
REPORT TO:	Heritage Grants Sub Committee	AGENDA ITEM: 5
DATE OF MEETING:	28th March, 2012	CATEGORY: DELEGATED
REPORT FROM:	Director of Operations	OPEN
MEMBERS' CONTACT POINT:	Philip Heath, Conservation and Heritage Officer x5936	DOC:
SUBJECT:	Swadlincote PSiCA and Conservation Area and Historic Building Grants	REF: See individual items
WARD(S) AFFECTED:	Aston and Swadlincote	TERMS OF REFERENCE: EDS04

1.0 Recommendations

SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME (PSiCA)

46-48 GROVE STREET

- 1.1 That a grant of £13,519 be provisionally offered to the South Derbyshire Council for Voluntary Services towards the costs of joinery repair and replacement, paint removal and repair of brickwork, rebuilding of a chimneystack, addition of chimneypots and improvements to the hard landscaping and boundary walls, subject to the usual conditions and the following additional conditions:
- i) 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) The bricks, brickwork bonding pattern, pier caps, cappings and copings for the new and altered walls, and the quarries, paving bricks and gravel for use in the hard landscaping, shall be agreed with the conservation officer prior to use.
 - iii) The method for removing the paint from the building shall be agreed with the conservation officer before any paint removal is carried out.
 - iv) The extent of replacement bricks and repointing, as necessitated by the paint removal on No. 48 Grove Street, shall be carried out in accordance with details agreed with the conservation officer before the work is done.
 - v) The pattern of the new chimney pots shall be agreed with the conservation officer prior to installation.

3 HIGH STREET

- 1.2 That a grant of £12,585 be offered to Mr. P. and Mrs. S. Watchorn towards the cost of renewal and repair of external joinery, overhauling of rainwater goods and associated redecoration, subject to the usual conditions and the following additional conditions:
- i) The new joinery, and all new components of repaired joinery, shall be pre-treated by an agreed method, coating all surfaces, before fixing.
 - ii) The joinery shall be painted before the grant is paid, in accordance with an agreed paint specification and colour scheme.

WEST STREET METHODIST CHURCH

- 1.3 That the small residue of the 2011-2012 PSiCA grant monies be allocated to West Street Methodist Church provided that all supporting estimates are received before the meeting.
- 1.4 That the application for West Street Methodist Church be re-visited in the year 2012-13 provided that funding is available for the continuation of the scheme.

SDDC HISTORIC BUILDING & CONSERVATION AREAS GRANTS

1, WESTON COURT, WESTON ON TRENT

- 1.5 That a grant of £2,000 be offered to Mr. A. and Mrs. K. Todd towards eligible costs of £13,982 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.
 - iii) The precise type of double glazing units, if used, shall be agreed with the conservation officer prior to use on the new joinery.

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

46-48 Grove Street, Swadlincote

**Part (No 46) listed Grade II, remainder unlisted.
Within the Swadlincote Conservation Area.**

Applicant: South Derbyshire Council for Voluntary Services Ref PSiCA 25

- 3.1 Nos. 46-48 Grove Street, now joined together as one property with modern extensions at the rear, are prominently sited on the corner of Grove Street and Market Place. No 46 is a Grade II listed building, made distinctive by the handsome trellised porch on the front which is a focal point of view towards the building.

- 3.2 The properties are sadly marred by some poorly detailed modern joinery, redundant sign boards and poor presentation in general, but most of all by the poor quality hard landscaping and boundary walls fronting the pavement.
- 3.3 The current proposal seeks to rectify these deficiencies by:
- replacing three sash windows in the most sensitive part of the property and repairing a fourth, which is original.
 - removing the redundant signboards.
 - replacing the hanging sign.
 - removing the paintwork from the left hand side of the property and leaving it unpainted if possible.
 - rebuilding one of the front chimneystacks and placing pots on both front chimneystacks.
 - rebuilding the most important parts of the front boundary walls with half round cappings, and levelling up and installing new blue clay copings on the remainder.
 - renewing the hard landscaping behind the walls with blue brick, chequered red and black quarries, and gravel.
- 3.4 The trellised porch was repaired with a PSiCA grant of £1,105 in 2009, concurrently with the replacement of the lead roof (not grant aided), which had been stolen and was therefore the subject of an insurance claim.
- 3.5 The works now proposed will complement the previous work to the porch and will greatly enhance the appearance of the building as a whole, in an important conservation area location.
- 3.6 At the time of writing, a third price for the work is still expected. The lowest price received so far, from RJH Building Construction Ltd. of Coalville, amounts to £17,848 plus VAT, which gives an overall total of £21,417.60. Some of the work is eligible for a 50% grant rate and some at 80%. The grant offer is £11,266.20 plus VAT, giving a grand total of £13,519.60.
- 3.7 Because a third price is still awaited, the grant offer as currently calculated is provisional, and depends on a further price (expected imminently) being received prior to the committee meeting. If the third price is lower than the price on which the offer is currently based, then the offer figure will be revised to take account of the lowest price.

3, High Street

Unlisted, Swadlincote Conservation Area

Applicants: Mr. P. Watchorn and Mrs. S. Watchorn

Ref PSiCA 26

- 3.8 Despite its High Street address, no 3 High Street is a key building of the Delph or Market Place in Swadlincote. built in the late 19th century, it stands on or near the site of a former coal mine or “delph”, shown on an early plan of 1831. This probably explains why Swadlincote’s main civic space is so named.
- 3.9 The building is in single ownership but in several tenancies. It comprises a shop on the Midland Road corner (no. 1), a first floor tattoo studio (no. 3) and another shop

(no 5) on the Belmont Street corner with accommodation above it. This latter part of the building has already been repaired recently by the owners, without grant aid.

- 3.10 The current application is for joinery repair and redecoration of no. 3. The work will improve but not significantly alter the appearance of the building. Joinery repair is actively encouraged by the grant scheme and is eligible at a rate of 80% of costs as an acknowledgement that such work is expensive. This is particularly the case where, as here, some of the repairs need to be carried out in situ and not in a workshop environment.
- 3.11 The lowest price for the works, submitted by Dunstall Contracts of Stapenhill, amounts to £15,061.80 plus VAT which makes a grand total of £18,074.16. Some of the work is eligible for a 50% grant rate and some at 80%. The grant offer is £10,487.64 plus VAT, giving a grand total of £12,585.17.

West Street Methodist Church

Unlisted, Swadlincote Conservation Area.

Applicants: West Street Methodist Church

- 3.12 West Street Methodist Church is one of the several distinctive buildings which collectively make West Street one of the most rewarding parts of the Swadlincote Conservation Area from an architectural point of view. It was rebuilt in its present form in 1863, but incorporates some fabric from the earlier 19th century building which it superseded.
- 3.13 The original windows, with attractive curved gothic glazing bars, were replaced about a century ago with windows of a plainer and less delicate style. Some, on the upper storey of the west side and front, were replaced to the original design a few years ago, which has effected an improvement to the appearance of the building.
- 3.14 The current proposal is to continue the work by replacing the remaining 18 chapel windows and a side door, plus repair and restoration of a shop front in the adjoining row. Pricing is currently in hand and will be reported to the meeting provided that the evidence is received in time.

SDDC CONSERVATION AREA AND HISTORIC BUILDING GRANT APPLICATIONS

1, Weston Court, Weston on Trent

Listed Grade II

Applicant: Mr. A. and Mrs. K. Todd

Ref: 13.13.137

- 3.15 No. 1 Weston Court is the principal part of an interesting Grade II listed former farmhouse, dating in the main from the late 18th century. The less significant part (which would have contained the scullery, larders etc. and rooms over) is now a separate dwelling, and the outbuildings have been converted to further dwellings.
- 3.16 The property is a good example of a Georgian farmhouse, displaying several typical features including cheese chambers with vents at floor level in the attics, a spacious stairwell, a comfortable parlour with [Page 4 of 6](#) floorboards, plaster floors, remains of a

small dovecot in the attic over the kitchen wing, and an unusually large ashpit in the floor of the living room.

- 3.17 The proposal is to replace all the external joinery, most of which is modern and poorly detailed. The grant covers replacement with single glazing, but the applicants may choose to install double glazing, the extra costs being covered by themselves.
- 3.18 The project provides the opportunity of improving the appearance of this prominent listed building, which occupies a roadside location on the main road through the village.
- 3.19 The lowest price submitted for the work, by G. W. Heath & Sons of Melbourne, is £11,652 plus VAT.

4.0 Financial Implications (see Annexe A)

PSiCA Scheme (specific to Swadlincote)

- 4.1 There was £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 £26,342 remains available for allocation in the current financial year. All of it is recommended for allocation in this current report.
- 4.3 Until English Heritage fixes its budget for 2012-13, which is expected in April, we shall have no guarantee that the PSiCA scheme will continue in the financial year 2012-13.

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

- 4.4 There is £2,390 remaining in the Historic Buildings and Conservation Areas (HBCA) scheme for the financial year 2011-12. The total recommended for allocation at this meeting is £2,000, meaning that the small residue of £390 will remain unspent and lost to the scheme.

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 centre's streets and buildings supports businesses and encourages tourism and inward investment.
- 5.2 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 of 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: 46-48 Grove Street Swadlincote. Ref PSiCA 25
- 7.2 Grant Application: 3 High Street Swadlincote. Ref PSiCA 26
- 7.3 Grant Application: 1 Weston Court, Weston on Trent. Ref 13.13.140