

Bishopwearmouth Townscape Heritage Scheme Guidance on Grant Eligible Works

Building Restoration Grants

One of the aims of the Townscape Heritage Scheme is to put into sound repair the structure and external envelope of buildings which make a positive contribution to the character or appearance of the conservation area.

Repairs should be comprehensive in scope, using appropriate techniques or methods of construction and high quality natural or traditional materials, normally on a like-for-like basis. Substitute or artificial materials are ineligible and their use generally unacceptable on grant-aided projects. Routine maintenance, including redecoration, is ineligible unless the decoration is needed as a direct result of eligible repair. Interior repairs are eligible only if they result directly from repairs to the structure.

Restoration works may include:

- Consolidation or reinforcement of the existing structure, using the most conservative approach that is practicable, although limited reconstruction as existing is eligible if unavoidable. The survival of vernacular building techniques is very important, and repair should be undertaken in compatible materials.
- Appropriate repairs to timber frames, roof structure, beams, floor joists and other structural timbers, based on a careful and comprehensive survey of the existing structure. In situ reinforced resin repairs to structural timbers are not acceptable unless justified on the grounds of avoiding major disturbance of historic fabric.
- Dry rot eradication and timber preservative treatments, preferably based on an analysis and specification by an independent consultant (whose fees are also eligible), and using non-destructive techniques and non-toxic applications wherever possible.
- Damp-proofing by traditional methods, but only where damp is causing structural damage to the building; damp-eradication measures, such as improved drainage, the introduction of French drains, or the lowering of ground levels, are preferable where practicable.
- Re-roofing in natural materials traditional to the area, normally to match the historic covering, using new materials and/or re-using sound existing materials where possible. Repairs to the roof structure and high level external elements should be undertaken concurrently. Re-roofing with artificial or alternative materials, such as concrete tiles, asbestos, cement slates, 'reconstructed' slates

or 'artificial stone' slates, is not eligible for grant assistance, nor is the use of roofing felt for flat roofs or lining gutters.

- Repairs to chimneys, including lining or rebuilding if structurally essential, provided that the chimney is reinstated accurately to the historic height and profile, also replacement of the historic style of chimney pots/cans. The retention and repair of existing stacks may be a condition of grant offered to other work.
- Repair or renewal of existing leadwork, the provision of weatherings, and the reforming of gutters to adequate falls, normally in accordance with the details and weights recommended by the Lead Sheet Association in *The Lead Sheet Manual*.
- The repair or replacement of rainwater goods or a rainwater disposal system to a building, to match the historic material and sections. Generally, this will be in cast iron, but occasionally in lead, timber or stone, where appropriate. Aluminium, plastic, PVCu or GRP rainwater goods are not eligible.
- The repair of external stonework and brickwork, including decorative elements, to an appropriate specification. 'Plastic' *in situ* resin-based mortar repairs to brickwork and stonework are normally only eligible in minor areas.
- Selective rebuilding of existing stonework and brickwork, if structurally necessary and to an agreed specification. Generally, this will be using salvaged existing materials, and/or new matching materials and should be preceded by a record survey of the existing. Only re-pointing which is structurally necessary, kept to the absolute minimum required and carried out to an appropriate specification, is eligible. Comprehensive re-pointing for cosmetic reasons is not eligible.
- The repair (or if unavoidable, replacement), to the historic pattern and detail, and in the historic material, of windows, external doors and other external joinery which contributes to the character of the building and/or the conservation area.
- Repairs to external render, stucco or harling and limited areas of renewal (there should be a presumption against total or substantial renewal, unless this is unavoidable), to an approved specification. If such a coating has been removed in recent years to the detriment of the performance and appearance of the building, its reinstatement may be the most appropriate form of repair. Also eligible is the repair of applied details and features, such as cornices, string courses, window architraves, columns, pilaster, 'rusticated' rendering and the like. These should be repaired carefully and accurately to the historic form or profile and as near as possible to the historic composition. Generally, GRP or similar replacement mouldings are not acceptable for grant, nor are proprietary *in situ* resin-based repair techniques.
- The external cleaning of stonework and brickwork **only** where there is such a build-up of dirt, paint or built-up resin coatings on the surface that it must be removed in order to assess the extent of necessary repair, or where the surface build-up is damaging the fabric of the building by chemical action. Any cleaning

which is agreed to be eligible must be undertaken to an approved specification and carried out by specialist conservation contractors.

- The repair to the historic pattern and detail of distinctive architectural features, for example decorative ironwork such as balconies, canopies and railings, tiling and other historic finishes, and architectural sculpture.
- The repair or reinstatement of retaining walls, boundary walls and/or railings, if they contribute to the stability of the building, enhance its setting, or are of particular interest in the conservation area.

Building Enhancement Grants

One of the main aims of the Townscape Heritage scheme to reinstate in whole or part elements of the exterior fabric of buildings which are essential to the design and character, such as ornamental masonry (including architectural sculpture), stucco and other applied finishes and details, joinery to historic patterns including shopfronts, and ornamental metalwork such as balconies, canopies and finials.

Reinstatement works may include:

- Reinstatement of missing architectural details such where evidence survives of the original detailing
- Installation of traditional style shopfronts

The historic details should ideally be known from the building, its neighbours, or documentary sources. Where no evidence exists of the historic appearance, consideration will be given to enhancement works which are in keeping with the character of the building and the wider streetscene. Reinstatement must not involve the loss of later features of historic interest

The reinstatement of traditional style shopfronts to historic buildings is grant eligible, where the works would enhance the appearance of the historic building and the wider streetscene.

Reinstatement grants will only be offered where the building is already in sound repair, or will be made so with a concurrent repair grant.