

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL**

**Moorlands Partnership Board  
27<sup>th</sup> September 2016**

<b>TITLE:</b>	<b>Approval of Projects</b>
<b>OFFICER:</b>	<b>Dai Lerner - Executive Director (Place)</b>

**1. Recommendations**

- 1.1** That Members approve a grant of £360 towards the cost of eligible works, towards the repair works at the War Memorial in Oakamoor.

The work is subject to the standard grant scheme conditions and the following technical conditions:

- All pointing shall be in a lime mortar and neatly recessed in the joint with a weathered finish
- Any new stone required shall match the existing.

- 1.2** That Members approve a grant of £3,535 or 50 % of eligible costs, whichever is the lesser, towards the renovation/enhancement works at 67 Tape Street, Cheadle.

The work is subject to the standard grant scheme conditions and the following technical conditions:

- The exact extent of replacement joinery details relating to the box sash windows is agreed with the conservation officer prior to works commencing.
- Any new joinery details must match the existing exactly.
- Redecoration scheme is agreed with the conservation officer.

- 1.3** That Members approve a maximum grant of £4,000 towards the cost of eligible works towards the renovation/enhancement works at 7C Stanley Street.

The work is subject to the standard grant scheme conditions and the following technical conditions:

- The exact pattern, joinery details and sections for the new sash windows is agreed with the conservation officer prior to works commencing.
- Redecoration scheme is agreed with the conservation officer.

**1.4** That Members approve

- (a) A grant of £4,000 towards the cost of eligible works totalling £28,660 at 17 Edward Street and;
- (b) consider enhancing the grant offer above the normal maximum level of £4,000 towards the restoration of 17 Edward Street, Leek.

The work is subject to the standard grant scheme conditions and the following technical conditions:

- The exact pattern, joinery details and sections of the new sash windows is agreed with the conservation officer prior to works commencing.
- Redecoration scheme is agreed with the conservation officer.

**1.5** That Members approve a supplementary grant of £2,000 towards the increased cost of reinstating a traditional shopfront at 14 Market Place, Leek .

The work is subject to the standard grant scheme conditions and the following technical conditions:

- Joinery details are submitted for approval prior to works commencing.
- Approval of colour scheme and signage

**1.6** That Members consider the owner's justification for non compliance with a condition for payment of a retrospective grant of £4,000 to 12 Derby Street, Leek.

**1.7** Note the anticipated applications outlined in section 4 below.

**2. Summary**

**2.1** This report allows Members to consider applications for Environmental Enhancement Grants for a number of initiatives in the District.

**3 Report**

**3.1 War Memorial, Oakamoor: Stone cleaning, pointing and stone base repairs.**

The Oakamoor War Memorial lies within the heart of the village and provides a focal point within the recently designated Conservation Area.

The War Memorial is also Grade II listed and was officially unveiled on the 1<sup>st</sup> April 1922. The list description describes the memorial as being constructed in ashlar stone on a square base plinth. The shaft is rectangular and tapers towards the top where it is topped by a stone cross within a stone circle. A sword is carved on the south face of the cross and shaft.

The memorial is owned by Oakamoor Parish Council who have submitted the application for funding. They have obtained two estimates, which allow for the cleaning of the war memorial and minor indent repairs to steps and treads. There are some open joints to the lower areas and these will be repointed using a lime mortar. Once restored, a rededication ceremony will take place on the 13<sup>th</sup> November 2016 as part of the remembrance service.

In order to meet the timescales, a without prejudice start was approved in May 2016 and the stone cleaning was carried out in July 2016. The rest of the repairs will be undertaken imminently.

The lowest estimate totals £1,460 (exclusive of VAT). The Parish Council have secured a grant from the War Memorials Trust of £1,100 and are looking for additional funding of £360 to meet the full cost of the repairs. It is recommended that the repair works are supported and a grant totalling £360 is offered, which represents the balance funds required to secure the works.

### **Recommendation**

That Members approve a grant of £360 towards the cost of the eligible works, towards the repair of the Oakamoor War Memorial.

The work is subject to the standard grant scheme conditions and the following technical conditions:

- All pointing shall be in a lime mortar and neatly recessed in the joint with a weathered finish
- Any new stone required shall match the existing

### **3.2 67 Tape Street, Cheadle: Repairs to traditional sliding sash windows**

This residential property is located along Tape Street and outside of the Cheadle Conservation Area. It is however, grade II listed and included on the register as a complete example. The house dates from the early 19th century and is constructed in red brick with a tiled roof. It retains a full set of traditional sliding sash windows to its front elevation, which now require repair.

Two estimates have been received for the works the lowest of which totals £6,570 (exc of VAT). This estimate allows for the replacement of six sash boxes and the repair of the sliding sash windows. The estimate does not allow for redecoration, so a provisional sum of £500 is allowed for,

bringing the total cost of eligible works to £7,070. It is recommended that a 50 % grant of £3,535 is offered against the total eligible costs.

**Recommendation**

That Members approve a grant of £3,535 or 50% of eligible costs whichever is the lesser towards the works.

The work is subject to the standard grant scheme conditions and the following technical conditions:

- The exact extent of replacement joinery details relating to the box sash windows is agreed with the conservation officer prior to works commencing.
- Any new joinery details must match the existing exactly.
- Redecoration scheme is agreed with the conservation officer.

**3.3 7C Stanley Street, Leek: restoration of traditional windows to upper floors**

This application relates to the restoration of 4 traditional sliding sash windows on the two upper floors of a commercial property on Stanley Street, Leek. The property falls within the town centre and within the Leek Conservation Area, but is not listed. The upper floors are in residential use as a two bedroom apartment. It is a fine red brick property that lines a well used route from the Market Place to Edward Street. Many of the adjacent properties are fortunate in retaining their traditional joinery details. Therefore, the restoration of traditional joinery details here, would enhance the historic and architectural quality of the building and area.

Two estimates have been received for the works the lowest of which totals £6201.91 (inc VAT). This estimate does not allow for scaffolding or fitting costs and an additional allowance of £1900 is recommended. This brings the total costs to £ 8101.91 It is recommended that a maximum grant of £4,000 is offered against the total eligible costs.

**Recommendation**

That Members approve a maximum grant of £4,000 towards the cost of eligible works.

The work is subject to the standard grant scheme conditions and the following technical conditions:

- The exact pattern, joinery details and sections of the new sash windows is agreed with the conservation officer prior to works commencing.
- Redecoration scheme is agreed with the conservation officer.

**3.4 Edward Street, Leek: restoration of traditional sliding sash windows to first floor**

This property is a large and prominent building along Edward Street and occupies a corner plot at its junction with the Sheep Market. It lies within the town centre and within the Leek Conservation Area. Whilst not listed it was designed by Sugdens – a local firm of architects who designed many of the buildings within Leek in the Arts and Crafts style. The building is 3 storeys high with additional accommodation in the roof area. It is constructed in red brick with tiled roof and over sailing eaves detail. It is a highly detailed building and a good example of Sugden's work. However many of the original joinery details were replaced in the early 80's when the building was renovated. It has recently changed hands and the new owner has consent to convert the upper floors to residential accommodation – HMO (House in Multiple Occupancy). The ground floor restaurant – Bangal Spice restaurant is currently closed.

The new owner is keen to restore the original pattern of windows to the first floor. This would be a combination of multi-paned sash and casement windows.

Two estimates for the work have been received the lowest of which totals £28,660 (inc VAT). Whilst the owner is very keen to restore the building he is mindful of costs and he has also obtained an estimate for replacement of all 37 windows in the building to match existing, which totals £18,000. There is quite a significant increase in costs in restoring the original joinery details and the owner has requested that Members consider waiving the maximum level of grant aid.

It is recommended that a maximum grant of £4,000 towards the cost of eligible works is offered and that Members also consider the owner's request to enhance the grant offer above the maximum level.

#### **Recommendations:**

That Members approve a grant of £4,000 towards the cost of eligible works totalling £28,660 and consider enhancing the grant offer above the normal maximum level of £4,000.

The work is subject to the standard grant scheme conditions and the following technical conditions:

- The exact pattern, joinery details and sections of the new sash windows is agreed with the conservation officer prior to works commencing.
- Redecoration scheme is agreed with the conservation officer.

### **3.5 14 Market Place, Leek: Request for supplementary grant assistance towards the restoration of a new shop frontage.**

Members may recall approving a grant of £3,750 towards the restoration of a traditional shopfront at its meeting on the 17<sup>th</sup> March 2015. The applicant is unable to undertake the works within the current level of funding and has requested a supplementary grant to meet the increased cost of the works. The original cost of the eligible works totalled £7,500. This has now increased to £11,500 (exc VAT). The original estimate only allowed for the installation of a modern and standard shopfront. The increase in price reflects the grant requirement - that a well designed and detailed Victorian shopfront is installed.

The property stands on the southern side of Leek Market Place and is particularly striking due to its 2-storey shopfront. The appearance of the building is marred by the modern shopfront which does not fit with the age and character of the building. Planning permission has been approved for this work.

One estimate has been received for the works, which totals £11,500 (exc VAT). It is recommended that the grant is increased by £2,000 to reflect the increase in costs. This will equate to a 50 % grant totalling £5750 towards the cost of eligible works.

#### **Recommendation**

That Members approve a supplementary grant of £2,000 towards the increased cost of the traditional shopfront.

The work is subject to the standard grant scheme conditions and the following technical conditions:

- Joinery details are submitted for approval prior to works commencing.
- Approval of colour scheme and signage

### **3.6 12 Derby Street, Leek: Building Enhancement (Retrospective)**

Members will recall discussing a retrospective grant application for the repair and restoration of ground and first floor details to the above building. No.12 Derby Street is the former Home and Colonial Store in Leek, which is an attractive period building with particularly striking shopfront, upper windows and eaves. Whilst overall the frontage was repaired and restored to a high quality, the historic 'Home and Colonial' sign has been covered by modern signage.

Members resolved to approve a retrospective grant payment of £4,000 towards the cost of eligible works totalling in excess of £9,000 subject to the following condition:

- Historic fascia sign 'Home and Colonial' to be left exposed and alternative signage to be agreed with the Conservation Officer.

Despite the offer of a retrospective grant, the owner and his architect have been unable to find a solution to satisfy the grant condition and expose the 'Home and Colonial' fascia. The owner has set out his reasons and these are outlined below:

- "IL Gusto", (Italian for taste) is a National Retailer, that relies on its corporate identity for customer recognition and brand awareness. This is extremely important to every retailer in the High Street.
- It is just not a viable proposition to remove the Facia completely and expose the "Home and Colonial Facia that has absolutely no connection to "IL Gusto", and in any event "Home and Colonial" is still a registered trade name belonging to another company.
- It is important that new businesses such as "Il Gusto" are attracted to the town, because they are the future, bringing employment and a retail offer that is new and exciting helping to make Leek a unique destination for shopping. Il Gusto trade inside Selfridges in Manchester, as well as Meadowhall Shopping Centre, Bluewater shopping Centre, and affluent towns such as York and Beaconsfield.
- It is a real credit to the town that a retailer of their quality is prepared to commit to a 5 year Lease, and it sends a clear message to other prospective retailers that Leek is very much alive, just as Waitrose has done.
- A great deal of money has been spent on the property ( over £80k) to bring it back into life and in doing so has created an opportunity for a New Retailer to come to the town, and also provide comfortable accommodation in the two flats.
- The owner's architect has suggested that a photograph of the historic facia and a brief history of the property could be displayed within the shop to satisfy the conditions of the grant offer.

**Recommendations:**

That Members consider the owner's justification for non compliance with a condition for a retrospective grant of £4,000 to 12 Derby Street, Leek.

**4. Anticipated Applications**

Members may be interested to note the following list of anticipated grant applications that are likely to come forward at the next Moorlands Partnership Meeting:

- 21 High St Cheadle
- 9,10,11 Dilhorne
- Leek/Buxton mile post

- Froghall Wharf grain warehouse
- St Edwards summer houses
- Listed structures along Overton Road, Biddulph
- Choir House, Cheddleton (former school and library)

## 5 Implications

5.1	Community Safety:	Nil
5.2	Workforce:	Nil
5.3	Equality and Diversity	This report has been compiled in accordance with the Council's Diversity and Equality Policies.
5.4	Financial:	Any funding approvals will be financed from the Partnership's existing allocated budget.
5.5	Legal:	Nil
5.6	Sustainability:	The repair and reuse of historic buildings contributes significantly to sustainability.

**Dai Lerner**

### **Executive Director (Place)**

Background Papers

Project Applications  
File 6366

Location

Regeneration Services.

Contact

Jo Brooks  
Regeneration Officer  
0345 129 7777 ext 3654 or  
4148

**Decision:**

**Reason:**

**Interests Declared:**