

**KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME  
STEERING GROUP - 24 FEBRUARY 2015**

**SMALL GRANT SCHEME - GRANT APPLICATIONS**

A grant application for CARS funding under the Small Grants Scheme has been submitted for the consideration of the Steering Group.

FORMER COUNCIL CHAMBERS, 26 MARYWELL BRAE, KIRRIEMUIR

The grant application relates to fairly extensive works to repair the roof and chimneys on the former Council Chambers at the top of Marywell Brae, close to the junction of Kirkwynd, Schoolwynd and Bank Street. This two storey unlisted building has recently been granted planning approval for a change of use from office to residential use and works are now ongoing to convert the interior. Externally, the original timber sliding sash windows and panelled entrance door are in poor condition and in need of remedial repairs however the main priority for repair work is the roof. The proposed works eligible for grant assistance involve stripping and re-slating the hipped roof, replacement lead work and gutters, dismantling the large chimney stack on the westmost side (which is in mutual ownership with Wilkie and Dundas) to remove vegetation which has grown from seed and rebuilding, repointing stonework and re-haunching all the chimney cans. Similar works are to be carried out to the eastmost chimney on the Marywell Brae side. Whilst repair works to the front windows and entrance door would be eligible for CARS grant assistance, the Applicant has applied only for grant assistance for the roof repair works given the estimated costs. No formal planning permission would be required for the proposed repair works.



Grant Assessment

The building lies in a prominent position and in view from a main thoroughfare through the town centre. The building remains very much in its original form with notable interior detailing and retains its traditional external appearance within the Conservation Area. The proposed repair works will ensure the historic integrity of the building fabric and the current grant application is therefore to be welcomed.

The Council's Quantity Surveyors have assessed the three submitted tenders for the roof repair works. Only one has included all works to the roof which would be grant eligible and the QS has based his recommendation on this figure. He has recommended that any grant award be based on an eligible amount of £23,075 inclusive of VAT.

**Total Amount Grant Eligible Works: £23,075**

**85% Grant Award = £19,614**

**Recommendation: APPROVAL** subject to the following condition:-

- That the grant eligible repair works be carried out on a wholly like-for-like basis.