

**KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME
STEERING GROUP - 28 APRIL 2015**

SMALL GRANT APPLICATIONS

13 BANK STREET, KIRRIEMUIR

A grant application for this long-established retail premises has been submitted and assessed by the Council's Quantity Surveyors.

The application relates to minor works to repair and upgrade the ground floor frontage of this Category B listed building. The two storey building, notable for its centred wallhead gable and with two rear wings, dates from about 1800. The fenestration pattern is largely intact with the exception of the westmost ground floor window which has been widened for the shop premises. The rubble stonework has been repointed over the years, in some areas with lime mortar but in most areas with cement. Stonework decay in lower parts of the frontage has also been exacerbated by the proximity to the roadway where salt etc. has worn away the surface and joints.

New stone indents are proposed on the lower part of the shop window to replace eroded stone and also at a higher level above the shop sign where an opening has been made to accommodate a vent pipe. Whilst this upper area of reinstatement is not within the ownership of the applicant, this nevertheless comprises grant eligible works provided the agreement of the building owner is sought. Additional repair/repainting works are proposed to the mutual cast iron downpipe, to the existing timber shop signage, display window and door.

Listed Building Consent has been granted for this work, application ref. 15/00119/LBC refers.



Grant Assessment

This is an important building in terms of the character of Bank Street, befitting its B listed status. Although currently in poor condition, the proposed re-pointing and new indents will form more appropriate repairs to the stonework to reinstate the original finish of the public/ streetside elevation.

The Applicant has engaged Project Management Scotland Ltd. to act as his Agents. Of the three tender returns received for the proposed works, the Council's QS has based his assessment on the lowest price submitted from Liddle and Calder in Forfar and recommended that any grant award should be based on an eligible amount of £2,967 including contingencies and fees. VAT is reclaimable by the applicant so has not been included

Total Amount Grant Eligible Works: £2,967

Grant Award at 85% = £2,522

Recommendation: APPROVAL subject to the following conditions:

- That the grant eligible works be carried out wholly in accordance with planning conditions attached to Listed Building Consent ref. 15/00119/LBC;
- That the Applicant provides a written agreement with the building owner(s) above to carry out stone indent/ repair works to the front elevation, prior to the commencement of works.

19 BANK STREET, KIRRIEMUIR

A grant application for this retail premises has been submitted and assessed by the Council's Quantity Surveyors.

The application relates to minor works to repair and upgrade the ground floor frontage of this Category C listed building. This two and a half storey building, dates from the late 18th century and sits on the north side of Bank Street. Whilst the first floor has previously been altered with a stucco finish, the ground floor retail premises remains largely original. Similar to the nearby property at 13 Bank Street, the rubble stonework has decayed in lower parts of the frontage exacerbated by the proximity to the roadway where salt etc. has worn away the surface and joints.



Re-pointing works and new stone indents are proposed on the lower part of the shop window to replace eroded stone. The repair works will not only improve its structural stability but will also result in the improvement of the appearance of this traditional

listed building. Additional repair/repainting works are proposed to the timber display windows and entrance door.

Planning Permission and Listed Building Consent has been granted for this work, applications 15/00111/FULL and 15/00112/LBC refer.

Grant Assessment

This is a prominent building in terms of the overall character of Bank Street and the Conservation Area in general. Although the ground floor frontage is currently in poor condition, the proposed re-pointing and new indents will form more appropriate repairs to the stonework to reinstate the original finish of the public/ streetside elevation.

The Applicant has engaged Project Management Scotland Ltd. to act as his Agents. Of the three tender returns received for the proposed works, the Council's QS has based his assessment on the lowest price submitted from Liddle and Calder in Forfar and recommended that any grant award should be based on an eligible amount of £9,847 including contingencies and fees. VAT is reclaimable by the applicant so has not been included

Total Amount Grant Eligible Works: £9,847

Grant Award at 85% = £8,370

Recommendation: APPROVAL subject to the following conditions:

- That the grant eligible works be carried out wholly in accordance with planning conditions attached to Planning Permission ref. 15/00111/FULL and Listed Building Consent ref. 15/00119/LBC;

14E HIGH STREET, KIRRIEMUIR

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

The application relates to works to repair and upgrade the external appearance of this Category C listed building. The building at 11 - 15 High Street comprises three storeys however the first floor flat at 14E which is subject of this grant application also incorporates part of the four storey corner building onto Bank Street. The building façade onto High Street is in a poor and dilapidated condition and desperately in need of repair and upgrading works. The four flats contained within are tenanted and all in different ownerships and this has led to some difficulty in getting any consensus among the owners to apply for grant assistance for mutual repair works. Two owners were interested in CARS grant which would have upgraded the southmost portion of the façade at first and second floor levels. However, the owner of the upper floor flat has now decided not to go ahead with essential repairs. The current application comprises therefore one flat from the block of four.



The grant eligible works proposed include partial roof repairs, re-pointing in a lime mortar and new indents to repair and consolidate the eroded stonework; repairs to and re-painting of rainwater goods, replacement timber sliding sash windows with painted finish and replacement timber door with painted finish to mutual pend entrance. The repair works, albeit only partial will result in the improvement of the appearance of this late 18th century listed building and hopefully encourage the remaining owners in the block to consider urgent repair works to their own property.

Planning Permission and Listed Building Consent have been approved for this work subject to conditions (applications 15/00113/FULL and 15/00114/LBC refer). However, it was noted that the proposed replacement windows had not been included in the above permissions and this has now been addressed by the Agent with a further LBC application ref. 15/00365/LBC submitted on 15 April 2015. Prices for the replacement timber double glazed sash windows have been included in the grant application and given that these would be grant eligible items (traditional windows replacing non traditional, unauthorised windows), it would be desirable for this work to take place in order to reinstate the traditional pattern of fenestration on the building. On this occasion, given the omission by the Agent, the Steering Group are requested to accept the inclusion of the two replacement windows, prior to the submitted listed building consent application being approved. To ensure that consent is in place before any works commence, this can be dealt with by condition on the grant award. Prices submitted for Lithomex works to reinstate the window bands would not be grant eligible and have been omitted from final costings.

Grant Assessment

This is probably one of the oldest buildings in the centre of Kirriemuir which makes a significant contribution to the character of the townscape. Ideally, this would have been a prime candidate for CARS grant funding to restore the appearance of the original façade but unfortunately two/ three of the joint owners are not in a position to carry out grant funded repairs. Nevertheless, there exists an opportunity to partially upgrade the public elevation of the building.

The Applicant has engaged Project Management Scotland Ltd. to act as his Agents. Of the three tender returns received for the proposed works, the Council's QS has based his assessment on the lowest price submitted from R S Hill, Douglstown and recommended that any grant award should be based on an eligible amount of

£14,898 including contingencies and fees. VAT is not reclaimable by the applicant so has been included

Total Amount Grant Eligible Works: £14,898

Grant Award at 85% = £12,663

Recommendation: APPROVAL subject to the following conditions:

- That the grant eligible works be carried out wholly in accordance with conditions attached to Planning Permission ref. 15/00113/FULL and Listed Building Consent ref. 15/00114/LBC;
- Notwithstanding the above, no works shall commence until application ref. 15/00365/LBC is granted and thereafter the grant eligible works shall be carried out wholly in accordance with the conditions attached thereto;
- That all redundant pipes, cables and fixings be removed to facilitate the grant eligible works and the masonry repaired/ reinstated accordingly.

2 and 4/8 REFORM STREET, KIRRIEMUIR

Two separate grant applications have been submitted by the respective owners of the above property and have been assessed by the Council's Quantity Surveyors.

Grant application for no. 2 Reform Street comprises the upper floor flatted dwellinghouse whilst the application for 4/8 Reform Street relates to the shop premises below. Most of the works proposed are mutual and therefore the two grant applications have been considered together with the grant monies apportioned between the two owners in terms of their own responsibilities for maintenance.

This two storey unlisted building sits prominently at the junction of Roods and Reform Street making an important contribution to the overall townscape within the Conservation Area. The ground floor frontage has previously been altered to change the original shop entrance from the corner splay to the centre of the Reform Street elevation along with a much reduced display window to the Roods elevation. Unfortunately, this is unlikely to be reverted due to a proliferation of road signs at a busy street corner.



The application relates primarily to stone work repairs which will reinstate the lost detailing on the ground floor frontage of the building. New stone indents are proposed to re-instate the string course above the shop window which has been brutally removed in the past along with other smaller areas of re-pointing works and stone indents proposed at upper floor level. Minor roof repairs are also proposed along with refurbishment and replacement of cast iron rainwater goods. Re-decoration works to the shop frontage can be included as grant eligible works given the proposed stone repairs/re-instatement of the string course above.

Planning permission has been granted for the proposed stone indent repairs, appln. ref. 15/00115/FULL refers.

Grant Assessment

The Applicant has engaged Project Management Scotland Ltd. to act as his Agents. Of the three tender returns received for the proposed works, the Council's QS has based his assessment on the lowest price submitted from R S Hill, Douglstown and recommended that any grant award should be based on an eligible amount of £43,291 including contingencies and fees. The apportionment of eligible costs has been based on the split submitted by the Agent. VAT is only reclaimable by the applicant at 4/8 Reform Street and so has been included in the costs for 2 Reform Street.

Total Amount Grant Eligible Works:

2 Reform Street, Kirriemuir	£24,297 incl. contingencies, fees and VAT
4/8 Reform Street, Kirriemuir	<u>£18,994</u> incl. contingencies and fees
	£43,291

Total Grant Award at 85%: £36,797

→ Grant Award to 2 Reform Street, Kirriemuir	£20,652 (capped at £20,000)
→ Grant Award to 4/8 Reform Street, Kirriemuir	£16,145

Recommendation: APPROVAL subject to the following condition:

- That the grant eligible works be carried out wholly in accordance with conditions attached to Planning Permission ref. 15/00115/FULL.