
REPORT TO:	Heritage Grants Sub Committee	AGENDA ITEM: 5
DATE OF MEETING:	26th March 2010	CATEGORY: DELEGATED
REPORT FROM:	Director of Community Services	OPEN
MEMBERS' CONTACT POINT:	Marilyn Hallard, Design and Conservation Officer, x5747	DOC:
SUBJECT:	Swadlincote PSiCA Applications	REF: See individual items
WARD(S) AFFECTED:	Swadlincote	TERMS OF REFERENCE: DS3

1.0 Recommendations

SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME (PSiCA)

BAPTIST CHAPEL HILL STREET

1.1 That subject to availability of funds a 50% grant of £8,484 be offered to the Trustees of Hill Street Baptist Church towards eligible costs of £16,967 for re-roofing, based on the estimate provided by Burridge Oliver Roofing Ltd, dated 24th November 2009, subject to the usual conditions and the following additional conditions:

- i) All leadwork shall be detailed and fixed in accordance with the lead sheet associations guidelines
- ii) Samples of any replacement slates and ridge tiles shall be approved before work starts
- iii) A specification for the bedding and pointing mortar shall be approved before work starts

21, CHURCH STREET

1.2 That subject to availability of funds a 50% and 80% grant of £12,645 be offered to the Mr Brandon Knock towards eligible costs of £16,641.62 for window repair and restoration, roof and chimney repairs, based on the estimate provided by Mumford Restorations dated 16th January 2010 subject to the usual conditions and the following additional conditions.

- i) All new joinery shall be painted before fixing and the colour scheme shall be approved before work starts
- ii) All leadwork shall be detailed and fixed in accordance with the lead sheet associations guidelines
- iii) A hydraulic lime mortar shall be used to an agreed specification and a sample panel approved before the work is generally executed

- iv) A sample of the clay pots shall be approved before work starts

79 HIGH STREET

1.3 That subject to availability of funds and receipt of adjusted prices a 50% and 80% grant in the region of £11,200 be offered to Messrs. John and Simon John Mills towards eligible costs of approximately £14,000 for restoration of the ground floor shop front based on the lowest estimate subject to the usual conditions and the following additional conditions:

- i) All new joinery shall be painted before fixing and the colour scheme shall be approved before work starts
- ii) All leadwork shall be detailed and fixed in accordance with the lead sheet associations guidelines
- iii) The design of the signage shall be approved before work starts
- iv) The existing blinds shall be permanently removed

49, HIGH STREET

1.4 That subject to availability of funds and receipt of competitive tenders a 50% and 80% grant of approximately £17,328 be offered to Mr J Petcher towards eligible costs of approximately £21,660 including fees for the restoration of the shop front based on the lowest tender subject to the usual conditions and the following additional conditions:

- i) All new joinery shall be painted before fixing and the colour scheme shall be approved before work starts
- ii) All leadwork shall be detailed and fixed in accordance with the lead sheet associations guidelines
- iii) The design of the signage shall be approved before work starts

12 COPPICE SIDE

1.5 That subject to availability of funds and receipt of competitive estimates an 80% grant in the region of £5,000 be offered to Harrison Property Developments towards eligible costs of approximately £6,250 for the restoration of the front door, doorway and path based on the lowest estimate to the usual conditions and the following additional conditions

- i) All new joinery shall be painted before fixing and the colour scheme shall be approved before work starts
- ii) Samples of copings, pavers and bricks including moulded bricks shall be approved before work starts
- iii) A hydraulic lime mortar shall be used to an agreed specification and a sample panel approved before the work is generally executed

2.0 Purpose of Report

To determine Swadlincote PSiCA grant allocations.

3.0 Detail

Baptist Chapel, Hill Street

Unlisted

Applicant: The Trustees of Hill Street Baptist Church

Ref: PSiCA 17

- 3.1 Swadlincote Baptist Chapel was first built in 1866. Ten years later it was converted to a school room and the current chapel erected in front of it. Its bold architecture makes it a prominent feature at the east end of town.
- 3.2 As well as for worship the Chapel is used on a regular basis for community activities including Toddler Group, Youth Club, Kids Club, Sports Clubs and is used by a number of local groups including Arthritis Care, Friends of the Blind, Swadlincote Messiah Choral Society, Talking Newspaper, Drama Group and the Bramblings and Belmont School. The Church is keen to encourage community's use of the chapel and the proposed repairs will help them to continue to offer good quality accommodation as well as putting the building into good order for the future.
- 3.3 The Baptist Church has previously received HERS and PSiCA grants amounting to £11,385 for the repair and replacement of 26 windows and three doors at the Chapel and this has significantly improved its condition and appearance since the first grant application in 2004 when it had a very run down appearance. This application is for re-roofing the front range. The roof has been letting in water and slipped slates replaced on a regular basis. The underlying roof structure appears to be sound as a result of the regular maintenance. However the nails are failing and re-roofing is the only long term way of addressing the problem. The existing slates will be reused and leadwork replaced. The two former ridge vents will be re-leaded. A provisional sum of £400 has been included to cover repairs to the parapet copings.
- 3.4 The cost of the eligible work based on the lowest of three competitive estimates is £16,967 including 17.5% VAT. A 50% grant would give a grant of £8,484.

21, Church Street

Unlisted

Applicant: Mr Brandon Knock

Ref: PSiCA 18

- 3.5 During the course of the HERS grant scheme houses on Church Street were added to the list of eligible buildings. When the PSiCA scheme began in April 2007 they were made a target for grant assistance. The take up has been slow but three properties on Church Street have already received grant assistance two of which have been for significant restoration works. This application relates to one of the few houses in the street, which retains all of its original joinery on the front. To the rear however none survives.
- 3.6 This application is for: overhauling of all original front elevation sash windows, 2 first floor and one tripartite ground floor bay; restoring four sash windows to the rear; repairing one chimney stack and restoring five clay bishop pots; re-leading a failed lead valley to the rear.

- 3.7 The new windows will be of Douglas Fir, brush treated with a clear preservative and the estimate includes for painting before fixing.
- 3.8 The cost of the eligible work based on the lowest of three competitive estimates is £16,641.62 including 17.5 VAT. A 50% and 80% grant would give a figure of £12,645

79 High Street

Unlisted

Applicants: Messrs John and Simon John Mills

Ref PSiCA 19

- 3.9 79 High Street is located at the far east end of High Street on the corner of Church Street. It has a long prominent frontage which frames the view westwards down the towns principal street and thus is an important focal point. The appearance of this historic building has suffered through a series of 20th century alterations. This application is for the replacement of the shop front windows.
- 3.10 The building has three known phases of shop fronts. Evidence of the first, a number of small shop windows similar to those that have been restored on the opposite corner at 2-6 Hill Street, can be seen on a photograph of Queen Victoria's Golden Jubilee (20th June 1887). Photographs from the 1920's show the second phase where all the ground floor brickwork has been taken out to accommodate large plate glass windows that wrap around the corner. Some of this joinery survives in the current third phase shop front. This application is for the restoration of the 1920's era shop front.
- 3.11 The eligible works include; repairing the elements of the old shop front that survive, restoring those that are missing replicating the historic mouldings and, new signage. The modern external blinds will be removed.
- 3.12 The new joinery will be a good quality unsorted Swedish Upper Gulf Redwood. The company use a 'factory finish' combined system of dip treatment and spray painting in their own workshop. The treatment and paint finish is water based and micro porous.
- 3.13 The cost of the work has yet to be finalised. Three competitive estimates have been obtained but are being adjusted. It is anticipated that the cost of the works based on the lowest estimate will be in the region of £14,000. Final prices will be available at the meeting. This would give an 80% grant figure of approximately £11,200.
- 3.14 This building is located in a pivotal location and the impact of this work will be significant particularly when considered in the context of the restoration work that has already been done at this east end of the town centre.

49 Church Street

Unlisted

Applicant: Mr J Petcher

Ref PSiCA 20

- 3.15 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 has been extensively altered in a manner that spoils its historic character. This application is for the restoration of the shop front.
- 3.16 HERS and PSiCA grants amounting to £26,334 have been given for works to this building including re-roofing, re-pointing, restoration works to the rear and restoration

of the two first floor windows at the front. Planning permission has been given for replacing the existing modern shop front.

- 3.17 This work is to be welcomed as the owner had been encouraged to include the shop front from the outset but wasn't in a position to do this work until now. Once complete it will significantly improve the building and this part of the conservation area.
- 3.18 The eligible works include complete replacement of the shop front including leadwork to the fascia and signage. The job is currently out to tender and the prices will be in before the date of the meeting.
- 3.19 The timber species and method of treatment will be confirmed at the meeting.
- 3.20 It is anticipated that the eligible costs will be in the region of £21,660 (£19,000 plus 14% fees) exclusive of VAT, which is recoverable. This would give an 80% grant figure of approximately £17,328.

12, Coppice Side
Unlisted

Applicant: Harrison Property Developments

Ref PSiCA 21

- 3.21 12 Coppice Side was built as an office for the former Hepworths Pipe Yard. It is a handsome brick single storey brick building with an imposing presence in the street scene. Its character is spoiled by an alteration to its front door, which has been widened involving the removal of the original moulded brickwork which would have matched that around the surviving original window openings.
- 3.22 The current owners, a man and wife team, have set up a company in order to register for VAT and be able to claim the VAT on their project which involves conversion to three residential units.
- 3.23 A grant of £9,500 has already been made towards the cost of underpinning this property and this work is complete. This application is for the restoration of the front door and door opening, reinstatement of a blue brick front path and brickwork repair.
- 3.24 Estimates are awaited and will be available at the time of the meeting. The timber species and method of treatment will be confirmed at the meeting. It is anticipated that the cost of the eligible works would be in the region of £6,250 giving a grant figure of approximately £5,000.

4.0 Financial Implications

- 4.1 Following the last meeting the outstanding balance of the PSiCA grant budget was £15,422. A further £12,858 of savings on other projects can also be reallocated giving a total balance of £28,280 as set out in the financial summary at Annexe 'A'. This is insufficient to offer grants in respect of all the applications on this agenda.
- 4.2 It was thought that given the District Council's inability to make a financial contribution to the PSiCA in 2010/2011 that the scheme would end. However English Heritage have accepted a bid submission for continuation without an SDDC contribution for 2010/2011. This has been made on the basis of a budget of £50,000 (£40,000 English Heritage and £10,000 Derbyshire County Council). The SDDC contribution would be the external funding being invested in the repaving of The Delph.

- 4.3 The determination of the PSiCA funding bid is awaited. A decision is awaited on the Derbyshire County Council contribution. If the bid fails then this will be the last meeting of the scheme. If it succeeds then the scheme could continue for a further year and beyond subject to South Derbyshire District Councils ability to contribute.
- 4.4 In the mean time a choice will need to be made between the competing applications. They are set out in the report in chronological order. In order to assist the choice an additional assessment of their relative merits is set out at Annexe 'B'.

5.0 Community Implications

- 5.1 Historic building grants 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. By concentrating a generous budget in one area the PSiCA scheme makes a significant contribution to the re-generation of Swadlincote town centre.

6.0 Background Papers

- 6.1 Grant Application: Baptist Chapel Hill Street. Ref PSiCA 17
- 6.2 Grant Application: 21, Church Street. Ref PSiCA 18
- 6.3 Grant Application: 79 High Street. Ref PSiCA 19
- 6.4 Grant Application: 49 High Street. Ref PSiCA 20.
- 6.5 Grant Application: 12 Coppice Side. Ref PSiCA 21