

Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – 1 Gladstone Villas, Victoria Road, Newcastle (Ref: 20/21005HBG)

RECOMMENDATION:

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

- 1. £1,390 Historic Building Grant be given towards roof repairs.**

Purpose of report

To inform the Working Party of applications for financial assistance towards the cost of repairs to the roof at the above property and give the Working Party an opportunity to express its views on the application.

No. 1 Gladstone Villas is one of a pair of Victorian Villas situated within Stubbs Walk Conservation Area. The house is of red brick construction with blue brick banding and has tile roof with decorative timber barge boards.

The owners applied for a grant (£348) in June 2020, which was approved, to repair some storm damaged roof barge boards and a finial. The owners have since identified further work is needed to the roof due to water ingress. This grant application will replace this previous application for roof works and will include removing all tiles, replacing battens and re-felting with breathable membrane, re-lead with code 5 lead the front and rear gullies between number 1 and 2 Gladstone Villas, chimney maintenance will including re-leading of chimneys. Original Staffordshire tiles will be re-laid and any broken or damaged replaced. Additional works include re-pointing of the gable end with a lime mortar mix. All exterior decorative roof woodwork will be retained, repaired where needed, treated and painted. Damaged finials on the side and front of property will be replaced with new hardwood finials of a similar design as per the earlier, now superseded, grant offer.

Two competitive quotations have been received by appropriately qualified contractors. The cost of the work is estimated at £13,900 including VAT. The building is a historic building within the Conservation Area, and the work is eligible for 10% grant towards the cost of the works.

The applicant also applied for a grant of £198 which was approved in December 2020 to repair a sash window. This work is being undertaken whilst the scaffolding for the roof work is in place.

Financial Implications

Historic buildings and structures are entitled to apply for up to a maximum of £5,000 from the Conservation and Heritage Grant Fund. The intervention rate is 10% of the cost of the work for Buildings within Conservation Areas.

There is sufficient funding to meet this grant application with a little over £3,500 in the Fund; allowing for commitments. This will leave £2,474 available to offer subsequent heritage assets within the Borough.