

ISG

**Nationwide Building Society**

**94 High Street**

**Elgin**

**IV30 1BJ**



## **Heritage Statement**

This statement has been prepared to support our Advert Consent and Listed Building Consent applications to replace the external signage for Nationwide Building Society. The property is Category B listed and is located within the Elgin High Street Conservation Area.

### **The Proposals:**

Works will 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 290mm logo height.
- Replace 1no. ATM tablet with surround and decals with new.
- Replace statutory signage with new.
- Replace safety manifestation with new.

Internally:

- No works to be undertaken internally. The scope is to replace the posters within the statutory signage only.

The property is currently occupied by Nationwide.

The following statement explains the heritage context and appraises the property as a heritage asset.

### **Building Appraisal:**

Nationwide, Elgin, is a three-story building with attic, it has a modern shopfront on the ground floor with Gothic style Ashlar façade to the upper floors. The building is Category B listed and provides a positive contribution to the conservation area. There are a large number of listed buildings within close proximity to the property, including No.96 adjacent which is also Category B listed.

**Heritage Category:** Listed Building

**Category:** B

**Date Added:** 20/08/1981

**Local Authority:** Moray

**NGR:** NJ 21622 62832

**Coordinates:** 321622, 862832

Nationwide Elgin - Heritage Statement

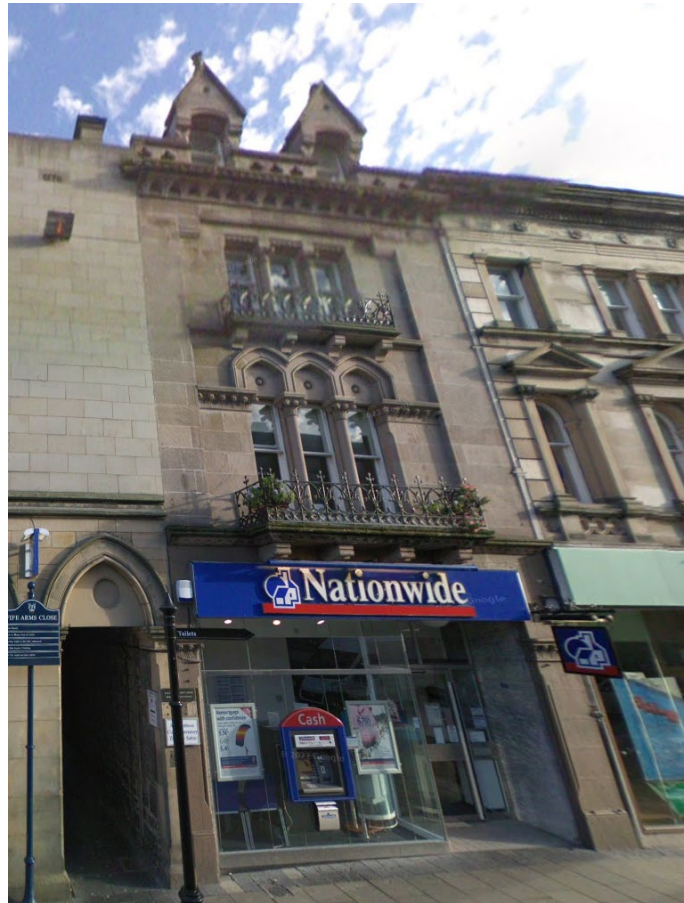
### Description:

Later 19th century. Gothic. 3-storey and attic, wide single-bay. Modern shop front ground floor. Ashlar facade to 1st and 2nd storeys; tripartites to both floors set in shallow recess with bracketted balconies with original cast-iron railings. 1st floor windows stiff-leaf capitals to columns dividing lights and as frieze, stilted pointed-arched decorative heads. Foliated capitals to columns in 2nd floor. Corbelled and cable moulded cornice. 2 gablet dormers with stone finials linked by quatrefoil pierced balustrade. 2-pane glazing; corniced stacks; slate roof.

Statement of Special Interest: Former Item 102 (1981 Revised List).

Resource from –

[94 HIGH STREET \(LB30787\)](#)  
[\(historicenvironment.scot\)](#)



The property is located on the South side of the High Street, Elgin.

The adjacent property No96 – 98 is also Category B Listed:

**Category:** B

**Date Added:** 0/08/1981

**Local Authority:** Moray

**NGR:** NJ 21619 62811

### Description

Mid 19th century. Classical; pair 3-storey, 3-bay shops and dwellings above; near centre narrow flat headed entrance to pend and modern shop fronts to ground floor. Ashlar facade to 1st and 2nd floors; pediments to 1<sup>st</sup> floor round-headed windows, the centre being bipartites. Flanking pilasters to all windows, with foliated capitals to 1st floor; rosettes to eaves band; 2-pane glazing. Dentilled cornice; low parapet; corniced stacks; slate roof. 2 piended dormers to Nos 96-98.



Nationwide Elgin - Heritage Statement

## **Impact Summary**

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

No discussions have been made with neighbours in relation to the proposals; the works are not considered to have any adverse impact on neighbours. 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, rather, the proposals will benefit the front elevation. Access to the building will remain unchanged. The proposals will not affect public routes. There are no alterations proposed to the landscaping nor is there any opportunity to make improvements.

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 conservation areas and positive building status.

The significance of the building has been considered and will retain its existing character. It is considered these works will improve the elevation and therefore makes a positive contribution to the conservation area.