

KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME -

STEERING GROUP - 24 FEBRUARY 2015

CARS PROJECT OFFICER'S REPORT

Priority Projects

1 - 7 Roods

The signed contract was returned to our Solicitors by Mr/Mrs Moncur on 19th January and work has now commenced at the building, albeit only internal at this stage. Grant aided works to the external elevations will start on site, weather permitting, in due course.

Warehouse/ Store, Ogilvy's Close

The building has been purchased by a developer from Fife, who has also bought the former Hooks Hotel building in Bank Street. The curtilage of Hooks at the rear adjoins the warehouse building and the overall site includes some land which was sold by the previous owner as part of the package. A pre-application enquiry was recently submitted (ref. 15/00041/PREAPP) to Planning by the owner's Architect showing a fairly comprehensive redevelopment of the entire site; conversion of the stonebuilt warehouse to form a single dwellinghouse, raising the wallhead by approx. 0.5m for required head-heights by introducing a narrow glass clerestorey and two new-build residential townhouses at the rear of the former hotel. Whilst the design and finishing of the latter will require amendment, the principle of this, in planning and conservation terms may be considered acceptable. The submitted plans also indicate the replacement of the two storey, late 18th century Hooks building with a three and a half storey block of flats with two retail units on the ground floor. Concern has been intimated to the owner and his Agent over the proposed demolition of this Category C listed building and the adverse affect of its loss on the townscape value of the conservation area. A structural survey submitted by the Agent suggests the preferred option should be demolition given the fragile state of the building. Whilst this may be their preferred option, it is clearly contrary to national planning guidance (SHEP - Scottish Historic Environment Policy) which states that no listed building should be demolished unless a number of tests can be satisfied. The Agent has been advised to consider this as part of any subsequent draft proposals.

In terms of alterations proposed to the former warehouse/ store building as a Priority Project, the Agent has been informed of potential grant eligible works such as roof repairs and re-instatement of the stone slated roof in addition to stonework repairs. It is unlikely that CARS funding would be available for any wholly new works to the building and given the substantial amount of funds which have been allocated, it is highly likely that there will be an underspend with this project. The Project Officer will continue to be actively involved in discussions over the re-development proposals for this site

Also, in relation to this building, it was noted last month that the roof has partially collapsed at the southern end leaving the gable wall freestanding and unsupported.

The Council's Dangerous Buildings Officer is currently in discussions with the owner and Agent over the future stability of the structure.

Former Airlie Arms, St. Malcolm's Wynd

The new owners of the building have appointed Doug Reid of James F Stephen Architects in Glamis as Conservation Architect for the project (same Architect as that for the Priority Project at The Roods). An initial report and proposed specification for the project has been prepared and forms the basis for the competitive tenders. Tender returns were due by Friday 13th February but the Grant application had not, by the date of this report deadline, been submitted for consideration. It is the intention of the owners to have the prioritised roof level conservation repair works completed by the end of May this year and to have part of the hotel re-opened for business to coincide with this target date.

Small Grants Scheme

One new Grant application has been submitted for consideration at this meeting and will form the next Agenda item.

Enquiries continue to be regularly received by the Project Officer, particularly since the mailshot went out in December and a number of site meetings have been held with prospective applicants. Eight applications under the Small Grants Scheme have just been received for various small scale repair works to properties in the Glengate, Kirkwynd, Bellies Brae and a more comprehensive application for works to repair the two elevations of Wilkie and Dundas's building at 28 Marywell Brae. All the applications have been submitted by Agents, Project Management (Scotland) Ltd. and are currently being assessed with a view to them coming forward to the March Steering Group meeting.

Public Realm Works

Mike Loftus, Landscape Services Officer has provided an update on works proposed at The Square. He advises that Maureen Crosbie now has the design brief and is currently working with primary school children on the tree guard design which should be finished by the end of April. The art department at Webster's School have also received the design brief for producing art work for the engraved inset granite slabs and are currently working on this. The school's deadline is end of March or April at the latest in order to allow time to work with Bruce Walker to produce the engravings.

The Services Clerk of Works, Neil Walker is looking into providing more electric sockets in a new location away from the central tree, most likely next to the existing lighting control pillar (outside A.B.McIntosh Ironmongers). Apparently, the current small pillar at the base of the tree is not fit for purpose and needs to be replaced.

Other Matters

Kirriemuir CARS will be initiating the delivery in the near future of a training package in traditional building repair skills aimed at various stakeholders - to up-skill local contractors and building professionals as well as local property owners. In addition to the educational aspect, given the substantial amount of building repair work which

will be available in the town over the next few years, it is hoped that local companies will be well placed to bid for the work as a result of the training packages proposed. The Project Officer has recently prepared a Training Brief and is currently working with the Council's Procurement Team with a view to inviting tenders from a number of training providers.

The Project Officer has also met with the Council's recently appointed Town Centre Regeneration Officer to discuss some shared interests, initially in relation to "Stalled Spaces Scotland" which provides funding for small scale community projects which bring new life to spaces of vacant land. It is also hoped that we can bring together CARS grant recipients and business owners to a local forum, later in the year to see what could be done in terms of more broader community-led town centre regeneration.