Dalkeith Townscape Heritage Initiative (THI) and Conservation Area Regeneration Scheme (CARS) - Final Report February 2015
Dalkeith Townscape Heritage Initiative (THI) and Conservation Area Regeneration Scheme (CARS) - Final Report
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1.0 Executive Summary

The Dalkeith Townscape Heritage Initiative (THI) has been a very successful partnership involving the Heritage Lottery Fund, Historic Scotland, Dalkeith Business Renewal (DBR) and Midlothian Council. The partners have contributed to the setting up of a common fund to grant aid an agreed action plan.

The scheme was set up in 2009 and launched in early 2010 and ran until August 2014.

The main objective has been to assist with the regeneration of Dalkeith town centre concentrating on the history and heritage assets of the town.

Dalkeith’s town centre was suffering from physical neglect and an economic downturn. Being adjacent to an area of high social/economic deprivation the effect of the town’s recession was having an adverse impact on its population.

The scheme has concentrated on upgrading the physical environment as well as delivering an extensive training and education/awareness raising programme.

The main elements of the scheme and its achievements are:

i. Historic building grants
Important historic buildings in the town centre were prioritised for grant assistance for their repair and restoration. Four priority projects were grant aided.

The Tolbooth
The former Cross Keys Hotel
1-3 High Street
1-3 Musselburgh Road

A number of priority buildings were grant aided in the High Street. In total 28 buildings have been repaired and restored and 10 shop front grants approved. Three listed buildings at risk have been removed from the buildings at risk register.

ii. High Street Public Realm Improvement
The High Street has been enhanced with widened footpaths laid in yorkstone, car parking and service lay –by areas laid in granite setts. A pedestrian raised table to slow traffic was installed and the provision of new street furniture. This has made the High Street more attractive, safer and more comfortable for pedestrians to use. In total 1,742m$^2$ of public realm has been improved including 3 vennels running from the High Street to the public realm car park at the rear.

iii. Training Plan
A formal training plan was set up with Edinburgh College to deliver workshops and onsite training in traditional construction skills aimed at:

Contractors
School pupils
Building professionals
Apprentices
Home owners
Four phases of the programme were delivered over the life of the scheme and 50 people attended the courses and received certificates at the end. A number of trainees gained full time employment as a result.

iv. **Education and Awareness raising**
There was wide engagement with local community groups and a number of heritage related projects were carried out. A large amount of guidance and information material was produced to help local people understand and appreciate their local history and heritage.

At the beginning of the scheme the historic built environment of the town was in very poor condition. Owners of the buildings in multiple ownership had no formal maintenance agreements and key listed buildings were at risk in terms of their condition. The Dalkeith THI has successfully addressed these issues, enabling a great deal of repair and restoration work to be carried out using the correct methods and materials. This investment now needs to be safeguarded by owners continuing to look after their buildings and by the Council continuing to maintain the public realm to a high standard.

The education and training programme has also been very successful and has lead to an increased interest and awareness in the history and heritage of the town. Volunteers have got together to form a heritage trail and as a result of community interest and involvement the Corn Exchange has found a new owner and new museum for Dalkeith will be located in part of the building.

The Dalkeith THI project team and steering group formed at the beginning of the scheme have met regularly over the life of the project and have set a number of priorities for the continued regeneration of the town so that the success of the THI can be built on in the future.

The THI has achieved a great deal, it has acted as a stimulus for improvement, it has engaged with many different groups in the town and as a result the work will be continued.

The next phase may well be a Business Improvement District for Dalkeith with a new Traders Forum taking the lead.
The evaluation report examines the background to the scheme, the methodology adopted and the results and achievements that have been delivered.
2.0 Background

2.1 Introduction

The Dalkeith Townscape Heritage Initiative (THI) and Conservation Area Regeneration Scheme (CARS) has been a partnership between the Heritage Lottery Fund (HLF), Historic Scotland, Midlothian Council and Dalkeith Business Renewal (DBR). It was set up as a result of Midlothian Council and DBR getting together to plan for the regeneration of Dalkeith town centre. Midlothian Council acted as the accountable body for the project and a “Common Fund” was established from which heritage related physical improvement works were grant aided together with an extensive training and education programme.

The Dalkeith THI/CARS was agreed in 2009 and launched in April 2010 to run until the end of June 2014. The programme has taken an explicitly conservation led approach and was designed to assist with the regeneration of Dalkeith town centre. Midlothian Council acted as the accountable body for the project and a “Common Fund” was established from which heritage related physical improvement works were grant aided together with an extensive training and education programme.

A study was commissioned for the preparation of the Stage 2 THI submission to HLF from Gray Marshall & Associates. This looked at the condition of buildings in Dalkeith town centre conservation area and this together with the Conservation Area Management Plan and Appraisal formed the basis for the submission which was approved by HLF in April 2009. This resulted in an HLF contribution of £991,000.00 to the Common Fund which together with other partners’ contributions totalled £1,878,394.00 making a total value with building owner contributions of £2,506,254.00.

2.2 The Context of the THI Submission

The THI bid document was submitted in 2007 when Dalkeith town centre was experiencing problems with the condition of historic buildings in the High Street, the state of the public realm, serious economic and social deprivation, employment issues, and the economic recession taking hold in the High Street.
2.2.1 Social and Economic Issues

The population of the 2001 census was 11,566 with a relatively aging population and the SIMD Datazones S01004222 and S01004225, both partly within the THI area were ranked within the 14% and 15% most deprived in Scotland, respectively. Dalkeith however has a catchment population of 56,000 but the town centre is a predominately convenience retail centre and had suffered as the recession was taking hold and trade had been diverted to nearby out of town shopping centres.

In order to attempt to reverse decline and to regenerate the town the THI/CARS bid was made. Other complimentary initiatives were also being pursued, i.e. the completion of the A68 Dalkeith bypass which would make the centre less congested and safer, more pleasant for shoppers, the regeneration of Eskdaill Court, the building of the Borders Railway, and the prospect of a new supermarket in the town centre on the old bus station site. These aspirations were set out in the Stage 2 bid.

2.2.2 Buildings and the Public Realm

The condition of the historic buildings and the public realm had blighted the commercial centre of the town.

Street clutter and poorly maintained surfacing was having an adverse impact together with the poor state of many of the historic buildings. Many of which were again poorly maintained, for example, stonework generally, roofs and other architectural elements were often in a poor condition letting water in and causing dry rot and erosion of the building fabric was starting to adversely affect the character of the conservation area. Building neglect was compounded by high costs generally associated with traditional approaches to the repair of historic buildings.
There was a need for quality repairs to the fabric of core buildings within the town centre.

The THI provided an opportunity to encourage the use of appropriate materials and methods of construction and the reinstatement of lost architectural details, such as chimneys, windows and shop fronts.

In the case of the public realm, the loss or damage of historic features such as paving surfaces and elements of street furniture could be addressed.

The Dalkeith THI/CARS was designed to compliment and be integrated into local and regional economic regeneration and development plans and strategies, in particular the Midlothian Development Plan and the Midlothian Economic Development Framework.

2.3 The Strategic Framework

With the Dalkeith Conservation Area Management Plan and Appraisal in mind stakeholder workshops were held in September 2007 to help shape a vision for the centre of the town.

The vision saw Dalkeith in 2017 as:

“The Dalkeith Heritage Quarter focused on the high Street is now a lively, distinctive and contemporary part of the town centre. The Quarter really has used its heritage, street pattern, vennels, many fine buildings and location close to Dalkeith House Park an area of great landscape value, as strong assets in its regeneration.

This is an authentic, exceptionally well maintained and friendly part of the town with an excellent mix of attractions that appeal to individuals and families including a range of high quality independent shops, service businesses, workspaces, voluntary services, restaurants and hotels. The facilities cater for visitors and established and new residents to Dalkeith who now have a real pride in the place.

This is an enterprising part of Dalkeith town centre admired for its flourishing independent retail and services, businesses and its impressive cultural/creative industries that compliments the rest of the regenerated town centre with its much improved shopping and leisure facilities. Dalkeith town centre really is now a great place to live, work and visit”.

To achieve this vision, a series of three strategic themes were established that responded to the key challenges that were identified in the socio economic profile, consultations, business interviews and Stakeholder Workshops.
The themes are as follows:

- Theme 1: Building on The Quarter’s Sense of Place
- Theme 2: Promoting Business Development & New Investment Opportunities
- Theme 3: Investing in Training, Education, Arts, Culture & Creative Industries

2.4 THI Regeneration Action Plan

Based on the three themes an Action Plan that included a series of nineteen specific priority initiatives had been identified and are summarised below.
1. Building On the Sense of Place

i. Adopt and implement the measures set out in the Conservation Area Management Plan.

ii. Five key sites/buildings have been identified as priority projects
   - 1-3 High Street/Old Edinburgh Road
   - The Tait Street Corners
   - The Tolbooth
   - The Cross Keys Hotel
   - 1-3 Musselburgh Road
   In addition the Corn Exchange should be included in this list, despite difficulties of access.

iii. Improve, repair and conserve the fabric of the High Street buildings as a whole by targeting resources on priority building groups (i.e. related groups of tenement buildings of different periods that exemplify the historical importance of Dalkeith as a pre-eminent market town in the 18th and 19th centuries).

iv. Promote the CARS proposals in association with the THI.

v. Invest in the public realm and an appropriate signage and wayfinding to better connect the different parts of the town centre.
Priority projects are likely to include:
   - Improving the vennels
   - Improving the public realm
   - Introducing a rationalised and effective signage and wayfinding arrangements for visitors including facilities for cyclists and well signposted car parking

vi. Promoting improvements to shop fronts, street frontage and lighting

vii. Promoting town centre living and work space by identifying particular opportunities including the possibility of capital allowances to bring vacant space back into use.

viii. Implementing a town centre car parking strategy that gives priority to visitors.

2. Promoting Business Development & New Investment Opportunities

i. Strengthen local Chamber of Trade/Dalkeith Business Renewal by increasing membership among local businesses, promoting more effective networking.

ii. Initiate a locally delivered joint business development and marketing project with independent local business (independent retailers’ initiative, shop local scheme, eating out discounts).

iii. Investigate feasibility of establishing Dalkeith as a strategic cycling hub where a number of national, regional and local routes converge. Routes which appeal to families and specialists and ensure the town has support facilities for cyclists including secure storage.

iv. Build on the existing calendar of events and festivals.

v. Develop and improve Dalkeith website with relevant content including walking and cycling routes that converge on Dalkeith.

3. Investing in Training, Education, Arts and Culture & Creative Industries

i. Investigate establishing a network of small spaces/galleries for working artists/crafts people in collaboration with WASPS.

ii. Encourage participation and development of the arts within Dalkeith.

iii. Develop Dalkeith as a focus for heritage led regeneration and for traditional building skills.

iv. To use the town trail as a basis for further sensitive interpretation of the unique natural and built environment of the surrounding area including Dalkeith House and Park

v. Promote “living history” tours focused on the Heritage Quarter using trained local guides.

vi. Implement the training plan.
3. **Methodology**

### 3.1 Assessing the need for the THI

#### 3.1.1 The Target Area

The THI target area covers the part of the Dalkeith Country Park Conservation Area which is in the town centre. The area comprises the historic core of Dalkeith with many stone mid to late 19\textsuperscript{th} century tenement buildings. This is the commercial heart of the town centre. The street pattern is basically medieval and the High Street east was in the 19\textsuperscript{th} century the market area of a very busy, flourishing town with one of the largest Corn Exchanges in Scotland.

#### 3.1.2 Historic Context

Dalkeith is an historic town the first mention occurring c.1143 when David I granted land at “Dolchet” (Dalkeith) to Holyrood Abbey, although it is likely that there was already a castle settlement there. By the end of the 14\textsuperscript{th} century it had entered a time of increased prosperity when it became a free burgh of barony in 1401. By the end of the 16\textsuperscript{th} century the fourth Earl of Dalkeith had converted the castle into a “magnificent palace” remnants of which survive today in Dalkeith House. In the early 18\textsuperscript{th} century this was again rebuilt by Anne, Duchess of Buccleuch who also
much improved the grounds. The relationship between the house and the town has always been close and this is likely to continue as the grounds are further developed for public use. In the 19th and 20th centuries Dalkeith became a prosperous market town. The coming of the railway in 1840 further increased this prosperity spawning the Victorian suburb of Eskbank. In recent years however the town centre has suffered from exporting trade to Edinburgh city centre and its out-of-town shopping centres. In the future new housing developments on the periphery of the town as well as increased development proposed for the A7 corridor and the South East Wedge development to the north are likely to improve Dalkeith’s economic situation.

3.1.3 Problems Faced by Dalkeith’s Historic Environment

The economic decline in the centre of Dalkeith was compounded by the fact that many of the historic buildings were in a very poor state of repair. General neglect and poor past repairs using inappropriate materials had adversely affected many of the buildings. The Gray Marshall study carried out in 2007 as part of the THI bid highlighted the condition of the buildings in the conservation area. As part of this process priority buildings were identified as being particularly at risk and in need of urgent repair and restoration.

3.1.4 Priority Ranking

An assessment was carried out on building condition and significance in terms of buildings individual importance and contribution to the townscape of the town centre. The number of buildings considered eligible for grant aid was 110. These were then ranked in terms of priority with the following criteria in mind:

- Key listed building at risk
- Landmark listed building
- Vacant or part vacant commercial building
- Tenement buildings in the centre where comprehensive works are needed i.e. roof and a structure
- Buildings fronting the commercial core and where public realm work is proposed and shop front improvement was desirable
- Prominent buildings at gateways to the town centre

In terms of public realm work the priority was the area of the High Street between its junction with South Street at one end and the Old Edinburgh Road at the other. This being the main commercial area with many historic buildings (apart from Jarnac Court, the 1960’s development in the centre of the area).
The target buildings were ranked in terms of:

- Priority Projects – key priority buildings (4)
- Facades and shop fronts
- Priority 1 buildings
- Priority 2 buildings
- Priority 3 buildings (see plan on page i)

The Corn Exchange was targeted as a complimentary project that would need to have additional grant funding due to its condition and ownership issues.

3.1.5 Priority List Reviews

As the majority of the target buildings were in private ownership there was no guarantee that the property owners would take advantage of the grant. There was also the issue of multiple ownership in the tenement blocks where the opportunity of obtaining a grant depended on all the owners agreeing to participate. There was therefore the need to build some flexibility into the target list as it was anticipated that not all the buildings would come forward. There was also the fact that the total grant amount available for the scheme would not cover all the eligible buildings.

Effort was concentrated on getting the Priority Projects moving and the priority 1 and 2 buildings as these would have the biggest impact in enhancing the town centre. It was envisaged that the priority projects and priority 1 buildings would be tackled in the first year with priority 2 buildings coming on in the second year and priority 3 towards the end of the scheme if there were resources left available. As it turned out some priority 2 projects were brought forward as owners were keen and it was considered that they would have an impact in the street to encourage some of the priority 1 owners to come on board. HLF agreed this approach.

Due to the very poor condition of many of the priority 1 buildings at the end there was very little resource left for priority 2 buildings and in fact no priority 3 buildings came forward. Additional funds were added to the scheme by Dalkeith Business Renewal and Historic Scotland to allow more work to be carried out on the priority 1 and 2 buildings.

3.2 Management of the Scheme

The Dalkeith THI was managed by a partnership between Midlothian Council and Dalkeith Business Renewal with Midlothian Council as the accountable body.
3.2.1 The Project Team

The Dalkeith Project Team was set up to manage and co-ordinate the project. This consisted of representatives from Midlothian Council and Dalkeith Business Renewal and the THI Project Officer (see attached diagram). To support the Project Team and to engage with the wider community a THI Steering Committee was also set up with representatives from various local community and business organizations.

The Project Team on average met 5 or 6 times a year. In the first couple of years it met more regularly to determine third party grant applications. The Steering Committee met less frequently.

3.2.2 The THI Project Manager

The Project Manager was in post in October 2009 and continued throughout until the scheme completed at the end of August 2014. The Project Manager was supported by staff at Midlothian Council and DBR and was based in DBR offices in South Street, Dalkeith as part of DBR’s contribution to the scheme.

The public realm work was project managed by Midlothian Council with input from the THI Project Manager.

During the course of the project the Project Manager gained the assistance of trainees as part of Midlothian Training Services programme, 2 trainees were taken on for 6 month secondments.

3.2.3 Professional Agents and Contractors

Grant applicants were actively encouraged from the outset to engage a professional agent, whatever size of project who could manage the scheme through to completion. A list of local architects was compiled. This list was based on conservation experience. No recommendations were made and it was the applicant’s own choice of which agent to engage or which contractor they obtained their quotes from. There was no approved or authorised list of
contractors, although local contractors were preferred. Advice was given about the need to only have contractors on the tender list that had a track record of conservation work.

A guidance pack was given to all potential applicants and during the course of the scheme additional guidance and advice was produced i.e. home owners guide and DVD, shop front design guide, conservation area guidance.

3.2.4 Reporting

Quarterly reports were produced for the funding partners as part of the funding claims and for the Project Team meetings.

Any proposed changes were reported to the Project Team for their approval. As the scheme progressed the Project Team meetings offered the opportunity to raise any concerns or queries regarding the operation of the scheme, funders’ requirements and individual projects.

An updated Action Plan was completed each year to reflect and update changes to the scheme.

3.3 Communications and Publicity

A Communications Strategy was produced at the beginning of the scheme and has been updated for each year of the THI. The plan identified the stakeholder group that was key to the success of the scheme and the methods of communication that would be adopted together with an Action Plan for each year.

Regular press releases were produced and there have been numerous articles in the local press about the scheme. This has helped to raise the profile of the THI and has satisfied partners’ requirements in terms of PR and profile.
3.4 **Funding**

The scheme was funded by the key partners, HLF, Historic Scotland, Midlothian Council and Dalkeith Business Renewal.

The attached tables show the original approved funding profile and how this has changed with additional funds coming from DBR and Historic Scotland and changes to the Dalrymple Donaldson and WREN contributions.
Table 1 Original Funding Profile

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<tr>
<th>Source of Funding</th>
<th>Amount</th>
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<tr>
<td>HLF Grant</td>
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<td>Historic Scotland</td>
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<td>Midlothian Council</td>
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<tr>
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<tr>
<td>Shop front monies (held by Midlothian Council)</td>
<td>£52,738.00</td>
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<tr>
<td>Dalrymple Donaldson</td>
<td>£5,000.00</td>
</tr>
<tr>
<td>WREN</td>
<td>£20,000.00</td>
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<td><strong>Total</strong></td>
<td><strong>£1,878,394.00</strong></td>
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For the public realm work there was a grant from the Scottish Governments Town Centre Regeneration Fund of £800,000.

Table 2 Updated Funding Profile

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Amount</th>
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<tr>
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<td>Dalrymple Donaldson</td>
<td>£5,000.00</td>
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<tr>
<td>WREN</td>
<td>£20,000.00</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>£2,013,671.00</strong></td>
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*Sponsorship for Heritage Interpretative Panels:*
- Chamber of Commerce  £1,000.00
- Itihaas Restaurant  £600.00
- DBR  £1,000.00
- Corn Exchange scheme  £1,000.00
- Morrison’s supermarket  £1,000.00
- Dalkeith Country Park  £1,000.00
- £5,600.00

*Dalrymple Donaldson and WREN grants went towards the Tolbooth priority project scheme and therefore were not available for a contribution to the Common Fund.*
4.0 Results and Achievements

4.1 Take up of Third Party Grants

The Dalkeith THI/CARS was launched in April 2010 and the early stages of the scheme concentrated on contacting the property owners of priority projects and priority 1 buildings. This comprised numerous meetings, follow up letters and handing over advice and guidance material. Many of the priority 1 buildings in the High Street are in multiple ownership and this presented a great problem trying to obtain consensus amongst the various owners. The other issue was the fact that there was no management or factor agreements in place and many owners had previously unfortunate experiences of a lack of co-operation and poor workmanship where past repairs had been carried out.

Each priority project and each of the priority 1 and 2 blocks have had their own story in terms of bringing forward schemes for grant aid.

Some of the priority 1 buildings just proved too difficult to bring owners together therefore effort was concentrated on the ones that stood a chance and that had the most impact on the street scene. Fortunately all the priority projects were completed as well as the majority of the priority 1 buildings.

The following schemes were completed:

Photo of Partners at the Launch
4.1.1 Priority Projects

- **The Tolbooth.** The owners were keen but funding was the issue here. Even with the THI/CARS grant there was a gap in funding of around £60,000. Applications were submitted to a number of different funding bodies to make up this difference i.e. WREN, The Leche Trust, The Wolfson Foundation and the Dalrymple Donaldson Trust. It was not until March 2012 that all the funding was in place.

The project involved the careful restoration of the ashlar front to the building together with repairs to the roof and the rear elevation. An archaeological study and report was produced and three archaeology training events were held as the work progressed that partners and community groups were able to attend. The scheme was officially opened by the Duke of Buccleuch on 13th February 2013 and an exhibition and leaflet was produced about the scheme.
• **The former Cross Keys Hotel.** This was vacant, derelict and in poor condition. The owners, a brewery company, put the building on the market but no interest was being expressed for a while due to the asking price. Meetings and negotiations with the company resulted in the asking price coming down and eventually it was bought by a new owner keen to restore the building. The scheme that was approved involved converting the ground floor to retail use with 6 flats on the upper floors and a new extension at the rear with an additional 6 flats. An archaeological study was carried out and the scheme was completed with an opening ceremony, exhibition and leaflet on 12\textsuperscript{th} April 2013.

![The Former Cross Keys (before)](image1)

![The Former Cross Keys (after)](image2)
• **1-3 Musselburgh Road.** This historic cottage was vacant, derelict and in very poor condition. The owners, Cruden Homes, had permission to restore and convert the property to a dwelling as part of their scheme on the adjoining site. After lengthy negotiations an acceptable scheme was agreed that involved a careful and sensitive restoration scheme. During the course of the work one of the end gables and part of the roof collapsed so structural scaffolding had to be wrapped around the building to enable repair and restoration work to continue.

The scheme involved trainees being given an opportunity to work on the site through the THI training plan. An opening event was held on 25th October 2012 and an exhibition and leaflet was produced about the scheme.
• **1-3 High Street.** Some work had been carried out to the properties before the grant scheme was launched but the buildings structure i.e. external stonework and roof remained in poor condition. The owner initially was reluctant to take up an offer of grant but eventually appointed an architect who produced a comprehensive repair and restoration scheme which was implemented significantly enhancing the building at this important junction of the High Street with the Old Edinburgh Road. Two shop fronts were enhanced as part of the scheme. An opening event was held on 6th November 2013 and an exhibition and leaflet produced describing the scheme.

4.1.2 **Facades and Shop fronts Priority Buildings**

• **75, 77, 79-81 High Street (Priority 1).** These are traditional stone tenement buildings prominently located in the High Street - 4 properties with 8 owners. Many meetings and discussions were held until a scheme was eventually agreed that included comprehensive repair and restoration work to the stonework, roofs, windows and chimneys. One shop front was enhanced as part of the scheme. One main chimney at the rear of 77 High Street was in extremely poor condition and about to collapse. This required a significant amount of rebuilding work.
• **104-106, 108-110, 110a-114 High Street** (Priority 1). These are traditional stone tenements again prominently located in the High Street - 4 properties with 5 owners. There were a number of meetings with the owners before a scheme was agreed. One of the owners failed to participate but rather than loose a great scheme the other owners decided to cover his share of the costs to enable the scheme to go ahead. The work was comprehensive: stonework, roof repairs, reharling at the rear, window replacements and refurbishment and one new shop front.
- **87-89 High Street** (Priority 1). Again traditional stone tenement buildings prominently located in the High Street - 2 properties with 2 owners. A comprehensive repair and restoration scheme was agreed with a new shop front. Significant stone and roof repair work carried out.
- **69-72 High Street (WH Smith) (Priority 1).** This is a very prominent stone tenement building facing the High Street junction with South Street. A comprehensive repair and restoration scheme with an enhanced shop front was eventually agreed after many meetings and negotiations. One of the end gables proved to be structurally weak so significant repair and structural work had to be carried out. Volunteers from Dalkeith History Society assisted with recording the original shop front fascia when it was revealed behind the modern plastic sign. An opening event was held on 15\textsuperscript{th} March 2012 with an exhibition and leaflet.
- **132-134 High Street** (Priority 1). This is one of the prominent Tait Street corner buildings. A traditional stone tenement building - 3 properties with 3 owners. A repair scheme was agreed that included roof repair, stone repairs and window refurbishment.

Unfortunately the other Tait Street corner building 140-143 High Street did not come forward with a grant application despite numerous meetings with owners and tenants.

- **21-27 High Street** (Priority 2). Stone tenement buildings in the High Street - 4 properties with 4 owners. There was very early interest shown in the grant scheme by one of the owners but a scheme was not agreed until quite late on. The scheme involved comprehensive repair to the roof, stonework, dormer windows and one shop front enhancement scheme. Santander bank initially expressed interest in having their bank façade improved but then decided against it. They did however carry out extensive repairs to the wing at the rear of the building that was suffering from a severe dry rot outbreak. The roof had to be completely replaced.
• **15-17 High Street** (Priority 1). Stone tenement buildings in the High Street - 3 properties with 3 owners. The owners were keen to improve the building and initial disagreements about how that should be achieved were resolved. One of the main problem areas was the extremely poor condition of the stone circular stair turret at the rear of the property which was eventually restored as part of the scheme. The scheme also included shop front improvement work and comprehensive repair to the roof, dormer windows and stonework.

• **41 High Street** (Priority 2). A prominent tenement building in the High Street. The single owner was very keen to carry out a scheme which included a new shop front, new windows and repairs to the front façade of the building including some repair to the rear walls where there were damp problems.

![before](image1.png) ![after](image2.png)

![before](image3.png) ![after](image4.png)
• **4 and 8 High Street** shop fronts (Priority 2). Initially discussions concerning the stone tenement buildings in the High Street involved all 8 owners. It became apparent however that all the owners could not agree on a scheme for the whole building. The shop owners however were interested in improving their shop fronts and a scheme went ahead that involved the 2 shop front enhancements. The Dalkeith History Society members assisted with the recording of the original fascia signage at No. 8 High Street which was at one time a laundry, now a hair dresser. No. 4 proved to be an interesting scheme as Historic Scotland advised on retaining the original chrome shop front and reinstating the 1960’s feel of the frontage rather than going back to a more Victorian design approach. This was achieved. Both frontages have significantly improved this part of the street scene.
• **2 High Street** (Blossom Garden Restaurant) (Priority 2). This is a very prominent building at the junction of the High Street with Buccleuch Street and Eskbank Road opposite 1-3 High Street priority project. The building was in a very poor condition and had a dangerous structure notice served on it by Midlothian Council due to falling render and the narrow footpath. Frequent meetings with the 2 owners over the 5 years eventually led to agreeing a scheme but due to time taken to eventually reach agreement there was no grant money left. Dalkeith Business Renewal agreed to add to the Common Fund to enable a scheme to be carried out due to the prominent position and condition of the building. A comprehensive repair scheme was carried out which included reharling, stone repair, roof repairs and rebuilding where a rear gable and chimney was about to collapse. The scheme went over budget due to the urgent additional work that was needed. The additional grant for this was found from savings elsewhere.
Complimentary Building Project

- **The Corn Exchange.** The Corn Exchange, a Grade A listed building at risk was initially included in the THI bid but was subsequently taken out as it was apparent that due to the costs involved it needed to be a standalone project.

However due to its key importance in the town it was included in the THI as a complimentary project that should be given support and time by the THI Project Manager to facilitate a scheme that could secure the building's future. Many meetings were held with partners to encourage interest in the building. There were difficult ownership issues and concern in the town was growing about the deterioration of the building.

A partnership was formed with Melville Housing Association, Dalkeith Business Renewal, the THI and Midlothian Council to develop a scheme that resulted in Melville acquiring the building for their HQ in the town. This has now received HLF and Historic Scotland grant aid and planning and listed building consent for a restoration and conversion scheme that includes community space and a new museum for Dalkeith. Melville Housing Association has now acquired the building after a long and difficult legal process.
4.1.3 **Summary and Conclusions**

In summary therefore the following properties were grant aided:

**Priority Projects**

The Tolbooth, one property, one owner
The former Cross Keys Hotel, one property, one owner
1-3 Musselburgh Road, one property, one owner
1-3 High Street, three properties, one owner

**Facade and Shop fronts**

**Priority 1:**

75, 77, 79-81 High Street, 4 properties, 8 owners
104-106, 106-108, 108-110, 110a-114, 4 properties, 5 owners
87-89 High Street, 2 properties, 2 owners
69-72 High Street, one property, one owner
132-134 High Street, 3 properties, 3 owners
15-17 High Street, 3 properties, 3 owners

**Priority 2:**

21-27 High Street, 4 properties, 4 owners
41 High Street, one property, one owner
4 & 8 High Street shop front, 2 properties, 2 owners
2 High Street, 2 properties, 2 owners

In total 28 buildings grant aided with 10 shop front improvements

There were many meetings with owners/tenants of other buildings which did not result in a grant scheme being approved. However some of the discussions subsequently lead to improvement and repair work being undertaken without the benefit of grant but were the direct result of discussions and advice from the THI Project Manager.

**Properties Repaired/Enhanced without Grant Aid**

- 10-12 High Street (Priority 2). This is a prominent building in the High Street with an imposing retail frontage dating from the early 1900’s. Repair work included exterior repair of the roof, chimneys, dormer windows and refurbishment of the front façade with stone repairs and repointing in lime mortar.

- 93 High Street (Priority 1). Prominent corner building now being converted to flats on the upper floors with repairs to the roof, window refurbishment, stone repairs and repointing.

• 83 High Street (Priority 1). Shop front improvements, repairs to windows and repointing.

• 21-27 High Street (rear) (Priority 2). The rear of the building has been completely re-roofed due to extensive outbreak of dry rot.

• 132-134 High Street (Priority 1). Shop front improvements, repairs to windows and repointing.

4.2 Public Realm

High Street and Wilson’s, Elliot’s and Miller’s Closes. The public realm work was completed in the autumn of 2011. It was carried out early on in the life of the scheme to show commitment and to encourage building owners to start to look at the possibility of improving their properties.

Before work started on site there was a community consultation exercise with leaflets, exhibition and a public meeting. The majority of people together with the traders wanted to see the street remain open to 2 way traffic but
pedestrian safety given a high priority and to allow for car parking and servicing and retaining the bus stop in Jarnac Court where it was. This was all taken on board and the scheme implemented comprised the following:

- Narrowing and resurfacing the carriageway
- Increasing the width of footpaths and repaving in natural yorkstone with whinstone kerbs
- Creation of car parking and service layby areas in granite setts
- Creation of wide pedestrian crossing table in granite setts to calm traffic and create a comfortable pedestrian crossing area
- The closure of North Wynd to create a safer environment at that point and a wider pavement area
- New street furniture, stainless steel litter bins, bollards and cycle racks
- Taking out pedestrian guardrails and unnecessary street clutter, i.e. redundant signs
- Repaving the closes with yorkstone paving and granite setts together with new lighting and repair and redecoration to adjacent building flank walls to create a lighter, more pleasant access to the street from the main public car park at the rear
4.2.1 Summary and Conclusions

Once the High Street was completed the Council decided to repave Jarnac Court in yorkstone to match. This has significantly improved the area, upgrading the fabric of the town centre at this point.

The scheme has resulted in 1,445 m$^2$ of new natural yorkstone paving, 285 m$^2$ of silver grey granite setts and 12 m$^2$ of reclaimed granite setts and cobbles and 804 linear metres of whinstone kerbing.

Once the scheme was complete it did have a significant effect on confidence and applications for grant aid for the buildings started to come in. There have been a number of new businesses established in the High Street since the scheme began.

- Nail bar, beauty parlour, 4 High Street
- Cost Cutters, Former Cross Keys Hotel, 182 High Street
- The Dalkeith County Hotel under new management
- Fancy That Too wedding shop, 111 High Street
- Blue Rock Lettings Agency, 103 High Street
- Subway, Jarnac Court
- Best Grocer, Jarnac Court
- Card Factory, 24 High Street
Black & Lizars, opticians, 41 High Street
News Centre, 31 High Street
Salvation Army, Charity shop, 12 High Street
Ebos Barber, Eskdaill Court
EKB Home Centre, Eskdaill Court
The Mark Wright Project Centre, Eskdaill Court
Betfred, St Andrew Street
Cash for Clothes, St Andrew Street
Bombay Lounge, Indian Restaurant, 210 High Street
A&M Lettings, South Street
Shanti, Indian Restaurant, Eskbank Road
Chris Matson, Architect, 79 High Street
Morrison’s Supermarket, Eskbank Road

The new Morrison’s supermarket has added to the public realm scheme by continuing the yorkstone paving to the pedestrian entrance to their store off the Eskbank Road frontage.

Midlothian Council, as part of the town centre improvements has introduced a new car parking regime in the public car park to deter people parking all day and blocking spaces that could be used by shoppers. This is a parking fee with the first hour being free. The result has increased car parking turn over and has assisted the local traders in the town, although there is still a shortage of spaces in the town. Due to the success of the public realm scheme applications were made to the Government’s Capital Regeneration grant fund to carry on the improvements up the East High Street. Unfortunately, two applications were turned down. This still remains an ambition in the town to carry out further public realm work in East High Street to compliment the building improvements that have been implemented, in particular outside the former Cross Keys Hotel and the Tolbooth.

Some public realm improvements will be carried out as part of the improvements to the Corn Exchange by Melville Housing Association.

4.3 The Training Plan

To promote a greater understanding of traditional building repair and maintenance methods and techniques, a training plan was developed and went out to tender for delivery. Initially 10 organisations expressed an interest but only 2 eventually submitted a tender. Of the two, Edinburgh College was appointed due to its ability to offer more in terms of breath of courses and the National Progression Award in stone masonry.
The training plan delivery programme was developed offering traditional construction skills courses aimed at:

- Building professionals
- Contractors
- Trainees/apprentices
- Building owners
- Schools – (a special heritage awareness course was developed for schools)

The programme initially was planned with Midlothian Training Services who were offering trainees and supervisors for the courses. Later in the life of the THI however, the criteria under which MTS was operating changed and they were unable to offer up the trainees. This consequently affected the numbers attending the courses.

The training plan was launched in June 2011 and a brochure was produced listing all the courses. This was updated later in the programme and was widely publicized in the local press and emails and mail shots to all local contractors, building professionals and schools and colleges. The courses were delivered through workshop sessions at Edinburgh College campus at Granton Road and on site mentoring in Dalkeith. They were delivered on the following dates:
- Sept/Oct 2011
- Sept/Oct 2012
- Sept/Oct 2013
- May/Jun/Jul 2014

Contractors working on the grant schemes were encouraged to take on apprentices and participate in the training plan. Cruden Homes employed 6 MTS trainees on the 1-3 Musselburgh Road scheme. Johnston Builders worked with Edinburgh College and MTS to assist trainees gain experience of lime mortar and lime harling in work to improve the closes and the remains of an old stone building at the rear of 85 High Street.

Forthstone worked with Edinburgh College and MTS to allow trainees to gain experience of surveying and assisting work needed to repair the stair turret at the rear of 15-17 High Street.
The THI Project Manager had 2, 6 month log work experience trainees through MTS and they have obtained permanent employment as a result. Also a 6 month school work experience pupil has been with the Project Manager until May 2014 and he has now gained a college place to study architecture.

Home owner seminars were also delivered by the THI Project Manager and 4 seminars were held with building owners. Two advice booklets were produced and a DVD illustrating the experiences gained of problems encountered with the repair of buildings in the High Street.
Attendance at some of the courses has been an issue at times where contractors have booked a number of places, only to cancel at the last minute when an urgent job appears. Also some of the young trainees had attendance difficulties.

4.4 Community Engagement and Awareness Raising

The wider community engagement programme has lead to the delivery of a number of projects with the following organisations:

Dalkeith Youth Forum
Dalkeith History Society
Dalkeith Community Council
Local schools – Dalkeith Campus schools, King’s Park in Dalkeith
Local churches – i.e. St Nicholas Buccleuch and St Mary’s in Dalkeith
Local businesses i.e. Melville Housing Association, WH Smith
Dalkeith Country Park
Dalkeith Tourism Forum
Midlothian Training Services
Midlothian & East Lothian Chamber of Commerce
Prince’s Trust
Dalkeith Community Plan Steering Group

The following projects and programmes have been delivered:

- Dalkeith youth forum, production of a DVD, “Dalkeith at a Crossroads”. This enabled the young people to understand something about the history and heritage and through communication and filming they interviewed local people and produced a DVD.

- Dalkeith Youth Forum, buildings and lighting project.
• Dalkeith Artist in Residence project “iwozheredalkeith”, memories and stories were collected from local people and recorded on plaques on buildings in the town and form part of the heritage trail. Leaflets and a book were produced.

• Working with King’s Park School on the heritage of the town, drawing workshops and walks around the town. Using the children’s drawings for part of the heritage trail leaflet.

• The Dalkeith Heritage Trail Working Group was set up from representatives of the above organisations after MTS a back to work group, developed ideas for a heritage trail in the town and an interpretative strategy was developed. The group visited other historic towns to look at how heritage trails had been implemented. The heritage trail leaflet and blue plaque scheme was then developed and implemented.

• The development and production of a shop front design guide for Dalkeith. This was carried out with assistance from traders in the town as well as the Dalkeith History Society and the Community Council. The guide was launched in 2011 with a series of presentations, exhibitions and guided walks in March 2011. A shop front design competition was held in Dalkeith in partnership with the Midlothian Advertiser to raise awareness of the guide and the issues around good shop front design.

• Recording buildings with Dalkeith History Society, Dalkeith Community Council and the Heritage Trail working group. Opportunities were taken as part of the grant work to involve the local community in recording historic features i.e. recording original shop front fascia sign writing at WH Smith and Boom Barbers. Recording
the interior of 21-27 at the rear and WH Smith upper floors.

- Working with Dalkeith Community Council to produce the Dalkeith Locality Plan “Improving Dalkeith” and ensuring that the town centre was identified as a priority.

- A programme of presentations and talks about the scheme and the history and heritage of the town has been delivered through the length of the project to engage with as many different groups as possible.

- Archaeology projects and seminars have been held in relation to the work at the Tolbooth. Three workshops and seminars, together with exhibitions have been delivered.

- A group was set up with representatives from Dalkeith History Society, Midlothian Council, Dalkeith Community Council, Melville Housing Association, Midlothian Voluntary Association and the Dalkeith THI/CARS to develop a strategy to repair and restore the Corn Exchange. A number of reports and studies have been completed on the building and a scheme has now been submitted for planning and listed building consent and grant applications submitted to Historic Scotland and HLF.

- The Dalkeith CARS has participated in Doors Open Day during the life of the project, each September and has arranged for the Corn Exchange to be open to the public with exhibitions and demonstrations of traditional building skills and techniques with Edinburgh College.

- Two projects were delivered with the Prince’s Trust working with young people from Mayfield on the history and heritage of Dalkeith. The group produced a series of painted panels about the history of Dalkeith that were displayed in the Corn Exchange’s blanked off windows.

- Working with Melville Housing Association tenants on the development and appreciation of the Heritage Trail and leading guided walks and conducting quizzes with young people about the history of the town.

- Participated in Midlothian Science Festival with the development of the Molecule Hunt.

- Working closely with DAME, Dalkeith Arts, Music and Events to plan and organise exhibitions and workshops, relating to the history and heritage of the town.
4.4.1 Summary and Conclusions

The community engagement work has increased public awareness in the town and has assisted with the town’s regeneration over the last 4/5 years.

In terms of the original themes set out in the Action Plan:

- Building on the sense of place.

The work around the shop front guide, engagement with traders and the development of the Heritage has significantly helped with this. The heritage trail has made the history of the town more interesting and accessible. The Corn Exchange project has stimulated the imagination. To many people this was a key indicator of whether the town would improve. Now a viable scheme is about to start, confidence is returning in the town centre.

- Providing business development and new investment opportunities.

Work with businesses and traders in the town has helped to involve and engage them in the heritage work. Twenty one new businesses have set up in the town since the scheme started. A traders’ forum is being investigated at the moment for the town with the aim of developing a BIDS (Business Improvement District) for Dalkeith.

There have been a number of events over the last 2 years in the town. The Dalkeith THI/CARS has supported Midfest over the last 2 years, (Midlothian festival), the Midlothian Science Festival last year where businesses were engaged with the Dalkeith Molecule Hunt and Doors Open Day featuring the Corn Exchange – with demonstration projects.

The Dalkeith THI/CARS website was set up early in the scheme and has been updated regularly since.

The cycling initiative is still being developed. The High Street improvement scheme took account of access for cycles, and racks were placed in the High Street. There is more potential to include the town centre in the Midlothian cycle network.

- Investing in training, education, arts, culture and creative industries

The training plan has delivered numerous courses over the life of the scheme. A series of home owners seminars have been held together with the production of leaflets and a DVD. The courses will continue in some form with the development of the Corn Exchange.
Work with DAME (Dalkeith Arts, Music and Events) has helped to encourage participation and development of the arts within Dalkeith.

The heritage trail leaflet and “iwozheredalkeith” leaflets will be incorporated into a new heritage trail booklet and guided walks and tours will be planned for the future.

4.5 Summary of Outputs

In summary the following outputs were achieved:

- £1,959,158.40 amount of the Common Fund was spent
- Total third part grants of £1,289,986.00 with a total investment of £4,080,921.00 (including owners contributions)
- Total grant for public realm of £325,000.00 with a total cost of the work of £1,245,946.64
- 28 buildings grant aided
- 10 shop front grants approved
- 20 listed buildings grant aided
- 1,716m² of floor area brought back into use
- 3 listed buildings at risk removed from the register
- 1,742m² of public realm enhanced
- 18 jobs created
- 25 jobs safeguarded
- Four phases of the training plan delivered with 50 trainees successfully completed the courses and 12 school pupils
- 80 people attended home owners seminars
- 10 volunteers assisted with the project
- 6 newsletters produced and circulated widely
- One website set up over the life of the scheme
- One shop front design guide produced
- 2 home owners maintenance guides and a DVD
- 5 advice leaflets and information pack
- 3 heritage trail leaflets produced (2 part of the “iwozheredalkeith”) initiative
- 6 information leaflets about individual building repair schemes
- Book on the “iwozheredalkeith” initiative
- Dalkeith Community improvement plan produced
- Extensive positive local media coverage achieved
- Communications strategy produced
- Heritage interpretative strategy produced
- At least 16 separate community education and awareness raising projects delivered.

5.0 The Legacy

Towards the end of the final year of the scheme a number of events were held to assess and reflect on the achievements and to think about the future and how the town can continue to improve and prosper.
Posters and leaflets were produced to advertise the events which were:

- Final walkabout the town with partners/representatives from community groups with an exhibition and discussion after
- Final exhibition in Dalkeith Arts Centre for a week with presentations and talks
- Final Steering Group meeting

These main questions were asked at the events:

- What did people feel about the improvements that had been carried out as part of the Dalkeith THI/CARS?
- How can the improvements be sustained in the long term?
- What is the future for the town centre, what other initiatives need to be pursued to ensure that the town centre continues to thrive and improve?

These questions stimulated a lively debate.

Overall people felt that the work had made a significant difference to the town, making it more attractive and creating a safer more accessible town centre. It was thought that the building improvement work and the enhancement to the High Street needed to be sustained i.e. well maintained and looked after for the future. People also felt that more was needed in the town to build on the work over the last 5 years and the momentum needed to be continued.

In particular, to safeguard the improvements and to plan for the future the following was suggested:

- The repair, restoration and conversion of the Corn Exchange was now vital and should be given every support and encouragement
- The public realm work should be safeguarded with an adopted appropriate maintenance regime and public realm strategy for the town centre
- Possible sources of grant aid should be investigated to continue the public realm work in the East High Street
- The excellent training and education programme needed to be continued in some form
- A Traders Association was needed in the town with the possibility of investigating a Business Improvement District (BIDS)
- A community development trust was needed for the town
- Dalkeith Business Renewal should now develop an updated action plan for the town centre in consultation with Midlothian Council
- Midlothian Council should update its Dalkeith Conservation Area Management Plan and Dalkeith town centre strategy in consultation with key partners
- The partnerships that have developed as a result of the THI should be continued for the future.