
REPORT TO:	Swadlincote HERS Sub Committee	AGENDA ITEM: 4
DATE OF MEETING:	24 th January 2002	CATEGORY: DELEGATED
REPORT FROM:	Deputy Chief Executive	OPEN
MEMBERS' CONTACT POINT:	Marilyn Hallard, Design and Conservation Officer, x5747	DOC:
SUBJECT:	Swadlincote Heritage Economic Regeneration Scheme	REF: 13.3.18.5
WARD(S) AFFECTED:	Swadlincote	TERMS OF REFERENCE: DS3

1.0 Recommendations

- 1.1 That subject to receipt of a satisfactory estimates Greggs of the Midlands be offered an 80% grant towards joinery repairs and a 50% grant towards a new sign **at 6, High Street**, subject to the standard conditions and the following additional conditions:
- that before work starts the precise pattern of replacement windows shall be approved by the Council
 - that the restored shop front shall be painted to an approved colour scheme before the grant is paid.
- 1.2 That Mr. H. McFadden be granted permission to start work on shop front improvements at **8, High Street** without prejudice to his grant application subject to the standard conditions and the following additional conditions:
- that before work starts the precise pattern of the improvements shall be approved by the Council
 - that the restored shop front shall be painted to an approved colour scheme.

2.0 Purpose of Report

- 2.1 To consider grant applications.

3.0 Detail

6,HIGH STREET, UNLISTED
APPLICANT: Greggs of the Midlands

REF: HERS 3

- 3.1 This an early twentieth century two storey building comprising a shop on the ground floor with residential accommodation above. The shop has been vacant for approximately a year. The applicants have recently purchased it for use as a bakers and confectioners. It forms part of an attractive row identified in the town centre audit as being of high townscape value and worthy of inclusion in a 'local list' of buildings of architectural and historic merit. The row as a whole is relatively unspoilt but poor quality alterations including a modern shop front and first floor windows detract considerably from the character and appearance of number 6.
- 3.2 The owner commenced internal shop fitting on 14th January and has agreed to replace the front elevation joinery to a more sympathetic pattern provided that this can be achieved within the four-week period allowed for the shop fitting. They are considering other works including the restoration of partially demolished chimney stacks as a second phase and this may be the subject of a further application.

- 3.3 The eligible works which are the subject of the current application are the restoration of two first floor sash windows, a shop front of traditional design modelled on the surviving adjacent shop fronts at 'Hughies' and 'New Look', and sensitively designed signage on the shop front fascia. The joinery is eligible at 80% and the signage is eligible at 50%. The job as a whole has been out to tender and given to the contractor who submitted the lowest price. The shop front proposals have been revised following discussions since the tenders were obtained and an amended estimate for the eligible works is awaited and will be available for the meeting.
- 3.4 The project will result in the following benefits. A vacant shop will be brought back into use. Employment will be provided for 3-5 full time workers. The architectural character of the building will be enhanced to a substantial degree. The works will have a significant impact on the character of the conservation area both to the front and the rear.

8. HIGH STREET

APPLICANT: MR. H. HcFadden

REF: HERS 4

- 3.5 This adjoins the above and is of the same date and style. A shop refit is planned for February and discussions are being held with the owner about potential improvements to the surviving but altered historic shop front. The owner may be persuaded to undertake this work at the same time as the internal alterations but is keen that the planned works should not be delayed. The proposed improvements include replacing the modern metal doors in timber, removing the illuminated box sign and replacing it with signage on the fascia and replacing the soffit panels.
- 3.6 It is proposed that permission be given to the owner without prejudice to any grant application to help facilitate negotiations on the improvements.
- 3.7 The project will result in the following benefits. The vacant upper floor will be brought back into use for residential purposes thus improving town centre security. The architectural character of the building will be enhanced by the restoration of the shop front. The works combined with the proposals to no. 6 will have a significant impact on the character of the conservation area.

4.0 Financial Implications

- 4.1 After the last meeting £14977 was allocated leaving £7023 outstanding from the 2001/2002 budget. See Annexe A..

8.0 Background Papers

- 8.1 Grant application: 6, High Street. File No. HERS 3
- 8.2 Grant Application: 8, High Street. File No. HERS 4