towards the repair of eighteen windows and a door on the east side of the Hill Street Baptist Church, based on the estimate submitted by Bartrams dated 1st September 2006, subject to the usual conditions and the following additional conditions:-***

- (1) That the external joinery be painted before the grant is paid and that the colour scheme be agreed.***
- (2) That a sample of the replacement glass be approved before the work starts.***

**f) Sharpe's Pottery, West Street**

It was reported that this application related to part of the former Sharpe's Pottery, which was converted to a Visitor Centre and Museum and opened in January 2003.

When the initial conversion took place, a steel framed early 20th century building stood on the west side of the complex. This building was in very poor condition and was demolished last year. The demolition opened to view the west elevation of building H, the oldest surviving part of the former pottery. Having been hidden by the adjoining building at the time of the conversion, it had not been possible to carry out repairs to this wall. It was also difficult to properly bond new brickwork with the existing and in order to maintain a weatherproof junction between the two buildings, it had been necessary to build up the eaves to a high level. This work was undertaken as a temporary measure in the knowledge that the adjoining building would ultimately be removed.

The eligible works were designed to tidy this now visible elevation and included the restoration of corbelled eaves courses, the restoration of defective brickwork, removal of built in timers, the provision of cast iron rainwater gutters and the repair/restoration of a previously hidden historic window.

Because of the substantial Heritage Lottery Fund and East Midlands Development Agency funding for this conversion, Sharpe's Pottery was initially excluded from the list of eligible properties for the H.E.R.S. Scheme. However, English Heritage had agreed that it may now be added to the list and these additional works were therefore eligible.

The cost of the works were to be shared by Sharpe's Bros. & Co. Ltd. and the Sharpe's Pottery Heritage and Arts Trust which had agreed to the grant application being made on its behalf by Sharpe's Bros. The works were to be carried out by Sharpe's Bros. own builders, S. Whittaker & Son. This had been agreed in principle with English Heritage subject to the prices being checked by the Council's Quantity Surveyor. His comments were awaited.

The eligible costs that could be recovered were £9,073 excluding VAT. This gave a grant figure of £7,258.



**RESOLVED:-**

***That, subject to the prices being considered reasonable by the Council's Quantity Surveyor, the applicant be offered a grant of £6,505 towards the restoration of the west elevation of 'building H' based on the estimate provided by S. Whittaker & Son dated 22nd November 2006, subject to the usual conditions and the following additional conditions:-***

- (1) 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 generally executed.***
- (2) That before the grant is paid, the replacement window be painted (not stained) to an agreed colour.***

(Mr J. Oake declared a prejudicial interest in this application as Chairman of Sharpe's Pottery Heritage and Arts Trust and withdrew from the Meeting during the consideration and determination thereof).

**HGS/10. FINANCIAL SUMMARY**

Following the above decisions, the current financial summary is attached at Annexe 'A' to these Minutes.

The Design and Conservation Officer advised the Meeting that the H.E.R.S. Scheme had commenced in 2001. It had been launched by English Heritage, which had recently decided to launch a new partnership scheme. The District Council had submitted a first stage bid, which had been approved, and English Heritage were now considering a second stage bid. The Design and Conservation Officer confirmed that the District Council had submitted a bid for £50,000. However, in order for this bid to be successful, £50,000 would be required from the District Council as match funding for this project. It was hoped that the County Council would contribute £10,000 towards this project.

**RESOLVED:-**

***That the Sub-Committee agrees to seek further match funding through the current bidding process and authorises the Design and Conservation Officer, in consultation with the Chair of the Sub-Committee, to pursue such funding.***

T. SOUTHERD

CHAIR

The Meeting terminated at 3.50 p.m.