

AGENDA ITEM 7

HIGH PEAK BOROUGH COUNCIL

Report to Glossop Vision Board

30 January 2013

TITLE:	Glossopdale THI – 140 High Street West Grant application
EXECUTIVE MEMBER REGENERATION:	Councillor G Claff
OFFICER:	Dai Larner, Executive Director
WARDS INVOLVED:	Howard Town, Glossop

Appendices:

Appendix 1 – Existing photographs and proposed shop front drawings

Appendix 2 – Grants budget breakdown

1. Reason for the Report:

- 1.2 For the Glossop Vision Board to consider a grant application at 140 High Street West (The Sewing Box) towards the repair and restoration of this building.

2. Recommendation

- 2.1 That the Vision Board is recommended to:

- 2.1.1. Approve a grant of up to **£5,325** towards the cost of eligible works totalling **£7,100**

3. Executive Summary

- 3.1 The remaining grants budget at the time of writing the report is **£95,316.01** with 16 grant schemes already approved, and eight pending. (See also General Grants Scheme Budget summary in Appendix 2).

- 3.2 This report details the cost of the work and the level of grant proposed for this particular property.

4. How this report links to Corporate Priorities

4.1 This report concerns publicly funding the restoration and repair of traditional shop fronts within Glossop's historic town centre. This, in turn, is related to two of the Council's corporate aims:

- Supporting economic development and regeneration which incorporates the objective of high quality development control
- Protecting and improving the environment which includes the objective of promoting environmentally sustainable policies and practices. The conservation of historic buildings is inherently sustainable.

5. Options and Analysis

Scope of Works:

5.1 The scope of works allows for the repair and restoration of the shopfront at 140 High Street West as illustrated in Appendix 1. In summary this includes for the following work:

- Reinstatement of timber traditional shop front.
- New stallriser
- New signage.
- Preliminaries/contingencies

Summary of Costs and Quotations:

5.2 The above scope of works is eligible for grant aid at a rate of 75%

5.3 Two tenders were returned.

Summary of Quotations		
	Total Eligible Cost excluding VAT	Grant Offer excluding VAT
Quote 1	£7,100	£5,325
Quote 2	£7,950	£5,962.50

5.4 Breakdown of lowest tender

Site Set up and removal of existing shopfront

Repair existing stallriser

Supply and fit new shop front to include D/G safety glass, door, pilasters, fascia, projecting cornice and mullions

Decoration (external and internal to disturbed areas only)

Total **£7100**

Previous Grant Applications:

5.6 The property owners have not previously received grant aid towards this property.

6. Implications

6.1 Community Safety - (Crime and Disorder Act 1998)

No implications arising from the recommendations of the report

6.2 Workforce

No implications arising from the recommendations of the report

6.3 Equality and Diversity/Equality Impact Assessment

This report has been prepared in accordance with the Council's Diversity and Equality Policies.

6.4 Financial Considerations

There is sufficient funding available to meet this grant award and the balance of funds is shown in the financial breakdown in Appendix 2.

6.5 Legal

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.

6.6 Sustainability

The sustainable reuse of buildings is intrinsically linked to the designation and positive management of conservation areas..

6.7 Internal and External Consultation

No implications arising from the recommendations of the report

6.8 Risk Assessment

No implications arising from the recommendations of the report

7. Background and Detail

- 7.1 The THI general grants scheme seeks to assist private owners/occupiers to carry out traditional repairs or reinstatement of lost architectural details to historic properties within the THI boundary area.

Dai Lerner
Executive Director

**Web Links and
Background Papers**
Glossopdale THI

Location

Files held electronically

Contact details

Joanne Brooks ext 3654



As existing

Specification

1. Remove all paraphernalia from upper floors – alarm box, sign etc.
2. Redecorate front elevation in a colour to be agreed.
3. Install first sash window to comply with attached drawings and painted to an agreed colour (this element is optional).
4. Retain the overall form and structure of the existing shopfront but install new door, pilasters, splayed fascia with projecting cornice and shopfront frame and mullion as detailed below:
5. Repair and redecorate stallriser to an agreed colour scheme.

As proposed



Pilasters/fascia/cornice: New timber pilasters, fascia and cornice are required. The base of the pilaster should have a small projection. The top of the pilaster will require a 'top' detail that sits below and 'holds up' either the fascia or projecting cornice. It is important that there is a good depth to the shopfront and the photographs below illustrate a good projecting cornice, splayed fascia and pilaster top. **However I would not expect the decorative corbel to be added as this would be quite of a context for this property**



Door: The proposed drawing shoes a 4 panelled door with the top two panels glazed. In retrospect this look slightly too domesticated and I would recommend that the top section is fully glazed and the mid rail is lowered. The bottom section should have one panel with a recessed panel and bolection moulding. A photograph below shows a good example of one grant aided recently at the new dentist on High Street.



Example of panelled door



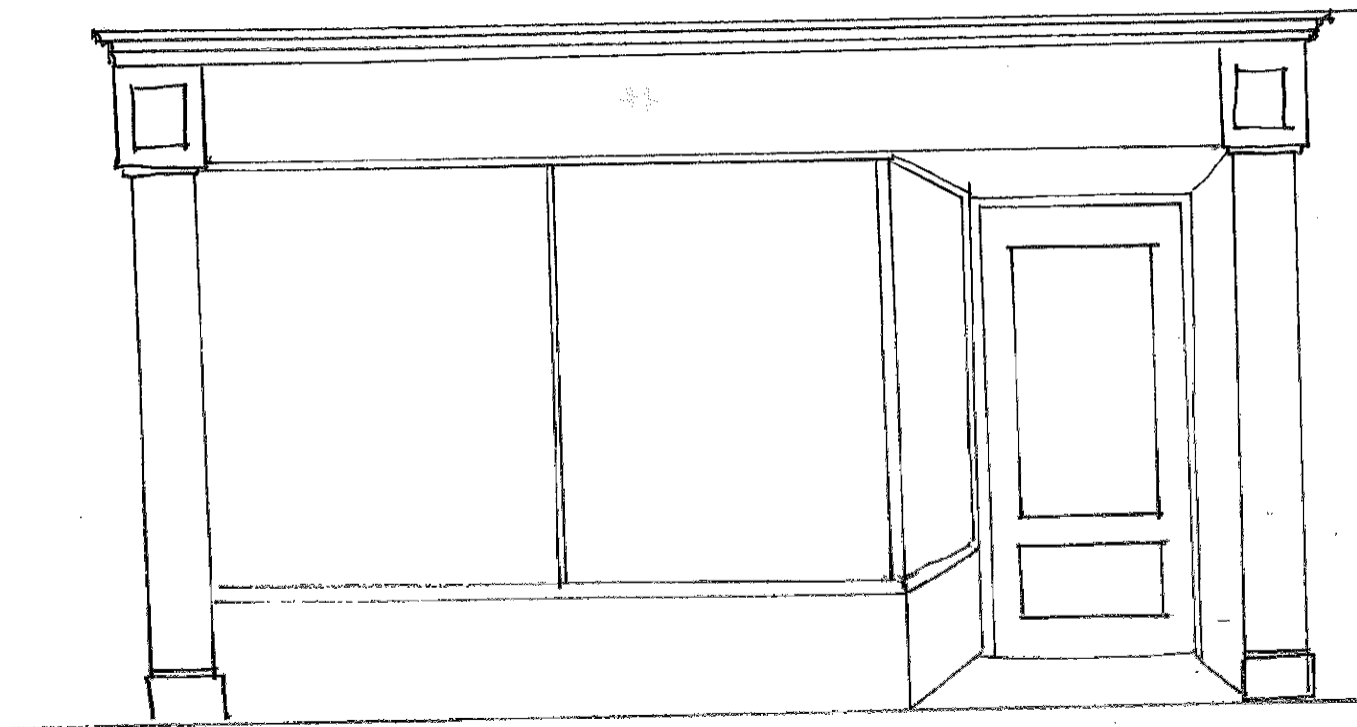
Same door in situ



Corner post and sill detail

Frame/sill/mullion – The corner post seems to be one of the only surviving elements and this should be repaired as is or replaced on an exact like for like basis and glazed internally. The sill should have an adequate projection with a suitable profile. The transom should also match the existing. Above is a photograph of an original shopfront (part of) recently repaired. This shows a suitable corner post and sill detail. The frame needs to be kept as simple as possible given the size of the corner post and transom.

Given the above comments I have amended the shopfront drawing slightly and have attached a revised sketch below. Please note the final colour scheme is open to discussion.



Total Budget of £355,000 over 4 years			
	Grant Offer Date	Grants Committed/Paid	Outstanding Balance from £200,00
69, 71 & 71a High Street West	July 2008	£19596.88 Paid (£20,198.88 offered)	£180,403.12
23 High Street East	July 2008	£5,735.00	£174,668.12
Glossop Tyre & Battery (25 High St East)	Approved March 2009	£29,195.25	£145,472.87
Kimberley's Bakery 12 High St East	Approved June 2009	£2656.18 Paid (£3,271.54 agreed)	£142,816.69
71-71a High Street West (Bradley's/ Help the Aged)	Approved June 2009	£15,765.63 Paid (£17,019.30 agreed)	£127,051.06
23 High Street East (supplementary grant)	Approved Sept 2009	£1,712.29 inc VAT paid (£2,332.50 Incl VAT agreed)	£125,338.77
20 Norfolk Street (formerly Blazes)	Approved Sept 2009	£5,776.45 incl VAT	£119,562.32
3,3a High Street West	Approved Sept 2010	£9387	£110,175.32
80-84 High Street West (Pizza Plus etc.)	Approved Sept 2010	£9450.00 inc VAT paid (£13,602.75 incl VAT agreed)	£100,725.32
Harleys Bar	Approved January 2011	£14,000 agreed £13,228 paid	£87,497.32
Victoria Street sketch scheme	Approved October 2010	£4075.00	£83,422.32
3, 3a High Street West	Approved May 2011	£375 exc VAT	£83,047.32

Budget Increase		£155,000	£238,047.32
70 High Street West	Approved May 2012	£10,730.62 exc VAT paid £12,878 incl VAT agreed	£227,316.70
94 High Street West	Approved May 2012	£5290.76 inc VAT paid £6000 incl VAT agreed	£222,025.94
1 Victoria Street	Approved Nov 2012	£54,895.63	£167,130.31
3 Victoria Street	Approved Nov 2012	£71,814.30	£95,316.01
14 Ellison Street	Pending	£28,875	£66,441.01
85 & 87 High Street West	Pending	£29,619.75	£36,821.26
24 High Street East	Pending	£6491.10	£30,330.16
140 High Street West	Pending	£5325.00	£25,005.16
119 High Street West	Pending	£17,248.75	£7,756.41
139 High Street West	Pending	£5616.00	£2,140.41
66 High Street West	Pending	£6,630	-£4,489.59
6 Norfolk Street	Pending	£7,425	-£11,914.59