
REPORT TO:	HERITAGE GRANTS SUB-COMMITTEE	AGENDA ITEM: 7 (b)
DATE OF MEETING:	26th May, 2010	CATEGORY: DELEGATED
REPORT FROM:	DIRECTOR OF COMMUNITY SERVICES	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	TERMS OF REFERENCE: DS3

1.0 Recommendations

HISTORIC BUILDING AND CONSERVATION AREA GRANTS

32, DERBY ROAD, MELBOURNE

1.1 That a grant of £2,000 be offered to Mr. Robert Poniatowski towards eligible costs of £5,937.50 for restoration works to the front and right hand side elevations of no. 32, Derby Road by the removal of render, cleaning and repair and repointing of brickwork, reinstatement of joinery and addition of chimney pots, subject to the usual conditions and the following additional conditions:

- i) The design of the new bathroom window shall be agreed with the conservation officer prior to manufacture.
- ii) The design of the chimneypots shall be agreed with the conservation officer prior to installation.
- iii) If the brickwork underneath the existing render is found to be in an unsatisfactory condition, and cannot be made fit for permanent exposure, then the brickwork shall be re-rendered in a lime-based render in accordance with a specification to be agreed by the conservation officer.
- iv) The joinery shall be pre treated by an agreed method and shall be painted with an agreed paint system, coating all surfaces, before fixing.
- v) The colour scheme for the new joinery, and associated lintels and sills, shall be agreed with the conservation officer.
- vi) The external ironmongery on the new front door shall be agreed with the conservation officer prior to installation.
- vii) The extent of brickwork replacement shall be agreed with the conservation officer following removal of the render.
- viii) A sample of the brick proposed for the alteration works and repair of existing brickwork shall be approved by the conservation officer before the works of alteration and repair commence.

- ix) A sample panel of pointed brickwork 1 metre square shall be prepared for inspection and approval before the work is generally executed.

1.2 The grant calculation is based on the quote from Heritage Restoration Services dated 17th May, 2010, regarding the render removal, cleaning and repointing, and on the quote from Garry Hamilton Ltd. dated 16th March 2010 for the remainder of the work.

2.0 Purpose of Report

2.1 To determine an application for grant assistance.

3.0 Detail

HISTORIC BUILDING AND CONSERVATION AREA GRANT APPLICATION

32, Derby Road, Melbourne

Unlisted

Melbourne Conservation Area

Applicant: Mr. Robert Poniatowski

Ref: 13.13.131

3.132, Derby Road, Melbourne, is an early 19th century house, given prominence by its exposed site at right angles to the road frontage, at the top of the "twitchell" that links Derby Road to Chapel Street. Like many other Melbourne houses of this period, the back parts were mainly built of local rubble stone, while the front was built of brick, which was the more expensive and refined material. Nos. 53 and 55 Derby Road, on the opposite side of the road, exhibit the same trait. The front windows of no. 32 originally comprised leaded lights with wrought iron opening parts; this was a standard window type for new cottages in Melbourne until about 1820, when sliding sash windows became the norm instead.

3.2 The design and materials of the house therefore gave it considerable local distinctiveness, now severely eroded by the covering up of the brick and stonework, alteration of window openings, and replacement of the joinery. By assisting the repair of brickwork, exposing the stone lintels and sills, and reinstating the joinery to a more appropriate pattern, the present application will go a long way towards restoring the status of the house as a positive feature in the street scene.

3.3 The work now proposed does not involve removing the rendering from the Derby Road elevation, but this would not be straightforward. The rendering is contemporary with the Edwardian alteration of the Derby Road frontage including the addition of a butcher's shop (now "Cottage Antiques") and the render hides different phases of brick and stonework, plus some modern blockwork. It may in the future be possible to remove part of the render and repair the underlying stonework, but this is not proposed at present and some of the render would have to remain for the reasons stated above. The aesthetic result of partial removal would need to be carefully considered.

3.4 The three competitive estimates provided do not all cover the same items, but there are competitive prices for many of the elements involved, for which the lowest figures amount to £5,937.50 of eligible work. The eligible costs would be considerably higher if we had competitive prices for all the work. Nevertheless, the work is sufficient to merit the maximum grant of £2,000, as it is less than 40% of eligible costs.

4.0 Financial Implications

4.1 The sum of the grant recommended in the application for 44-46, Potter Street, Melbourne, is £1,512, leaving £4,378 of the annual budget of £5,890. A grant of £2,000 for 32, Derby Road, would therefore leave £2,378 for allocation later in the financial year.

5.0 Corporate Implications

5.1 The continuation of the Conservation Area and Historic Building grant scheme promotes Theme 1 of the Corporate Plan: "Sustainable Growth and Opportunity", by investing in the proper care of the finite and non-renewable historic environment and the tourism potential that is derived from it.

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 ref: 13.13.131