

Appendix B: Grantham High Street Heritage Action Zone - Key Projects

Westgate Hall

1. Westgate Hall is a significant town centre property which has been vacant and in deteriorating condition for approximately 4 years. Its size, location at the entrance to the marketplace, and stone facade which is markedly different from the surrounding buildings lend Westgate Hall disproportionate impact on the street scene and as such regeneration of this building is crucial for the successful regeneration of Market Place and Westgate.
2. The High Street Heritage Action Zone (HS-HAZ) project has funded an options appraisal for the building to:
 - Identify a suitable and sustainable use for the building which will support wider town centre regeneration,
 - Identify costs for essential works to return the building to a useable shell (white box condition),
 - Identify current market value based on current condition.
3. Conception Architects, led by Dr Valeria Passetti, were commissioned to complete the work.
4. It has been strongly indicated by Historic England that there may be potential to access additional funding to support the necessary works to the building should SKDC decide to purchase it, however this will require further investigation.

Conduit Lane

5. The 2015 Historic England Urban Panel Review of Grantham identified several issues and opportunities for the town which could have a significant impact on its regeneration.
6. One of the key findings of the report was the potential benefits for the town centre (both in terms of placemaking and the historic environment) of the closure of Conduit Lane to traffic, and the reinstatement of a building on that site to re-enclose the Market Place to its historic configuration.
7. Including provision for a detailed study on this proposal, was a key factor in Historic England's decision to award HS-HAZ funding to Grantham.
 - Following an initial traffic impact report by Lincolnshire County Council (LCC) Highways, which demonstrated that the severance of Conduit Lane would

increase journey times by no more than 20 seconds, Colliers International were appointed to lead on a feasibility study and development appraisal for the site.

8. The Feasibility Study clearly demonstrated the benefits of the severance of Conduit Lane, allowing for a refocusing of the use of the Market Place and potential for additional development to the east, and to date the development appraisal has produced design options and outline costs for reinstatement of a building on the site, reflecting various options of treatment, all to feature lower floor retail/ office space and upper floor residential space:
 - A reconstruction of the 19th Century form of properties on the site
 - A reconstruction the early 20th Century form of properties on the site
 - A historically in-keeping design sympathetic to the Georgian architecture of neighbouring properties, which reflects the maximum viability
 - A contemporary design which reflects maximum viability
9. Consultation on these ideas remains to be completed.
10. Risks: The recent proposals by LCC Highways for the 'Grantham Active Travel Zone' create significant risk to the project. LCC Highways were aware of and supportive of the study prior to the submission and agreement of the project design.
11. While some of this risk has been alleviated by the removal from the proposals of a one-way system along Westgate which would require Conduit Lane to remain open to allow traffic to pass to the north, the 18-month trial of the scheme will nevertheless have considerable impact on both the High Street Heritage Action Zone programme and the Future High Street Fund project delivery.

Key Building Grant: Shopfront reinstatement on 71 High Street (Add Action)

12. 71 High Street is a distinctive Art Deco property, built by Burton's in 1936. Its original granite and brass shopfront were typical of the designs created by Montague Burton for his 'Temples of Commerce' in the 1930s. The original shopfront was replaced in the mid-20th century to its current tiled. The modern shopfront has deteriorated and is incongruous with the setting of the Grade I listed Angel and Royal Hotel.
13. A reinstatement of an appropriate shopfront based on the 1936 design was first proposed under the previous Historic England and SKDC funded shopfront scheme (the Grantham Partnership Scheme in Conservation Areas [PSICA]). However, as the PSICA grants were capped at £25,000, it was not financially viable for the property owners to bring the scheme forward at that point.

14. The added flexibility of the High Street HAZ key buildings grant has allowed the scheme to come forward as originally planned, with grant support of 80% of the total reinstatement costs.
15. There have been some delays to the project, largely linked to shortages in materials and lack of contractor availability, which have been reported country wide, and are believed to have been exacerbated by COVID-19, Brexit and the blockage of the Suez Canal.

Community Engagement

16. A detailed community engagement plan was submitted in June 2020 and was subsequently accepted by Historic England. The duration of pandemic restrictions had a significant impact on the engagement plan in 2020/21, and it was not possible to deliver much of the activity originally scheduled for the year.
17. This did however generate opportunity to deliver the Grantham Trumps game project. Developed and delivered in partnership with Heritage Lincolnshire and Grantham Civic Society, we produced a card game based on 'Top Trumps' which highlights 62 of Grantham's historic buildings, sites and features.
18. The cards are sold for £4.99 a pack by local outlets to benefit community organisations and heritage projects. In addition, schools, youth groups and community organisations can receive free packs by contacting InvestSK at: Claire.saunders@investsk.co.uk

Cultural Consortium

19. Alongside the main High Street Heritage Action Zone programme, Historic England, in partnership with the National Lottery Heritage Fund and Arts Council England have made additional funding available to deliver cultural activity which celebrates the heritage of the town centre.
20. A requirement of the High Street Heritage Action Zone project is to establish a local cultural consortium to develop and deliver the cultural programme. A key element of the programme is that the development and delivery of the activity is directed by the consortium members rather than the local authority – although the Project Officer remains responsible for project monitoring.
21. 'Rediscovering Grantham' a pilot project was delivered in December/ January 2020/21 following the award of a £10,000 pilot grant. The pilot was commissioned with eight local artists, including two Grantham College students to produce a series of sculptures which commemorated Grantham in lockdown and highlighted elements

of the towns heritage which had been rediscovered by the artists and community over the summer of 2020.

22. Following the pilot, the consortium developed a full cultural programme of activities between 2021-January 2024. With support from the project officer and SKDC Head of Arts, the consortium was successful in securing £90,000 to deliver the programme.

23. The Cultural Consortium is made up of the following six organisations with support from SKDC and InvestSK: Grantham Community Heritage Association, Grantham Arts, Grantham Dramatic Society, St Wulfram's Church, Chantry Dance Company, National Trust.