

Scrutiny Briefing Note

The Tourism and Visitor Economy Panel have asked to monitor progress on the following issues. This briefing contains the latest position as at 22nd October 2021.

Subject: TOWNSCAPE HERITAGE PROJECT FOR CLEETHORPES

Scope of the Project

'Discover Cleethorpes Heritage' is a Townscape Heritage (TH) programme launched in 2018. The scheme is supported by £1.9m from the National Heritage Lottery Fund (NLHF) and £1m from North East Lincolnshire Council (The Council).

The scope was previously detailed at TVE Scrutiny in December 2020, but in summary the TH programme aims to conserve and enhance historic buildings along Alexandra Road and Sea View Street which are set within the Cleethorpes Central Seafront Conservation Area. The 78 buildings within the focus area were assessed and categorised as high, medium, reserve, and low, as part of the funding application detail to the NLHF. The project also includes funding to support activities and engagement associated with heritage within the focus area.

Progress to date

Due to the considerable face to face engagement undertaken between the TH Project manager with the individual freeholders during 2020 and 2021, and despite the significant disruptions caused by the pandemic and poor trading conditions, the programme has progressed positively.

Shop Front Grants

5 Alexandra Road (RAFA) was completed successfully at the end of 2020, and the TH investment has spurred further investment from RAFA in external and internal improvements to the property. <https://virtualtour.bee3d.co.uk/public/tour/raf-association-cleethorpes>

21/22 Alexandra Road commenced on site during the summer of 2021 and the TH grant work is completed above the balcony level. The shop front replacement is deferred as the balcony restoration is integral. See 'balconies' section below.

24 Alexandra Road. Their architect is preparing the project for a planning application.

33 Alexandra Road. The grant agreement is signed, and the project started on site in October.

39/40 Alexandra Road. Their architect is preparing the project for a planning application.

41 Alexandra Road has listed building consent. The freeholder has a principal contractor in place post tender and the project is due to start on site in January 2022. The delayed start is



due to the availability of the specialist cast iron conservators who will be leading on the restoration of the single balcony on this property.

Public Realm Works

Previous TH public realm works covered Alexandra Road landward side only including paving completed in front of The Empire, Library and from the northern boundary of The Baptist Church up to Sea View Street. The remaining paving works, to those sections on the landward side of Alexandra Road with balconies, is currently out to tender. Engagement with stakeholders will be undertaken as part of the delivery of this final piece of public realm work within the TH budget.

Alexandra Road Balconies

Dating from the late 19C to the early 20C the six balcony structures have significance. Due to their construction and structural relationship with the shop front lintels, the approach to balconies has been reconsidered, with the following surveys having been commissioned and completed: Conservation Condition Survey; Structural Survey; and a detailed Historic Paint Analysis Survey.

Using the Historic Paint Analysis Survey, the Heritage Officer and the TH Project Manager have put together a suggested heritage colour palate for the six balcony blocks. The aim is to return the balconies to their Victorian splendour in a considered way, on a block-by-block basis and the freeholders will be encouraged to adopt one of these colours as part of the grant negotiations. Agreements are in place with 21 – 24 and No 41, and these will be the first to come forward.

For the restoration of balcony block 21 - 24 this entails the demolition of decayed 1930's concrete decking. The original cast iron will be removed from site to a neutral environment away from salts to be stripped, repaired, re-coated in a heritage and marine grade paint, returned, and fixed to a new bespoke metal decking framework which will have timber soffit and decking. New concrete foundation stones will be cast under the columns.

Next Steps

During the pandemic, the lack of availability of some materials has significantly increased costs. The tender exercise for 21 - 24 balcony has now given the financial data needed to provide more accurate costings for the remaining balcony blocks, and for the reprofiling of the overall budget. Work is currently ongoing to present a revised budget to NLHF, including a proposal to potentially extend the end date of the project from June 2022 to December 2024.

Heritage Activities

As part of the TH Programme's heritage activities the successful Heritage Open Day was held at Cleethorpes Town Hall on 11th September which was a collaborative approach between The Chartered Trustees of the Town Hall, the Council, and the TH Project Manager. Data was gathered to assist with output information as required by NLHF. A 3D image was also completed for The Knoll, offering accessibility to those unable to attend on the day.

<https://my.matterport.com/show/?m=M6GWAZprzFZ>



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