

Heritage Statement

Summary

Category

C

Date Added

09/03/2000

Local Authority

Midlothian

Planning Authority

Midlothian

Burgh

Penicuik

NGR

NT 23608 59947

Coordinates

323608, 659947

Description

Mid-18th century, with 19th century addition. 2 storey and attic, 5-bay classical coaching inn, with 5 lower recessed bays adjoined to right. Rendered and whitewashed, with polished ashlar margins and stop-chamfered arises. Base course; corniced fascia band course between principal and 1st floors; cornice and blocking course with central wall head tablet at 1st floor to original inn at left.

S (PRINCIPAL) ELEVATION:

ORIGINAL INN: pilastered door piece with corniced lintel, centred at ground, comprising timber door with plate glass rectangular fanlight; regular fenestration to remaining bays at ground, with further pilasters flanking outer bays, regular fenestration at 1st floor.

5-BAY ADDITION: recessed to right, comprising 2-leaf, 4-panel timber door with plate glass rectangular fanlight in bay to outer right at ground; regular fenestration to remaining bays at ground, and in bays at 1st floor. Single storey coped infill to re-entrant angle.

W ELEVATION: 2-bay gable, with windows to outer left and right at ground and 1st floor.

N ELEVATION: partly obscured by later single storey addition centred at ground, with coped segmental-arched pedimented door piece in re-entrant angle to W. Irregular fenestration.

E ELEVATION: blank gable, with roof swept down to N, remains of former walls rising to 1st floor, to street, and to right of centre.

INTERIOR: not seen, 1999.

Predominantly 4-pane timber sash and case windows. Grey slate roofs, with lead ridges. 3 regularly spaced slate-hung rectangular piended dormers. Cast-iron rainwater goods. Gable head stacks and shouldered wall head stack; coped, with circular cans. Coped skews.

Statement of Special Interest

The Royal Hotel is of interest as a good former coaching inn, with some detail survival, on a strategic site on the southern approach road into Edinburgh.

Whilst designing our proposed signage scheme, we were keenly aware of the history of this site and its prominence within the wider street scene. As a result, we opted to design a like for like scheme in terms of signage locations, with a darker redecoration colour to enhance the appearance of the site.

We have tried to replicate the existing sign sizes where possible as the existing signs are scaled perfectly for the building to accommodate, without them becoming overbearing.

Where we have positioned the lighting will allow the key architectural features of the building to be highlighted without dominating the street scene.

Overall, we feel that our proposed scheme is sympathetic and will enhance/protect the building for many years to come.