

GLOSSOPDALE Townscape Heritage Initiative (THI)-GENERAL GRANTS SCHEME

Property Address: Bradley's Fishmongers and Help the Aged 71-71a High Street West, Glossop.

Report by/Contact Officer: Helen Bower-Glossopdale Townscape Heritage Initiative Project Officer

Executive Member: Councillor T Kemp

1 Reason for the report

- 1.1 To consider an application for a grant towards the repair and re-instatement of a pair of traditional shop fronts at 71-71a High Street West Glossop.

2 Summary

- 2.1 The THI general grants scheme has £150,000.00 from the Common Fund to spend over 3 years. The funds seek to assist private owners/occupiers to carry out traditional repairs or reinstatement of lost architectural details to historic properties within the THI boundary area. The remaining budget at the time of writing the report is £87,325.87 with four grant schemes already approved.
- 2.2 This report details the cost of the work and the level of grant proposed for this particular project.

3 Recommended

- 3.1 Members are requested to approve a grant of up to **£17,019.30 (Incl VAT)** (up to 75%) towards the cost of works totalling £22,692.40 (Incl VAT).

4 Background

- 4.1 Bradley's Fishmongers and Help the Aged are located on the ground floor of a 3-storey 19th century building on High Street West and hold a prominent position within the retail core of Glossop town centre.
- 4.2 Repairs have been carried out to the upper floor windows, roof and small areas of stonework under a separate THI grant.
- 4.3 Over the years the shops have experienced varying levels of decay with Bradley's shop front almost entirely consisting of modern replacement glazing and joinery, brick stallriser and modern door, whilst Help the Aged retains much of its original shop front including joinery and door detailing, all of which is now in need of general repair.
- 4.4 Once the proposed works are completed it is anticipated that the two properties together with the recently grant aided scheme at the Oddfellows Hall above will positively contribute to the character and

appearance of the conservation area. The enhancement of both shops will have a high visual impact and will contribute to the overall group value of the properties.

5 Issues and Options

The Proposals

5.1 The project proposes to: -

- Repair the Help the Aged shop front taking care to retain all original joinery details;
- Reinstall lost joinery details to Bradley's shop front to match Help the Aged;
- Retain existing fascia, pilasters and corbels with limited timber repairs;
- Repair existing timber cornice and necessary lead work;
- Reinstall new stone stall risers with cast iron louver vents;
- Refurbish existing timber door at Help the Aged and Replace Bradley's door with one to match Help the Aged;
- Reinstall a traditional canopy over each shop;
- Set back internal suspended ceiling in both shops to allow for original full height shop front glazing to be re-opened;
- Install traditional hanging signs for both shops;
- Include provisional sum for repairs to fanlight, which cannot be determined until works begin.

5.2 Overall, the appearance of the two shop fronts will be significantly improved (See Appendix 1 for illustration purposes only).

Costs

5.3 The following tables outline the two estimates received. It should be noted that the two estimates submitted were arrived at after lengthy discussions and negotiations with the applicant and contractors, as the THI Officer felt that the initial quotes were on the high side considering the scope of works.

5.4 The THI Officer sent the lowest quote (quote 2) to the Quantity Surveyor at Derbyshire County Council where a desk-based assessment was carried out to see whether the estimate was fair and reasonable.

5.5 Although the QS felt that the estimate was slightly on the high side, as tables 1 & 2 show there is approximately £2,000.00 difference between the two. Considering that the QS undertook a desk-based assessment it is difficult to ascertain whether an accurate picture of the scope of works was obtained.

	Estimate From:		
	Quote 1	Quote 2	Q.S-Derbyshire County Council
Total Cost Incl VAT	£29,067.40	£22,692.40	£20,125.00

Table 1

	Quote 2		Q.S-DCC	
	Help the Aged	Bradley's	Help the Aged	Bradley's
	£7,937.62 (Not incl VAT)	£10,760.12 (Not incl VAT)	£7,000.00 (Not incl VAT)	£9,500.00 (Not Incl VAT)
	£1,000 Provisional Sum (Not Incl VAT)		£1,000 Provisional Sum (Not Incl VAT)	
Total:	£8,937.62	£10,760.12	£8,000.00	£9,500.00
	£19,697.74		£17,500.00	
Total Incl. VAT	£22,692.40		£20,125.00	
75% Grant	£17,019.30		£15,093.75	

Table : 2

5.6 The existing shop fronts are a combination of original/historic details and more modern crude interpretations of these. Whilst visually they are in need of enhancement they are relatively serviceable and functional. Therefore there is no requirement either structurally or conditionally for them to be repaired, the applicant merely wishes to preserve and restore the shop fronts for their historical significance, wider visual enhancement and to complete the restoration scheme they have undertaken on the whole of the property. As such our officer recommendation is to approve the higher figure (Quote 2) to enable the full restoration scheme to be completed.

5.7.1 The offer of a grant will be subject to the terms and conditions as set out by the Heritage Lottery Fund and the THI Project Officer.

Funding

5.8 The works will be funded as follows:

THI Common Fund	£17,019.30
Private Contribution	£5,673.10
Total	£22,692.40 (Incl VAT)

Previous Grant applications

5.9 A grant application for repairs to the Oddfellows Hall above the two shops was approved in July 2008; a condition of this application was that the shop fronts would apply for grant in due course. The original grant offer was £21,309.00 for repairs to the Oddfellows Hall. In fact, a saving of £1,100.00 is expected on receipt of the final costs due to changes in VAT rate and a slight change in scope of works.

Officer's Comments

5.10 The two shop fronts at 71 and 71a High Street have many surviving shop front features, as such it is considered important to repair and preserve the original shop front elements and also where these have been lost to reinstate them accurately based on historic evidence.

5.11 The proposed scheme will have a significant visual impact and will enhance the street scene and character of the conservation area.

5.12 As such our officer recommendation would be to offer a grant based on the figure submitted in Quote 2. This will enable the restoration scheme to be completed.

6 Implications

Legal ✓	Financial ✓	Workforce
Environmental ✓	Community Safety	Consultation
Equalities	Risk Management	Human Rights
Project Management		

6.1 Local authorities are empowered to give grants towards improvements in conservation areas under Section 57 of the Planning (Listed buildings and Conservation Areas) Act 1990.

6.2 Environmental issues are the subject matter of the report.

6.3 The 2009/2010 budget has been established and contributions from Heritage Lottery Fund and the County Council have been confirmed.

- 6.4 There are no legal or financial implications with the proposed grant offer and the report has been signed off by both the Strategic Director of Financial Services and the Business Manager of Legal Services.

7 How this report links to Corporate Priorities

- 7.1 Heritage-led regeneration schemes contribute towards meeting the Council's Corporate objective 2 – Creating Jobs and Prosperity as set out in the 5 year Corporate Plan 'Improving High Peak, Priorities for Action 2008 – 2013'.

8 Appendices

- 8.1 Appendix 1 - Illustration of proposals produced by High Peak Borough Council.
- 8.2 Appendix 2 - Summary of General Grant Scheme Budget

9 Web links and background papers

- 9.1 Background papers are held at Municipal Buildings Glossop ref: GLO/THI/11-04-09/71-71aHSW



Proposed Shop Front

Suggested Colours

 Drawing Room Blue
Farrow and Ball

 Pitch Blue
Farrow and Ball

 Parma Blue
Farrow and Ball

Bracket Sign



Existing Shop Front

Proposed Shop Front

Oddfellows, David Bradley and
Help the Aged
69-71a High Street West, Glossop
May 2009

Drawn by J.E. Proposed Shop Front Top View
Copyright. High Peak Borough Council



High Peak Borough Council

GLOSSOPDALE Townscape Heritage Initiative (THI)-GENERAL GRANTS SCHEME

Property Address: Kimberley's Bakery-12, High Street East, Glossop

Report by/Contact Officer: Helen Bower-Glossopdale Townscape Heritage Initiative Project Officer

Executive Member: Councillor T Kemp

1 Reason for the report

- 1.1 To consider an application for a grant towards the repair and re-instatement of traditional shop front, front door and canopy at Kimberley's Bakery, 12 High Street East Glossop.

2 Summary

- 2.1 The THI general grants scheme has £150,000.00 from the Common Fund to spend over 3 years. The funds seek to assist private owners/occupiers to carry out traditional repairs or reinstatement of lost architectural details to historic properties within the THI boundary area. The remaining budget at the time of writing the report is **£87,325.87** with four grant schemes already approved.
- 2.2 This report details the cost of the work and the level of grant proposed for this particular project.

3 Recommended

- 3.1 Members are requested to approve a grant of up to **£3,271.54 (Incl VAT)** (up to 75%) towards the cost of works totalling £4,362.05 (Incl VAT).

4 Background

- 4.1 Kim's Bakery is a small grade II listed, 19th century shop located in a terrace of similar properties on High Street East-a key route through Glossop town centre. The property retains much of its original shop front and canopy but is in desperate need of repair and restoration. The front door also requires reinstatement on a like-for-like basis. Once works are completed it is anticipated that the works to this property will enhance the street scene and will compliment neighbouring properties.

5 Issues and Options

- 5.1 The project proposes to: -
- Repair the existing shop front and reinstate any features beyond repair on a like for like basis

- Provide new timber fascia and hanging sign
- Repair the traditional canopy (retaining the original metal scissor arms) to bring back into working order to receive a new fabric canopy
- Reinstall a traditional timber door on a like-for-like basis

5.2 Overall, the appearance of the building will be significantly improved. (See Appendix 1 for illustration purposes only)

Costs

5.3 The lowest combined quote of **£4,362.05 (Incl VAT)** breaks down as follows: -

- Joinery £1,987.00
- Timber fascia and hanging sign £725.00
- Repair and reinstall traditional canopy £1,253.50
- 10% contingency to cover a percentage towards planning fees and any essential hidden shop front repairs, which may become apparent once work begins on site £396.55

5.4 The offer of a grant will be subject to the terms and conditions as set out by the Heritage Lottery Fund and the THI Project Officer.

Funding

5.5 The works will be funded as follows:

THI Common Fund	£3,271.54
Private Contribution	£1,090.51
Total	£4,362.05 (Incl VAT)

Previous Grant applications

5.6 There are no previous grant applications relating to this site.

Officer's Comments

5.7 Number 12 High Street East is one of a small terrace of 19th century Grade II listed shop premises, each contributing to its significant group value. The shop retains its original timber shop front, which the applicant is keen to keep and repair. Once the proposed works are carried out to Kim's Bakery this will remove rotten elements of the traditional timber shop frontage, repair and restore the canopy to its original working order and will significantly improve and preserve the

appearance of the shop and the setting of this row of terraced properties overall.

- 5.8 The property is located next to a property that has previously been grant aided. Together, the two properties would make a positive contribution to the character and appearance of the conservation area.

6 Implications

Legal ✓	Financial ✓	Workforce
Environmental ✓	Community Safety	Consultation
Equalities	Risk Management	Human Rights
Project Management		

- 6.1 Local authorities are empowered to give grants towards improvements in conservation areas under Section 57 of the Planning (Listed buildings and Conservation Areas) Act 1990.
- 6.2 Environmental issues are the subject matter of the report.
- 6.3 The 2009/2010 budget has been established and contributions from Heritage Lottery Fund and the County Council have been confirmed.
- 6.4 There are no legal or financial implications with the proposed grant offer and both the Strategic Director of Financial Services and the Business Manager of Legal Services have signed off the report.

7 How this report links to Corporate Priorities

- 7.1 Heritage-led regeneration schemes contribute towards meeting the Council's Corporate objective 2 – Creating Jobs and Prosperity as set out in the 5 year Corporate Plan 'Improving High Peak, Priorities for Action 2008 – 2013'.

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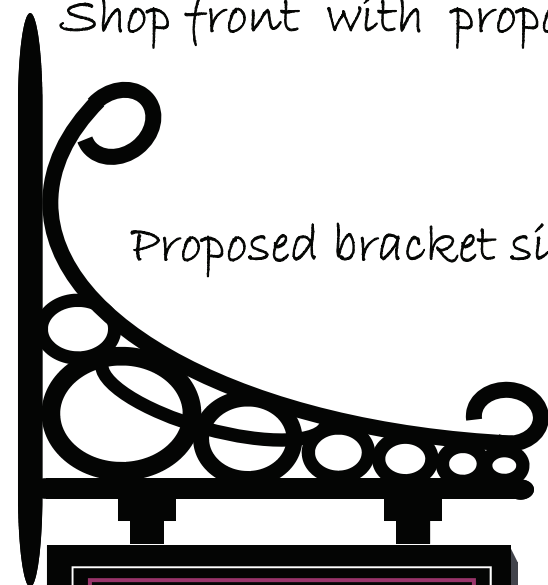


Bracket sign, positioned in accordance with planning and advertisement regulations

Repair cornice

Replacement timber door

Shop front with proposed canopy box



Proposed bracket sign

Paint sash window and repair traditional canopy box

Suggested Colours



Pitch Black
Farrow and Ball



Mischief
The Little Greene Paint
Company Ltd



Proposed Shop Signage and Canopy
Kimberley's, Bakery
12 High Street East, Glossop

May 2009

Drawn by JE. Proposed Shop Front Kimberley's



High Peak Borough Council

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This initial sketch has been created by High Peak Borough Council and is meant for illustration purposes only. It does not remove the requirement for technical drawings where considered necessary.

General Grant Scheme Summary

Total Budget of £150,000 over 3 years			
	Grant Date	Offer Grants Committed	Outstanding Balance
69, 71 & 71a High Street West	9 th July 2008	£20,198.88 (Replaces initial figure of £21,309.00 and includes a saving of £1110.12) (Potential additional grant for two shop fronts in future)	£129,801.12
23 High Street East	9 th July 2008	£5,735.00 (updated figure)	£124,066.12
3-5 High Street East (Harley's Bar)	Approved December 2008	£7,545.00	£116,521.12
Glossop Tyre & Battery (25 High St East)	Approved March 2009	£29,195.25	£87,325.87
Kimberley's Bakery 12 High St East	Subject to approval by Glossop Vision Board June 2009	£3,271.54	£84,054.33
71-71a High Street West (Bradley's Fishmongers and Help the Aged)	Subject to approval by Glossop Vision Board June 2009	£17,019.30	£67,035.03