

**KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME
STEERING GROUP - 13 JANUARY 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.

THRUMS HOTEL, BANK STREET, KIRRIEMUIR

The grant application relates to fairly minor works to repair the windows on this Category B listed building, located on the north side of Bank Street. The west section of the hotel building dates from the early 19th century and comprises five original multi-paned timber sliding sash windows on the Bank Street elevation. Externally, the windows appear in good condition however remedial repairs are required to overhaul and draught-proof to allow them to function properly. The proposed works involve loosening the existing sashes, replacing sash cords, fitting draught-proofing brushes, re-puttying around glazing and replacing timber at the parting beads and cills, all of which would be grant eligible works. Given that there is no perceivable impact on the external appearance of this listed building, there would be no requirement for any formal planning permission or listed building consent applications in this instance.



Grant Assessment

The building lies in a prominent position on a main thoroughfare through the town centre. The two storey Bank Street (west) elevation in particular remains in its original form and retains its traditional 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 lowest offer submitted from David Petrie Joiners Ltd. and recommend that any grant award be based on an eligible amount of £1,845. No allowance for VAT has been included as this is recoverable by the Applicant.

Total Amount Grant Eligible Works: £1,845

85% Grant Award = £1,568

Recommendation: APPROVAL subject to the following condition:-

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