

DESIGN, ACCESS AND HERITAGE STATEMENT FOR SHOPFITTING WORKS TO A LISTED BUILDING AT GREGGS, 168 PORTOBELLO HIGH STREET, PORTOBELLO, EH15 1EX



Existing shopfront



Existing side elevation

SPECIAL HISTORIC AND ARCHITECTURAL IMPORTANCE OF LISTED BUILDINGS

Historic Scotland description:

164-172 (EVEN NOS) PORTOBELLO HIGH STREET (Ref:27472)

This building is in the Edinburgh, City Of Council and the Edinburgh Burgh. It is a category C building and was listed on 04/07/1985.

Group Items: N/A, Group Cat: N/A, Map Ref: NT 3054 7387.

Description

Early 19th century with later alterations. 2-storey, 3 and 10 bays (including chamfered corner bay), Nos 164 and 166 on corner site with Bath Street. Dressed ashlar at 1st floor painted except at No 172, shop fronts at ground, rendered at 1st floor chamfered corner bay and at ground on NW elevation of Nos 164-166. Base course, mutilated cornice above shop fascias to Nos 164-168 (even Nos); cill course to 1st floor windows of Nos 170-172, mutilated cornice and blocking course.

SW (PORTOBELLO HIGH STREET) ELEVATION: irregularly disposed bays grouped 4, 6. Entrances to shop accommodation to corner chamfered bay (1st bay), 6th and 10th bays. Modern shop fronts. Panelled door to porch leading to dwelling accommodation at 1st floor (No 170) in 8th bay, with cast-iron radial fanlight (without glass) above. Windows in each bay of 1st floor, blinded in 3rd and 7th bays.

NW (BATH STREET) ELEVATION: irregularly disposed bays; shop window to centre and bay to right at ground, modern flush door in bay to right. Windows in each bay at 1st floor, blinded in bay to right.

12-pane timber sash and case windows to 5th to 10th bays, SW elevation; timber plate glass upper section, 10-lying-pane windows to 1st floor of Nos 164-168. Grey slate roof. Dressed ashlar wallhead stack between central and bay to right, NW elevation; coped mutual skew between 4th and 5th bays SW elevation with rendered and coped mutual stack; rendered and coped mutual stack to No 172.

The proposed external works will improve the appearance of the building and be more in keeping with this listed building's status and the conservation area in general.

1. AMOUNT OF DEVELOPMENT

It is proposed merging the existing Greggs' unit with the vacant unit next door, which will involve removing the party wall and replacing the shopfront with a new aluminium shopfront with central manual sliding doors.

The new and the existing shopfronts to be finished iron grey to match RAL 7011. The stallrisers to be painted black. All as detailed on drawing RNTH_S0218_PORTOBELLO HIGH STREET BWP 03A EXISTING & PROPOSED SHOPFRONT.

The timber fascia panel to be retained and finished Slate Grey to match RAL 7015, leaving a blue panel behind the individual letters, which are to be retained.

The internal works to include:

- Demolition of the party wall.
- New wall, floor and ceiling finishes.
- Erection of new studwork partition walls,
- New plumbing and electrical installations
- New removable and mobile equipment such as display counters, fridges, freezers.

2. LAYOUT

The building is an existing Greggs' retail unit on Portobello High Street. The front area of the ground floor is used for retail sales to the general public with the remainder of the ground floor used for ancillary uses, ie preparation, staff room, toilets etc.

3. APPEARANCE

The appearance will not alter significantly. The shopfront will comply with Part 'M' of the building regulations.

4. ACCESS

The new entrance will provide adequate provision for access for the disabled. As we have an Open-Door trading policy there will be unrestricted access at all times. We have an inclusive service policy which is available on request.

The circulation areas around the site, bus routes, pedestrian routes are all well established facilities over which we have no influence.

Signed applicant

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S Humphries

Date 2 April 2015