

ITEM No. 1 1

Report No 544/96

ANGUS COUNCIL

DEVELOPMENT CONTROL COMMITTEE

15 AUGUST 1996

SUBJECT: CONSERVATION GRANT
69 FERRY STREET, MONTROSE

REPORT BY DIRECTOR OF PLANNING, TRANSPORT & ECONOMIC DEVELOPMENT

Abstract: An application for Conservation Grant from the owner of 69 Ferry Street, Montrose towards the cost of installing traditional replacement windows in a Category B listed building, within an outstanding Conservation Area.

1 RECOMMENDATION

It is recommended that the Committee agree to give financial assistance from the Conservation Fund towards the cost of two replacement windows at 69 Ferry Street, Montrose.

2 INTRODUCTION

- 2.1 An application for Conservation Grant assistance has been submitted from the owner of the above property towards the cost of two replacement sash and casement windows.

3 REPORT

- 3.1 The property forms the upper storey attic flat of a mid 19th century terraced row, with characteristic bow fronted dormers in the roof. Many of the properties in the terrace have been altered in the past and a number having uncharacteristic replacement windows. The property in question however still retains the original sash windows, having been altered to one pane per sash on the front elevation in the latter part of the 19th century. The opportunity will be taken to replace this window with the original 6 panes per sash window configuration contemporary with the age of the building. The proposed replacement bi-partite window on the rear elevation, a later detail, will replicate the existing four paned windows on a like for like basis.

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 £1938.12 (inclusive of VAT).

In accordance with previous policy it is therefore recommended that a Conservation Grant of SEVEN HUNDRED AND THIRTY FOUR POUNDS FIFTY THREE PENCE (£734.53) be awarded subject to the following conditions:-

- 1 That the bi-partite window on the rear elevation be replaced on a like for like basis ie:-
 - a timber vertically sliding sash and case style single glazed with two panes per sash;
 - b that the astragal profiles be replicated as per existing; and
 - c traditionally glazed with linseed oil putty.
- 2 That the replacement window on the front elevation be:-
 - a timber vertically sliding single glazed sash and case style with six panes per sash;
 - b have no horns on the upper sash; and
 - c traditionally glazed with linseed oil putty.
- 3 That there be no permanents on the upper sashes of the replacement windows;
- 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/SP

25 June 1996

Alex Anderson
Director of Planning, Transport & Economic Development