

ANGUS COUNCIL

DEVELOPMENT CONTROL COMMITTEE

23 MAY 1996

**SUBJECT: CONSERVATION GRANT
53 JOHN STREET, MONTROSE**

REPORT BY DIRECTOR OF PLANNING, TRANSPORT & ECONOMIC DEVELOPMENT

Abstract: An application for Conservation Grant from the owner of 53 John Street, Montrose, towards the cost of replacing a traditional canted bay dormer window in a Category B Listed Building.

1 RECOMMENDATION

It is recommended that the Committee agree to give financial assistance from the Conservation Fund towards the cost of a replacement dormer window at 53 John Street, Montrose.

2 INTRODUCTION

An application for Conservation Grant assistance has been submitted from the owner of the above property towards the cost of a replacement sash and case dormer attic window on the front roof pitch.

3 REPORT

The property forms part of an attractive mid-19th century neo-classical terraced row of town houses, largely unspoilt but having had some rather inappropriate mortar repair work to the ashlar facade within recent years. The fenestration is largely original and the proposed replacement bay window will replicate the existing details.

4 FINANCIAL IMPLICATIONS

4.1 The Chief Quantity Surveyor has inspected the two competitive estimates for the work and advised that any Conservation Grant should be based on an eligible cost of £1,762.50 (inclusive of V.A.T.).

4.2 In accordance with previous policy, it is therefore recommended that a Conservation Grant of SIX HUNDRED AND NINETY POUNDS AND FIFTY PENCE (£690.50) be awarded subject to the following conditions:-

1. That the window be replaced on a wholly like for like basis, with vertically sliding single glazed sashes and traditionally glazed with linseed oil putty;
2. That there be no horns or permavents on the upper sashes;

3. That the astragal profiles be replicated as per existing;
4. That all external timber be double vacuum impregnated using an organic solvent water repellent timber preservative to BWPA specification;
5. That the sills and frames of the new windows shall be bedded in Arbomat Gungrade Sealing Compound and pointed up using trowel applied sand/oil mastic of a colour to match the surrounding masonry;
6. That all new timber have a full external paint finish; and
7. That the works be completed to the satisfaction of Angus Council.

5 CONCLUSION

- 5.1 It is recommended that the Committee approve the grant award subject to the above conditions.

NOTE

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

AA/KW
9 May 1996

Alex Anderson
Director of Planning, Transport & Economic Development