

National Heritage Memorial Fund Board of Trustees Meeting on 21 May 2018

B 2018 (4)

Summary report of the meeting of the Townscape Heritage meeting on Monday 21 May 2018 at 14:00 p.m. at 7 Holbein Place, London, SW1W 8NR.

Members:

- Seona Reid (Chair)
- Maria Adebawale-Schwarte
- Kay Andrews
- David Stocker

Committee Business

1. Welcome

Oral

The Chair opened the meeting and welcomed the newest member Maria Adebawale-Schwarte who took over the position of Roger De Haan as his term had ended since the last meeting. Steve Miller had sent apologies and David Stocker was welcomed in his place.

Nerys Watts had sent apologies and Anne Jenkins would present on her behalf.

The Chair reiterated the necessity for robust voting and decision making given the volume of applications and the budget available for the meeting.

2. Declarations of Interest

Oral

There were no conflicts of interest. David Stocker noted an interest in item 24 - Restoring the Historic Heart of Gainsborough (TH-17-05554) though this was not deemed conflicting and he would remain present for discussions and decision making. Maria Adebawale-Schwarte noted that she was very familiar with the areas of Wakefield featuring in some applications as she was from that area but that she had no professional or personal interests in the applications.

SF4 First round applications for discussion and decision

3. Townscape Heritage Overview

B 2018 (4) 3

Oluwaseun Soyemi presented the overview paper drawing the following to the Panel's attention;

- Since papers had been issued it had been noted that the community outcomes for item 25 - Wrexham Town Centre Townscape Heritage scheme (TH-16-07746) were HIGH and not medium as per the paper.
- That the spread of applications was varied and reasonable across the whole of the UK with a high volume of coastal applications.
- A reminder of the TH scheme priorities and criteria for success.

The Trustees recognised the high level of competition for funds and the number of cases which received a high and medium priority recommendation from Committees. The Panel agreed to reject all projects with a low priority along with any recommended for rejection and noted that these would not be presented. This applied to items 6, 11, 14, 15, 16 and 26.

4. Dunstable High Street Renaissance; TH-16-07073

B 2018 (4) 4

Applicant: Central Bedfordshire Council

Request: First Round Pass of £2,000,000, including Development Grant of £100,000

Project: To include the Conservation Area (CA) project on High Street South delivering high priority repairs, structural and internal works. Shop front and external façade improvements from a reserve of vacant or dilapidated properties would be included. Works to the public realm, including public art would also be delivered together with a range of complementary activities.

The Committee for the East of England recommended the project to the Board as a high (1 of 2) priority for support.

The Delegated Decision Panel considered that the project represented a **MEDIUM** priority for support and **REJECTED** the application.

5. King's Lynn Railway Quarter; TH-17-01456

B 2018 (4) 5

Applicant: Kings Lynn & West Norfolk Borough Council

Request: First Round Pass of £1,450,400, including Development Grant of £50,400

Project: To deliver a portfolio of capital repairs, development of vacant sites and public realm works. The project was located to the north-eastern part of the town centre, linking the railway station to the bus station and town centre and was known as the railway quarter.

The Committee for the East of England recommended the project to the Board as a high (2 of 2) priority for support.

The Delegated Decision Panel considered that the project represented a **MEDIUM** priority for support and **REJECTED** the application.

6. North Bridge Conservation Enhancement Area; TH-17-06133

B 2018 (4) 6

Applicant: Colchester Borough Council

Request: First round pass of £694,200 including development grant of £27,000

Project: To enhance the historic character of this gateway to the historic town through the restoration of historic fabric and the reinstatement of architectural features of 23 properties grouped into 5 priority clusters within the North Bridge area of Colchester.

The Committee for the East of England recommended the Board reject the application.

The Delegated Decision Panel **REJECTED** the application.

7. Grand Quarter Townscape Heritage Scheme – heritage revealed, reshaping destination and reinforcing identity; TH-17-03155

B 2018 (4) 7

Applicant: Leeds City Council

Request: First round pass of £2,000,000, including development grant of £33,700

Project: To regenerate the heritage buildings within the Grand Quarter Conservation Area in the City and Hunslet ward of Leeds. Proposals included some public realm works and an activity programme. New Briggate formed the heart of the scheme, along with surrounding areas of Vicar Lane and Merrion Place.

The Committee for Yorkshire & the Humber agreed the proposals offered much potential to deliver and contribute to the wider regeneration of the area and recommended the scheme as a high priority to the Board.

The Delegated Decision Panel considered that the project represented a HIGH priority for support and **REJECTED** the application due to funds available for the meeting.

8. The Wakefield Upper Westgate Townscape Heritage Scheme; TH-17-02106

Applicant: City of Wakefield Metropolitan District Council (WMDC)

Request: First round pass of £1,752,600, including development grant of £79,000

Project: To regenerate the Upper Westgate area of Wakefield through a heritage-led scheme. Improvements to the area would include physical works, repairs and reinstatement of lost architectural detailing. Public realm improvements would take place at Barstow Square, Thompson's Yard and White Horse Yard to complement Council-led works at Silver Street.

The Delegated Decision Panel considered that the project represented a **MEDIUM** priority (7 of 9) for support and **REJECTED** the application.

9. Walled City Townscape Heritage Phase 3 - The Cathedral Quarter & Carlisle Road; TH-17-02331

B 2018 (4) 9

Applicant: Walled City Partnership Limited

Request: First Round Pass of £1,984,800, including Development Grant of £58,100

Project: To support the continued restoration of an area of national and international historic and architectural importance. A Historic City Conservation Area, the project would revive the gateway to the city with a focus on the restoration and conservation on 53 buildings in the main shopping street and two secondary streets in the area. The local community would be engaged through various opportunities including skills development, training and schools programmes.

The Committee for Northern Ireland recommended the project to the Board as a high priority (2 of 2) for support.

The Delegated Decision Panel considered that the project represented a **MEDIUM** priority for support and **REJECTED** the application.

10. Dromore Town Heritage Project; TH-17-01085

B 2018 (4) 10

Applicant: Armagh City Banbridge and Craigavon Borough Council

Request: First Round Pass of £857,300, including Development Grant of £39,000

Project: To regenerate the town of Dromore through the conservation and restoration of a conservation area and 28 properties, including one listed building. The project would provide the

intervention needed to prevent further decline of the area and support the re-engagement of the community with its town heritage through the re-introduction of town centre living and encouragement of new business opportunities.

The Committee for Northern Ireland recommended the project to the Board as a high priority (1 of 2) for support.

The Delegated Decision Panel considered that the project represented a **HIGH** priority for support and **REJECTED** the application due to the funds available for the meeting.

11. Downpatrick Historic Core Townscape Heritage Project; TH-16-09844

B 2018 (4) 11

Applicant: Newry, Mourne and Down District Council

Request: First round pass of £991,700 including a development grant of £44,000 (48% of eligible development costs)

Project: To restore the gateway area to the Downpatrick Conservation Area and support economic and social regeneration in the area. The project area sits within a designated conservation area since 1985, characterised by Georgian and Victorian architecture. The project would allow 26 buildings to be renovated and conserved including a complementary arts and heritage educational programme.

The Committee for Northern Ireland agreed the application was not a priority for support and recommended a rejection of the application to Board.

The Delegated Decision Panel **REJECTED** the application.

12. Southport Townscape Heritage Project - Restoration and Regeneration; TH-17-02520

B 2018 (4) 12

Applicant: Sefton MBC

Request: First Round Pass of £1,695,100 including Development Grant of £70,100 (70%)

Project: Townscape Heritage scheme focusing on the Lord Street Conservation Area and Promenade Conservation Area and renovation works to 41 properties. The scheme would create clear connections between the main shopping street, promenade, pier and beach, helping to regenerate Southport's historic townscape and boost the local economy. An associated community engagement programme would be developed and delivered.

The Committee for the North West recommended the project to the Board as a high priority for support.

The Delegated Decision Panel considered that the project represented a **HIGH** priority for support and **AWARDED** a first round pass of £1,695,100 including Development Grant of £70,100 (70%).

13. Deardengate Big Lamp Townscape Heritage; TH-17-03312

B 2018 (4) 13

Applicant: Rossendale Borough Council

Request: First round pass of £1,966,000, including development grant of £164,800 (89%)

Project: Four-year scheme to deliver works to key properties in Haslingden, focusing predominantly on properties in a compact, clearly-defined area along the Deardengate Road in the commercial centre of the town. Associated public realm improvements will be carried out, along

with training events in traditional skills and a series of activities to better engage residents with local heritage.

The Committee for the North West recommended the project to the Board as a medium priority for support.

The Delegated Decision Panel considered that the project represented a **MEDIUM** priority for support and **REJECTED** the application.

14. Botchergate and London Road – Regenerating Carlisle’s historic southern gateway; TH-17-04883

B 2018 (4) 14

Applicant: Carlisle City Council - Regeneration Team

Request: First round pass of £987,700, including development grant of £64,600 (93%)

Project: A three year scheme to help regenerate a conservation area in need of environmental, social and economic improvement. Proposals included the restoration of a block of vacant properties, the Dias Block, a shopfront improvement scheme and the landscaping and interpretation of Christchurch Gardens to become a welcoming space for recreation and community events.

The Committee for the North West recommended the project to the Board as a low priority for support.

The Delegated Decision Panel **REJECTED** the application.

15. Withington Village Conservation Area Environmental Improvement and Regeneration Project; TH-17-05363

B 2018 (4) 15

Applicant: Southway Housing Trust

Request: First round pass of £537,600, including a development grant of £47,500 (74%)

Project: Working in partnership with Manchester City Council, Southway Housing Trust would repair and renovate 34 target buildings and deliver public realm improvements centred on the commercial core of the Withington Conservation Area in Manchester. A complementary programme of activities to increase community understanding and appreciation of the heritage would also be delivered.

The Committee for the North West recommended the project to the Board for rejection.

The Delegated Decision Panel **REJECTED** the application.

16. Brierfield: A Townscape Revival; TH-17-06166

B 2018 (4) 16

Applicant: Pendle Borough Council

Request: First round pass of £1,971,600 including development grant of £38,000 (90%)

Project: To transform and protect Brierfield's physical fabric and engage the local community in understanding and celebrating local social and built heritage. The scheme would focus on Brierfield town centre, including the civic area; the intersection of Colne Road, Halifax Road and Burnley Road; landmark buildings; shopping parades and public realm. A community engagement programme and skills training in traditional conservation and maintenance would be delivered.

The Committee for the North West recommended the project to the Board as a low priority for support.

The Delegated Decision Panel **REJECTED** the application.

17. South Norwood Revival – Celebrating Heritage, Community and Culture; TH-17-05584

B 2018 (4) 17

Applicant: Croydon Council

Request: First round pass of £1,948,200 including development grant of £29,200 (23% of total eligible development costs)

Project: To revitalise South Norwood to create a safer, more attractive environment, maximising the potential of its heritage assets. The scheme would deliver public realm improvements and shop front and upper-property restoration on the High Street and the adjoining areas to bring empty units back into use. Oral histories of the area would be recorded and an arts and heritage trail to raise awareness of South Norwood's history would be created.

The Committee for London recommended the project as a medium priority for support.

The Delegated Decision Panel considered that the project represented a **MEDIUM** priority or support and **REJECTED** the application.

18. Cullompton Townscape Heritage Scheme; TH-17-05689

B 2018 (4) 18

Applicant: Mid Devon District Council

Request: First Round Pass of £1,271,300, including Development Grant of £47,500

Project: To preserve and enhance the character of the Cullompton Conservation Area, uplift the main commercial district, improve awareness and understanding of the local historic environment, encourage greater community involvement and develop local skills. This would be achieved through a number of projects which were tightly clustered around Fore Street in the town.

The Committee for the South West recommended the project to the Board as a high priority for support.

The Delegated Decision Panel considered that the project represented a **MEDIUM** priority for support and **REJECTED** the application.

19. Seaham Townscape Heritage; TH-17-02149

B 2018 (4) 19

Applicant: Durham County Council

Request: First Round Pass of £1,688,700, including Development Grant of £78,200

Project: To support economic and social regeneration through the repair and conservation of a number of commercial and residential properties in a Conservation Area which is currently on the Heritage at Risk register. Buildings in need of significant and urgent restorations would benefit from improved appearance and encourage new retail opportunities. Pedestrian links would also be improved and work would take place to enhance and interpret the original local rail lines.

The Delegated Decision Panel considered that the project represented a **HIGH** priority for support and **AWARDED** a first round pass of £1,688,700, including development grant of £78,200 (68%).

20. Loftus-in-Cleveland: Restoring Pride in Our Town's Heritage; TH-17-05925

B 2018 (4) 20

Applicant: Loftus Community Heritage Group

Request: First Round Pass of £1,209,500, including Development Grant of £104,000

Project: A community led project in a priority development area to reinvigorate and support regeneration of the both economic centres of the town. Community spaces would be improved to provide better-quality areas for community events and local heritage would be used as a focus and means to encourage people into the area. With a focus on conservation and repair to protect original features of Georgian and Victorian buildings in the area, the project seeks to restore a sense of community pride whilst protecting heritage and providing opportunities for employment, education and habitation.

The Committee for the North East recommended the application as a medium priority to the Board.

The Delegated Decision Panel considered that the project represented a **MEDIUM** priority for support and **REJECTED** the application.

21. Inverkeithing Townscape Heritage Led Regeneration; TH-17-06072

B 2018 (4) 21

Applicant: Fife Council

Request: First Round Pass of £1,315,400, including Development Grant of £59,500

Project: Fife Council in partnership with Fife Historic Building Trust aimed to deliver a Townscape Heritage scheme which focussed on the medieval town of Inverkeithing, located close the Forth Rail and Road Bridges. The town had a rich heritage as a Royal Burgh, with a surviving medieval Friary Hospitium building and a traditional Rigg street pattern. The project included delivering an appropriate balance of repairs with eight priority projects and public realm improvements.

The Committee for Scotland recommended the project to the Board as a high priority for support.

The Delegated Decision Panel considered that the project represented a **HIGH** priority for support and **AWARDED** a first round pass of £1,315,400, including Development Grant of £59,500 (74%).

22. Shopping Street Which Had a Rolls-Royce Showroom is Now the 4th Most Deprived in England; TH-17-06032

B 2018 (4) 22

Applicant: Thanet District Council

Request: First round pass of £1,477,800, including development grant of £45,100 (88%)

Project: To regenerate part of the large Conservation Area of Northdown Road in a deprived part of Margate. It would seek to reconnect the recently regenerated Margate Old Town with the independent retail area of East Cliftonville, by improving a dilapidated stretch of connecting road. The project would build on HLF investment already made in the area. High priority works would see the regeneration of a number of 1850s and 60s properties as well as improved signage, re-

instatement of boundary walls and the creation of a new and welcoming gateway to the area. With high levels of community support the project would provide volunteer opportunities, heritage care workshops and a number of other engagement opportunities for residents and schools.

The Committee for South East of England recommended the application as a high priority for support.

The Delegated Decision Panel considered that the project represented a **MEDIUM** priority for support and **REJECTED** the application.

23. Restoring the Historic Heart of Gainsborough; TH-17-05554

B 2018 (4) 23

Applicant: West Lindsey District Council

Request: First round pass of £1,304,100 including development grant of £54,000 (76%)

Project: A five-year project to deliver a balanced scheme of restoration and repairs across the Gainsborough Town Centre Conservation Area. Works would be centred on Lord Street and the Market Place, including the repair and reinstatement of shop fronts, signage and historic roofs. Public realm improvements would be made to the Market Place. A comprehensive programme of activities and training would be delivered including a programme of open days providing opportunities for the public to try their hand at traditional heritage skills.

The Committee for the East Midlands recommended the project as a high priority (1 of 2) for support.

The Delegated Decision Panel considered that the project represented a **HIGH** priority for support and **AWARDED** a first round pass of £1,304,100 including development grant of £54,000 (76%).

24. Hinckley Townscape Heritage Scheme - The Thread to Discovery; TH-17-05872

B 2018 (4) 24

Applicant: Hinckley and Bosworth Borough Council

Request: First round pass of £773,000, including development grant of £64,500 (84%)

Project: A programme of restoration and repair to re-establish the historic character of Hinckley town centre and to undertake heritage-led improvements to pedestrian access from Castle Street to the castle site. Unsympathetic shop fronts would be removed and replaced with original designs and repairs would be made to external walls, rainwater goods and upper floor windows. An associated programme of activities would be delivered.

The Committee for the East Midlands recommended the project as a high priority (2 of 2) for support.

The Delegated Decision Panel considered that the project represented a **HIGH** priority for support and **REJECTED** the application due to funds available at the meeting.

25. Wrexham Town Centre Townscape Heritage scheme; TH-16-07746

B 2018 (4) 25

Applicant: Wrexham County Borough Council

Request: First round pass of £1,586,200 including a development grant of £65,000 (73% of total eligible development costs)

Project: A six year Townscape Heritage scheme, tightly focused on what was the medieval core of Wrexham, representing a first step in the wider regeneration of the town centre. The project would enhance the appearance, character and function of the buildings through conservation based repairs, reinstatement of lost architectural features, bringing upper floor spaces into viable uses and subdividing larger ground floor retail units to support the growth of independent retailers.

The Committee for Wales recommended the project as a high priority for support.

The Delegated Decision Panel considered that the project represented a **HIGH** priority for support and **AWARDED** a first round pass of £1,586,200 including a development grant of £65,000 (73%).

26. Historical Morriston; Phase 1 Townscape Heritage Initiative; TH-17-03268

B 2018 (4) 26

Applicant: City and County of Swansea

Request: First round pass of £692,400 including a development grant of £18,000 (87% of total eligible development costs)

Project: A five year project focused around Woodfield Street with the main focal point around the Grade I listed Tabernacle Chapel. The scheme would bring selected vacant buildings back into use for commercial and housing purposes and undertake repair and restoration of key features through a third-party grant scheme. The visual appearance of the town would be improved, enhancing the positive economic impact of heritage features. Interpretation of the core conservation area would be improved.

The Committee for Wales recommended the project for rejection.

The Delegated Decision Panel **REJECTED** the application.

27. Prioritisation of first round items

Oral

The Panel reviewed the priorities given in the case by case discussions and no amends were made. The Panel agreed that the top five applications voted as high priority would be awarded within the budget for the meeting. These were Southport Townscape Heritage Project - Restoration and Regeneration (TH-17-02520), Seaham Townscape Heritage (TH-17-02149), Inverkeithing Townscape Heritage Led Regeneration (TH-17-06072), Restoring the Historic Heart of Gainsborough (TH-17-05554) and Wrexham Town Centre Townscape Heritage scheme Item Number (TH-16-07746).

The Panel provided feedback for the applications which were not awarded grants.