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<b>REPORT TO:</b>	<b>Heritage Grants Sub-Committee</b>	<b>AGENDA ITEM: 7</b>
<b>DATE OF MEETING:</b>	<b>19<sup>th</sup> January 2012</b>	<b>CATEGORY: DELEGATED</b>
<b>REPORT FROM:</b>	<b>Director of Operations</b>	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>Philip Heath, Conservation and Heritage Officer x5936</b>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>Swadlincote PSiCA; Conservation Area and Historic Building and Grants</b>	<b>REF: See individual items</b>
<b>WARD(S) AFFECTED:</b>	<b>Melbourne, Repton and Swadlincote</b>	<b>TERMS OF REFERENCE: EDS04</b>

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## **1.0 Recommendations**

### **SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME (PSiCA) 12 COPPICE SIDE**

- 1.1 That a 50% grant of £1,432 be offered to Mr. N. and Mrs. J. Harrison towards the cost of repointing approximately 65 square metres of brickwork subject to the usual conditions and the following additional conditions:
- i) That the specification of the mortar and a sample panel of repointing not less than 1 metre square shall be approved by the conservation officer before the work is generally executed.

### **6 HILL STREET**

- 1.2 That permission be given to proceed with new signage at the property, subject to planning permission, without prejudice to a potential grant application for new signage during 2012.

### **18/18A HIGH STREET (walls to rear)**

- 1.3 That a supplementary grant of £2,729 be made to the Peak Trust Ltd. to top up a grant of £456 which was made at the end of the last financial year. £456 was all that was left in the budget to offer to the scheme, so it is appropriate for the committee to look at this again retrospectively, with a view to making the grant up to the eligible 50% (£3,185).

### **1.4 56-58 HIGH STREET**

That a grant of £9,497 be offered to Lychgate Homes towards the cost of re-roofing, rebuilding chimneys and renewing rainwater goods subject to the usual conditions and the following additional conditions:

- i) That the specification of the mortar and a sample panel of pointing not less than 1 metre square shall be approved by the conservation officer before the work is generally executed.

- ii) That the precise pattern of the new downpipes and gutters shall be agreed with the conservation officer prior to installation.
- iii) That both chimneys shall be rebuilt to the same height and profile as the existing chimney.
- iv) That the bricks and ridge tiles imported to the site for use in the repairs shall be agreed with the conservation officer prior to use.

### **SDDC HISTORIC BUILDING & CONSERVATION AREAS GRANTS**

#### **FIR TREE COTTAGE, CHAPEL STREET, SMISBY**

- 1.4 That a grant of £2,000 be offered to the Harpur Crewe LLC towards eligible costs of £5,904 for replacement of all windows in the property 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) The colour and specification of the paint shall be agreed with the conservation officer.

#### **67, DERBY ROAD, MELBOURNE**

- 1.4 That a grant of £2,000 be offered to Mr. D. Bailey towards eligible costs of £7,950 for the replacement of nine windows at the property 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) The colour and specification of the paint shall be agreed with the conservation officer.

#### **14, CHAMBERS ROW, BLANCH CROFT, MELBOURNE**

- 1.5 That a grant of £2,000 be offered to Ms. B. Bentley towards the rebuilding of the stone boundary wall to Blanch Croft, subject to the usual conditions and the following additional conditions:
- i) That the specification of the mortar and a sample panel of repointing not less than 1 metre square shall be approved by the conservation officer before the work is generally executed.
  - ii) That the coping detail matches the original, and that the distinction between coursed stonework and random rubble is repeated in the new wall.

## **2.0 Purpose of Report**

To determine Swadlincote PSiCA and SDDC Conservation Area and Historic Building grant applications.

### **3.0 Detail**

#### **SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME (PSiCA) GRANT APPLICATIONS**

##### **12 Coppice Side**

##### **Unlisted, Swadlincote Conservation Area**

**Applicant: Mr. N. and Mrs. J. Harrison                      Ref PSiCA 23**

- 3.1 12 Coppice Side is the former office building of the Wraggs and Woodward's pipeworks site, now occupied by Morrisons and the adjoining retail development. It probably dates from the Edwardian period. Although quite plain, it has the typical fine quality brickwork of the time, including moulded bricks to the eaves and door and window reveals.
- 3.2 In June 2009 a grant of £9,500 was offered for underpinning this property. The work was satisfactorily done and the grant has been paid. In July 2010 a further grant of £5,228 was offered for restoration of the front door, front boundary wall and a small amount of brick replacement. This work is now complete and the grant payment is being processed.
- 3.3 The current application is for the repointing of approximately 65 square metres of brickwork at the property. There is a clear need for it and the work is eligible for grant at a rate of 50%.
- 3.4 The cost of the eligible works based on the lowest tender is £2,865. This does not include VAT as the applicant has indicated that the VAT can be reclaimed.

##### **6 Hill Street**

##### **Unlisted, Swadlincote Conservation Area**

**Enquirers: Miss Gemma Cliff and Mr. Colin Evans**

- 3.5 The appearance of nos. 2, 4 and 6 Hill Street was transformed with a grant from the former Swadlincote "HERS" grant scheme in 2003. No. 6 Hill Street has no shop front, but planning permission was granted in October 2011 to change the use of no. 6 from an accountancy firm to a private healthcare clinic (chiropractic).
- 3.6 The current tenant wishes to install new signage to accompany the change of use, comprising a hanging sign and a wall mounted sign placed to suit the pattern of window and door openings in the building. Hanging signs are eligible under the terms of the grant scheme, and in this case I suggest that the wall sign can be eligible as well, as it can be sympathetically accommodated and the building has no fascia.
- 3.7 The tenants have asked for permission to make a "without prejudice" start on the signage once planning permission has been obtained, in the hope that the committee will consider a grant for signage at a subsequent meeting.

## **18/18A High Street**

### **Unlisted, Swadlincote Conservation area**

**Applicant: Mr John Thorpe**

**Ref PSiCA 22**

- 3.8 In September 2009 a grant of £28,445 was offered for the restoration of a traditional shop front and passageway door at the front of 18/18a High Street. This work is complete and has transformed the appearance of the High Street front of the building. In May 2010 a further grant of £4118 was offered for improving the Ernest Hall Way frontage comprising the reinstatement of damaged and missing sections of wall.
- 3.9 When the work began, it was found that a further length was unstable and the applicant requested further grant assistance with the additional costs, totalling £6,370. The wall could not be left in its unstable condition, so the grants sub committee resolved to allocate the remaining £456 of the 2010-11 budget to the work, and revisit it when the 2011-12 budget was available. A 50% grant of £3,185 minus the £456 already offered leaves a balance of £2,729.
- 3.10 The work is now complete and the original grant of £4,118 and subsequent grant of £456 have already been paid. A supplementary grant of £2,729 is now recommended.
- 3.11 The Council has been trying to encourage improvements to the rear of the private premises which line Ernest Hall Way, to reinforce and complement the repaving works carried out recently in the street. This was the first such grant proposal and it is hoped that it will act as a catalyst to others.

## **56 – 58 High Street**

### **Unlisted, Swadlincote Conservation Area**

**Applicant: Lychgate Homes**

- 3.12 56-58 High Street are two shops with accommodation above, probably built around 1910. They are old enough to display many of the same traits found in other Victorian and Edwardian buildings of the town, such as glazed bricks in the shopfronts, ornamented ridge tiles, stone plinths to the shop windows, recessed shop doors and ornamental joinery to the shop windows.
- 3.13 The proposal is to re-roof the building to match the existing, with the leaning chimney rebuilt perpendicular and the missing chimney at the other end of the roof reinstated. The rainwater goods will be replaced in new cast metal. A second grant application relating to repair and restoration of the shop fronts is being considered by the applicant.
- 3.14 The owner is a building company, which makes it difficult for them to meet the normal English Heritage requirement to obtain at least three competitive tenders from builders. In the circumstances, the English Heritage Case Officer agreed that a single priced schedule of work would be sufficient subject to the scrutiny of the Council's Quantity Surveyor. This has been done, with the result that the cost of the eligible

works has been assessed at £17,369. This does not include VAT, which can be reclaimed.

## **SDDC CONSERVATION AREA AND HISTORIC BUILDING GRANT APPLICATIONS**

**Fir Tree Cottage, Chapel Street, Smisby**

**Unlisted, Smisby Conservation Area**

**Applicant: The Harpur Crewe LLC**

**Ref: 13.13.137**

- 3.15 Fir Tree Cottage is a prominently placed and substantial house at the heart of the Smisby Conservation Area, close to the Parish Church and road junction at the west end of the village. It has been part of the Harpur Crewe estate for centuries, and the brickwork of the house as it stands is typical of buildings constructed by the estate in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries.
- 3.16 The building is sadly defaced by inappropriate modern joinery, which is decayed and in need of replacement. Late in 2011, the Estate asked whether they needed permission to replace the windows with plastic. Permission was not required for this, and the estate was at liberty to do it, but have agreed at the Council's request to consider the more costly option of well-detailed timber replacements if grant can be offered. Even with the offer of grant, replacement in timber will still be more expensive than the plastic alternative.
- 3.17 The tenant of the house is an elderly lady, and a desire for double glazing is part of the proposal. In the past, double glazing has not generally been allowed in HBCA grant aided projects, although there have been occasional exceptions. Now that discreet sealed units are increasingly available, double glazing no longer has so many of the aesthetic problems that used to be associated with it. Listed building consent is frequently given for sealed unit double glazing where no loss of significant historic joinery is involved.
- 3.18 The suggestion therefore, is that the use of double glazing is allowed for this proposal. However, bearing in mind that thin sealed unit double glazing is expensive and does not qualify as repair or restoration (which is the main purpose of these grants), the grant aided figure is based on the cost of single glazing only.
- 3.19 The estate retains a self-employed joiner, so there is only one quote. In such circumstances, the Council's practice has been to accept a single quote subject to verification by the Council's Quantity Surveyor that the price is fair and reasonable. His opinion will be reported to the Committee at the meeting.
- 3.20 The proposal is to replace the seven windows to the front and attics of the main house with thin sealed unit double glazing, using the distinctive chamfered frames that are a hallmark of Harpur Crewe estate joinery.
- 3.21 The four windows on the rear of the property are in more recently formed openings, some of them associated with part demolition of the property in the past. The proposal is to replace these with more appropriate flush-fitting casements, more appropriate to the character of the building overall.

3.22 The recommended grant of £2,000 is the maximum based on 40% of eligible costs, with a ceiling of £2,000. The eligible costs of the windows, if they were single glazed, would be £5,904. The actual cost, with double glazing to all windows except the attics, will be £7,429.

## **67, Derby Road, Melbourne**

### **Unlisted, Melbourne Conservation Area**

#### **Applicant: Mr. D. Bailey**

3.23 67 Derby Road is a double fronted house, probably of about 1855, with an addition at the rear probably added about fifty years later. The house has been defaced through re-roofing with concrete tiles, alteration and replacement of windows (including the removal of some original stone lintels and sills at the front), and rendering of the front elevation.

3.24 The current owners are keen to restore the appearance of the property in a sympathetic manner and have recently removed the modern render from the front elevation. The underlying brickwork is fortunately well-preserved apart from minor damage caused by scaffold putlogs, and the brickwork is to remain exposed.

3.25 The grant application is for the provision of nine new sash windows, five of them in the front part of the house and four in the later addition at the back. The lowest estimate for these amounts to £8,160. The cost of the associated works, such as provision of 2 new lintels and 2 new sills to the front elevation, will be borne entirely by the applicant. These works have required planning permission, so the standards of the non-grant aided elements of the work will still be overseen by the conservation officer.

3.26 Slim double glazed units are to be used for the new windows, but the estimates are based on the price of single glazing only (see paragraphs 3.17 and 3.18 above). The work now proposed will result in a great enhancement to the character and appearance of the Melbourne Conservation Area.

## **14, Chambers Row, Blanch Croft**

### **Unlisted, Melbourne Conservation Area**

#### **Applicant: Miss B. Bentley**

3.27 Chambers Row (even nos. 14 – 32 Blanch Croft) is a striking terrace of ten stone-built cottages built (possibly in two phases) between 1792 and 1809 by Melbourne stonemason John Chambers (d1795) and his son Robert Stanford Chambers, and sold off by the latter in 1811. Two hundred years later the builders are still remembered in the name of the row.

3.28 No. 14 Chambers Row was a building at risk until intervention by the District Council on behalf of the owner secured its extensive repair and partial rebuilding in 2007. The owner was temporarily rehoused but died before the work was complete,

and the house was subsequently sold to the present owner. The boundary wall to Blanch Croft is leaning and in poor repair, and was not addressed in the programme of work done to the house itself in 2007. The owner now wishes to complete the repairs of the property by rebuilding the wall to match the existing.

- 3.29 The wall currently leans outwards onto the street, and the lean directly overhangs the roadway as there is no pavement. Apart from the lean, the copings are in great need of rebedding and a few large coping stones are missing. The pointing throughout is in poor condition. The ground inside the wall is about a foot or eighteen inches higher than the road, so the wall has a retaining function, which has no doubt contributed to the present problem. The side facing the roadway is built mostly of coursed rubble in squared blocks, while the inner face is of rough random rubble, where less people would see it. Similarly, the coping detail presents its best face to the road.
- 3.30 The work is to be done by a family member who has done building work of a good standard locally. There is therefore only price of £7,750 given, which will be checked for reasonableness by the District Council's quantity surveyor prior to the meeting. The usual evidence of payment will be required before any offer of grant is released.

#### **4.0 Financial Implications (see Annexe A)**

##### **PSiCA Scheme (specific to Swadlincote)**

- 4.1 There is £40,000 in the PSiCA budget for 2011-12, funded by English Heritage (£30,000) and Derbyshire County Council (£10,000). The substantial investment in the Swadlincote public realm works (repaving etc) has been accepted by English Heritage in lieu of the financial contribution from the District Council which would normally be required.
- 4.2 The total recommended for allocation at this meeting is £13,658, meaning that £26,342 remains available for allocation in the remainder of the current financial year. Letters have recently been circulated to all eligible properties reminding them of the scheme, and there have been several expressions of interest in submitting applications.

##### **HBCA grant scheme (relates to the entire local authority area)**

- 4.3 There is £5,890 in the Historic Buildings and Conservation Areas (HBCA) scheme for the financial year 2011-12 and a further £2,500 has been vired from budget code CCA20 4400 which has a projected underspend. This gives a total of £8,390.
- 4.4 The total recommended for allocation at this meeting is £6,000, leaving £2,390 to be allocated in the final part of the current financial year.

#### **5.0 Corporate Implications**

- 5.1 Participation in the grant schemes will continue to help achieve Corporate Plan theme Sustainable Growth & Opportunity by contributing towards the vitality and viability of the historic environment. Appropriate investment in Swadlincote town

- 5.2 centre's streets and buildings supports businesses and encourages tourism and inward investment.
- 5.3 Historic building grants for unlisted buildings in conservation areas help to maintain the "cherished local scene" that the Civic Amenities Act of 1967 was designed to protect, by introducing the concept of conservation areas.

## **6.0 Community Implications**

- 6.1 Historic building grants contribute towards the Sustainable Community Strategy theme 'Vibrant Communities'. 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. By concentrating a generous budget in one area the PSiCA scheme makes a significant contribution to the regeneration of Swadlincote town centre.

## **7.0 Background Papers**

- 7.1 Grant Application: 12 Coppice Side Swadlincote. Ref PSiCA 23
- 7.2 Grant Application: 18/18A High Street Swadlincote Ref PSiCA 22
- 7.3 Grant Application: Fir Tree Cottage Smisby Ref 13.13.137
- 7.4 Grant Application: 67 Derby Road Melbourne Ref: 13.13.138
- 7.5 Grant Application: 14, Chambers Row, Blanch Croft, Melbourne Ref: 13.13.139
- 7.6 Grant Application: 56-58 High Street, Swadlincote. Ref PSiCA 24