

KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME

STEERING GROUP – 26 APRIL 2016

SMALL GRANT APPLICATION

41 HIGH STREET, KIRRIEMUIR

A grant application for this three storey building at 41 High Street has been submitted and assessed by the Council's Quantity Surveyors.

The proposed grant works relate to this gable fronted vernacular building, located in a prominent position fronting onto High Street and the Square. Dating from the early 19th century, this Category C listed building has recently been converted on the upper floors from a dental surgery to flatted residential accommodation. The principle gable elevation facing onto the street is formed in ashlar but with rubble sandstone to the side (Jamieson's Close) elevation and to the rear. Both the south and west gable elevations adjoin a public thoroughfare and are considered as public elevations.

The grant application has been submitted from the owners of the upper part of the building, above ground floor level. The side and rear elevations of the building have unfortunately been the subject of a number of inappropriate masonry repairs and other uncharacteristic alterations over the years. Window openings have been bricked up at ground level for security purposes and copious amounts of cement mortar have been used in response to decaying stonework, particularly at eaves and apex level. Grant eligible works relate primarily to stonework repairs; brushing back eroded sandstone, raking out joints, removing cementitious mortar and repointing in lime, indenting new coping stone and window lintels; rationalising and repairing the cast iron rainwater goods and removing extraneous pipework and other fixtures on both side and rear public elevations of the building. Window repairs to the original sash windows have previously been carried out at the time of conversion to residential. In addition, it is proposed to remove, refurbish and re-instate the wall mounted lamp on the pend elevation.



Whilst the principle elevation onto High Street is in reasonable condition, the height of the building along with access restrictions to carry out stone repair works in the past has proved problematic and expensive. A recent problem of water ingress above the rear window openings has prompted this grant application whilst funding is still available and CARS grant assistance to erect scaffolding and carry out the necessary stonework repairs is being sought by the owners to contribute towards the costly repairs and maintenance of this prominent listed building.

Three estimates have been submitted by the Applicants for the grant eligible works. All contractors have previously been engaged in grant eligible works through Kirriemuir CARS. The Council's QS has compared the lowest two quotes and noted a number of differences. On the basis of maximising the amount of grant eligible works (and excluding the use of Lithomex mortar), the QS considers the quote from Ardle Construction Ltd. to represent the best value for money and would recommend that any grant award be based on an eligible amount of £30,099.60, inclusive of an amount for contingencies and VAT.

Total Amount Grant Eligible Works: £30,099

Grant Award at 85% = £25,584 above maximum grant award

⇒ TOTAL GRANT £20,000

Recommendation: APPROVAL subject to the following conditions:

- That the grant eligible works be carried out on a wholly like for like basis using traditional materials in a traditional manner;
- That any replacement stone and cast iron rainwater goods match the existing in all respects and is agreed in writing prior to use on the building;
- That the grant eligible works be completed and grant award claimed by no later than 31st March 2017.