
REPORT TO:	Swadlincote HERS Sub Committee	AGENDA ITEM: 4
DATE OF MEETING:	18th December 2003	CATEGORY: DELEGATED
REPORT FROM:	Deputy Chief Executive	OPEN PARAGRAPH NO:
MEMBERS' CONTACT POINT:	Marilyn Hallard, Design and Conservation Officer, x5747	DOC:
SUBJECT:	Swadlincote Heritage Economic Regeneration Scheme	REF: HERS 11
WARD(S) AFFECTED:	Swadlincote	TERMS OF REFERENCE: DS3

1.0 Recommendation

55 HIGH STREET

- 1.1 That Mr P Marston be offered a 50% and 80% supplementary grant up to a maximum of £960 towards additional eligible costs of £1,249 for additional rainwater goods, brickwork and roof repairs at 55, High Street as set out in the invoice from J T Kavanagh dated 10th November 2003, subject to the standard applicable conditions.

61/63 HIGH STREET

- 1.2 That Mr J Burnton be offered a 50% and 80% grant, towards eligible costs of approximately £80,000 for restoration and repairs at 61,63 High Street as described at 3.9 below and set out in the approved tender details of which will be available at the meeting, subject to the standard conditions and the following additional conditions:
- i) that before work starts the precise pattern of all replacement joinery and external ironmongery shall be approved by the Council
 - ii) that before work starts a sample panel of pointing and samples of replacement slates and bricks be approved
 - iii) that all leadwork be detailed and fixed in accordance with the Lead Sheet Associations guidelines
 - iv) that external joinery and the rear elevations shall be painted to an approved colour scheme before the grant is paid.
 - v) that gutters and downpipes be painted (black unless otherwise agreed) before fixing.

- vi) that a specification for removing paint and render and subsequent making good, based on a sample panel, be submitted to the Council for approval before work starts.
- vii) that new signage be provided on the shop front fascia, the precise detailing be agreed and the signs be installed as agreed before the grant is paid.

2.0 Purpose of Report

- 2.1 To consider applications for grant aid.

3.0 Detail

55, HIGH STREET
UNLISTED

APPLICANT: Mr.P Marston

REF: HERS 10

- 3.1 Two grants have so far been given to Mr Marston for works to 55, High Street. The first, amounting to £3,596, paid in December 2002 was for repairs to the ground and first floor shop fronts. The second, a grant of £5,726, approved by the HERS committee on 31st March 2003 was for re-roofing, rainwater goods, brickwork repairs and re-pointing at the above. This second phase is now complete and the grant has recently been paid. This application is for a supplementary grant to cover additional costs and items carried out as part of the second phase.
- 3.2 As required by the grant scheme rules the applicant informed the Council of the additional works before they were carried out and it was confirmed at that time that they would be eligible for a supplementary application at the end of the project. All the additional works have been completed satisfactorily.
- 3.3 The eligible supplementary items are as follows. 1) The replacement of a plastic down pipe in cast iron to the rear elevation (80%). 2) The rebuilding of the top section of the gable wall which had been repaired in the past using unsightly modern bricks that did not match the originals (80%). 3) The replacement of one purlin that was discovered to be beyond repair when the roof was opened up (50%). 4) The additional cost of supplying crested ridge tiles over and above the amount allowed as a P C sum in the original grant application (80%).
- 3.4 The total cost of the eligible supplementary items is £1,249 exclusive of VAT which can be reclaimed. This gives a grant figure of £960 at the above percentages for each item.
- 3.5 All the works have been carried out to a high standard. A combination of careful repair and authentic restoration has significantly improved the appearance of this building from the front and the rear.

61/63, HIGH STREET
UNLISTED

APPLICANT: Jon Paul Fashions (Mr J Burnton)

REF: HERS 12

- 3.6 61/63 High Street is part of a once handsome, now much disfigured late 19th century row of shops. The Swadlincote Townscape Audit which was used as part of the justification for the establishment of the grant scheme picked out Jon Paul Fashions as an example of extreme disfigurement.
- 3.7 Its chimneys have been truncated, the brickwork is painted and partly rendered, the decorative moulded eaves bricks have been damaged and rendered over and the shop front and most of the external joinery has been replaced with poor quality 1970's style components.
- 3.8 Surviving old photographs give a good indication of the building's historic appearance and these have been used to inform the details of the proposed restoration.
- 3.9 The eligible works include the following. 1) Restoration of the shop front to an historic pattern. (80%) 2) Restoration of first floor front elevation windows to the original pattern (80%). 3) Removal of paint and render from the front elevation restoring it to its original appearance including brick repair (80% and 50%). 5) Reinstatement of moulded bricks and cast iron rain water goods to the front elevation (80%). 6) Re-inststement of cast iron rainwater goods to the rear (80%). 7) Re-roofing front and rear ranges (50%). The rear elevations are to re-painted and though this item is not eligible for grant assistance the opportunity exists to achieve a sympathetic colour scheme to the rear.
- 3.10 The architect has provided a budget estimate of approximately £80,000. Most of the items are eligible at 80%, see above, giving a grant figure somewhere in the region of £60,000. The works are currently out to tender. The tenders will have been received and assessed by the architects by the date of the meeting and further details will be given then.
- 3.11 The works which are to be welcomed will have a substantial impact on the character of this building and on the character of the conservation area as a whole.

4.0 Financial Implications

- 4.1 The recommended grant offers can be met from the 2003/2004 budget see summary at Annexe 'A'.

5.0 Community Implications

- 5.1 Grants for historic buildings 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.

Regeneration of the town centre bolsters the local economy, helps local businesses to improve and increases choice for Swadlincote visitors and shoppers.

6.0 Background Papers

6.1 Grant application: 55, High Street. File No. HERS 10

6.2 Grant Application: 61/63 High Street. File No. HERS 12