

HERITAGE GRANTS SUB-COMMITTEE

14th November 2005

**PRESENT:-**

**District Council Representatives**

Labour Group

Councillor Lane (Vice-Chair in the Chair).

Conservative Group

Councillors Bale and Hood.

HGS/8. **APOLOGIES**

An apology for absence from the Meeting was received from Councillor Southerd (Chair), Mr. J. Oake (Sharpe's Pottery Heritage and Arts Trust) and Mr. I. Philiskirk (Swadlincote Chamber of Commerce).

HGS/9. **MINUTES**

The Open Minutes of the Meeting held on 7th June 2005 were taken as read, approved as a true record and signed by the Chair.

**MATTERS DELEGATED TO SUB-COMMITTEE**

HGS/10. **FINANCIAL SUMMARY**

The Design and Conservation Officer gave an updated report and financial summary. She confirmed that at the last Meeting, the balance of the H.B.C.A. fund was £2,000. A review of the budget had been made and as a result of unspent monies and grants repaid following property sales, a further £3,792 had been reallocated, providing a total available of £5,792. This was sufficient to make offers of 40% for all applications before the committee.

In respect of the H.E.R.S. grants, the Officer confirmed that the formal allocation by English Heritage for this financial year was set at £11,000, and a sum of £10,157 had now been repaid following the sale of No. 55 High Street. Therefore, the total allocation for 2005/06 was confirmed at £61,157 (E.H. £21,157, S.D.D.C. £40,000). There were a few outstanding grants that had not been paid and the possibility of reallocating further funds was under investigation. Following the allocations at the last Meeting, the balance of the fund stood at £41,157.

HGS/11 **HISTORIC BUILDING AND CONSERVATION AREA GRANTS**

(a) 15 South Street, Melbourne

It was reported that 15 South Street was built around 1860 as a house. Originally, there were workshops at the back of the premises but these had been demolished. The double boarded doors, giving access to the rear had survived. The building later became a shop, possibly in the early 20th Century, and was given a plain plate glass shop front on the left hand side. It returned to residential use in the 1960's when the current, rather ugly,

arrangement of windows and brick infill was installed along with mediocre crudely detailed replacement joinery on the remaining front elevation windows and front door.

Despite its unfortunate alterations, it remained an imposing façade, being much longer, taller and more decorative than its neighbours. The current owner was keen to restore the historic character of the house and the long-term aim was to undo all of the inappropriate alterations on the front.

This application represented the first phase of this plan and included the restoration of three sash windows on the first floor, re-pointing and the reinstatement of cast iron rainwater goods. The original first floor windows had been two over two vertically sliding sashes and would be replaced.

Two competitive estimates had been submitted but these were for slightly different works. The cost for the eligible works based on the lower of the two competitive estimates was approximately £5,863 (£4,990 + £873.25 VAT). This would give a 40% grant of £2,345.

**RESOLVED:-**

***(1) That Mrs. S. Dixon be offered a 40% grant up to a maximum of £2,345 towards eligible costs of £5,863.25 (£4,990 + £873.25 VAT) for restoring three first floor sash windows, re-pointing and cast iron rainwater goods on the front elevation of 15 South Street, Melbourne, subject to the usual conditions and to the following additional conditions:-***

- (a) That the precise pattern of the external joinery be approved before work starts and the windows be painted to an agreed colour before the grant is paid.***
- (b) That the rainwater goods be painted before fixing.***
- (c) That a lime mortar be used for the re-pointing and the specification and sample panel be approved before the work is generally executed.***

***(b) 48 Derby Road, Melbourne***

It was reported that 48 Derby Road was part of a terrace of red brick, two storey, terraced houses built in about 1840 in the heart of the Melbourne Conservation Area. It had modern joinery that disfigured the appearance of the row.

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. No original joinery on the row had survived. During the course of the Melbourne CAP only one sash window was restored (on No. 42). However, the model established at No. 42 had encouraged others to follow, with and without grant assistance through this scheme, and the terrace had much improved as a result.

This application was for the replacement of both windows and the front door, frame and step. The replacements would match the other authentically restored joinery on the row.

The total cost of the work based on the lower of competitive estimates is £2,680 exclusive of VAT as the builder is not registered. A 40% grant would be £1,072.

**RESOLVED:-**

***That Mr. A. Ellis be offered a 40% grant up to a maximum of £1,072 towards eligible costs of £2,680 (exclusive of VAT) for replacing two sash windows and a door, frame and step at 48 Derby Road, Melbourne, as set out in the estimate from Terry Brazier dated 26th October 2005, subject to the usual conditions and to the following additional conditions:-***

- (a) That the precise pattern of the windows and door including external ironmongery be approved before work starts.***
- (b) That the external joinery be painted to an agreed colour before the grant is paid.***
- (c) 16 The Wharf, Shardlow***

It was reported that this application had been withdrawn as work had commenced before the application had been considered by the Sub-Committee.

- (d) Newton Solney Post Office***

It was reported that this application had been withdrawn as work had commenced before the application had been considered by the Sub-Committee.

**HGS/12. SWADLINCOTE HERITAGE ECONOMIC REGENERATION SCHEME GRANTS**

- (a) 71 High Street, Swadlincote (Supplementary Application)***

It was reported that a grant offer of £38,991 had already be made in May 2004 for the second phase of works to this building, comprising works of repair and restoration to the rear and re-roofing. Grants totalling £16,334 had previously been given in 2002 and 2003 for the first phase, which included the restoration of the front including the shop front. This supplementary application was for additional repairs to the workshop and paving the yard in blue bricks.

The original application for phase 2 had included re-paving the rear yard between 71 and 73 High Street. There was insufficient funding available at that time to cover this item and it was therefore omitted. The applicant was still keen to undertake this work, particularly since the successful completion of the yard at 11 Church Street. Not only would the re-paving result in a significant improvement in the appearance of the yard, it would also facilitate disabled access.

The second phase is now well underway and during the course of the contract, various additional previously unforeseen grant eligible repairs have proven necessary. The rear workshop had proved to be in worse condition than anticipated and the various additional works had been recommended by the structural engineer and architect including underpinning, additional re-building and repairs to the roof structure.

The Design and Conservation Officer reported that she had recently visited the premises to inspect a rear wall, which was in very poor condition. It was confirmed that this wall was not owned by the applicant, and it was therefore requested that the existing grant for works to the wall on the right hand side of the property be transferred to the wall on the left hand side.

Once the contingencies originally allowed were subtracted, the cost of the blue brick paving was £8,035 (eligible at 80%) and the cost of the other additional repairs was £4,908 (eligible at 50%) giving a total of £12,943. 80% and 50% grants respectively would be £6,428 and £2,454, giving a total of £8,882. VAT was excluded as it was recoverable.

**RESOLVED:-**

- (1) That the existing grant for works to a rear wall be transferred, as outlined above.**
- (2) That Mr. T. Freeman be offered 50% and 80% supplementary grant up to a maximum of £8,882 towards eligible costs of £12,943 (exclusive of VAT) for additional brickwork repairs and re-paving the rear yard at 71 High Street, Swadlincote, as set out in the estimates from Bartrams dated 1st August and 28th September 2005 subject to the usual conditions and to an additional condition requiring a sample of the brick paver and the laying pattern to be approved before work starts.**

**(b) 47 West Street, Swadlincote**

It was reported that this attractive two-storey outbuilding was currently unused and deteriorating. It had been re-roofed in concrete tiles and these were clearly visible from West Street.

Outbuildings and workshops to the rear of frontage properties were a characteristic of historic town centres, adding to the interest of the main street. Very often, such buildings were lost because attention was focused on the retail uses at the front and they fell out of use and into disrepair.

A scheme of residential conversion had been devised for this building, which should ensure its continued survival. It would become a two bedroomed unit, sympathetically designed to retain original openings and historic joinery with minimal alteration. The scheme would attract an S.D.D.C. landlord grant for the conversion and this application was for external repairs and restoration. The eligible works included re-roofing in slate (80%), brickwork repairs and re-pointing (50%), cast iron rainwater goods all round (80%) and the replacement of three windows and a door to authentic historic patterns (80%).

Four competitive estimates had been submitted. The total cost of the conversion ranged from between £71,727 and £46,265. The cost of the

eligible items based on the lowest of the submitted prices was £13,477.25 (£11,470 + £2,007.25 VAT). £425 of this was eligible at 50% and the remainder at 80%, giving a grant of £10,526.

**RESOLVED:-**

***That Mr. J. W. C. Coxon be offered a 50% and 80% grant up to a maximum of £10,526 towards eligible costs of approximately £13,477.25 (£11,470 + £2,007.25 VAT) for re-roofing in slate, brickwork repairs and re-pointing, cast iron rainwater goods and three windows and a door at the outbuilding to the rear of 47 West Street as set out in the estimate from Slater and Page dated 7th October 2005, subject to the usual conditions and to the following additional conditions:-***

- (a) That the precise pattern of the external joinery be approved before work starts and the windows and door be painted to an agreed colour before the grant is paid.***
- (b) That the rainwater goods be painted before fixing.***
- (c) That a lime mortar be used for the re-pointing and that the specification and a sample panel be approved before the work is generally executed.***
- (d) That samples of replacement bricks and slates be approved before the work starts.***

R. F. LANE

CHAIR

The Meeting terminated at 3.45 p.m.

