

Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – 19 Hanover Street, Newcastle, (Ref: 13/14008/HBG)

RECOMMENDATION:

That the Working Party recommends that the Planning Committee approves a grant of £10,000 for the repair and refurbishment including the windows, roof, walls, at 19 Hanover Street, subject to the appropriate standard conditions.

Purpose of report

To consider an application for financial assistance towards the cost of the repair of this property which is within Newcastle Town Centre Conservation Area.

Introduction

An application has been received for a grant for works of repair and refurbishment to the external envelope including the windows, roof, walls of this property. The building is probably 19th Century and part of an earlier terrace. It is in the town centre Conservation Area and used to be 2 properties but converted into one historically. Work began on this building as a repair and refit for company relocation. Investigation once on site has revealed that the building has severe structural problems and is at risk of collapse in some areas particularly the roof and rear brick wall. The roof structure is dangerous as the main beams are unsupported and unattached to the walls of the roof. Work needs to start soon on the roof for health and safety reasons but for the present the site has been closed. The majority of the work on site so far has been stripping out and investigative.

The external elevation will be re-rendered and insulated with a breathable system (not eligible for funding) and sash windows will be reinstated at ground floor based on evidence of the lintels behind the existing render. New timber sash windows for the upper floors will be installed and a new door in traditional design and surround will be installed.

The cost of the work, including VAT, is in excess £100,000, the exact amount will be reported to the committee once an additional element of the costs has been received.

As a building is within a Conservation Area, works eligible for grant funding would normally be the subject of a 10% grant offer. The maximum grant that can be awarded is £10,000.

Financial Implications

There is sufficient funding to meet this grant application with approximately £49,000 in the Fund, which allows for commitments.

Conclusions

The historic building is adjacent to a collection of listed buildings in the town centre Conservation Area and it is important to retain the character of the building which is being improved physically and aesthetically. The views of the Conservation Advisory Working Party will be reported to the Planning Committee who will make the decision on whether or not to award the grant.