

GRANT ELIGIBLE BUILDING WORK

This is a guide to the types of work that may be eligible for a grant contribution from the Penicuik Townscape Heritage and Conservation Area Regeneration Scheme.

General Principles

All work must be carried out with respect for the character and structure of the building, and of the area in which it lies.

This must be done in line with guidance issued by Historic Environment Scotland through their 'Managing Change in the Historic Environment' series, INFORM guides and Technical Advice Notes. These are available to download at www.historicenvironment.hes



Only contractors who are known to be able to achieve the standards of quality needed can be invited to tender for the works.



Penicuik Community Trust
Development



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Eligible Property

A major part of the Penicuik Heritage Regeneration Scheme is providing financial support for the repair and restoration of historic buildings in the town centre. Grants are available to support the repair and restoration of the following properties:

1 – 10 High Street (all)	1-9 Bridge Street (odd numbers)
13-23 High Street (odd numbers)	2-6 Bridge Street (even numbers)
14-20 High Street (shopfronts only)	18-34 Bridge Street (even numbers)
22-30 High Street (even numbers)	1-7 Parkend (all)
33 High Street (Town Hall)	1-11 West Street (odd numbers)
34 High Street (Royal Hotel)	2-10 West Street (even numbers)
35 High Street	14 West Street & 2 Croft Street
2, 3, 4 & 4A The Square	29-32 West Street (all, including South Kirk Hall)
10-12 The Square (all)	2-26 John Street (even numbers)
15 – 28 The Square (all)	

As part of the funding agreement for the regeneration scheme, the buildings has to be prioritised into three categories (high priority, medium priority, reserve) which affects the timing of possible grant funding. The category for each eligible building is shown on the plan on the next page.

What grants are available?

The grant rate will be a maximum of 75% towards the cost of eligible works, including fees where professional advice is used, and VAT where it cannot be reclaimed.

All grants are discretionary and subject to the availability of funds. The inclusion of a building within the scheme does not give any automatic right to a grant.

There is an application process for grants, with prior approval needed from the Penicuik Heritage Regeneration Project Team and from funders.

What work is eligible for a grant?

Work to roofs, stonework, gutters and downpipes, chimneys, windows, doors and shopfronts that will protect, preserve or restore the historic character and original details will be eligible for grant funding. Building repair includes the structural and external repair of eligible buildings, It does not include routine maintenance work.

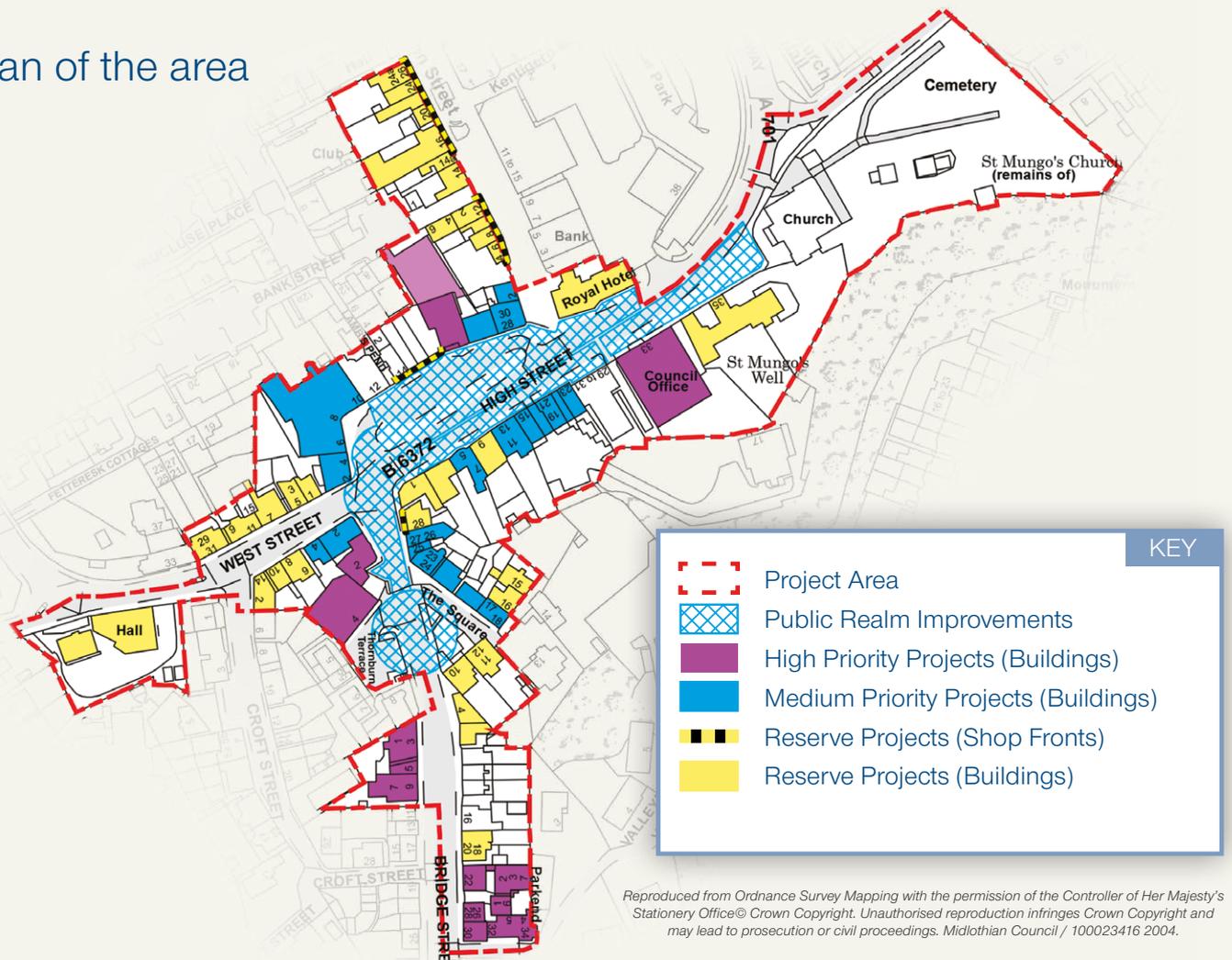
Repairs should be extensive, use appropriate techniques or methods of construction and high quality natural or traditional materials (normally on a like for like basis). Substitute or artificial materials are not eligible and we generally cannot accept their use on grant aided projects.

All work must be carried out with respect for the character and structure of the building. For guidance see Historic Environment Scotland's 'Advisory Standards of Conservation and Repair for the Historic Built Environment in Scotland' and other guidance from www.historicenvironment.scot

What work is not eligible for a grant?

Grants are not available for routine maintenance, internal decoration (unless it is a result of eligible repair work), conversions, extensions or renewal of services. These may be carried out at the same time but must be kept financially separate from the eligible repairs.

Plan of the area



Are there any conditions attached?

Grants are at the discretion of funders, subject to the following conditions:

- Planning permission (if required), listed building consent and a building warrant must be obtained from Midlothian Council before grant approval can be given.
- Professional advice, preferably from an architect with experience of historic buildings, should be sought. Professional fees are eligible for grant support.
- Detailed drawings showing the planned works will be required. A surveyors report may also be required to justify the scope of the works.
- Contracts for grant funded work must be awarded through competitive tender. Usually three independent quotations are required, which must be submitted with the grant form.
- Conditions may be attached to the offer of a grant covering the standard of workmanship. These conditions must be complied with for the grant to be paid.
- Work must not start until the grant application has been received and a written offer of grant accepted.
- While eligible works are in progress, there should be adequate insurance cover on the property and the works.
- The work must be available for inspection at the start, during progress and on completion.
- Retention of historic features will be a requirement of all grants.
- Work must be carried out in full, as per the agreed schedule and/or drawings, before grants will be paid.
- Grant aided work must not be subject to any alteration within 5 years of grant payment.
- Grants may be recovered in part or in whole if the property is sold within 10 years of the grant payment.

Repairs may include the following:

- Strengthening or reinforcing the existing structure, using the most conservative approach that is practical, although limited reconstruction (in line with the existing structure) is eligible if it cannot be avoided. The survival of vernacular building techniques which are often found in town buildings behind later finishes, is very important so repairs should be 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 will not be acceptable unless justified on the grounds of avoiding major disturbance of historic fabric.
- Using treatments to get rid of dry rot or preserve timbers, preferably based on an analysis and specification by an independent consultant and using non destructive techniques and non toxic applications wherever possible.
- Damp-proofing by traditional methods, but only if damp is causing structural damage to the building. Measures to get rid of damp, such as improved drainage using French Drains or lowering ground levels should be put into practice where possible.
- Re-roofing in natural materials that are traditional to the area, using new materials to match or re-using the existing materials where possible. Repairs to the roof structure and high-level external elements should be carried out at the same time. Re-roofing with artificial or alternative materials (such as concrete tiles, fibre cement slates, reconstructed slates or artificial stone slates) is not eligible for grant nor is the use of roofing felt for flat roofs or lining gutters.
- Repairs to chimneys (including lining or rebuilding if structurally essential) as long as the chimney is repaired accurately to the historic height and profile. Also, restoring the historic style of chimney pots and cans. Keeping and repairing existing stacks or stalks may be a condition of grant offered to other work.
- Repairing or renewing existing leadwork, providing weathering and the reforming of gutters to adequate falls, normally in line with the details and weights recommended by the Lead Sheet Association in 'The Lead Sheet Manual'.
- Repairing or replacing rainwater goods or rainwater disposal systems 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, PVC or glass reinforced plastic (GRP) rainwater goods are not eligible.
- Repairing external stonework and brickwork (including decorative elements) to an appropriate specification. Plastic in-situ resin based mortar repairs to brickwork and stonework are not normally acceptable or eligible except for 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 or new matching materials (or both). Before the work is carried out, a record survey of the existing structure should be undertaken. Only repointing which is structurally necessary, kept to the absolute minimum needed and carried out to an appropriate specification is eligible.



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- Repairing (or, if unavoidable, replacing) 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 or the conservation area (or both).
- Repairing external render, stucco or harling and limited areas of renewal (total or substantial renewal should only be carried out if it cannot be avoided) to an approved specification. If a coating has been removed in recent years and this has harmed the performance and appearance of the building, restoring it may be the most appropriate type of repair. Repairing applied details and features (such as cornices, string courses, window architraves, columns, pilasters and rusticated rendering) is also eligible. Repairing these details and features should be done carefully and accurately to the historic composition. Generally GRP or similar replacement mouldings are not acceptable for grant, nor are proprietary in situ resin based repair techniques.
- Cleaning external stonework and brickwork is only eligible if there is such a build up of dirt, paint or resin coatings on the surface that it must be removed to assess the extent of the necessary repair, or, if it is damaging the fabric of the building by chemical action. As a result, cleaning for cosmetic reasons is not eligible for grant assistance. Any cleaning which is found to be eligible must be carried out to an approved specification by a specialist conservation contractor.



- Repairing 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).
- Repairing or restoring retaining walls, boundary walls and railings, if they contribute to the stability of the building, improve its setting or are of particular interest to the conservation area.



Restoring Architectural Details

Restoring architectural details must only be carried out if the building is otherwise in good repair (or will be repaired as part of the overall project). The objective is to restore (in whole or in part) elements of the external fabric of the buildings which are essential to their design and character, such as ornamental masonry (including architectural sculpture), stucco and other applied finishes and details, joinery to historic patterns, and ornamental metalwork such as balconies, canopies and finials.

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