

## **Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund.**

### **Purpose of report**

To consider an application for financial assistance towards the cost of the repair of the following building of special architectural and historic interest.

### **The Garden House, 21 Larchwood, Keele University, (Ref: 13/14002/HBG)**

The property is a Grade II listed building, listed in 1993. It is found slightly out of context now in the rear of a private garden of a relatively modern house on the university campus. It was originally designed to take advantage of the long views to the south along an avenue of Pine trees in the garden estate. But it is a historic structure built around 1870, and this summer house is considered to be a rare example of a fully tiled summerhouse by Minton & Hollins.

During the Council's survey of all the borough's listed buildings, which was published in 2011, this structure was identified as at risk. The works are to comprise re-roofing, repairs to cracked/displaced brickwork, remedial works to the brickwork reinforcement, specialist brick and stone cleaning, joinery repairs and specialist ceramic tile conservation and re-decoration. The work will ensure that the building is refurbished and protected for the future.

The cost of the work is £9,543 of which all is eligible work. The work has been specified and is being overseen by a conservation accredited architect which is £2,500. The total including VAT is 14,452. As the structure is a Grade II Listed Building, the work is eligible for a grant of £2,890, 20% of the cost.

### **Financial Implications**

There is sufficient funding to meet this grant application with approximately £61,000 in the fund, which allows for commitments.

### **Conclusions**

The building has no economic use and therefore should be supported through the Council's grant scheme. It meets all the Council's criteria for the repair and restoration of the heritage asset. The views of the Conservation Advisory Working Party will be reported to the Planning Committee.

### **RECOMMENDATION:**

**That the Working Party recommends that Planning Committee approves a grant of £2,890 for The Garden House, 21 Larchwood, Keele University, subject to the appropriate standard conditions.**