

Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – Lower Stoney Low Farmhouse, Madeley (Ref: 17/18003/HBG)

RECOMMENDATION:

That the Working Party indicate its views on proposals going to the Planning Committee that:-

£5,000 grant be approved for lime rendering at Lower Stoney Low Farmhouse, subject to the appropriate standard conditions

Purpose of report

To inform the Working Party of an application for financial assistance towards the cost of rendering the above property in lime and give the Working Party an opportunity to express its views on that application

Lower Stoney Low Farmhouse is a Grade II Listed Building and is certainly built in 2 or 3 phases. It is estimated that it may have 16th or 17th Century origins but was extensively remodelled in the 19th Century.

It is suffering from quite extensive damp problems of which one of the causes is the application of cement render of most of the property. The rest is painted brickwork with layers of non-porous paint, which has been applied by previous owners to cover up the problems. The applicant has had some minor roof repairs including adding some ventilation and is carefully removing the cement render from the whole house. She has also removed the internal plaster on the interior of some of the worst affected rooms. Whilst the building has already started to dry out a little, in order to ensure a healthy dry home she is now proposing to render the house with a lime render to ensure the building becomes breathable. The owner is hoping to keep some of the brickwork exposed if possible if it the quality of the bricks allow on the front elevation by the porch. This comprehensive approach is the only way to ensure the long term future of this building and it is proposed that the work is supported through the Historic Building Grant Fund.

The total cost of the works is estimated at £31,680 including VAT. The works are eligible for a grant up to 20% of the total cost or up to a maximum of £5,000. The works are proposed to take place immediately.

The views of the Conservation Advisory Working Party will be reported to the Planning Committee.

Financial Implications

There is sufficient funding to meet this grant application with £27,000 in the Fund allowing for commitments.