

UNION STREET

Conservation Area Regeneration Scheme

Eligible Works



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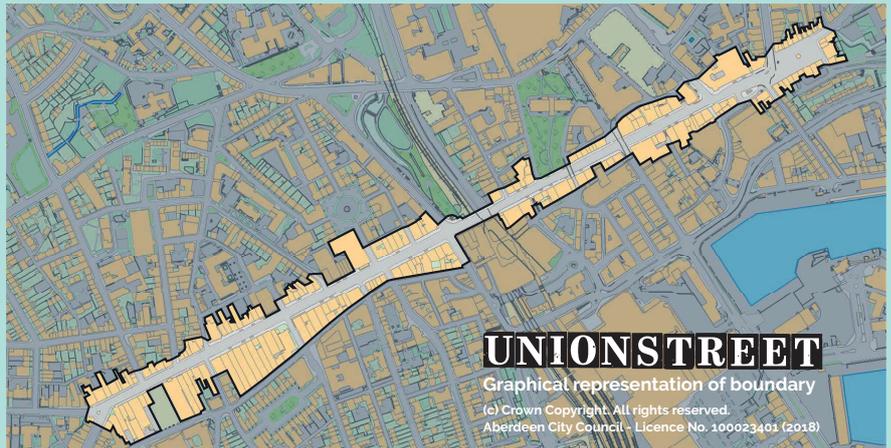
Eligible Works

The following indicates the general standards and broad criteria that apply

Introduction

This document outlines the types of work which grant can be applied for through the Union Street Conservation Area Regeneration Scheme (CARS). Grants are for external and structural repairs to historic buildings.

Grants can be applied for within the area outlined on the map to the right. Grant eligible repairs can be anywhere on the exterior of a building, they do not have to be on an elevation facing Union Street. Only external repairs, replacement and reinstatement and structural works necessary for the preservation of the building are eligible under the Union Street CARS.



All grants are discretionary; there is no automatic entitlement to receive grant. If uncertain about grant eligible works, the Project Officer will be available to advise whether works are considered eligible.

Materials

Repairs should use traditional techniques or methods of construction appropriate to the building and high-quality materials. These will normally be the same materials that were used in the original construction. Substitute or artificial materials are not normally eligible, and their use will be discouraged on grant-aided projects, even where grant aid is not being sought specifically for them. Modern materials such as UPVC are not eligible for grant. Existing modern alterations, such as UPVC windows and doors, which are to remain unaltered, may prejudice the award of grant.

Design

Grants are for conservation-based repairs to historic buildings. Proposals for the reinstatement of historic detailing or features, or for new shopfronts should replicate authentic design and detailing, including of size, pattern, colour and materials. Proposals should be based on evidence such as historic photographs or comparative details on other similar buildings nearby. Work must be based on a sound conservation philosophy and meet the standards required in BS7913 and Historic Environment Scotland's Advisory Standards of Conservation and Repair.

Grant rates

All grants are available at 75% of eligible costs.

Types of work that may be supported (this list is not exhaustive)

Roof and high-level repairs

Comprehensive repairs may be grant eligible but routine maintenance (for example fixing slipped slates or clearing out gutters) is not. Repairs and replacement materials should match the existing traditional finishes, with the weight, sizing and texture of finishes such as slates being appropriate to the period and style of the building. Re-use of slates is always preferable to their replacement, with losses made up with good quality second-hand or new matching slates, laid to the same gauge as the existing, and from the same source, unless otherwise agreed.

Repair or insertion of modern style roof lights or dormers are not grant eligible and may prejudice grant eligibility, however, their removal and reinstatement to the original appearance of the building may be considered eligible. The refurbishment of historic rooflights may also be grant eligible.

Lead work

Eligible work includes the repair or renewal of lead ridges, flashings, gutters and/or roofs. These should normally be repaired or renewed as found. The replacement of zinc with lead may be eligible work. All leadwork should be carried out in accordance with the latest recommended detailing of the Lead Sheet Training Academy and HES's Advisory Standards of Conservation and Repair - the latter takes precedence when determining which code of lead to use.

Rain-water goods

The repair and, where necessary, replacement of existing cast-iron rainwater goods may be eligible works. Replacement of UPVC rainwater goods in cast iron may also be eligible work. Cast-iron and lead hoppers, if existing, should be retained and repaired. Where there is an opportunity to improve rainwater disposal arrangements, this should be explored.

Chimney repairs

Repairs to chimneys are normally eligible works provided the chimney is retained or reinstated to its original height and profile. Repair of existing chimneys is preferred to rebuilding, although the latter may be considered as eligible work if structurally necessary. Demolishing chimney stacks and roofing over the demolished chimney is not considered eligible.

Stonework repairs

Repairs to stonework may be grant eligible. It is important to retain as much of the original stone as possible and therefore replacement stone repairs should not be undertaken lightly. Cement patching and in situ resin-based mortar repairs to stonework are not normally eligible works.

Re-pointing

Re-pointing may be eligible works where necessary for the consolidation and preservation of the building. Traditional lime mortars should be used in order to be considered eligible works. The strength of the mortar should reflect the strength of the stone and the mortar mix should be specified and agreed before works commence. Any grant award may be subject to the approval of a sample area of re-pointing before the main works commence.

Render and harling

Repairs to external render and limited areas of re-rendering may be eligible works if it is a traditional lime render or a cement render of historic interest - repairs or renewal of most modern cement renders will not be grant eligible. There is a presumption against total or substantial renewal of render unless it is necessary for the preservation of the building.

Removal of cementitious render, associated masonry repairs and repointing may be grant eligible where the render is causing harm to a building.

The application of traditional lime harling and lime washes may also be eligible works.

Windows, doors and external joinery

The repair of historic windows, external doors and external joinery which contribute to the character of the building and/or the Conservation Area may be eligible works. Historic joinery and glazing should be retained wherever possible; repair is preferable to replacement. The replacement of existing joinery, if unavoidable, may be considered as eligible works if replicating the historic design and materials. It is important that joinery details are agreed before work commences; this will include provision of samples of astragals and other mouldings and detailed drawings of what is proposed.

Where windows have previously been replaced with inappropriate timber, uPVC or aluminium framed windows, the incorporation of double glazing will be considered for replacement windows in category C listed and unlisted buildings only. Modern materials such as UPVC for replacement windows or doors are not grant eligible work and the repair of modern windows and doors is not eligible works. The existence of unsympathetic modern alterations such as UPVC windows and doors which do not form part of a scheme of replacement to the original design may prejudice consideration of a grant award.

Replacement windows must have the following attributes:

1. High-quality, durable timber, constructed to a traditional pattern.
2. 'Through' timber astragals, which are an integral part of the sash construction.
3. Glazing elements are fitted/mounted with putty or modern equivalent. Dry glazing would not be supported.
4. Moulding details match the original design in profile and all dimensions, or reflect local patterns or examples from nearby buildings, if the original design is not known.

Architectural details

Work to repair external features such as original dormers, clocks and traditional boundary walls may be grant eligible.

Repairs to historic ironmongery, decorative railings and gates may be eligible works, and their reinstatement to the original design may also qualify as eligible works.

Structural repairs

The essential structural repair, conservation or strengthening of the existing structure in response to an ongoing defect may be eligible work. In all cases the most conservative solution of structural repair is to be adopted and may require the submission of a structural survey by a qualified structural engineer.

Structural timber or timber repairs

Appropriate repairs or replacement to existing timber roof structures, beams, joists and other structural timber may be eligible work. Detailed specification and/ or drawings by a qualified structural engineer will need to be approved before any work commences.

Reinstatement after repair

Generally, internal repairs are not eligible work, however localised reinstatement of plaster or joinery removed to allow eligible structural repairs or repairs to windows or doors to be carried out may be eligible work. Reinstatement should match the original in both material and design.

Shopfronts

The repair of historic shopfronts, including elements such as fascias, may be grant eligible. This may include the restoration of missing detail and repairs to joinery. Repairs and restoration should utilise traditional materials. The reinstatement of shopfronts to an agreed configuration may also be grant eligible. Works to shopfronts may be grant funded at 75%.

Ancillary items

Some ancillary items such as scaffolding may be eligible works where they are necessary for the proper execution of the grant eligible works. The cost of these must be commensurate with the cost of the grant eligible works.

Professional fees

Expenditure on fees for qualified professional advisers is eligible for grant provided they belong to one of the recognised Professional Institutes, normally Architects or Chartered Surveyors, and have an appropriate level of specialist experience. The involvement of professional advisers is encouraged for all grants. For large grants (grants of over £25,000) there will be a requirement for a professional agent who is conservation accredited to manage and oversee the carrying out of the works.

Professional fees are normally only eligible if the professional adviser inspects the work in progress and is responsible for its certification on completion, however a proportion of other professional fees, such as for a Structural Engineer, may also be grant eligible. Professional fee rates for Architects, Surveyors, Structural Engineers etc. should not cumulatively exceed 20% of the total cost of eligible works.

Non-eligible

The following works are not grant eligible:

- Retrospective applications - grant cannot be awarded for works that have already been undertaken
- Interior works
- Normal routine maintenance and decoration such as repainting or clearing out gutters
- Unsympathetic alterations, modern techniques and materials
- Installation of electrical, plumbing or similar services or earth works
- New buildings and extensions
- Demolitions, except when removing inappropriate modern additions and returning the building to its original form
- Repairs to modern buildings or modern elements of buildings not considered to have historic merit
- Stonecleaning

Any queries, please contact the Project Officer:

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