

GLOSSOP VISION BOARD

11 February 2010

Agenda Item 4

GLOSSOPDALE Townscape Heritage Initiative (THI)-GENERAL GRANTS SCHEME

Property Address: 80,82,84 High Street West, Glossop

(Connexions, Ursula's and Pizza Plus)

Report by Contact Officer: Joanne Brooks - Glossopdale Townscape Heritage Initiative Project Officer

Executive Member: Councillor T Kemp

1 Reason for the report

1.1 To consider an application for a grant towards eligible repair and reinstatement works to 80-84 High Street West This includes repairs to the stone slated roof, reinstatement of four timber sliding sash windows to the upper floor, renewal of cast iron gutters and rainwater pipes, and isolated re-pointing using traditional lime mortar. The applicant, Mr Nazary, is the owner of all three properties.

2 Summary

- 2.1 The THI general grants scheme has £150,000.00 from the Common Fund to spend over 3 years. The funds seek to assist private owners/occupiers to carry out traditional repairs or reinstatement of lost architectural details to historic properties within the THI boundary area. The remaining budget at the time of writing the report is **£58,926** with **8** grant schemes already approved. (See also General Grants Scheme Budget summary in Appendix 1).
- 2.2 This report details the cost of the work and the level of grant proposed for this particular project.

3 Recommended

3.1 Members are requested to approve a grant of up to £13,552.62 incl VAT (49.8% grant) towards the cost of works totalling £27,205.50 (Incl VAT).

4 Background

4.1 80-84 High Street West is an early 19th century terraced commercial property located on the main route through Glossop town centre and situated at the junction with Arundel Street. As such the property is a focal point in the main retail street of the town centre. Once completed, it is anticipated that the repair and refurbishment works to this property will further enhance the property and make a positive contribution to the character and appearance of the conservation area. (See existing photograph in Appendix 2).

5 Issues and Options

5.1 The scope of works is as follows: -

- Roof repairs and lead work (50%)
- Reinstall cast iron rainwater goods (25%)
- Reinstall 4 no. Traditional timber sliding sash windows at first floor level (75%)
- Masonry repairs/pointing (isolated areas) (50%)
- External decoration of new/repaired joinery (50%)

5.2 Costs

Summary of Quotations		
	Total Project Cost Incl VAT	Grant Offer Incl VAT
Quote 1	£27,205.50	£13,552.62 (49.81%)
Quote 2	£40,900	
Quote 3	£29,600	

5.3 The lowest quote is Quote 1-£27,205.50 and once individual percentage rates are applied to the eligible works, a grant of up to **£13,552.62 incl VAT** is proposed.

5.4 The offer of a grant will be subject to the terms and conditions as set out by the Heritage Lottery Fund and the THI Project Officer.

Funding

5.5 The works will be funded as follows:

THI Common Fund	£13,552.62
Private Contribution	£13,652.88
Total	£27,205.50

Previous Grant applications

5.6 The applicant has had no previous grant applications for this property.

Officer's Comments

5.7 This property is situated in a key location on High Street West overlooking the junction with Arundel Street. By re-instating traditional features such as the four timber sash windows to the first floor, it is considered that this will further improve and enhance the properties overall appearance. The work to the roof will also preserve the stone slating, a

common feature of buildings of this period, but few of which survive. It is unfortunate that the applicant feels unable to afford to improve the shopfronts at the same time as the rest of the work, but the work currently proposed is eligible for grant on its own. It concentrates on preserving the historic fabric, as well as re-instating sash windows were an original feature of the building. The work will guarantee the future survival of the building The shopfronts, not the worst on the High Street, can be improved at a later date, when the businesses change hands or the owner can afford it.

6 Implications

Legal ✓	Financial ✓	Workforce
Environmental ✓	Community Safety	Consultation
Equalities	Risk Management	Human Rights
Project Management		

6.1 Local authorities are empowered to give grants towards improvements in conservation areas under Section 57 of the Planning (Listed buildings and Conservation Areas) Act 1990.

6.2 Environmental issues are the subject matter of the report.

6.3 The 2009/2010 budget has been established and contributions from Heritage Lottery Fund and the County Council have been confirmed

7 How this report links to Corporate Priorities

7.1 Heritage-led regeneration schemes contribute towards meeting the Council's Corporate objective 2 – Creating Jobs and Prosperity as set out in the 5 year Corporate Plan 'Improving High Peak, Priorities for Action 2008 – 2013'.

8 Appendices

8.1 Appendix 1 – Summary of General Grant Scheme Budget

8.2 Appendix 2 – Existing Photograph – 80-84 High Street West

General Grant Scheme Summary

Total Budget of £150,000 over 3 years			
	Grant Offer Date	Grants Committed	Outstanding Balance
69, 71 & 71a High Street West	9 th July 2008	£20,198.88 (Replaces initial figure of £21,309.00 and includes a saving of £1110.12)	£129,801.12
23 High Street East	9 th July 2008	£5,735.00 (updated figure)	£124,066.12
3-5 High Street East (Harley's Bar)	Approved December 2008	£7,545.00	£116,521.12
Glossop Tyre & Battery (25 High St East)	Approved March 2009	£29,195.25	£87,325.87
Kimberley's Bakery 12 High St East	Approved June 2009	£3,271.54	£84,054.33
71-71a High Street West (Bradley's Fishmongers and Help the Aged)	Approved June 2009	£17,019.30	£67,035.03
23 High Street East (supplementary grant)	Approved Sept 2009	£2,332.50 Incl VAT	£64,702.53
20 Norfolk Street (formerly Blazes)	Approved Sept 2009	£5,776.45 incl VAT	£58,926.08
80-84 High Street West (Connexions, Ursulas, Pizza Plus)	To be approved	£13,552.62	£45,373.46

APPENDIX 2

