

**KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME
STEERING GROUP – 4 OCTOBER 2016**

SMALL GRANT APPLICATIONS

3 Croft Terrace, 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 two storey dwellinghouse which forms part of a row of traditional stone built properties, at the rear of the town centre. The building is not statutorily listed, but is contained within the boundary of the Conservation Area and the priority town centre area in respect of grant funding.

The grant eligible works comprise roofing repairs to both sides of the building (63sq.m), to include erecting and dismantling scaffolding, stripping and re-slating with the existing slates (using reclaimed slates to make up shortfall), re-instating the ridge pieces and supply and fitting replacement leadwork to chimneys and skewes. Other works proposed including fitting roofshield and a replacement skylight would not be grant eligible work.



A number of estimates were submitted by the Applicant for the grant eligible works however the Council's QS considers that the lowest quote from Braisby Roofing Ltd. in Dunfermline (which includes scaffolding hire from IAS Dundee Ltd.) appears reasonable value based on

the description of works to be undertaken and recommends that any grant award should be based on an eligible amount of £6,035.65 including VAT. No allowance for Roofshield membrane, replacement rooflight, contingencies or fees has been included.

Total Amount Grant Eligible Works: £6,035.65

Grant Award at 50% = £3,018

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.

24 Bank 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 three of the original sash windows on the upper front (Bank Street) elevation. This two storey building, dating from the mid – 19th century with attic dormers to the rear, comprises retail use on the ground floor and residential above. Whilst the building is not listed, the upper floors were formally used as a little private school, the "Hanky School" attended by J.M.Barrie in 1867 and as mentioned in Barrie's semi-autobiographical novels "Sentimental Tommy" and "Tommy and Grizel" (the school received the name as pupils had to bring a clean handkerchief to kneel on to protect the carpet from their dirty knees). The building is therefore of considerable historic importance to Kirriemuir and the proposed repair and upgrade of the historic building fabric is to be welcomed.



Evidence of the original astragal profiles remain, which confirm the window configuration was originally 6 panes over 6 and as such, conservation funding could have been offered for the re-instatement of the astragal detailing to re-create the original appearance of the windows. However, as part of the upgrading works, the Applicant also intends to install slim section double glazed units, retro fitted into the existing sashes which would not be eligible for grant assistance. The grant eligible works will only include stripping the existing parting beads, installing replacements with integrated draughtproofing strips, replacing fasteners, pulleys cords and weights and external repainting works. Of the three estimates received for the proposed works, the Council's QS has based his assessment on the lowest price submitted from Jonathan Treffry Installations, Meigle and recommended that any grant award should be based on an eligible amount of £1,232 including VAT.

Total Amount Grant Eligible Works: £1,232

Grant Award at 85% = £1,047

Recommendation: APPROVAL subject to the following conditions:

- That the proposed grant eligible repair works be carried out on a wholly like-for-like basis.
- That the grant eligible works be completed and grant award claimed by no later than 31st March 2017.