
REPORT TO:	Environmental and Development Services Committee	AGENDA ITEM:	7
DATE OF MEETING:	3 rd June 2004	CATEGORY:	DELEGATED
REPORT FROM:	Deputy Chief Executive	OPEN	
MEMBERS' CONTACT POINT:	Marilyn Hallard, Design and Conservation Officer, x5747	DOC:	
SUBJECT:	Historic Building and Conservation Area Grants	REF:	See individual items
WARD(S) AFFECTED:	Aston, Melbourne, Hartshorne & Ticknall and Swadlincote	TERMS OF REFERENCE:	DS3

1.0 Recommendation

- 1.1 That the 'Swadlincote Heritage Economic Regeneration Scheme Sub Committee' be renamed the 'Grants Sub Committee' and its terms of reference expanded to encompass the determination of applications submitted under the Swadlincote Heritage Economic Regeneration Scheme and the Conservation Area and Historic Building Grants Scheme.
- 1.2 That the 'Grants Sub Committee' should have delegated powers as set out at 3.5 below.
- 1.3 That priority for grant aid from the 2004/2005 Historic Buildings and Conservation Areas (HBCA) grants budget be given to:
 - i) repairs to 'Buildings at Risk' and
 - ii) works of restoration
- 1.4 That for the first six months of the financial year only HBCA grant applications falling within the above priority categories be determined and that should there be any remaining funds, non priority applications be determined after 1st October 2004 and grants awarded according to the merits of each case.
- 1.5 That the following HBCA applications be determined by this committee in advance of the setting up of the 'Grants Sub Committee'.

GRANT APPLICATIONS

67 HIGH STREET, MELBOURNE

- 1.6 That Miss. J. Lawrence be offered a 40% grant up to a maximum of £869 towards eligible costs of £2,173.18 for the restoration of two windows and a door and frame on the front of **67 High Street, Melbourne** as set out in the estimate from W. B. Bradford (Measham) Ltd. dated 06 11 03 subject to the usual conditions and the following additional conditions:
 - (i) that the external ironmongery be approved
 - (ii) that the joinery be painted to an agreed colour before the grant is paid

21 CASTLE STREET, MELBOURNE

- 1.7 That subject to the receipt of competitive estimates Mr. W. S. Gilmour be offered a 40% grant up to a MAXIMUM OF £1,006 towards the eligible costs of £2,514.50 for restoring two first floor leaded light windows at **21, Castle Street, Melbourne** subject to the usual conditions and the following additional conditions:

- i) that the windows be painted to an agreed colour before the grant is paid

BROUGHTON HOUSE, SHARDLOW

- 1.8 That subject to the submission of a second estimate and adjustment of the grant offer if applicable Dr. A .J. Kempton be offered a 33% grant up to a maximum of £1,021 towards eligible costs of £3,096 (£2,635 + 17.5% VAT) for restoring three first floor sash windows at **Broughton House, Shardlow** as set out in the estimates from Ventrolla Sash Window Renovation Specialists dated 26 03 03 subject to the usual conditions and the following additional condition:

- i) that the windows be painted to an agreed colour before the grant is paid

DANIEL HAYES FARM, SMISBY

- 1.9 That Mr. A. Moseley be offered a 33% grant up to a maximum of £676 towards eligible costs of £2,043.40 for restoring cast iron rain water goods at **Daniel Hayes Farm, Smisby** as set out in the estimates from Ben Chester Estates Maintenance and Traditional Crafts dated 01 04 04 subject to the usual conditions and the following additional condition:

- (i) that the rainwater goods be painted before fixing and that the colour be agreed

42 DERBY ROAD, MELBOURNE

- 1.10 That Ms J. Hudson be offered a 40% grant up to a maximum of £962 towards eligible costs of £2,404 for the restoration of a sash window, stone step and a door and frame on the front of **42, Derby Road, Melbourne** as set out in the estimate from Long Life Windows (and including a provisional estimate for the step) dated 26 13 04 subject to the usual conditions and the following additional conditions:

- i) that a sample of the stone for the step be approved before work starts
ii) that the precise pattern of the joinery be agreed before work starts
iii) that the external ironmongery be approved
iv) that the joinery be painted to an agreed colour before the grant is paid

39 BLANCH CROFT, MELBOURNE

- 1.11 That Mrs. C. Parker be offered a 40% grant up to a maximum of £466 towards eligible costs of £1,165 for the restoration/repair of doors and frames on the front and rear of **39 Blanch Croft, Melbourne** as set out in the estimate from Graham Twells Joiner dated 30 03 04 subject to the usual conditions and the following additional conditions:

- (i) that the precise pattern of the joinery be agreed before work starts
(ii) that the external ironmongery be approved

- (iii) that the joinery be painted to an agreed colour before the grant is paid

2.0 Purpose of Report

To consider the setting up of a 'Grants Sub Committee', priorities for the 2004/2005 HBCA fund and to determine HBCA applications for grant assistance.

3.0 Detail

'GRANTS SUB COMMITTEE'

- 3.1 The responsibility for determining Historic Building and Conservation Area grant applications has latterly been with the Development Control Committee. Prior to this they were determined by the Historic Buildings and Conservation Area Grants Sub Committee. This responsibility now rests with the Environmental and Development Services Committee.
- 3.2 The former sub committee set up worked well as it allowed more time for considering applications and an inspection was made immediately prior to the meeting at each site. This has not been possible whilst applications have been determined by the Development Control Committee which deals with a lot of business each cycle.
- 3.3 Since April 2001 a Heritage Economic Regeneration Scheme sub committee has existed to determine Swadlincote HERS grant applications. It works well and operates in a similar way to the defunct Historic Buildings and Conservation Area Grants Sub Committee. The HERS has just moved into its 4th year of operation, 2004/2005.
- 3.4 It is proposed that this sub committee should be renamed and its terms of reference expanded to enable it to deal with both HERS and HBCA applications.
- 3.5 It is suggested that the powers delegated to the 'Grants Sub Committee' should be as the existing HERS and former HBCA grants sub committees as follows:

Swadlincote Heritage Economic Regeneration Scheme Grants

- to deal with all matters relating to the Swadlincote HERS as delegated to South Derbyshire District Council by English Heritage

Historic Building and Conservation Area Grants

- to determine all applications for grant assistance and requests to start work without prejudice to applications
- to determine whether any grant payment should be reclaimed where a property is sold within three years of the grant payment of any other period as the committee may decide to set as a standard condition
- to set grant priorities for the fund at the beginning of each financial year

- 3.6 Most of the grant applications on this agenda have been awaiting a decision since April 1st and these have been delayed by the transfer of responsibilities. Notwithstanding the above, in order to avoid any further delay, it is proposed that the applications on today's agenda be determined by this committee.

2004/2005 PRIORITIES

- 3.7 For the past four financial years the Historic Building and Conservation Area Grants budget has, as this year, been set at £5,000. In order to distribute this limited amount to the most worthy projects grants have been allocated on the basis of agreed

priorities. Only those applications falling into a priority category have been determined in the first six months of the financial year. As it is a rule of the grant scheme that work should not start before a written grant offer has been given non priority work must proceed without grant assistance or wait. Funds remaining after October 1st have then been made available for any eligible application regardless of its category. Last year's priorities were:

- i) repairs to 'Buildings at Risk'
- ii) works of restoration

These priorities have worked well in the past, remain applicable and it is proposed that they should continue.

GRANT APPLICATIONS 2004/2005

67, HIGH STREET, MELBOURNE
UNLISTED
MELBOURNE CONSERVATION AREA
APPLICANT: MISS J. LAWRENCE

Ref 13.13.95

- 3.8 67, High Street is part of a pretty terrace of brick houses on the south side of High Street prominently facing the south western approach to the conservation area along Ashby Road. It was built for rent by Lord Melbourne in 1804 and at that time was called 'Lord Melbourne's Row'. Unfortunately it has suffered a number of unsightly alterations. The central property has been rendered and in 1991 when the Melbourne grant schemes first started only three historic windows survived on the row. A Melbourne CAP grant was given to restore the windows on the house at the south end of the terrace but the rest of the row remains as it was in the early nineties.
- 3.9 No. 67 is at the north end of the row and its joinery is all modern and unsympathetic. The eligible works include; the removal of the existing joinery and restoration of the door and frame and ground and first floor front elevation windows to an authentic historic pattern. The door will be boarded, incorporating some glazing at the top and windows will match the pattern of those restored at the other end of the terrace.
- 3.10 The cost of the eligible works based on the lower of two competitive estimates is (£1,841 + £332.18 VAT). A 40% grant would amount to £869.27.
- 3.11 The works are restoration and thus fall into a priority category for grant aid.
- 3.12 The proposed works will reinforce the improvements made at the other end of the terrace and, in this prominent location, have a significant impact on the character of Melbourne Conservation Area.

21 CASTLE STREET, MELBOURNE
UNLISTED
MELBOURNE CONSERVATION AREA
APPLICANT: MR W. S. GILMOUR

Ref: 13.13.96

- 3.13 This two storey early 19th century house is located prominently on the edge of Castle Square. It is a small but arresting historic building because of its first floor decorative gothic windows. A carefully designed extension that respects the character of the house has recently been erected on the south east side. At the same time the owners have restored the door and ground floor windows of the existing house to their original pattern based on old photographs.

- 3.14 This application is for restoring the gothic windows to their original pattern. The existing windows are part cast iron, at the top, and part timber, below. The lower part of the window which is now rotten was originally leaded.
- 3.15 The cost of the eligible works based on competitive estimates is £2,514.50 (£2,140 + 374.50 VAT). This gives a 40% grant figure of £1,006.
- 3.16 The works are restoration and thus fall into a priority category for grant aid.
- 3.17 The new windows will complete the transformation of this property already begun by the owners without grant assistance and will significantly improve this part of the Melbourne Conservation Area.

BROUGHTON HOUSE SHARDLOW
LISTED GRADE II
SHARDLOW CONSERVATION AREA
APPLICANT: DR. A. J. KEMPTON

Ref: 13.13.97

- 3.18 Broughton House is a fine late Georgian residence built for James Sutton, one of the entrepreneurial merchants who developed Shardlow as an inland port. Said to have been built with the deliberate aim of interrupting views of the river from the house behind it (now the Lady in Grey), it sits imposingly on the main London Road through Shardlow. It has an elegant façade, is built of fine ashlar stone, has a striking porch with decorative iron balustrading and sash windows.
- 3.19 At a cursory glance the sash windows look convincing but they are crudely detailed modern replacements of poor quality timber which is rotting.
- 3.20 It is currently proposed to replace the three first floor windows on the front elevation. An original sash survives to the rear and this will be used as a pattern to ensure that the replacements are authentically detailed.
- 3.21 Only one quote has so far been submitted but the applicant is in the process of obtaining another. The cost of the eligible work based on the submitted quote is £3,096 including VAT. A 40% grant would be £1,238. The recommended grant offer of £1021 is 33% of the cost of the eligible work.
- 3.22 The work is restoration and thus falls into a priority category for grant aid.
- 3.23 This application was first considered by the Development Control Committee on 17 06 03 when it was refused because of lack of funding in competition with a number of other applications.
- 3.24 The proposal will significantly enhance the character of the listed building restoring the finer detail that the quality of the building deserves but the improvements will be less noticeable from outside and thus the impact on the character of the conservation area will be less significant.
- DANIEL HAYES FARM, PISTERN HILL, SMISBY
LISTED GRADE II
APPLICANT: MR A MOSELEY
- 3.25 Daniel Hayes Farm is a handsome early 18th century red brick farmhouse situated down a farm track in agricultural land about 1.5 km the north of Smisby village.

Ref: 13.13.98

- 3.26 The current owner purchased the farmhouse and the farm land in 2002 and is slowly upgrading both. The listed farmhouse has been carefully repaired and restored and a lot of investment has been made in it.
- 3.27 This application is for the replacement of unsightly plastic rainwater gutters and down pipes in cast iron.
- 3.28 The work is restoration and thus falls into a priority category for grant aid.
- 3.29 The total cost of the eligible works based on the lower of competitive estimates is £2043.40 exclusive of VAT as the builder is not registered. This would give a grant figure of £817. The recommended grant offer of £676 is just over 33% of the cost of the eligible work.
- 3.30 The proposal is to be welcomed as it will significantly enhance the appearance of the listed building but there will be limited benefit to the community as a whole because of the remote location.

42, DERBY ROAD, MELBOURNE
UNLISTED
MELBOURNE CONSERVATION AREA
APPLICANT: JODIE HUDSON

Ref: 13.13.99

- 3.31 42, Derby Road is a red brick, two storey, terraced house built in about 1840 in the heart of the Melbourne Conservation Area.
- 3.32 This application is for replacing modern joinery on the front elevation, one ground floor window and the front door, with joinery of authentic historic design.
- 3.33 For the purposes of the Melbourne Conservation Area Partnership (CAP), which finished in 1999, this house along with all the others in the row was placed on a 'target list' of badly disfigured properties which were given priority for grant aid. Not a single piece of original joinery on the row had survived. Unfortunately during the course of the Melbourne CAP only one sash window was restored, the first floor window on this property. This established an authentic pattern based on old photographs that others have copied. Similar windows have been restored without grant aid at no. 46. and with grant aid at no 40. The new door at no 40 has established a sympathetic historic pattern which is to be copied on no 42.
- 3.34 The total cost of the work based on the lower of competitive estimates is £2,404 (inclusive of 17.5% VAT and a provisional sum of £350 for the restoration of the stone step). Based on this a 40% grant would be £962.
- 3.35 The work is restoration and thus falls into a priority category for grant aid.
- 3.36 The appearance of the row as a whole is improving all the time and this proposal will considerably enhance the appearance of this building, the row as a whole and this part of the conservation area.

39, BLANCH CROFT MELBOURNE
UNLISTED
MELBOURNE CONSERVATION AREA

Ref: 13.13.100

- 3.37 39, Blanch Croft is one of a late nineteenth century brick terrace remarkable because like most of its neighbours it was built back to front with the front elevation on the garden side and the back facing the road.

- 3.38 It is the only one of the terrace to retain its original rear (road side) windows but both the front and rear doors have been replaced with modern joinery of unsympathetic design which is now in need of replacement. The roadside door retains its original frame which is in need of repair.
- 3.39 It is proposed that the doors and the rear frame should be replaced and the surviving front frame should be repaired to match the original pattern which was four panelled with flush beaded panels.
- 3.40 The total cost of the work based on the lower of competitive estimates is £1,165 (exclusive of VAT as the joiner is not registered). This gives a grant figure of £466.
- 3.41 The work is restoration and thus falls into a priority category for grant aid.
- 3.42 Whilst the restoration is small scale it is hoped that as with the joinery restoration on Derby Road that this might start a trend on the terrace and others will follow suit. The works will significantly improve the appearance of number 39 and has the potential to have a significant impact on the character of the conservation area as a whole.

4.0 Financial Implications

- 4.1 The Historic Building and Conservation Area grants budget for 2004/2005 has been set at £5,000. This is insufficient to offer 40% grants for all items on this agenda. In view of this 33% grants have been recommended in respect of Broughton House and Daniel Hayes Farm because it is considered that the works included in these applications will have less overall impact than that in the remaining applications.

5.0 Community Implications

- 5.1 Historic Building and Conservation Area grants contribute towards sustaining the District's built heritage, a valuable and non-renewable resource investment in which promotes tourism and improves environmental quality for all.

6.0 Background Papers

- 6.1 Grant application. 67 High Street Melbourne. Ref: 13.13.95
- 6.2 Grant application. 21 Castle Street Melbourne. Ref: 13.13.96
- 6.3 Grant application. Broughton House, Shardlow. Ref: 13.13.97
- 6.4 Grant Application. Daniel Hayes Farm, Smisby. Ref: 13.13.98
- 6.5 Grant Application. 42 Derby Road, Melbourne. Ref: 13.13.99
- 6.6 Grant Application. 39, Blanch Croft, Melbourne. Ref: 13.13.100

