

## AGENDA ITEM NO 7

### KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME STEERING GROUP - 18 MARCH 2014

#### GRANT APPLICATION

One further grant application has been submitted and assessed by the Council's Quantity Surveyors, as follows -

#### **Joshua Plumtree, 30 Bank Street, Kirriemuir**

The application relates to a long established retail premises, within a row of similar uses on the south side of Bank Street. This double shop front has retained its traditional appearance comprising two large timber display windows and central entrance doorway. The uppermost glazing panels (clerestorey) on both sides of the entrance show the remains of an original Art Deco style design in applied leadwork on the external face of the glass. It is not known exactly how long this has been in place for as it has not been possible to source any photos or illustrations of the original frontage but the building itself dates from the mid-19<sup>th</sup> century. The shop front is considered to be in its original style and it is likely that this leadwork, given that it is non-structural, was applied at a later date. The original timber detailing around the window openings also remains intact. The shopfront forms part of a Category C listed building, the character and traditional appearance of which Kirriemuir CARS aims to conserve and enhance.

#### Description of Grant Eligible Works

- Re-instatement of the original applied leadwork design on two existing upper glazing panels and scaffolding (incl. necessary permits).
- QS recommends any grant award be based on an eligible amount of £1045.

#### Grant Eligibility - Assessment

The works are proposed to the front (public) elevation of the building which is located within the Conservation Area and the priority area of the defined town centre. The proposed reinstatement of the applied leadwork design on the external face of both main front display windows would preserve the character and appearance of this traditional shop frontage. Three quotes (as required by the conditions of grant) have been submitted by the Applicants however only two of the quotes by stained glass artists relate to replacement lead being applied onto the original glazing in situ. One of these quotes refers to the replacement lead being applied on both inner and outer faces of the glass but only the outer face is currently decorated. The third quote from a glazing company relates to a complete replacement with laminated glass to the original design, applied in the factory. Whilst this would be the Applicants favoured option, this would comprise wholly new work being undertaken to the existing shopfront with no benefit in conservation terms. CARS funding is to provide for works which conserve the features of the existing shopfront therefore removal of the original glass and possible disruption to the timber detailing would not be considered as conservation of the original architectural feature. Such works would NOT therefore be considered as grant eligible. Should the Applicants decide to pursue this option, no funding assistance would be available from CARS and there may in addition be a possible requirement for listed building consent. However, reinstatement of the architectural detailing to the original design on the external face of the original glass

would comprise grant eligible work under the Small Grant Scheme criteria and the current grant application has been progressed on that basis.

Scaffolding costs, including permit are included as grant eligible works. No allowance has been made for VAT as the Applicants have stated that VAT would be recoverable.

Listed building consent would not be required for reinstatement in-situ of the original architectural detailing.

**Total Amount Grant Eligible Works: £ 1045**

**Grant Award at 85% = £888.25**

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

- That the leadwork be applied in-situ to the original design on the external face of the original glazing panels.