

**KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME
STEERING GROUP - 16 DECEMBER 2014**

SMALL GRANT SCHEME - GRANT APPLICATIONS

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

21 MARYWELL BRAE, KIRRIEMUIR

This application relates to a Category C listed mid terraced cottage, at the top of Marywell Brae near to the junction with Schoolwynd. The property lies within the revised boundary of the Priority Area for CARS funding and within the Conservation Area boundary.

As members will note from the photos below, the original timber sash windows and front entrance door have been replaced with uPVC units in a modern style. These were installed prior to the current owner purchasing the property some years ago and evidently do not replicate the original appearance of this traditional early 19th century building. The use of uPVC as a material would also not be acceptable under current local and national planning policies for replacement windows and doors in listed buildings.



Listed Building Consent was approved in July 2014 (appln. ref. 14/00304/LBC) for replacement timber windows and entrance door, albeit the approved style of door would not be original to the building. For grant purposes, the Applicant has agreed to install a traditional vertically lined timber door and this will be subject of a condition of any grant funding awarded. Once completed, the grant eligible works will reinstate the original appearance of this traditional vernacular cottage.

Grant Assessment

Three estimates for the grant eligible works on the front elevation have been submitted and assessed by the Council's Quantity Surveyors. The four replacement windows will be double glazed with slim section sealed units in accordance with Council policy for listed buildings and acceptable under the terms of CARS guidance for the reinstatement of traditional windows where the original windows have been lost. 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 £7043.31 including VAT and Professional Fees.

Total Amount Grant Eligible Works: £7,043.31

Grant Award at 85% = £5,986.81

Recommendation: APPROVAL subject to the following:-

- That the grant eligible works be carried out in accordance with Listed Building Consent approval ref. 14/00304/LBC with the exception of the front entrance door, the style of which shall be agreed prior to installation.
- That the grant eligible works have a painted finish, the colour of which shall be agreed prior to installation.

16 GLENGATE, KIRRIEMUIR

The grant application relates to fairly major works to repair the upper floors and roof of this Category C listed building located on the south side of Glengate. Dating from the mid 19th century, the building comprises two retail premises on the ground floor with the upper floor and attic space in domestic use. Externally, the upper part of the building has suffered from general neglect in terms of maintenance over the years and this has resulted in extensive damp penetrating in from the roof into the living space below. This is particularly evident at the truncated wallhead chimney on the Glengate elevation where the ashlar stonework has delaminated.



The upper floor flat was purchased by the new owner last Spring and he now intends to carry out fairly comprehensive repair works to make the property habitable for himself. The roof in particular requires to be stripped, sarking repaired and re-slatted on both front and rear pitches; the re-instatement of lead and zinc to valleys, abutments and ridge; the repair/replacement and repainting of the cast iron gutter and downpipe on the front elevation; stonework brushed back and re-pointed in lime (where necessary); sash windows (which are generally in reasonable condition) and the timber entrance door to the common Close to be overhauled and repainted. Such repair works are all grant eligible, in addition to scaffolding, VAT and Professional

Fees. Other repair works to be carried out separately to the side and rear elevations in addition to wholly new works at the rear of the property are not grant eligible items.

Given that the above works are considered to be repairs rather than wholly new works to the listed building, no formal planning permissions are required for the grant eligible items. Some other works such as replacement windows at the rear and the use of Lithomex or cement for stonework repairs would not be eligible for grant assistance. These works require formal Planning Permission/Listed Building Consent and as such, applications ref. 14/00805/FULL and 14/00806/LBC were approved subject to conditions on 2 December 2014.

The three tender returns which were received have been assessed by the Council's Quantity Surveyors. The project contains some elements of non-grant eligible works and a price breakdown based on the lowest tender has excluded these for grant submission purposes. The contract is expected to start in January 2015 for a period of approximately 8 weeks.

Grant Assessment

The building lies in a prominent position on a main thoroughfare through the town centre. The Glengate elevation in particular is currently in a dilapidated condition which detracts from the appearance of the surrounding streetscene and the Conservation Area in particular. Repair works are urgently required in order to prevent any further deterioration to the historic building fabric and the current grant application is therefore to be welcomed.

The Council's Quantity Surveyors have assessed the lowest offer submitted from Ardle Construction Ltd. and recommend that any grant award be based on an eligible amount of £31,790 including VAT, 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 Grant Eligible Works: £31,790
85% of Total Amount = £27,021.50 above limit for Small Grants

Maximum Grant Award = £20,000

Recommendation: APPROVAL subject to the following:-

- That the grant eligible works be carried out on a wholly like-for-like basis, and in accordance with the submitted drawing and relevant planning approvals (ref. 14/00805/FULL and 14/00806/LBC).