

GLOSSOP VISION BOARD

13 January 2011
Agenda item 5

GLOSSOPDALE Townscape Heritage Initiative (THI)-GENERAL GRANTS SCHEME

Property Address: 3-5 High Street East, Glossop

Harleys Bar

Report by Contact Officer: Joanne Brooks - Glossopdale Townscape Heritage Initiative Project Officer

Executive Member: Councillor T Kemp

1 Reason for the report

- 1.1 To consider an application for a grant towards a shop front improvement at 3-5 High Street East.

2 Summary

- 2.1 The THI general grants scheme has £150,000 from the Common Fund to spend over 3 years. The funds seek to assist private owners/occupiers to carry out traditional repairs or reinstatement of lost architectural details to historic properties within the THI boundary area. The remaining budget at the time of writing the report is **£34,926** with **10** grant schemes already approved. (See also General Grants Scheme Budget summary in Appendix 1).
- 2.2 This report details the cost of the work and the level of grant proposed for this particular project.

3 Recommended

- 3.1 Members are requested to approve a grant of up to **£13,238 excl VAT** (75% grant) towards the cost of works totalling **£17,651 excl VAT**.

4 Background

- 4.1 The new applicant intends to continue to use the premises as a bar/nightclub but is aiming to refurbish the premises to a high standard in order to appeal to a wider audience.

5 Issues and Options

- 5.1 The proposed works include; re-instatement of a traditional timber shop front, redecoration using sensitive traditional colour scheme, new signage, inclusion of traditional bracket hanging sign and repair and

retention of existing timber doors. The proposed scheme which is attached for Member's information is the same as the one previously approved.

5.2 Costs

Summary of Quotations		
	Total Eligible Cost excluding VAT	Grant Offer excluding VAT
Quote 1	£17,651 (provisional)	£13,238 (75%)

5.3 Quote 1 is from Crofter Construction who carried out a very good repair scheme at Glossop Tyres which was grant aided from THI. A check by Derbyshire County Councils Quantity Surveyor has concluded that this single quotation represents value for money. The applicant has been unable to obtain additional quotations from firms able to deliver a high quality scheme to meet the requirements of the client and the grant regime.

5.4 It is requested that delegated powers be given to Officers to approve a grant up to a maximum of **£14,000** to allow for any unforeseen costs that might be discovered during the works.

5.5 The offer of a grant will be subject to the terms and conditions as set out by the Heritage Lottery Fund and the THI Project Officer.

Funding

5.5 The works will be funded as follows:

THI Common Fund	£13,238.00
Private Contribution	£ 4,413.00
Total	£17,651.00

Previous Grant applications

5.6 The previous owner was awarded a grant of £7545 in December 2008, however the business is now owned by the new applicant and the previous tenders have all expired. From the independent QS check and the lack of comparable tenders it is considered that the previous price was an under estimate.

Officer's Comments

5.7 The building is located in the heart of the town centre, close to a key crossroads and is also located within the Norfolk Square conservation area. The scheme proposes to reinstate traditional shop fronts across two frontages. As such it is considered that the proposed scheme will

have a significant visual impact and will vastly improve and enhance this 19th century building. Harley's is located on a row of terraced shops, two of which underwent traditional shop front reinstatement several years ago and received grant assistance through the Glossop HERS Scheme. As such the group value of this terrace will be further increased should this grant be awarded.

6 Implications

Legal ✓	Financial ✓	Workforce
Environmental ✓	Community Safety	Consultation
Equalities	Risk Management	Human Rights
Project Management		

6.1 Local authorities are empowered to give grants towards improvements in conservation areas under Section 57 of the Planning (Listed buildings and Conservation Areas) Act 1990.

6.2 Environmental issues are the subject matter of the report.

6.3 The 2010/11 budget has been established and contributions from Heritage Lottery Fund and the County Council have been confirmed

7 How this report links to Corporate Priorities

7.1 Heritage-led regeneration schemes contribute towards meeting the Council's Corporate objective 2 – Creating Jobs and Prosperity as set out in the 5 year Corporate Plan 'Improving High Peak, Priorities for Action 2008 – 2013'.

8 Appendices

8.1 Appendix 1 – Summary of General Grant Scheme Budget

8.2 Appendix 2 – Image of proposals and existing appearance

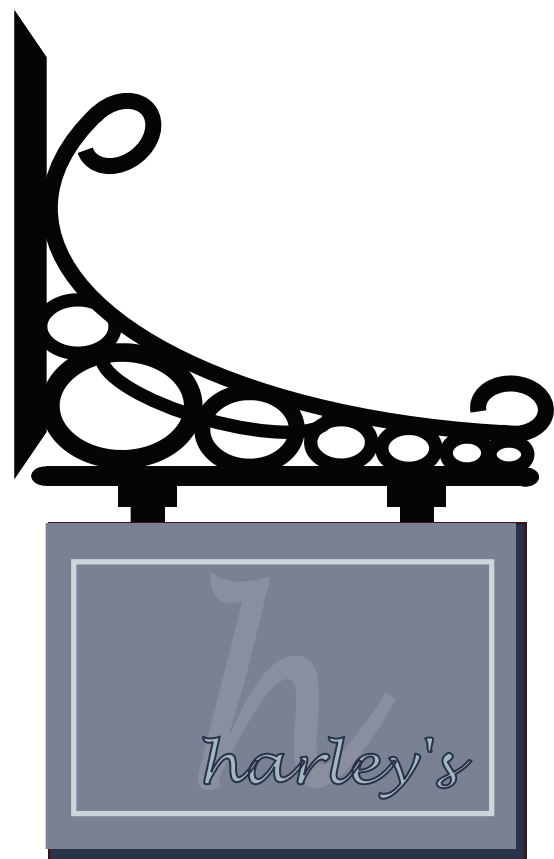
General Grant Scheme Summary

Total Budget of £150,000 over 3 years			
	Grant Offer Date	Grants Committed	Outstanding Balance
69, 71 & 71a High Street West	9 th July 2008	£20,198.88 (Replaces initial figure of £21,309.00 and includes a saving of £1110.12)	£129,801.12
23 High Street East	9 th July 2008	£5,735.00 (updated figure)	£124,066.12
3-5 High Street East (Harley's Bar)	Approved December 2008	£7,545.00	£116,521.12
Glossop Tyre & Battery (25 High St East)	Approved March 2009	£29,195.25	£87,325.87
Kimberley's Bakery 12 High St East	Approved June 2009	£3,271.54	£84,054.33
71-71a High Street West (Bradley's Fishmongers and Help the Aged)	Approved June 2009	£17,019.30	£67,035.03
23 High Street East (supplementary grant)	Approved Sept 2009	£2,332.50 Incl VAT	£64,702.53
20 Norfolk Street (formerly Blazes)	Approved Sept 2009	£5,776.45 incl VAT	£58,926.08
3,3a High Street West	To be considered	£10,000 (provisional)	£48,926.08
80-84 High Street West (Pizza Plus etc.)	To be considered	£14,000 incl VAT (provisional)	£34,926.08
Harleys Bar (new application)	To be considered	£5693 Additional to 08 approval Proposed total £14,000	£79,233.08 If approved



Bracket Sign

Use the original bracket



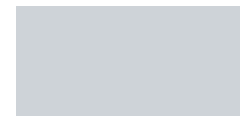
Suggested Colours



Hague Blue
Farrow and Ball



Juniper Ash
The Little Greene Paint
Company Ltd



Parma Grey
Farrow and Ball

Proposed Shop Front

Harley's Bar,
3- 5 High Street East, Glossop

August 2008

Drawn by JE. Proposed Shop Front Harley's



High Peak Borough Council

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