

**ANGUS COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE**

**23 MAY 1996**

**SUBJECT: CONSERVATION GRANT  
111/113 BRIDGE STREET, MONTROSE**

**REPORT BY DIRECTOR OF PLANNING, TRANSPORT & ECONOMIC DEVELOPMENT**

**Abstract: An application for Conservation Grant in respect of traditional replacement windows at 111/113 Bridge Street, Montrose, on behalf of the owner, of this 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 four replacement windows at 111/113 Bridge Street, Montrose.

**2 INTRODUCTION**

An application for financial assistance from the Conservation Fund has been submitted from the owner of the above property towards the cost of four replacement sash and case windows as part of ongoing works to the building.

**3 REPORT**

The property in question forms the lower ground floor apartment of an early 19th century terraced block fronting on to Bridge Street. There have been uncharacteristic modern replacement windows and a door installed in previous years which have detracted from the building's listed status and appearance within an Outstanding Conservation Area. The Council has recently been endeavouring to unify the appearance of Bridge Street by encouraging owners to retain the original window styles and this application to install traditional multi-paned sash and case windows is to be welcomed. As part of additional alterations to the property, previously approved by Angus District Council, the modern replacement door is to be replaced by a traditional four panelled timber door.

**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 the lowest quotation with an eligible cost of £2,408.75 (inclusive of VAT).
- 4.2 In accordance with previous policy, it is therefore recommended that a Conservation Grant of EIGHT HUNDRED AND FIFTY TWO POUNDS AND EIGHTEEN PENCE (£852.18) be awarded subject to the following conditions:-

1. That the four replacement windows be as per the approved plans, i.e. timber sash and case, single glazed with six panes per sash, traditionally glazed with linseed oil putty.
2. That there be no horns or permavents on the upper sashes.
3. That the astragal profiles be agreed with the Conservation Officer.
4. That the sills and frames of the new windows shall be bedded in Arbomat Gungrade Sealing Compound and pointed up using travel applied sand/oil mastic of a colour to match the surrounding masonry.
5. That the new windows have an external paint finish, the colour of which to be agreed with the Conservation Officer.
6. 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/IAL

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