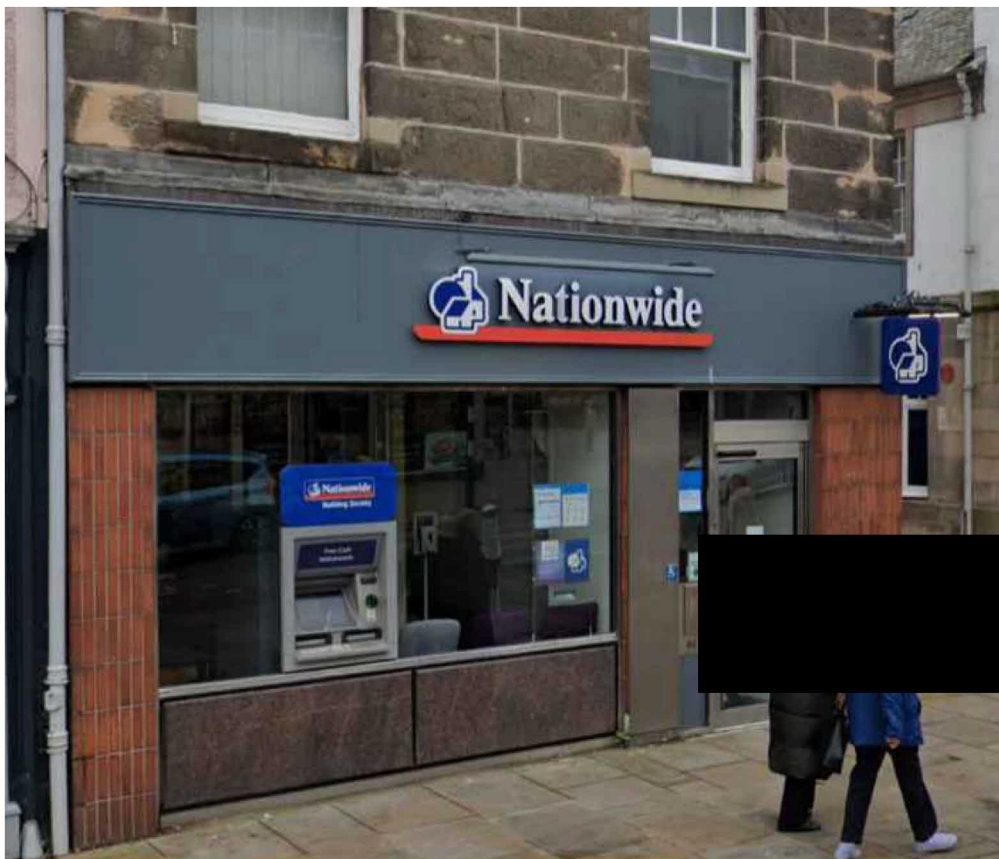


ISG

**Nationwide,
43 High Street,
Dalkeith,
EH22 1LQ**



Design and Access Statement

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

Proposed works externally include:

- Replace and relocate 1no. Projecting signage with new 600mm. 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 385 mm logo height.
- Trough light to be replaced with new, colour to be match dark blue fascia.
- Replace 1no. ATM tablet and decals with new.
- Replace statutory signage with new.
- Post box no. to be sprayed in grey.

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

Appraisal:

Heritage Category: Grade C

Description

43 High Street, Dalkeith

Earlier 19th century. 3-storey, 2-bay corner tenement with modern shop front to street. Finely dressed ashlar: N elevation squared and coursed rubble; W elevation harled. Eaves cornice and blocking course. Raised cills. Base course on N elevation.

E (HIGH STREET) ELEVATION: modern shop front at ground with door to right. Regular fenestration at 1st and 2nd floors.

N (North Wynd) elevation: 4-bay. Blocked door in bay to right of centre. Regular fenestration; blind windows to 1st and 2nd floors of left bay.

W ELEVATION: blank above adjoining 2-storey range (5 North Wynd).

S ELEVATION: adjoined to No 41 High Street (see separate listing).

Largely 12-pane glazing pattern in sash and case windows; plate glass in lower sashes of 1st floor windows on E elevation. Half-pended roof, abutted by broad truncated rendered stack to S. Grey slates. Some original rainwater goods.

Statement of Special Interest

This building provides a dignified element at the crossroads of the High Street and the broad sweeping corner of North Wynd.

Historic Scotland Designation Reference: LB24384

1. Proposal Amount:

- Replace and relocate 1no. Projecting signage with new 600mm. Retain existing brackets.
- Existing Projecting sign brackets to be painted in blue to match new fascia.
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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.