

**KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME
STEERING GROUP – 8 SEPTEMBER 2015**

SMALL GRANTS SCHEME – GRANT APPLICATION

44 Glengate, Kirriemuir

A grant application for windows has been submitted by the owners of the above property and assessed by the Council's Quantity Surveyors.

The application property, not statutorily listed, comprises a ground floor flat which forms part of the old Angus Mill office conversion at the foot of Glengate within the boundary of the Conservation Area. Two additional flats have been created on the upper floors of the building along with the adjoining three storey original dwelling house which fronts onto Glengate. The upper floor flats incorporate enlarged modern window openings however the ground floor still retains an original timber sash window and other vertically proportioned openings. The grant application relates to the replacement of four timber windows and repairs to the one remaining original multi-paned window on the west, public elevation of the building which has an open outlook onto Seceders Close and Glengate.

The grant eligible works comprise the replacement of the four timber swing windows which have previously replaced the original sash windows on the ground floor. Although they have the appearance of traditional sash windows, the opening mechanism, timber beading and metal trickle vent on the upper "sash" illustrate that these are not an original feature on the building. Under the criteria for the Small Grant Scheme, eligible works include the repair/restoration of traditional windows or the *replacement of inappropriate windows* with appropriately designed windows. Given that these are crude modern replacements which are now ill-fitting and draughty, it would be more beneficial to reinstate the original vertically sliding sash windows where feasible (albeit one has replaced an original door opening) than to consider non-fundable repair works (as not a traditional window type). Repairs are also proposed to overhaul the original single glazed multi-paned window on the stairwell. Whilst the original window configuration on the ground floor may well have all been 6 over 6 panes, planning permission (ref. 15/00411/FULL) granted in June 2015 approved a 1 over 1 pane configuration, the same as the current windows. The proposed replacement window type will therefore be a one pane over one configuration, vertically sliding timber sash window with concealed vent and double glazed sealed units, bedded in with a synthetic putty and a painted finish. Re-painting works and VAT are all grant eligible items.



Grant Assessment

Three estimates for the grant eligible works have been submitted and assessed by the Council's Quantity Surveyors. The four replacement windows will be double glazed which is acceptable under the terms of CARS guidance for the reinstatement of traditional windows where the original windows have been lost. In addition, the only remaining original multi-paned window on this public elevation will be retained and refurbished. The contract is expected to start immediately the grant documents are agreed.

In terms of the lowest of the three estimates submitted, the Council's Quantity Surveyor recommends that any grant award should be based on an eligible amount of £8,150.40 including VAT.

Total Amount Grant Eligible Works: £8,150.40

Grant Award at 85% = £6,927.84

Recommendation: APPROVAL subject to the following:-

- That the grant eligible works be carried out wholly in accordance with Planning Permission ref. 15/00411/FULL with a painted finish, the colour of which shall be agreed prior to installation.