

AGENDA ITEM NO 5

KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME -

STEERING GROUP – 30 JUNE 2015

CARS PROJECT OFFICER'S REPORT

Priority Projects

1 - 7 Roods

Grant works are continuing on site and as previously mentioned, the CARS banner and HS sign board have now been erected on the scaffolding. The first valuation of works completed has been carried out by the Applicant's Project Managers and submitted for payment. The completed grant eligible works involve removing wall ties, cement mortar and other plastic stone repairs, taking samples of existing lime mortar and sandstone for analysis, raking out joints in the stonework, removing the dormer and skylight windows to the rear, stripping the slates and removing leadwork and gutters off the roof and fitting new cast iron gutters. Works have been completed satisfactorily to date and an interim payment is being processed.

Warehouse/ Store, Ogilvy's Close

A planning and listed building consent application (ref. 15/00533/FULL and 15/00535/LBC) was registered on 11th June for a change of use to residential and alterations to the former Hotel building and the Warehouse at the rear. The proposals involve conversion of the warehouse to residential use, construction of two new townhouses and partial demolition of the rear wings and construction of a new rear extension to form flats and conversion of the former Hooks building to retail and domestic use. Drawings will be made available at the meeting for the Steering Group to view and discuss grant eligible works. The Project Officer has also arranged to meet the Agent/Architect on site on Thursday 25th June with the Planning Officer to inspect the building and discuss the overall development proposals.

Small Grants Scheme – Grant Applications

Grant works have now been completed at 6 – 10 St. Malcolm's Wynd however grant eligible repair works were not completed to the original skylights as proposed. Instead, the roofing contractor has replaced the traditional style of rooflights with a modern type which is not acceptable on a listed building. Enforcement action is currently being undertaken with the owners who have stated that they will be removed and slated over. Consequently, the cost of the repair works has been deducted from the final grant payment.

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

19 School Wynd, Kirriemuir

This application under the Small Grant Scheme involves the proposed replacement of a modern styled uPVC entrance door at 19 School Wynd (see photo). The building is not listed but does form part of an attractive traditional stone built terrace of business and residential properties.



Whilst certain elements such as windows and doors have been altered in the past, the traditional appearance of the stone built terrace remains reasonably intact. It is apparent that the existing door is in poor condition and the applicant proposes to replace the door with a more traditional timber panelled door, of similar appearance to those in the immediate vicinity. This will reinstate an original style of door on the street frontage, the public face of the building and thereby would be eligible works for CARS grant assistance. The proposed style of door will comprise six fielded panels with painted finish and traditional ironmongery. The Planning Officer has confirmed that no planning application would be required provided the details and finish of the replacement door are agreed prior to installation.

Grant Assessment

Three estimates for the grant eligible works have been submitted by Project Management as Agents and assessed by the Council's Quantity Surveyors. On the basis of the prices submitted, it is assumed that door frames, facings and stops etc. are all included as only one quote mentions these items. The Quantity Surveyor recommends that any grant award should be based on an eligible amount of £1,854.72 including Contingencies, VAT and Professional Fees.

Total Amount Grant Eligible Works: £1,854.72

Grant Award at 85% = £1,576.51

Recommendation: APPROVAL subject to the following:-

- That the grant eligible works have a painted finish with traditional style ironmongery, the precise details of which shall be agreed prior to installation.

1 St. Colmes Close, Kirriemuir

The grant application relates to conservation repairs to the stonework and reinstatement of traditional cast iron guttering at a residential property in St. Colmes Close. The property is unlisted and terminates what would originally have been a row of vernacular buildings in the historic backland area to the north of Bank Street. Only two of the original row, remain occupied. The side gable of the building abuts the pedestrian thoroughfare although the front and rear elevations are also publicly visible. Unfortunately some window openings have been blocked and altered to the front and rear which does mar the traditional character and appearance of the building.



The Applicant proposes to carry out stone work repairs to address damage caused by previous repairs to the rubble stone on the building, particularly the gable wall, some years ago. It is proposed to remove cement pointing and to re-point all three public elevations and chimney in lime mortar and to replace plastic and defective cast iron gutters and downpipe with new, including new rhone hooks/brackets and repainting. Some areas of stonework may require minor indents but this work has been included and would be a grant eligible cost.

Grant Assessment

The Council's Quantity Surveyors have assessed the lowest offer submitted to carry out the grant eligible works and recommend that any grant award be based on an eligible amount of £11,370 including VAT.

Total Amount Grant Eligible Works: £11,370

Grant Award at 85% = £9,665

Recommendation: APPROVAL subject to the following:-

- That a sample of natural stone to be used for any indents and/ or details of any other masonry repair works shall be submitted for approval, prior to use on the building.

22 – 24 High Street, Kirriemuir

The Agent Bell Ingram Design Ltd., on the instruction of their Client at 22 – 24 High Street, Kirriemuir has submitted a second application to top-up the original CARS grant award which was approved in November 2014. Steering Group members will recall approving a small grant of £15,432 for repair works to this prominent building at the corner of Bank Street and The Square. Whilst comprehensive repair works were originally priced for the two public elevations of the building, the Applicant decided to limit the extent of the grant eligible works to the upper floors of the building and not to include works which could be eligible to renovate the shop frontage. The current grant application proposes those works which would upgrade the appearance of the shopfront including timber repairs etc. to the existing fascia and entrance door, replacement leadwork above the signage and re-painting the frontage. The additional works would be carried out in conjunction with the existing grant approved works so there will be some reduction in scaffolding costs. This project is anticipated to be on site in summer/autumn 2015.



Grant Assessment

The Council's Quantity Surveyors have assessed the submitted tenders to carry out the remaining grant eligible works and consider the additional eligible amount is sufficient to increase the total grant award to above the maximum eligible amount of £20,000. This figure includes contingencies, fees and VAT. A grant award of £15,432 has already been made and accepted by the Applicant (signed grant award letter dated 11 March 2015 refers) and given the £20,000 maximum grant, it is recommended that any additional grant award be limited to £4,568.

Total Amount of additional Grant Eligible Works: £7,082

Grant Award at 85% = £6,020 ⇒ Maximum Additional Grant £4,568

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 Description of Works and NBS documents.

42 Glengate, Kirriemuir

This grant application relates to works primarily to repair and upgrade the original timber sash windows on the front/ public elevation of the building. The Applicant has already carried out timber repair and re-painting works to the three timber sash windows on the ground floor at his own cost and now proposes to carry out further repairs to the 9no. sash windows and dormer facings on the upper floors of the building. Double glazed sealed units have in the past been rather crudely inserted into the original sashes and the windows are now showing signs of deterioration, generally due to lack of maintenance. However, given that traditional sash windows are capable of repair and there would be no conservation benefit in replacing the original sashes (with decorative horns), comprehensive repairs would be eligible for grant assistance. In addition, it is proposed to replace the existing uPVC front entrance door with a traditional style timber door, more fitting with the character and age of the building. The replacement style of door, in vertically lined timber with a painted finish, has been previously agreed with the Council's Planning Officer with no planning permission required. The grant eligible works also include overhauling the existing cast iron gutters and a replacement to a uPVC downpipe on the front and north gable, both public elevations on the building. Overall, the grant eligible works would undoubtedly upgrade and reinstate the traditional appearance of the building which has a prominent frontage onto Glengate.



It is noted that the property is referred to as 42 Glengate by the Applicant but is shown on OS maps as 44 – 46 Glengate, there is no number 42 indicated. Number 42 Glengate is however included in the Statutory List for Kirriemuir Burgh (prepared by Historic Scotland) as being Category C listed and forming part of the row of two storey buildings (referred to as 36 – 42 Glengate) opposite Glengate Hall. The List Description however does not correspond with the grant application property. For the purposes of this grant application, the building is therefore NOT considered to be listed. The correct address of the property will require to be clarified from the Title Deeds for the purposes of the grant contract documentation.

Grant Assessment

The Applicant has submitted only two prices for the grant eligible works. After some discussion with the Council's Quantity Surveyors and Historic Scotland, it was agreed that

we could proceed with the assessment as the Applicant has had difficulty in obtaining further prices for the works. As both quotes vary however in terms of the extent of the works being quoted for i.e. not identical works, the Applicant has been advised that this may result in the eligible amount being less than the quotes if the cost of any item is considered high.

On examining the quotes, the QS has indeed expressed some concern over the lowest quote for carrying out repair work to 9no. windows, with no other comparative price for this work. Whilst normal procedure would be to ask the Applicant to obtain alternative quotations for the window repairs to confirm the cost as being reasonable, this would obviously prove difficult and delay the progress of the grant application. Applying a more typical rate for window repairs results in the eligible amount for these works being considerably less than the quotation received and in this respect, to achieve the maximum grant of £20,000, there would be benefit in asking the Applicant to seek further prices for comparison purposes. Similarly, the prices submitted for replacement cast iron downpipe and contingencies have been adjusted downwards. No allowance for professional fees, but an allowance for VAT has been included.

Based on the information submitted with the application, the Council's Quantity Surveyor recommends that any grant award be based on an eligible amount of £20,010 including contingencies and VAT.

Total Amount of Grant Eligible Works: £20,010

Grant Award at 85% = £17,008

Recommendation: APPROVAL subject to the following:-

- That the window/timber/gutter repair works be carried out on a wholly like-for-like basis using traditional methods and materials, and that all grant eligible works be completed with a painted finish in accordance with the existing colour scheme unless otherwise agreed in writing.

25 Marywell Brae, Kirriemuir

This grant application relates to fairly extensive works to repair and upgrade the front elevation of this Category C listed cottage at the top of Marywell Brae, near to the junction with Schoolwynd. The property adjoins a similar listed vernacular building which was the subject of a previous grant application approved in December 2014 for replacement sash windows. The grant works at no. 21 in different ownership have now been completed and grant monies paid out.

The cottage has been the subject of alterations in the past, both internally and externally with an extension at the rear. The front elevation of the building remains reasonably intact, other than a modern timber door, with the original timber sash windows still in place. Re-pointing works and chimney repairs have previously been carried out in unsympathetic materials however and adversely affected the historic integrity of this listed building. The timber sash windows in particular are showing excessive signs of deterioration due to a lack of maintenance although some of the original glazing is still in place.



The proposed works involve re-pointing of the front elevation in a lime mortar mix and other stonework repairs by indenting new stone where necessary and rebuilding the brick chimney to match; joinery repairs and overhauling of the 2no. existing timber sash windows (preserving the existing panes); a replacement timber entrance door with fielded panels and glazed upper lights (the style of door has been previously agreed with the Council's Planning Officer with no formal permissions required); replacement lead flashing and cast iron rhones, hooks and brackets. An allowance has also been made for replacement cast iron vent grills and re-painting works overall. Note that lithomex repairs to the stonework have been included in one quotation but the use of this synthetic material would not be grant eligible. Once completed, the grant eligible works will reinstate the original appearance of this traditional vernacular building and complement the grant aided restoration of the adjoining listed cottage.

Grant Assessment

Three separate estimates for the grant eligible works on the front elevation have been submitted and assessed by the Council's Quantity Surveyors. The lowest quote appears generally reasonable for the work described therefore the QS recommends that any grant award be based on an eligible amount of £16,538 incl. VAT and contingencies.

Total Amount Grant Eligible Works: £16,538

Grant Award at 85% = £14,057

Recommendation: APPROVAL subject to the following:-

- That all grant eligible works be carried out on a wholly like-for-like basis using traditional methods and materials;
- That the existing windows and replacement timber entrance door be completed with a painted finish, the colour of which shall be agreed prior to completion of the works.

Public Realm Works

An update on the Square enhancement project will be presented under Agenda Item 6.

Other Matters

No other relevant matters.