

SWADLINCOTE HERITAGE ECONOMIC REGENERATION
SCHEME SUB-COMMITTEE

22nd January 2003

PRESENT:-

District Council Representatives

Labour Group

Councillor Brooks (Chair), Councillor Dunn (Vice-Chair) and Councillor Mrs. Rose.

Conservative Group

Councillor Hood.

Sharpe's Pottery Heritage and Arts Trust

Mr. J. Oake.

Made in Swadlincote Partnership

Mr. T. Freeman.

SHS/19. **MINUTES**

The Open Minutes of the Meeting held on 3rd October 2002 were taken as read, approved as a true record and signed by the Chair.

SHS/20. **DECLARATION OF INTEREST**

Mr. T. Freeman declared a personal interest in the Swadlincote Facelift Scheme.

MATTER DELEGATED TO COMMITTEE

SHS/21. **GRANT APPLICATION - NO. 1 CHURCH STREET AND NOS. 2, 4 AND 6 HILL STREET**

It was reported that this late 19th century row of buildings stood on a very prominent corner at the end of the High Street. Without exception, these buildings had been badly disfigured by 20th century alterations which diminished the appeal of this end of the town. The row had retained its slate roofs though in need of repair but all of the joinery had been lost or altered and the shop fronts were not only modern but were much larger than the originals. The row was categorised in the Townscape Audit as being of 'high townscape value' but with disfigured shop fronts at ground level. The four properties were within a single ownership. No. 1 Church Street was let as a hairdressing salon and the others as offices, thus providing useful town centre services and employment. No change in the use of the buildings was currently envisaged.

It was proposed to undertake essential repairs to the roof and to restore the elevations to their former appearance, based on old photographs. The works would be fairly radical and included the reduction of the shop fronts and the reinstatement of brickwork. The restoration would have an enormous impact on the character of the conservation area. The proposals had been designed

by a firm of conservation architects with extensive experience in the historic building field and they were to be retained for a full architectural service.

The eligible works were outlined, the cost of which based on the lower of two competitive estimates was in the sum of £99,483 (£84,666 plus £14,817 VAT and £10,560 for architects' fees). It was normal practice to require three competitive estimates but from a tender list of six, only two tenders had been returned. However, English Heritage had confirmed that the application may be processed on the basis of the two tenders received to avoid the lengthy delay that would be caused by repeating the tender process.

Of the total eligible costs, £25,848 covered eligible works at 50% and £73,635 related to eligible works at 80%. This would generate a total grant offer of £71,832 (£58,908 at 80% and £12,924 at 50%), which provided an average of approximately £18,000 per property. The balance of the 2002/03 budget was insufficient to provide a full grant but it was proposed that the balance of the current year's fund be allocated at this time and that a further offer be made when funding was available.

The project would result in authentic architectural details being restored and disfiguring alterations reversed. This would result in a huge improvement to the appearance of the conservation area, particularly at this end of the High Street.

RESOLVED:-

- (1) That Mr. A.W. Fenwick be offered an 80% grant up to a maximum of £27,935 (being the balance of the 2002/03 fund) towards eligible costs of £34,944 for repair and restoration works at No. 1 Church Street and Nos. 2, 4 and 6 Hill Street, as set out in the tender from Harvey and Clark dated 22nd August 2002, subject to the standard conditions and to the following additional conditions:-**
 - (i) That, prior to the commencement of works, the precise pattern of all replacement joinery, roof hips and all external ironmongery shall be approved by the Council.**
 - (ii) That, prior to the commencement of works, a sample panel of pointing and samples of replacement slates and bricks shall be approved by the Council.**
 - (iii) That all leadwork shall be detailed and fixed in accordance with the Lead Sheet Association's guidelines.**
 - (iv) That external joinery shall be painted to an approved colour scheme before the payment of any grant.**
 - (v) That gutters and downpipes shall be painted (black unless otherwise agreed) before fixing.**
 - (vi) That precise details of the signage shall be approved before the payment of any grant.**

- (2) That a further grant of £43,897 be considered in due course, subject to the availability of funds.**

L.J. BROOKS

CHAIR

The Meeting terminated at 3.30 p.m.