

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

SMALL GRANT SCHEME - GRANT APPLICATIONS

Four grant applications for CARS funding under the Small Grants Scheme have been submitted for the consideration of the Steering Group.

1A KIRKWYND and 2 BELLIES BRAE, KIRRIEMUIR

Two separate grant applications have been submitted from the owner of this two storey building, situated at the top of Bellies Brae, at the junction of Kirkwynd and High Street. This Category C listed building comprises a flatted property (1A Kirkwynd) on the upper floor and Funeral Undertakers (2 Bellies Brae) on the ground floor. Both premises are within the ownership of the Applicant and rented out. Whilst the Bellies Brae elevation appears in reasonable condition, minor repair works are required to the masonry and to protect the traditional timber shopfront. The remaining two public elevations are in need of more comprehensive repairs to the stonework and to replace the plastic rainwater goods with cast iron. In addition, an allowance has been made for re-slating and other roof repair works.

Given that this involves two separate properties under separate titles, the Applicant was asked to submit separate grant applications for no.2 (downstairs) and no.1A (upstairs). The grant eligible works vary therefore between the two properties depending on the extent of works involved. No formal planning permission would be required for the proposed repair works.





Description of Grant Eligible Works

- Re-slating works to front and rear roofs in natural slate (Welsh and Scotch) as required to match existing including re-pointing of chimneyheads;
- Repairs to/ refurbishment of 2no. skylights, window and doors (incl. re-painting works);
- Repairs to existing/ replacement of gutters and downpipes (incl. brackets) to original profile in cast iron (incl. final paint finish) on the front and rear elevations;
- Raking out masonry walls and re-pointing in lime mortar, including coping;
- Replacement of zinc flashing and repairs to timber shopfront (incl. re-painting works);
- Professional Fees.

Grant Eligibility - Assessment

The works are proposed to a Category C listed building, prominently located within the Conservation Area and the priority area of the defined town centre. The proposed works are necessary both in terms of good housekeeping and to address previous repairs using inappropriate materials (cement/plastic rainwater goods) and prevent the historic building fabric from deteriorating further. The Applicant has also included separate prices for repairing the traditional timber frontage onto Bellies Brae. All such works are eligible for CARS grant funding which will upgrade the traditional appearance of the building and which may encourage nearby owners to apply also.

Scaffolding costs are included as grant eligible items. No allowance has been made for VAT as the Applicant is VAT registered and can reclaim the cost. Given that the repairs are being carried out on a like-for-like basis, no formal planning permission/listed building consent is required.

The Council's Quantity Surveyors have assessed the lowest offer submitted from Liddle and Calder, Forfar and recommend that any grant award be based on an eligible amount of £19,669 including contingencies and fees.

Total Amount of Grant Eligible Works:

1A Kirkwynd, Kirriemuir	£9,190
2 Bellies Brae, Kirriemuir	<u>£10,479</u>
TOTAL	£19,669

Total Grant Award at 85%: £16,718

→ **Grant Award to 1A Kirkwynd, Kirriemuir £7,811**

→ **Grant Award to 2 Bellies Brae, Kirriemuir £8,907**

Recommendation: APPROVAL subject to the following:-

- That all masonry repairs, re-slating and repair works to the roof, including chimneys be carried out on a wholly like-for-like basis in a traditional manner with traditional materials;
- A sample panel of re-pointing work for the proposed stonework repairs be prepared for prior approval;
- That all rainwater goods be repaired/replaced in cast iron (incl. brackets) on a wholly like-for-like basis, and include a painted finish in a colour to be agreed;
- The level of grant award includes a 5% allowance for contingencies. Any unforeseen works which would be eligible for grant assistance shall only be undertaken after prior consultation and written agreement with Angus Council. If the sum set aside for contingencies is not used, the level of grant may be reduced accordingly.

7 KIRKWYND, KIRRIEMUIR

The grant application relates to fairly minor works to repair the cast iron rainwater goods on the north elevation of 7 Kirkwynd, Kirriemuir. The building, which is unlisted, forms part of a terraced row of similar two storey residential properties to the south side of Kirkwynd. Externally, the building is in good structural condition having been upgraded over the years but in need of remedial repairs to the ogee profile guttering. The proposed repair works (including re-painting) are eligible for grant assistance however a significant portion of the costs relate to the provision of access to the upper level of the building by means of an 8m working platform. No formal planning permission would be required for the proposed repair works.



Grant Assessment

The building is in prominent view from a main thoroughfare through the town centre. Overall, despite some more recent alterations/upgrading works, it still retains its traditional external appearance within the Conservation Area. The proposed repair works will ensure the structural integrity of the building and the current grant application is therefore to be welcomed.

The Council's Quantity Surveyors have assessed the three submitted tenders for the guttering repair works. The Council's Quantity Surveyors have assessed the lowest offer submitted from Benchmark Refit Ltd, Forfar and recommend that any grant award be based on an eligible amount of £ 1,702 inclusive of VAT.

Total Amount Grant Eligible Works: £ 1,702

85% Grant Award = £ 1,446

Recommendation: APPROVAL subject to the following condition:-

- That the grant eligible repair and re-painting works be carried out on a wholly like-for-like basis using traditional methods and materials.

28 MARYWELL BRAE, KIRRIEMUIR

This grant application relates to extensive repair works to the unlisted property at 28 Marywell Brae, currently occupied by Wilkie & Dundas, Solicitors. The substantial building comprises three storeys, located at the head of Marywell Brae at the corner of Bank Street and Schoolwynd. Whilst extensive repair works are required to the whole building, this grant application comprises works to the public elevations only, the north (front) facing Marywell Brae and the west facing Kirkwynd.





The building remains in its original form (circa mid-19th century) with the exception of the introduction of a covered timber walkway added probably in the early 20th century to the neighbouring building across Kirkwynd. Remedial roof repairs and small areas of re-slating works are programmed however this does not include the face of the mutual chimney (next to 26 Marywell Brae) previous awarded a CARS Small Grant. Masonry repairs require to be carried out to address areas of delaminated stone, particularly at chimney height followed mainly by re-pointing works with some small areas of new stone indents at the rear (non grant eligible elevation). All sash windows require repair and redecoration and it is proposed to reinstate the gilt lettering signs on the windows at first floor level. The ornate cast iron rainwater system is also in need of repair and re-decoration. At street level, the timber frontage is partially rotten and an allowance has been made for general repairs including the insertion of a timber column at the doorway and redecoration thereafter.

Description of Grant Eligible Works

- Roof and slating repairs;
- Stonework repairs to delaminated masonry and re-pointing works on the Marywell Brae/ Kirkwynd elevations, incl. west chimneyhead (using traditional lime based materials and techniques);
- Repairs to/ replacement of cast iron gutters and downpipes to original profile incl. painted finish;
- Repairs to timber sash windows and re-decoration incl. re-painting of gilt lettering on first floor windows;
- Repairs to/replacement timber column and zinc flashing on ground floor frontage and repainting works, all on a wholly like for like basis;
- Professional Fees.

Grant Eligibility - Assessment

Whilst this is surprisingly an unlisted building, it is nevertheless of considerable local architectural and historic merit and prominently located within the Conservation Area at a busy road junction. The proposed works are necessary both in terms of good housekeeping and to address a general lack of maintenance in the past to prevent the historic building fabric from deteriorating further. All such works are eligible for CARS grant funding which will upgrade the public elevations of the building and improve the appearance of the historic townscape at this location.

Scaffolding costs are included as grant eligible items. No allowance has been made for VAT as the Applicant is VAT registered and can reclaim the cost. Given that the repairs are being carried out on a like-for-like basis, planning permission would not be required in this instance.

The Council's Quantity Surveyors have assessed the lowest offer submitted from Liddle and Calder, Forfar and recommend that any grant award be based on an eligible amount of £26,495 including contingencies and fees. Under the CARS Small Grants Scheme guidance, the maximum grant that can be awarded per property is £20,000 therefore in this instance, the grant awarded in respect of this property will be capped at £20,000.

Total Amount of Grant Eligible Works: £26,495

Grant Award at 85% = £22,521 above limit for Small Grants

Maximum Grant Award = £20,000

Recommendation: APPROVAL subject to the following conditions, that:

- All grant aided repair and re-painting works be carried out on a wholly like-for-like basis, unless otherwise agreed with the Project Officer;
- A sample panel of re-pointing work for the proposed stonework repairs be prepared for prior approval.
- The level of grant award includes a 5% allowance for contingencies. Any unforeseen works which would be eligible for grant assistance shall only be undertaken after prior consultation and written agreement with Angus Council. If the sum set aside for contingencies is not used, the level of grant may be reduced accordingly.