
REPORT TO:	Heritage Grants Sub-Committee	AGENDA ITEM: 5
DATE OF MEETING:	5th January 2011	CATEGORY: DELEGATED
REPORT FROM:	Director of Community Services	OPEN
MEMBERS' CONTACT POINT:	Marilyn Hallard, Design and Conservation Officer, x5747	DOC:
SUBJECT:	Swadlincote PSiCA Conservation Area and Historic Building Grants	REF: See individual items
WARD(S) AFFECTED:	Swadlincote and Melbourne	TERMS OF REFERENCE: DS3

1.0 Recommendations

SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME (PSiCA) SHARPE'S POTTERY KILN HOVEL

- 1.1 That following the receipt of tender prices the 50% provisional grant offered to Sharpe's Pottery Heritage and Arts Trust Ltd be adjusted from £40,589 to £39,962 towards confirmed eligible costs of £79,106.14 for repairs to the kiln hovel based on the tender submitted by Midland Masonry (Powa Pak Restoration Specialists Ltd) dated 26th July 2010 subject to the usual conditions and the following additional conditions (repeated from the provisional offer):
- i) That the specification and a sample panel for the mortar/render be approved before work starts.
 - ii) That details of the works to the lead gutters, ventilation and window roof drainage be approved before work starts.

49, HIGH STREET

- 1.2 That a 50% supplementary grant of £552 be offered to Mr J Petcher towards eligible costs £857.75 including 17.5% VAT for the replacement of a downpipe and extension to the shop front fascia based on the account from D M S Building and Joinery Contractors, dated 27th October 2010, subject to the relevant usual conditions.

18 HIGH STREET

- 1.3 That permission be given to proceed with additional works to the walls at the rear of 18 High Street without prejudice to a further application after April 1st 2011 at which time the Council will consider a further grant subject to availability of funds.

SDDC CONSERVATION AREA AND HISTORIC BUILDING GRANT APPLICATION 26, CHAMBERS ROW, BLANCH CROFT, MELBOURNE

- 1.4 That a grant of £158 be offered to Mr. J. Thornton towards eligible costs of £395 for work to the front elevation of 26 Chambers Row, Blanch Croft, Melbourne, comprising replacement of the front door to an improved pattern, 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 door shall be painted. The colour and specification of the paint shall be agreed with the conservation officer.
- iii) New ironmongery for the door shall be provided in accordance with details agreed with the conservation officer prior to installation.

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

Sharpe's Pottery West Street
Listed Grade II

Applicant: Sharpe's Pottery Heritage and Arts Trust Ltd

Ref PSiCA 10

- 3.1 In March 2009 a provisional grant offer of £40,589 was made for repairs to the roofs and kiln hovel at Sharpe's Pottery. Since that time the Trust have been working hard to fund raise in order to cover the remaining 50% of the cost of the works. This has taken some time but they have been successful. Work recently started on the repairs and they are progressing well.
- 3.2 A copy of the earlier report is attached at Annexe 'B'. This item is to confirm the grant offer in the light of the submitted tenders, the provisional offer having been made on the basis of provisional costings prepared by the Trust's conservation architect.
- 3.3 The cost of the eligible works based on the lowest tender is £79,106.14. This figure includes VAT, architects fees, specialist scaffolding design and the pre-tender investigation works.

49 High Street

Unlisted

Applicant: Mr J Petcher

Ref PSiCA 20

- 3.4 49 High Street is a late nineteenth century two storey brick and slate building in the centre of the High Street and conservation area. Like many of its neighbours it had been extensively altered in a manner that spoils its historic character. A series of HERS and PSiCA grants amounting to £41,121 have been given for phased works to this building including re-roofing, re-pointing, restoration works to joinery at the rear and the front. The last grant offered was in March 2010 for removing an ugly modern shop front and replacement to a historic pattern. This work has recently been completed with excellent results.
- 3.5 During the course of the works it was discovered that the lintel over the shop front was much wider than the opening and it was thus necessary to cover this up with an extended fascia to give an acceptable appearance. As a result it was necessary to

dismantle and realign an existing cast iron downpipe, which in the event had to be replaced.

- 3.6 The cost of the additional work was £857.75 part of which is eligible at 50% and part at 80% This gives a grant figure of £552

18 High Street

Unlisted

Applicant: Mr John Thorpe

Ref PSiCA 22

- 3.7 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.
- 3.8 The work recently began. Following the removal of the section of wall on the east side a further length was found to be unstable and thus additional rebuilding is needed and the applicant has requested further grant assistance with the additional costs.
- 3.9 The wall can't be left in its unstable condition and additional brickwork will need to be taken down. It's not practical to rebuild the intended length of wall without also rebuilding the additional section. The owner's preference is the most cost effective option which is to continue with the works rather than delay it all until after April 2011.
- 3.10 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.
- 3.11 Whilst a grant from next years budget clearly cannot be guaranteed it would be possible to resolve to consider an application for this additional work thus giving the applicant some confidence that grant aid is possible. Retrospective grants are not usually given under the scheme but in this instance members may consider that there are good reasons to do so.

SDDC CONSERVATION AREA AND HISTORIC BUILDING GRANT APPLICATIONS

26, Chambers Row, Blanch Croft, Melbourne

Unlisted

Melbourne Conservation Area

Applicant: Mr. John Thornton

Ref: 13.13.132

- 3.12 Chambers Row (even nos. 14 – 32 Blanch Croft) is a striking terrace of ten stone-built cottages built between 1792 and 1809 by Melbourne stonemason John Chambers (d1795) and his son Robert Stanford Chambers, and sold off by the latter in 1811. However, two hundred years later the builders are still remembered in the name of the row.
- 3.13 Successive grant-aided works are gradually restoring the appearance of these cottages following unsympathetic past changes such as poor re-pointing and poorly designed replacement joinery. Recent works have included the partial rebuilding of

no. 14 by the District Council on behalf of the late owner, following a long period of decay and neglect.

- 3.14 This application is for replacing the front door. The material proposed is meranti, treated with a Solignum dip.
- 3.15 Two competitive estimates have been provided for the new door, of which the lowest totals £395, from Woodhouse Joinery dated 6th July, 2010. The grant has been calculated on the basis of this quote. The existing door frame is to remain. The joiner is not VAT registered. A grant of 40% amounts to £158.

4.0 Financial Implications

- 4.1 The 2010/2011 PSiCA budget of £30,000 was fully allocated at the last meeting in May. A small saving was made on the 25 Church Street payment enabling £424 to be returned to the fund for re-allocation. The amendment to the provisional grant offer for Sharpe's Pottery increases this giving a total balance for reallocation of £1,475. The outstanding balance for the Conservation Area and Historic building budget is £2,378. See 'Financial Summary' at Annexe 'A'

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 conservation area legislation was first introduced to protect, by the Civic Amenities Act 1967.

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 re-generation of Swadlincote town centre.

7.0 Background Papers

- 7.1 Grant Application: Sharpe's Pottery West Street. Ref PSiCA 10
7.2 Grant Application: 49 High Street. Ref PSiCA 20
7.3 Grant Application: 18 High Street. Ref PSiCA 22
7.4 Grant Application: 26 Chambers Row. Ref: 13.13.132