

ISG

**Nationwide,  
58 High Street,  
Montrose,  
DD10 8DB**



## **Design and Access Statement**

This statement has been prepared to support our Listed Building application for Nationwide Building Society at Montrose. The building is Grade B listed and located in a Conservation area.

Proposed works externally include:

- Replace 1no. Projecting signage with new 500mm. Retain existing brackets.
- Existing Projecting sign brackets to be painted in blue to match new fascia.
- Replace 1no. Fascia and 1no. Logo with 1no. New blue fascia & 1no. New 185mm logo height.
- Replace 1no. ATM surround and decals with new.
- Replace statutory signage with new.
- Remove safety manifestation.
- Remove debris above signage.
- Deep clean shopfront.

The following statement explains the design principle and concepts applied on the proposal.

### **Appraisal:**

**Heritage Category:** Grade B

### **Description**

Montrose

Nationwide Building Society

Earlier 19th century, 3-storey, 3-bay, classical tenement in irregular terrace with shop at ground. Ashlar to front, harled to rear, dentil cornice above ground floor, 1st floor cill band course, eaves cornice, blocking course with fluted, panelled tablet, architraved margins.

E (PRINCIPAL) ELEVATION: partly original shopfront at ground, framing Ionic pilasters, central recessed door, flanking plate glass windows, symmetrical 1st and 2nd floors, corniced windows at 1st floor.

N ELEVATION: adjoining 54 High Street.

S ELEVATION: adjoining 62 High Street, glass panelled door in pend, rectangular fanlight with decorative glazing.

W ELEVATION: single storey addition adjoining at ground, 2 bays at 1st and 2nd floors.

12-lying-pane timber sash and case windows. 2 grey slate pitched roofs to E and W; ashlar gable head stacks to N and S, that to N on party wall with 54 High Street, brick gable head stack to S at rear, small harled stack at eaves to E.

INTERIOR: not seen 1997.

BOUNDARY WALLS: brick and rubblestone boundary walls to W

**Nationwide Montrose – Design and Access Statement**

**1. Proposal Amount:**

The intention is to update the branding of the existing branch, works externally proposed:

- Replace 1no. Projecting signage with new 500mm. Retain existing brackets.
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- Replace statutory signage with new.
- Remove safety manifestation.
- Remove debris above signage.
- Deep clean shopfront.

Works are intended to respect and preserve the building feature and its importance within the Montrose Conservation area.

**2. How the proposed works relate to the existing building**

The original building fabric will not be altered, removed, or concealed. All existing original features will not be affected by the proposed works.

**3. Discussions with neighbours and measures considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues**

No discussions have been made with neighbours in relation to the proposals. The works are not considered to have any adverse impact on neighbours.

**4. Explanation of the scale, height, width and length of the proposal and its relationship to the existing building**

The works are not considered to have any adverse impact to the existing appearance and amenity of the application site and that of its neighbours.

**5. Consideration given to accessibility to and between parts of the proposed works including disabled access**

No change is proposed that will affect the existing access.

**6. Relationship between the proposed works and public routes and impact if any**

No change is proposed that affects public routes.

**7. Landscaping treatment or other treatment to enhance and protect existing amenities**

Landscaping or other treatment is not considered appropriate to preserve the existing situation.

**8. Materials proposed, their use, and maintenance where applicable**

All works are intended to involve the minimum intervention and preserve the original look and feel of the existing building within the context of its position in the Conservation area.

### **9. Street impact**

No change is proposed that affects the street scene, as previously indicated External works will match existing finishes.

The impact of the proposed works would not affect the commercial or social environment, as there is no drastic change to the existing building. The external work will not affect the historic listed structure.

### **10. Sustainability of the proposal and energy efficiency**

There is not a change of material to the external fabric or biodiversity change from the proposed works to cause effect or change to the environment.

### **11. What provision has been made for the storage of waste and recyclable material?**

Due to nature of works no change is proposed to storage of waste.