

KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME

STEERING GROUP – 13 DECEMBER 2016

SMALL GRANT APPLICATION

72 Roods, Kirriemuir

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

The proposed grant works relate to this substantial traditional dwellinghouse which lies to the west side of Roods. The building is not statutorily listed nor in the priority town centre area, in respect of grant funding but is contained within the boundary of the Conservation Area. The Applicants purchased the property in February 2016 and have since carried out a number of essential repairs to the roof area to alleviate problems of dampness. The titles of the original building date back to the 18th century and it appears to have been a prestigious property in its time with many original features still remaining, albeit in quite poor condition. The more recent rear extension has been added/ altered during the last century and the ground floor façade onto Roods changed from a shop frontage to the form it is in today.

The owners are aware of the CARS funding criteria for the priority area but have submitted a speculative grant application in order to help with the cost of necessary repair works to the property. Whilst the front elevation of the original building facing east onto Roods is clearly a public elevation, the proposed schedule of works also covers the side/gable elevation facing south down Roods and part of the rear/ west facing return elevation, where much work is required. Arguably, the side gable elevation can be clearly seen from the road but is only accessed from private garden ground and not a public thoroughfare (see photos below). The Steering Group will ultimately make the decision but the Applicants have respectfully requested that the Steering Group also consider funding the additional elevations given the overall extent of the works.



The grant eligible works comprise 1) stonework repairs to remove cementitious render, indent new stone where necessary and to repoint in lime mortar on all three elevations (90sq.m at front, 60sq.m to side and rear) including the front chimney; and 2) comprehensive repairs to 7no. traditional timber sash windows on the front elevation and 2no. on the gable

and rear elevations with most dating from at least the 19th century. The existing windows are in very poor condition and it is proposed that the repair works would retain as much of the existing frames as possible, insert new timbers where required, retro-fit draughtproofing into the existing sashes and to reinstate ironmongery, re-putty and re-paint all 9no. windows. Note: the windows that are part of the late 19th/early 20th century extension or the dormer window are not included in this application.



A number of estimates were submitted by the Applicant for the grant eligible works however the Council's QS considers that the lowest quotes from Mountain Stoneworks in Dundee (for stonework repairs) and Ventrolla (for window repairs) appear reasonable value based on the description of works to be undertaken and recommends that any grant award should be based on an eligible total amount of £13,404 for the front (Roods) elevation and £6,050 for the Gable End and Rear Return elevations, including contingencies and VAT. Taken as a whole, this would amount to £19,454 of grant eligible works.

Given the current availability of grant funds, and the proposal under consideration, it is recommended that the application be approved in principle for grant funding. The Steering Group should, if agreed, determine whether they wish to fund all grant eligible works or whether to limit this to the front Roods elevation only –

Total Amount: Grant Eligible Works: £19,454

Grant Award at 85% = £16,536

Roods Elevation only: Grant Eligible Works: £13,404

Grant Award at 85% = £11,393

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 the grant eligible works be completed and grant award claimed by no later than 31st March 2017.