

**SMALL GRANT SCHEME - 6 - 10 ST. MALCOLM'S WYND**

Two separate grant applications have been submitted from the owner of the above flatted properties. This two storey residential property is located on the south side of St. Malcolm's Wynd, terminating a row of similar style stone properties and adjoins the former Airlie Arms. The Category C listed building is split into flats on the upper and ground floors and is of particular local importance, along with the other neighbouring properties for the forestairs which remain on the front elevation. Both upper and lower flats are within the ownership of the Applicant and whilst some restoration works have been carried out to the stonework on the front elevation a few years ago, the building is in need of more comprehensive repair works, particularly to the roof. From inspection both inside and outside the building, the roof is suffering from nail sickness and leaking badly. The front has been re-slatted in Welsh slates a number of year ago but the Scotch slatted rear is in very poor condition. In addition, the rainwater goods on the front elevation appear defective and repair / reinstatement works require to be carried out also to keep the building watertight. The original timber sash windows were replaced in a similar style a number of years ago however the existing entrance doors (upper and lower) on the front elevation have been replaced with a more modern style of door (currently in poor physical condition) which detracts from the historic character of the building.

Given that this involves two separate properties under separate titles, the Applicant was asked to submit separate grant applications for no.6 (downstairs) and no.10 (upstairs) flats although the cost of the works would be split evenly between the two properties.

Description of Grant Eligible Works

- Re-slating works to front and rear roofs in natural slate (Welsh and Scotch) to match existing including repairs/replacement of sarking and leadwork as necessary;
- Repairs to/ refurbishment of 4no. skylights to front and rear;
- Repairs to/ replacement of gutters and downpipes (incl. brackets) to original profile in cast iron (incl. final paint finish) on the front (St. Malcolm's Wynd elevation);
- Replacement of 2no. existing modern entrance doors at ground and first floor levels with 2no. timber close boarded doors of traditional appearance (incl. final paint finish).

Grant Eligibility - Assessment

The works are proposed to a Category C listed building located within the Conservation Area and the priority area of the defined town centre. The proposed re-roofing works are urgently necessary to keep the building watertight and to prevent the historic building fabric from deteriorating further. The re-slating works should be carried out on a like-for-like basis to retain the historic integrity of the building with Welsh slates to front and Scotch slates to rear laid in diminishing courses. The Applicant has included prices for the repair/reinstatement of the existing cast iron rainwater goods in addition to replacement hardwood timber boarded entrance doors in a traditional style to replicate the original appearance of the row of buildings. All such works are eligible for CARS grant funding which will upgrade the traditional appearance of the building and which may encourage nearby owners to apply also.

Scaffolding costs are included as grant eligible costs. No allowance has been made for VAT as the roofing contractor with the lowest tender is not VAT registered however VAT has been included in the costs for the replacement doors.

Given that the roofing repairs are being carried out on a like-for-like basis, no formal planning permission/Listed building consent is required, nor for the re-instatement of the original type of traditional door.

**Total Amount of Grant Eligible Works:**

Roofing Works/ Rainwater Goods:	£9,195 (no VAT)
Replacement Doors:	<u>£2,260.80</u> (incl. VAT)
	<b>£11,455.80</b>

**Total Grant Award at 85% = £9,737.43 split between both properties**

- **Grant Award to 6 St. Malcolm's Wynd: £4868.72**
- **Grant Award to 10 St. Malcolm's Wynd: £4868.72**

**Recommendation: APPROVAL** subject to the following:-

- That all re-slatting and repair works to the roof (Welsh to front and Scotch to rear), including skylights be carried out on a wholly like-for-like basis in a traditional manner with traditional materials;
- That all rainwater goods be repaired/replaced in cast iron (incl. brackets) on a wholly like-for-like basis, and include a painted finish in a colour to be agreed;
- That precise details of the replacement hardwood close-boarded doors, including colour of paint finish and ironmongery be agreed in writing prior to installation of the replacement doors.

[Appendix](#)