

**KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME
STEERING GROUP - 25 FEBRUARY 2014**

GRANT APPLICATIONS

Two grant applications have been submitted to date and have been assessed by the Council's Quantity Surveyors. These are as follows -

1. Bookworms, 14 Glengate, Kirriemuir

The application premises comprise a small shop premises, within a row of similar retail uses on the south side of Glengate. The existing shop front is fairly simple in appearance comprising a main timber display window and entrance doorway. The original timber door to the shop premises has been replaced in the past with a non-traditional white uPVC door, which compromises the character and traditional appearance of the shopfront, as part of a Category C listed building.

Description of Grant Eligible Works

- Replacement hardwood timber panelled entrance door (with two upper glazed panels) with traditional style ironmongery; full paint finish (in colour to be agreed) and VAT.
- Lowest of the three quotations is £1478.89 (no VAT).

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 in particular. The existing uPVC door has a detrimental impact on the appearance of this traditional styled shopfront and requires an additional external ramp due to the doorframe forming a step into the entrance foyer of the shop. The existing situation is impractical from shopkeeper's viewpoint and mars what is otherwise a row of good traditional shop fronts. The proposed works would fall within the remit of grant eligible items in reinstating a traditionally styled timber entrance door at an established business premises. There is no indication on the lowest quote of any VAT being included and as there is no VAT registration number, it is assumed that the contractor is not VAT registered. Planning permission and listed building consent would not be required for the proposed replacement door.

Total Amount Grant Eligible Works: £1478.89

Grant Award at 85% = £1257

Recommendation: APPROVAL subject to the following conditions, that -

- Details of the door ironmongery be agreed prior to installation;
- That the replacement door be painted in a colour to be agreed.

2. Bridges, 42 - 44 Bank Street, Kirriemuir

The application premises comprise a two storey gable fronted stone built property at the corner of Bank Street and Kirkwynd. The ground floor of the building is currently used as a coffee house/ café whilst the upper floor forms office and ancillary uses. Whilst the Applicant has sympathetically upgraded the interior and replaced the timber sash windows over the past few years, the masonry is showing signs of delamination in parts and re-pointing and stone repair works are now required to all elevations including the three chimneyheads. Rainwater goods are also in need of an overhaul as evidenced by leakage and staining on the masonry. As part of the stone repair works, the Applicant proposes to replace the existing stone entrance step to the ground floor premises which has noticeably eroded.

Description of Grant Eligible Works

- Stonework repairs to delaminated masonry and re-pointing works to chimneyheads on the Bank Street/ Kirkwynd elevations (using traditional lime based materials and techniques);
- Repairs to/ replacement of cast iron gutters and downpipes incl. painted finish;
- Replacement stone step to match existing at front entrance door;
- Scaffolding (incl. permits) and VAT;

Lowest of the submitted quotations is £ 21,264 incl. VAT (including a 10% allowance for contingencies.

Grant Eligibility - Assessment

The building is Category C listed and located within the Conservation Area and the defined town centre boundary. It forms a prominent position in Bank Street on approach from Schoolwynd and is one of a few “gable-endies” within the town centre. The proposed works are to be welcomed in repairing and upgrading the external building fabric but in terms of the Small Grant Scheme, payment would be restricted to works to the public elevations on Kirkwynd and Bank Street only. Any repair works to the elevation facing into the lane leading to the Parish (Barony) Church would not be eligible for grant assistance and costs have been omitted from the above quotation.

Given that the repair works will be carried out on a like-for-like basis, planning permission and listed building consent would not be required in this instance.

Total Amount Grant Eligible Works: £21,264

Grant Award at 85% = £18,074

Recommendation: APPROVAL subject to the following conditions, that:

- A sample panel of re-pointing work for the proposed stonework repairs be prepared for prior approval.
- Details of the proposed replacement stone step be provided for prior approval.

- The level of grant award includes a 10% allowance for contingencies. Any unforeseen works which would be eligible for grant assistance shall only be undertaken after prior consultation and written agreement with Angus Council. If the sum set aside for contingencies is not used, the level of grant will be reduced accordingly.