Dalkeith Townscape Heritage Initiative (THI) and Conservation Area Regeneration Scheme (CARS)

Dalkeith Shop Front Design Guide
## Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preface</td>
<td>4</td>
</tr>
<tr>
<td>1.0 Introduction</td>
<td>5</td>
</tr>
<tr>
<td>2.0 Shop fronts in Dalkeith</td>
<td>6</td>
</tr>
<tr>
<td>3.0 Recent Developments and the Decline of Shop Front Design</td>
<td>8</td>
</tr>
<tr>
<td>4.0 The Principles of Good Shop Front Design</td>
<td>10</td>
</tr>
<tr>
<td>5.0 The Details of Good Shop Front Design</td>
<td>11</td>
</tr>
<tr>
<td>5.1 Fascia</td>
<td>11</td>
</tr>
<tr>
<td>5.2 Cornice</td>
<td>13</td>
</tr>
<tr>
<td>5.3 Console/Corbels</td>
<td>13</td>
</tr>
<tr>
<td>5.4 Pilasters</td>
<td>13</td>
</tr>
<tr>
<td>5.5 Stallrisers</td>
<td>14</td>
</tr>
<tr>
<td>5.6 Windows</td>
<td>14</td>
</tr>
<tr>
<td>5.7 Window Display</td>
<td>14</td>
</tr>
<tr>
<td>5.8 Doors</td>
<td>15</td>
</tr>
<tr>
<td>5.9 Fan lights</td>
<td>15</td>
</tr>
<tr>
<td>5.10 Metalwork</td>
<td>15</td>
</tr>
<tr>
<td>5.11 Forecourts</td>
<td>15</td>
</tr>
<tr>
<td>5.12 Paving and Access for the Disabled</td>
<td>16</td>
</tr>
<tr>
<td>5.13 Materials</td>
<td>16</td>
</tr>
<tr>
<td>5.14 Colour</td>
<td>16</td>
</tr>
<tr>
<td>5.15 Contemporary Designs</td>
<td>16</td>
</tr>
<tr>
<td>6.0 Advertisements and Signage</td>
<td>17</td>
</tr>
<tr>
<td>7.0 Lighting</td>
<td>17</td>
</tr>
<tr>
<td>8.0 Blinds and Canopies</td>
<td>18</td>
</tr>
<tr>
<td>9.0 Security</td>
<td>19</td>
</tr>
<tr>
<td>10.0 Ten Easy Steps to Design and Restore Shop fronts in Dalkeith</td>
<td>20</td>
</tr>
<tr>
<td>Planning appendix</td>
<td>21</td>
</tr>
<tr>
<td>References</td>
<td>23</td>
</tr>
<tr>
<td>Thanks and Acknowledgements</td>
<td>24</td>
</tr>
</tbody>
</table>

Dalkeith at a Crossroads DVD produced by Green Banana Video Production on behalf of the Dalkeith Youth Forum.
Preface

This Guide has been produced as part of the Dalkeith Townscape Heritage Initiative (THI) and Conservation Area Regeneration Scheme (CARS) to improve the attractiveness of the town centre and enhance its architectural and historic character.

Dalkeith, like many other historic towns, has been suffering from economic decline in recent years. In order to address this and to bring investment back into the centre and make it more attractive for shoppers and visitors, it is important to build on the town’s strengths. Dalkeith has a unique history, evidenced by the many historic buildings with their interesting shop fronts which are now in need of enhancement to bring back character and vitality to the street.
1.0 Introduction

The purpose of this Guide is to promote and encourage good shop front and advertisement design in the centre of Dalkeith.

The guidelines listed in this booklet provide the general approach that should be adopted when considering alterations to existing shop fronts and new shop fronts and advertisements. The aim is to assist the designer in contributing to improving the appearance of the building and character of the area.

The guidelines should not however be seen as hard and fast rules. Inventiveness is still necessary to achieve a good design.

It is considered desirable to provide guidance at the present time as in recent years many of the shop fronts in the centre of Dalkeith have been altered with unsympathetic fascias, signage and advertisements which are having an adverse impact on the character of the High Street.

The Dalkeith Townscape Heritage Initiative (THI) and Conservation Area Regeneration Scheme (CARS) have highlighted this as an issue and grants are available to improve shop fronts.

This Guide has been produced to assist owners/tenants and their agents/designers to improve shop fronts in the town centre.

The commercial centre of Dalkeith is designated as part of a Conservation Area and many of the traditional buildings are listed as architecturally and historically important. A number of planning policies as set out in Midlothian Local Plan therefore apply to the area (see appendix for details).
2.0 Shop fronts in Dalkeith

The rich diversity of shop fronts in Dalkeith High Street (and adjoining streets) is a legacy of the town’s past significance as a market town and local service centre. In 1540 James V granted a charter to enable Dalkeith to have a weekly market and yearly fair. This gave the Lord of the Manor at the time the right to exact customs on goods, grain and animals brought into the town for sale at the market or fair. The High Street still retains its medieval street pattern with narrow frontages and long back yards/gardens with vennels giving access to the rear. The High Street developed from the middle ages to service the farmers and traders using the market.

Some of the historic buildings show evidence of having served commercial functions at an early date.

The Corn Exchange built in 1854 is set back from adjacent building lines giving a wider street which served as an outdoor market area.

By the 19th century buildings were frequently built with commercial units at ground floor. Due to limitations of construction techniques earlier shops often had quite domestic sized openings with thick masonry piers serving to support the building above. The Tait Street corners are an example of this.

Signs at this time tended to be painted directly onto the building, often relatively modestly and relating to architectural features such as string courses.

The latter half of the 19th century saw the development of much bolder display windows. The use of cast iron allowed larger spans and the development and availability of plate glass encouraged quite large windows. The supports and glazing were usually carefully integrated. Doorways were often recessed and stall risers formed an important composition. Fascias reflected the structure over the shop front and often included quite elaborate projecting cornices, frequently with scrolled consol brackets at each end.
Many old photographs taken in the early 20th century of the High Street shops give a good indication of the richness of later 19th century shop front design.

Closer examination of many of the shop fronts in the High Street today reveal examples of historic details and decoration still lurking under modern plastic fascias and signage.

Nos. 79-81 High Street still retains its traditional timber shop front albeit in poor condition.

No.1 High Street has interesting Art Nouveau elements in the scrolled floral decoration and some finely worked detail, such as the dentilled cornice.

Another significant 19th century building type is represented by bank or commercial buildings. There are several good examples of these, including the Clydesdale Bank, still in use today for the same company. The loss of the original glazing pattern is regrettable however much of the original remains.

Another fine commercial building is 7-9 Eskbank Road. The tradition continued into the late 20th century with examples at 45-49 High Street (Bank of Scotland) and 63-65 High Street (Royal Bank of Scotland).
3.0 Recent Developments and the Decline of Shop Front Design

Shop front design has changed dramatically over the last thirty years or so. As retailing methods have changed, so have the ways in which shop fronts present those changes. Where shops once took pride in intricate design to please the eye, little more than a sheet of glass with a name over it is often considered sufficient now. Shop fronts have tended to be stripped of original detail to the point where they have little visual interest.

Changing methods of displaying and selling goods and the availability of new materials such as sheet plastics, laminates, aluminum and plate glass coupled with the decline in carpentry and joinery skills have contributed to the changes in style and design.

Basic rules of scale and proportion are often ignored in using new construction methods.

For example:

- The use of steel girders has meant that the whole of the ground floor can be removed and set back without visual means of support to the upper floors.
- When higher ground floors have been fitted with false ceilings, the fascia has often become too deep for the building when extended downwards to cover the space between

Such alterations to shop front design, coupled with a profusion of external lighting results in a brighter or brasher...
appearance. Retailers in the High Street compete for attention and bigger signs with large lettering and more lighting has the cumulative result of visual clutter.

Shop front security can also adversely affect the appearance of the street with the addition of steel shutters and grills. Fortunately Dalkeith High Street does not at present suffer too much from this.

The general decline in the standard of shop front design has also resulted from changing lifestyles and business practices. Living over the shop has largely disappeared in many town centres. Dalkeith is fortunate in that there still remains a tradition of residential accommodation in flats above the shops in the High Street. There has been a steady decline in family retail businesses and small shops offering traditional services such as bakers, butchers, fish mongers, grocers and others. The changing face of retail with large out of town stores with huge car parks has resulted in a decline of trade in the High Street.

To arrest this decline and bring back quality and vitality to the High Street so that it can offer something special in terms of character and interest, it is vital that shop front design is improved.
4.0 The Principles of Good Shop Front Design

Good design can enhance the shop front, make a positive contribution to the street scene and improve retail operations.

- Aluminum or other “standard” shop front systems that do not respect the historic pattern of bays, recesses and the like would not normally be acceptable particularly for listed and traditional buildings.
- Over large fascias that are out of scale with adjoining fascias or obscure the shop window would not be acceptable.
- Fascia signs should sit neatly within the fascia clear of any framing detail, and boldly projecting box like fascia signs will not normally be acceptable.
- Where separate buildings have been amalgamated at ground floor level into one unit, the shop fronts should be kept separate with strong vertical divisions between the buildings.
- Where two or more shop units occupy the same shop frontage in the same building, the shop front design should not fragment the frontage.
- In all cases the intention will be to encourage individuality and distinctiveness in a manner that will reflect the diverse range of architectural and historic qualities that exist in the town centre yet also provide a high quality continuum of shop front design.

To design successful new shop fronts it is necessary to take into consideration the ten principles that are set out below.

- As a basic principle all work should preserve and enhance the character of Dalkeith Conservation Area.
- The use of quality traditional materials would be expected, particularly for listed and traditional buildings.
- Shop front design should be based on research into the historic shop front relating to the specific building and be related to the composition of the building as a whole.
- Proportions should reflect the historic proportions of the building.
5.0 The Details of Good Shop Front Design

Various elements can be used to enclose the shop window and entrance rather like a picture frame which sets off a painting. These include the pilaster, fascia, cornice and stall riser. Each has its own visual and practical function and these are outlined further on.

5.1 Fascia

Most shop fronts incorporate a fascia to display the name and/or type of shop.

The scale and design of the fascia should be appropriate to the character, height and period of the building and in proportion with the design of the shop front.

The fascia should usually be kept well below the first floor window cills leaving a suitable margin. The bottom of the fascia should not extend down too far in proportion to the rest of the shop front, nor cover up architectural detail. Applied fascia boards should not hide original details.
Where excessively deep fascias have been introduced in the past, their overall height should be reduced to expose, where practical, the wall surface below.

Where a false ceiling is being inserted within the shop, it will not be appropriate merely to increase the fascia depth in conjunction with it. This should be treated as a separate element below the fascia.

A common fascia should not run through several distinct elevations, even where they are occupied by the same business. Conversely where two users occupy the ground floor of a single building the shop front and fascias should be broadly co-ordinated.

Original fascia detailing should be retained and/or reinstated wherever possible.

As a general rule new applied fascias should be in timber. The signing and positioning of the fascia should be such that it reads as an integral part of the building façade.
5.2 Cornice
The cornice provides a necessary and attractive break between the shop front and the building façade and by throwing water clear of the shop front can prevent decay.

Original cornices and freezes should be retained, revealed, or restored. A structural or applied cornice projection is required as part of nearly every shop front design.

5.3 Console/Corbels
In Victorian shop fronts the capital at the head of the pilaster was often elaborated to form a console bracket extending outside the fascia to support a distinctive cornice. The bracket was often uniform in width on the front, the sides curved in the form of an upright “S” with the bottom curve smaller than the upper curve.

Original console brackets should be retained, revealed, or restored.

5.4 Pilasters
The pilasters are the shallow piers or columns which project slightly from the wall of each side of a shop front. The pilasters provide visual and physical support to the fascia with which they form a type of picture frame containing the shop front. Traditional pilasters usually have a wider base on a plinth at the bottom and a decorative capital to the top.

Original pilasters should be retained, revealed, or restored.

In Dalkeith some of the older shop fronts have masonry surrounds with stone divisions as part of the shop front thus giving fairly narrow openings. The details around the stone piers and surrounds are often quite simple but distinctive, and add to the proportion and character of the building i.e. carved indents in the stone reveals.

Original details such as carved indents in stone piers and shop surrounds should be retained/restored and enhanced wherever possible.
5.5 Stallrisers
The stallriser is a vital component of the traditional shop front. It gives protection to the base of the shop window from splash or damage and provides the building with a visual anchor to the ground. They are traditionally constructed of stone (generally ashlar or polished) render or panelled timber, although brick is sometimes found. Victorian shop fronts, most notably butchers and public houses, also used decorative tiles. These should be retained even where the shop name is changed.

- Original stallrisers should be retained, revealed or restored wherever possible.

5.6 Windows
One of the most important visual elements of the shop front is the large window area for the display of goods and the attraction of customers.

- Very large individual areas of glass should be avoided and windows ideally should be framed and subdivided vertically. Plate glass may provide a horizontal emphasis to the building at ground floor level resulting in conflict with the vertical character of upper floors. The main upright posts (mullions) which subdivide the glass can often be supplemented by horizontal members (transoms) or other slim glazing bars.

- Windows should normally be set in the same plane as the front of the building. Recesses should generally be limited to the shop entrance.

5.7 Window Display
The shop front provides the framework for displaying goods. The method of display is crucial not only for attracting the customer but also creating a lively street atmosphere.

- Shop windows should not be obscured by a proliferation of advertisements, stickers or coloured film.

Some enterprises such as building societies, banks and bookmakers do not normally display goods and an imaginative approach to window display will help to avoid the deadening effect such units can have on the shopping street.
5.8 Doors
The entrance gives an important first impression of the shop itself. A recessed doorway has the effect of inviting shoppers in, it also gives relief in the frontage and helps to break down the scale of the shop front.

- Existing original doors or traditional panelled doors should be retained, while the design of the new shop doors must reflect the design of the shop front and windows.
- The door should generally have a kick plate or bottom panel of a height to match the stall riser. The door and window frame should usually be constructed of the same material and painted the same colour.

5.9 Fan lights
A fan light is a window over the door which can resemble an open fan in design.

- The fan light should be correct in style for the date and character of the shop front

5.10 Metalwork
Existing traditional metal fittings, such as letter boxes, door plates, handles, boot scrapers, etc should be retained and new door furniture should be chosen to match the style of the shop front.

5.11 Forecourts
The display of goods or signs on forecourts gives the street a cluttered appearance and also causes problems to disabled people using the premises, especially the blind or partially sighted.

- The use of forecourts for advertisement signs or display should be discouraged.
5.12 Paving and Access for the Disabled
If the shop door is recessed it is important to make sure the paved area in front is carefully designed. As well as taking into account the colour and materials which blend in with the shop front, it is necessary to consider access for the disabled.

Disabled access is desirable and can normally be achieved without detriment to the design of the shop front. As a general rule steps should be avoided and the entrance ramp to the shop should be surfaced in a non-slip material. Dimensions must comply with the relevant Disabled Persons Act, the Disability Discrimination Act and the Equalities Act.

5.13 Materials
Much of the character of Dalkeith Conservation Area is derived from the mellowed appearance of traditional materials such as stone, slate and timber.

Materials should be chosen to conform with the historic character of the area and with the building above, or where suitable to each side.

The range of materials in use in the historic area should not be indiscriminately increased. Modern materials such as plastics and modernised or plastic coated metals are generally unsympathetic when viewed in combination with natural materials and should be avoided where possible, or used only with discretion.

Timber and stone are the dominant materials in the centre of Dalkeith. Timber is a versatile material, it is durable and repainting can freshen up or change the appearance of a shop front at a minimum cost. Painted timber is generally preferable to stained hardwood. The use of non sustainable tropical hardwoods is environmentally questionable and such materials are often alien to the street scene.

5.14 Colour
Colour schemes should harmonise with the remainder of the building and the street scheme. Colour can be used to emphasis important elements of the structure and design and at the same time pick out detail. Garish colour combinations should be avoided.

5.15 Contemporary Designs
The emphasis so far has been on traditional elements of design. Contemporary designs can be successful if high quality materials are used with careful regard to the proportions and scale of the building. This approach is usually most appropriate in contemporary buildings but can work in an historic setting if care is taken by the designer relating the design to the style and detailing of the building. Care must be taken so that the scheme does not undermine the visual unity of the building and damage the appearance.
6.0 Advertisements and Signage

Whilst commercial premises need to provide the public with the name and goods and services available, there is also a desire to attract attention.

Often the simpler message the greater the impact. An excessive amount of advertising material causes a cluttered and unsightly appearance, which can often be counter productive.

The fascia is the prime place for displaying advertising material and unnecessary duplication of the message in other forms of advertisement should be avoided if possible.

The use of quality traditional materials will be expected, particularly for listed and traditional buildings (hand painted signs are very effective).

Plastic and plastic coated or highly reflective materials and garish colours will not normally be acceptable, particularly for listed and traditional buildings.

Easy to read well proportional lettering with imaginative signs and symbols and a contrast between lettering and background, is the most effective advertising.

Over large fascias or hanging signs or letters that are out of scale with adjoining fascias or obscure the shop window will not normally be acceptable.

Fascia signs should sit neatly within the fascia clear of any framing detail and boldly projecting box-like fascia signs will not normally be acceptable.

Internally illuminated signs will not be acceptable.

Wall-mounted or hanging signs above fascia level are only acceptable if they can be satisfactorily accommodated without obscuring architectural features and are of the highest quality.

Where two or more shop units occupy the same shop frontage in the same building, the signage and colour schemes should not fragment the frontage. Simple changes in the colour or style of individually applied lettering within the fascia and/or hanging signs can be effective here.

Generally, keep signage to a minimum and avoid unnecessary stickers and posters, as this does not present an attractive appearance to the street or to potential customers.

7.0 Lighting

It is considered that shop fronts in the High Street do not need special lighting as the level of street lighting is adequate.

Box fascias internally illuminated are not acceptable. Plastic and aluminum box fascias almost invariably project forward of the main face of the building, in a bulky and unsightly manner.

Lighting should preferably be contained within shop windows, focusing on the display of goods rather than shop frontages.

Spotlights well designed and carefully located can be acceptable but great care is needed to avoid lighting units that appear unsightly in the daylight and interfere with traffic. Rows of spotlights above a fascia are unacceptable.

Any external lighting should be discretely designed with particular sensitivity to the streetscape character of the area.
8.0 Blinds and Canopies

The traditional shop blind is the straight awning type, mounted on a roller supported by brackets. When not in use it was virtually invisible, concealed in a blind box designed carefully as part of the fascia.

- Original canvas style retractable canopy blinds should, where appropriate be retained and/or reinstated.
- New canopy blinds, where considered necessary, should be designed in a similar traditional style and should not be garishly coloured. The blind should extend across the whole width of the shop frontage and its assembly mechanism should form an integral part of the overall design and detailing of the shop frontage.

- Dutch style blinds which are unretractable are unacceptable. These tend to be curved in sections and cannot be concealed successfully in a blind box, consequently they are rarely folded back and tend to be permanently fixed down often obscuring traditional details.
9.0 Security

Care should be taken when considering security measures for the shop.

Solid security shutters are not acceptable. They require a permanent bulky housing attached to the fascia which is unsightly and when rolled down they give the street a deadening effect which can encourage crime.

Where security is considered necessary this should be achieved by the use of laminated or toughened glass or transparent metal grills. Fixed type transparent metal grills which are usually located on the outside of the shop window should be fully demountable so that they can be removed during shop opening hours. Rolling type transparent metal grills which allow clear visibility into the shop can also be used but these should incorporate a well concealed roller mechanism and should preferably be located on the inside of the shop windows.

Alarms are usually best mounted on the fascia. They should be carefully located to avoid obscuring architectural details. In some cases the colour may have to be painted out to blend with the background.
Ten Easy Steps to Design and Restore Shop fronts in Dalkeith

**Step 1**
Think carefully about what you want to do in terms of display and attracting customers into the shop. Consider appointing an architect or designer to draw up a proposal and specification.

**Step 2**
Do a careful survey of the existing shop front, noting all the details. Are there any historic details remaining that need to be restored? Look at old photographs, records and archives (the local archive at Loanhead, the local History Society in Dalkeith) to see if there are historic features that could be reinstated if lost.

**Step 3**
Look carefully at the upper floors of the building and the adjoining buildings each side. Stand back and look from across the street at the building elevation. The shop front design should take account of the detailing and proportion of the overall building and neighbouring buildings so that the character of the street scene is considered. Part of the survey should include drawings/elevations of the building with its immediate neighbours. This will immediately help to confirm how the proposals visually affect the street.

**Step 4**
Think about the display of goods in the shop front taking into account historic details, window divisions and signs and the need to present an interesting inviting image to the customer and at the same time enhancing the appearance of the street.

**Step 5**
Prepare initial sketch design and discuss with Midlothian Council Planners the need for Planning Permission, Advertisement Consent or Listed Building Consent. Also contact the Dalkeith THI/CARS Project Manager to discuss the possibility of grant aid (this will depend upon the building being identified for assistance within the THI/CARS area). It would also be desirable if you discussed your ideas with other owners in the building block i.e. flats above and with adjoining owners. This will help to develop good neighbour relations.

**Step 6**
Finalise the design after the above discussions and submit the relevant applications for approval.

**Step 7**
Once the scheme is approved think carefully about the contractor to do the work. If the scheme is grant eligible, three competitive quotations will be needed for the work. If the scheme includes historic restoration and detail joinery work then a contractor will have to have the necessary expertise, skill and experience to implement this.

**Step 8**
Appoint a contractor and, if appropriate, a suitably qualified conservation professional, to monitor the work and to ensure that the scheme is implemented in accordance with the approved drawings. If unforeseen issues come up on site and the design needs to be amended discuss this with the Planners and also the THI/CARS Project Manager if the scheme is subject to grant aid. The THI/CARS Manager will check that grant aided work is carried out in accordance with the conditions of the grant.

**Step 9**
If the scheme is a success and you are proud of the work, share the experience with others, it could be used as an example of good practice.

**Step 10**
Reflect on the process and discuss with the Planners/THI/CARS Project Manager any issues that you feel need to be raised to improve the situation for other shop front improvement schemes.
Planning appendix

Planning Policies relevant to shop front design:
The following Planning Policies are taken from Midlothian Council’s Local Plan as being the relevant policies that will affect the design of shop fronts in Dalkeith town centre.

RP22 Conservation Areas
Within or adjacent to a Conservation Area, development will not be permitted which would have any adverse effect on its character and appearance.

New Buildings, Extensions and Alterations
In the selection of site, scale, choice of materials and details of design, it will be ensured that new buildings, and extensions and alterations to existing buildings, preserve or enhance the character and appearance of the Conservation Area. Traditional natural materials appropriate to the locality or building affected will be used in new buildings, extensions or alterations. Particular care in the design of replacement windows and doors will be required on the public frontage of buildings.

Demolition
A. Demolitions to facilitate new development of part or all of a building or other structure that makes a positive contribution to a Conservation Area will only be permitted where it can be shown that:

- the structural condition of the building is such that it cannot be adapted without material loss to its character to accommodate the proposal; and
- the Conservation Area will be enhanced as a result of the redevelopment of the site; and
- there is no alternative location physically capable of accommodating the proposed development.

B. Where demolition of any building or other structure within a Conservation Area is proposed, it must be demonstrated that there are acceptable proposals for the immediate future use of the site which enhance the character or appearance of the Conservation Area.

Detailed plans for an acceptable replacement building must be in receipt of planning permission before conservation area consent will be granted for demolition and redevelopment. Conditions will be applied to the planning permission to ensure that demolition does not take place in advance of the letting of a contract for the carrying out of a replacement building or alternative means of treating the cleared site having been agreed.

These requirements may not apply in circumstances where the building is of no architectural or historic value, makes no material contribution to the Conservation Area, and where its early removal would not detract from the character and appearance of the Conservation Area.

RP24 Listed Buildings
Development will not be permitted which would adversely affect the character or appearance of a listed building, its setting or any feature of special or architectural or historic interest that it possesses.

New Development
Development within the curtilage of a listed building or its setting will only be permitted where it complements its special architectural or historic character.

Demolition
Demolition will only be permitted in exceptional circumstances where:

A. the proposed demolition is of an addition to the building which is of little architectural or historic value and its removal would result in an improvement to the quality of the original building; or

B. there is an overriding requirement in the public interest to allow the redevelopment of the site, the proposed use cannot physically be accommodated elsewhere and the listed building is incapable of adaptation without material loss to its character or appearance; and in either case

C. there are approved plans for the future development of the site and agreement has been reached on the timescale for demolition and redevelopment.

Extensions and Alterations
Proposals for extensions and/or alterations to a listed building will only be permitted where their siting, scale, design, materials and detailing do not detract from and, wherever appropriate, enhance the original character of the building.

Change of Use
The change of use of a listed building will only be permitted where it can be shown that the proposed use and any necessary alteration can be achieved without detriment to the character, appearance and setting of the building.

Para 2.2.15 from the Introduction to Policies RP22, RP23 and RP24.
The Dalkeith THI & CARS will focus on:

- protecting the historic/architectural fabric of Dalkeith;
- enhancing the Conservation Area and improving the quality of the public realm;
- encouraging additional investment in the social economic infrastructure of Dalkeith, including the reuse of historic buildings; and
- promoting greater awareness of conservation and the historic environment.

The initiative seeks to involve all sections of the local community in the project and has attracted support from the local business community. The Council will seek developer contributions from the proposal HOUS1 sites in Dalkeith as part of the project partnership (refer to policy IMP3).
Advertisements Policy DPS

Properly displayed and well designed advertisements add colour and interest to a street scene as well as providing useful information. Midlothian Council wishes to encourage such advertisements. It will prepare a revised design guide to show the kind of advertising that will be acceptable.

Control over advertising will be exercised in accordance with the following:

A. advertisements must be related to the location at which they are displayed;
B. advertising panels will be permitted normally only within built-up areas and where they relate well to their surroundings;
C. hoardings may be permitted on a temporary basis to screen a construction site or other unsightly area awaiting improvement. As part of the display, landscaping and screen fencing may be required;
D. within town centres, novel forms of advertising may be acceptable, for example, advertising columns or signs incorporating notice boards;
E. within residential areas large and conspicuous advertisements will not be permitted;
F. illuminated advertising incorporated into bus shelters will be permitted where there is an identified need for a bus shelter and where the advertising is in keeping with its surroundings. Such advertising will not normally be permitted in Conservation Areas or outwith built-up areas.
G. advertisements will not normally be permitted alongside traffic corridors or beside approaches to towns and villages;
H. the perception that a locality has a lower level of amenity than elsewhere in Midlothian will not be considered as justification for displays of advertising that would not otherwise be permitted;
I. smaller or temporary advertisements such as “house for sale” will not be permitted within amenity open space and roadside verges or attached to street lights or other street furniture;
J. advertisements attached to business premises must be in keeping with the appearance of the building;
K. an especially careful effort will be exercised over the display of advertisements which are attached to or within the curtilage of buildings which are listed as being of special architectural or historic interest. The display of such advertisements will not normally be permitted unless there is a specific need for them;
L. an especially careful control will be exercised over the display of advertisements which are within or visible from Conservation Areas. The display of such advertisements will not normally be permitted unless there is specific local need for them;
M. advertisements which are not related to the land on which they are displayed will not normally be permitted in the countryside. Large and conspicuous advertisements will not be permitted in the countryside;
N. the location and form of advertisements within the Pentland Hills Regional Park will be strictly controlled to preserve the amenity of the Park; and
O. directional signs identifying tourist attractions and using standard white-on-brown format may be displayed in accordance with policies which have been approved by the Council as highway authority in consultation with the local tourist board. Other signs relating to establishments such as hotels, leisure facilities and public houses will not normally be permitted at locations remote from the premises advertised “Advance warning” signs may be permitted if there is a clear need for them, provided they are designed for directional purposes only and provided they are of the minimum size necessary for their purpose.

Public Safety

In all cases, the need to safeguard public safety will be an overriding consideration.

Advertisements will not be permitted in the following cases:

A. where they obscure any traffic sign;
B. where they are likely to be confused with traffic signs or traffic lights;
C. where they might distract the attention of a driver at a point where special care is needed;
D. where they impede visibility at any access or road junction; or
E. where they involve a structure which might be struck by a vehicle using any carriageway or by a vehicle running out of control over land beside a carriageway.
References:

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Midlothian Council  
Midlothian Local Plan

North Lanarkshire Council  
Kilsyth Conservation Area. Shop front Improvement Grants Scheme and Design Guidance  
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Dalkeith at a Crossroads DVD

Young people make a DVD about Dalkeith’s future

Dalkeith at a Crossroads is a DVD presentation made by young people from the Dalkeith Youth Forum and Green Banana Video Enterprise.

The production of the DVD has been supported by the THI/CARS Partnership together with Midlothian Council’s Regeneration Team.

The young people who produced it were:

Sarah Kennedy, Callum Kennedy, Jackie Hay, Ashley Briggs, Catherine Wyse

The following article was written by Jackie Hay for the Midlothian News.

“This film is about old Dalkeith and what might be included in the future of the town.

While researching the DVD, members of the Youth Forum walked around Dalkeith asking residents for their views on how the town could be improved.

Many people talked about The Corn Exchange and how it lies empty at the moment. Suggestions for its use in the future included turning it into a cinema or a youth café. Several people said that it could be used to bring back a sense of community to Dalkeith.

A lot of people in Dalkeith also want to see Jarnac Court improved and developed so that it is more of an attraction. Residents said that they would also like to see a greater variety of shops in the town and more food and clothes shops.

The Dalkeith Youth Forum was interested in making this film because it was a great opportunity to see how we can improve Dalkeith in the future and how we can bring back the community spirit to the town. It was good to see how old Dalkeith and new Dalkeith can work together.”

By Jackie Hay S5 Dalkeith High School