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Princes Street Heritage Framework





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Executive Summary



PRINCES STREET HERITAGE FRAMEWORK - Executive Summary

The purpose of the Heritage Framework is to better understand the features, details and planned form which give the Princes Street area its unique historic character and identity, and to provide a context for its preservation, development and management. The study establishes the significance of the surviving James Craig plan, the individual historic structures and the townscape, thus providing a basis for the regeneration of the Princes Street area through enhancement, adaptation and possible redevelopment.

The Framework is a key tool for development management and project implementation, and will influence how the area is protected and regenerated. It will enable those involved in the site to think about the plan and built fabric in a structured way, to understand how and why it is significant, and how it should be managed in order to conserve its cultural significance.

The Heritage Framework provides an overview of the cultural significance of the area. It does not remove the requirement to obtain planning permission and listed building consent for work to the buildings involved. The Heritage Framework also complements the City Centre Princes Street Development Framework (approved by the Planning Committee in October 2007), and will inform the preparation of development briefs and conservation plans for individual buildings on Princes Street.

THE CREATION OF THE FIRST NEW TOWN

Initial Conception

Edinburgh's First New Town is a major part of one of the finest pieces of neo-classical town planning in Europe. Princes Street is central to the Old and New Towns of Edinburgh World Heritage Site. The universal cultural significance of which was recognised by its inscription on the UNESCO World Heritage list in 1995. The criteria on which the site was inscribed are detailed in Appendix 2.

To the north of the Old Town, expansion had been prevented by the Nor' Loch. In 1752, a pamphlet was published entitled 'Proposals for carrying on certain public works in the city of Edinburgh', which, amongst other improvements, proposed a New Town connected to the Old Town by a bridge. It was a risky and controversial proposal, however, inspired and driven by George Drummond, six times Lord Provost, the Town Council remained committed to the ambitious scheme through all the ensuing set-backs. The proposal was particularly forward-thinking in that it both anticipated and fostered urban growth.

In March 1766, the Council announced a competition to produce an overall plan for the new development. The objectives were to create an elite residential suburb, based on 'order and regularity' with 'streets of a proper breadth'. Three months later, it was announced that of the seven sets of plans submitted, the best was that prepared by the 23 year old James Craig. An Act of 1767 gave formal approval to the expansion of the Royalty of the City of Edinburgh.

Craig's Plan

The finalised version of Craig's plan, approved by the Council in July 1767, is a strikingly simple, self-contained grid, with three main streets running east-west, and a large square at both ends. Between each main street is a secondary service lane, and behind these, mews streets provide access to the rear of the properties. Three cross-streets bisect the grid and the outer streets are single-sided, facing onto landscaped gardens.

The design of Craig's doubly symmetrical plan has the following key characteristics:

- Strong spatial and social hierarchy.
- A form based on the topography of the site and its relationship to the Old Town.
- Political and social symbolism.
- Vistas and views within, from and towards the New Town.
- A self-contained element of the city.

The Building and Development of the New Town and Princes Street

Construction began around 1770 with buildings at the east end of Queen Street and Thistle Street, and the northern and eastern sides of St Andrew Square. By early in the 1780s construction was underway in the eastern extremes of George Street, Princes Street and Rose Street, from where it spread gradually towards the west end.

Plots were purchased directly from the Town Council by wrights and masons, sometimes as speculative developers, sometimes on behalf of other developers, and sometimes for a specific client. Few, if any, of the original buildings on Princes Street appear to have been designed by architects. It is likely that the designs were worked up from builders' pattern books, such as *The Rudiments Of Architecture - Or The Young Workman's Instructor*, published in Edinburgh in 1772. Feuars were responsible for the construction of the buildings within a prescribed time period, and the Town Council approved the elevations of the buildings before granting a charter.

Control over the appearance of the buildings was initially very relaxed, but became increasingly restrictive following objections to the disparate overall appearance. The completed development was characterised by:

- A general consistency of overall building form, of three main storeys over a sunken basement with a slate-clad pitched roof, contributing to the appearance of a unified whole
- An almost exclusive use of finely dressed squared ashlar of the durable local Craighleith sandstone (a pale, buff sandstone that weathers to a dark grey), creating a visual homogeneity
- Visual homogeneity was also created through the use of a limited range of supporting materials: natural slate on roofs; cast and wrought iron for railings, balconies and street lamps; fine joinery and glazing at doors and windows; and stone for footpath paving, kerbs and roadway setts.
- Richer, grander designs as building works moved to the west and the development became economically secure.

The hierarchy of the plan was continued and emphasised in the style and detailing of the architecture, with the grandest buildings on the widest and most prestigious streets, becoming plainer and comprising tenements as well as town houses as the streets narrowed.

Use and Building Type

The New Town was conceived as an elite and self-contained residential suburb, intended for the gentry, with no allowance for public buildings or spaces (the landscaped gardens were for private use by residents). However, this aim was almost immediately undermined, as it was dominated by merchants and professionals: the emerging middle classes. It also did not remain purely residential for long, as the economic realities of the time did not match up to the idealised concept. In the early stages of the development, the Council had to actively canvas public bodies to take up prime sites, and to provide financial incentives to encourage speculative building, in order to ensure that it would be successful.

The Development of Princes Street

Princes Street formed the most southerly street in James Craig's plan, and became the principal thoroughfare (instead of the larger, grander George Street, as intended by Craig) from almost the start of development due to its south facing aspect, the view of the Old Town and its convenient location in relation to North Bridge.

In order to accommodate the increasingly commercial nature of the street by the latter part of the 19th century, the complete replacement or radical adaptation of many of the original small scale Georgian domestic buildings began. These new buildings tended to be of a larger scale than their predecessors and were more ornate than the austere Georgian buildings they replaced, often having bay windows, decorated stone parapets and ornate detailing. While the unified appearance of the street was lost, many of these new buildings were of significant architectural merit.

In the early to mid 20th century, continued redevelopment resulted in the loss of a number of architecturally important individual properties, such as the Life Association Building, designed in 1855 by the architect David Rhind, and demolished in 1968.

The Abercrombie Plan of 1949 criticised the laissez-faire development of the Victorian and Edwardian periods that had produced a lack of cohesion in the street. The scheme proposed by Abercrombie prescribed complete redevelopment of the street, within an overall framework for height and massing to restore visual cohesion.

This theme was taken up by the Princes Street Panel's Report in 1967, again with the intention of overcoming the contemporary criticisms of Princes Street, which were centred on the lack of integration between the various buildings. The Report recommended that Princes Street should be comprehensively redeveloped within a disciplined building envelope. A unified design was to be achieved by controlling height, materials, floor levels, frontage widths, and modelling of elevations. A standard section incorporating a continuous elevated walkway with shop fronts at first floor level was devised. However, only isolated sites were rebuilt and the Panel formula was abandoned in the 1970s.

By the 1970s, ideas regarding architecture and planning had changed. It had become clear that the Princes Street Panel's recommendations paid inadequate attention to the architectural merits of older buildings along Princes Street and its recommendations were rescinded in 1982. There was a move away from an ethos of redevelopment to a more conservation-based philosophy. The buildings that had resulted from the Panel's recommendations were also subject to critical comment and there was growing concern over the indiscriminate loss of buildings of historic and architectural interest.

Princes Street Today






The majority of the original Georgian buildings on Princes Street have now been replaced or insensitively added to. The redevelopment of the street throughout its lifespan has resulted in a larger and much more varied architectural expression, building style and form than the relatively plain starting point. This 200-year long desire to 'improve' the buildings on the street is in itself a key part of the street's heritage. The buildings on Princes Street tell its story – its transition from a residential street to a main commercial thoroughfare – and it is vital that the 21st century contributions preserve and enhance this story. In order to achieve this, future redevelopment of Princes Street must avoid the indiscriminate loss of buildings of architectural or historical importance, while at the same time ensuring that all new buildings enhance the sense of space and respect the special character of the area.

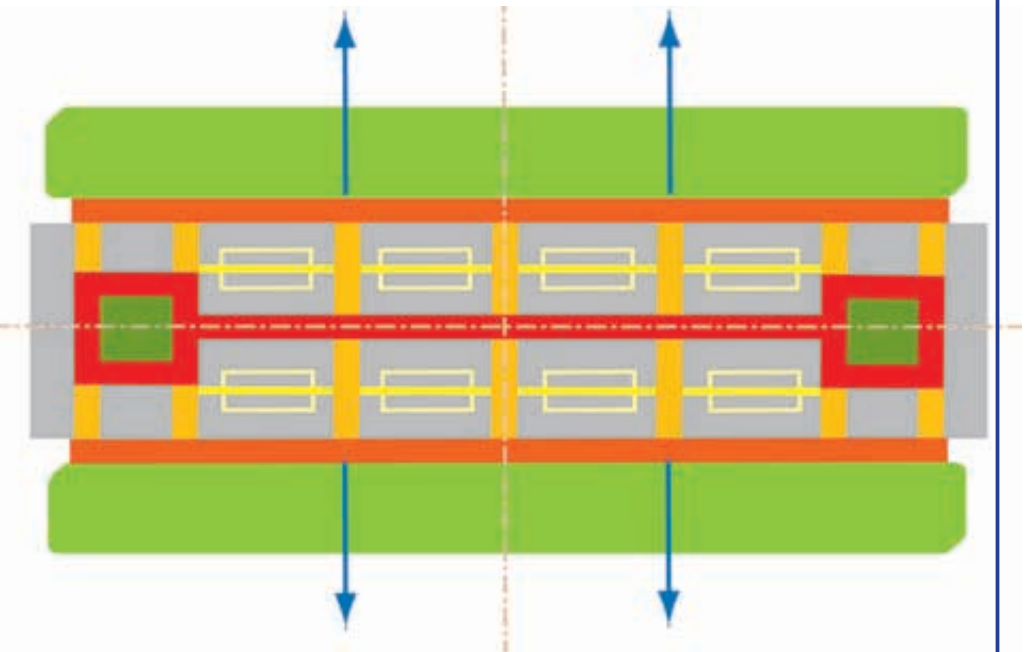
Essential Elements Which Contribute to the Significance of the First New Town

A number of elements contributed to the special identity and character of the original New Town Plan. The current significance of the plan can perhaps best be assessed by considering the degree to which the individual elements remain authentic and recognisable.

The First New Town's construction as a residential suburb was quickly overtaken by commercial pressures, which resulted in the loss of the degree of architectural unity which was a feature of the original development. In the 20th century development resulted in the introduction of modern materials which replaced the initial almost universal use of local sandstone. However, the physical distinction from both the Old Town and the following new towns and the unity of the original plan formed by the symmetrical grid layout remain. The hierarchical structure is also strongly identifiable, and Princes Street and Queen Street remain single sided. Vistas and views, within and from the area, generally remain as planned.

The following have been identified as the essential remaining elements of the original plan which should be preserved or enhanced:

-  The physical distinction from both the Old Town and the following new towns.
-  The hierarchical structure of the plan.
-  The symmetrical grid layout.
-  The importance of planned vistas and views.
-  Single sided Princes Street and Queen Street





Overview



INTRODUCTION



Heritage Framework area (with World Heritage Site and New Town Conservation Area boundaries).

The Princes Street Heritage Framework study area comprises a long, section of the city centre extending along the full length of Princes Street, over a single city block and bounded by Rose Street to the north. It also includes the north block on Shandwick Place at the West End. The site lies within the New Town Conservation Area and the Edinburgh World Heritage Site. The New Town gardens are also included in the Inventory of Gardens and Designed Landscapes. The site contains a substantial number of buildings included on the Statutory List of Buildings of Historic or Architectural Interest. (14 Category A, 79 Category B, and 11 Category C).

The purpose of the Heritage Framework is to better understand the features, details and planned form which give the area its historic character and identity, and to provide a context for its preservation, development and management. The study establishes the historic significance of the surviving James Craig plan, the individual historic structures and the townscape, providing a basis for the regeneration of the Princes Street area through enhancement, adaptation and possible redevelopment.

The study will ensure that the historic environment is considered as a key aspect of the development process whilst offering opportunities for regeneration and investment in this part of the World Heritage Site. It will be a key tool for development management and project implementation, and will influence how the area is protected and regenerated. It should encourage those involved in the site to think about the plan and built fabric in a structured way, to assess how and why it is significant, and how it should be managed in order to conserve its cultural significance. The intention is to deliver a regeneration project that enhances Princes Street and the World Heritage Site, whilst preserving its Outstanding Universal Values.

*“All hail! To thee thou Prince of streets
With buildings grand and fair;
Thy beauty's fame each tongue repeats.
With thee none can compare.*

*Thy lofty Monuments sublime:
Thy Castle towering high;
Thy gardens green in summer time
To cheer the roaming eye.*

*All hail! To thee fair Princes Street,
Edina's richest prize;
With joy and pride each heart doth beat
All hail! The world replies.”*

Robert Grieve, 1878, Prize Essay on Princes Street,

The objectives of the Heritage Framework are:

- To identify the cultural significance of the First New Town plan and the essential elements which define the area's character.
- To provide a tool which can guide the management of change appropriately whilst protecting and enhancing the built heritage.

The study takes the form of:

- (i) Overview. Review of the conception and development of the First New Town, and the identification of the essential elements of Craig's original plan.
- (ii) Block reports. A detailed overview of the development and historic fabric of each block fronting Princes Street.
- (iii) Database. Detailed information on the historic fabric of every building in the study area.

The study is based on an analysis of information from the Statutory List of Building of Historic or Architectural Interest, the Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS), and the Edinburgh Room of the Central Library. The historic and architectural importance of the building fabric and interiors were assessed by the detailed survey of individual buildings. Buildings which contribute to the character of the area, but are not included on the Statutory List, have also been assessed. However, the Framework is not exhaustive - other historic/ architecturally important elements may be uncovered during the development process, and these should be considered in any proposals.

The Heritage Framework provides an overview of the cultural significance of the area. It does not remove the requirement to obtain planning permission and listed building consent for work to the buildings involved. The Heritage Framework also complements the City Centre Princes Street Development Framework (approved by the Planning Committee in October 2007), and will inform the preparation of development briefs and conservation plans for individual buildings on Princes Street.

The contribution of Edinburgh World Heritage to the preparation of the Heritage Framework is acknowledged.



Aerial view of First New Town

THE CREATION OF THE FIRST NEW TOWN

Initial Conception

Edinburgh's First New Town is a key part of one of the finest pieces of neo-classical town planning in Europe. Its planning and creation must be considered against the contemporary political and economic background. The late 17th century and early 18th century were difficult periods for Scotland. The country's economy was relatively small, its range of exports limited, and the country was in a weak political position in relation to the great powers of Europe, including neighbouring England, and their overseas empires. Famine and depopulation in the 1690s, the union of parliament in 1707, severe financial losses following the creation of the Darien Colony in Panama, and instability resulting from the Jacobite rebellions of 1715 and 1745 (in which Edinburgh was taken by the Jacobites) were significant impediments to development. It was not until the more settled political and economic climate of the 1750s that the city could contemplate an ambitious potential expansion.



view of Old Town with Nor' Loch c.1690,

The Old Town was severely constrained by its topography to the north, expansion had been prevented by the Nor' Loch. In 1752, a pamphlet was published entitled 'Proposals for carrying on certain public works in the city of Edinburgh', which, amongst other improvements, proposed a New Town connected to the Old Town by a bridge. This was not a new idea, the bridging and draining of the Loch had been suggested earlier, most notably in 1728 by the exiled Jacobite Earl of Mar. It was a risky and controversial proposal, however, inspired and driven by George Drummond, six times Lord Provost, the Town Council remained committed to the ambitious scheme through all the ensuing set-backs.

The intervention of the Town Council as the driving force behind a comprehensively designed development is of particular note, as this was a completely different approach from the standard system whereby individual landowners undertook piecemeal development.



Ground plan for New Town, 1767



James Craig 1744 - 1795

Draining of the Nor' Loch began in 1759, and the Council also took steps to buy up sections of land immediately across the valley that they did not already own. A large section of the land, known as Bearfoot's or Bearfoot's Park had already been purchased by the Council in 1716 for £29,000 Scots, largely because the owner appears to have become a troublesome neighbour. A smaller plot, known as Howacres was purchased by the Town Council for £1,200 from James Hogg on 21st November 1765. The land appears to have continued to be farmed until construction of the First New Town began in 1767. The foundation stone of the North Bridge was laid in 1763, however the building of the bridge was delayed by financial problems and it opened for pedestrians in 1769, only to partially collapse, killing five people. It was not until 1772 that it became fully operational.

In March 1766, the Council announced a competition to produce an overall plan for the new development. The objectives were to create an elite residential suburb, based on 'order and regularity' with 'streets of a proper breadth'. Three months later, it was announced that of the seven sets of plans submitted, the best was that prepared by the 23 year old James Craig. An Act of 1767 gave formal approval to the expansion of the Royalty of the City of Edinburgh. The plan was particularly forward thinking in that it anticipated and fostered urban growth: with the city growing from a population of 67,000 in 1801 to 136,000 in 1831.

George Drummond, Edinburgh's Lord Provost from 1725 to his death in 1766, was the main instigator of the first New Town. He is quoted in conversation with the Reverend Thomas Somerville, who recalled:

"I happened one day to be standing at a window looking out to the opposite side of the Nor' Loch then called Bearfoot's Parks, in which there was not a single house to be seen. "Look at these fields", said Provost Drummond, "you Mr Somerville are a young man and may probably live, though I will not, to see all these fields covered with houses, forming a splendid and magnificent city. To the accomplishment of this nothing more is necessary than draining the Nor' Loch and providing a proper access from the Old Town."



George Drummond 1687-1766

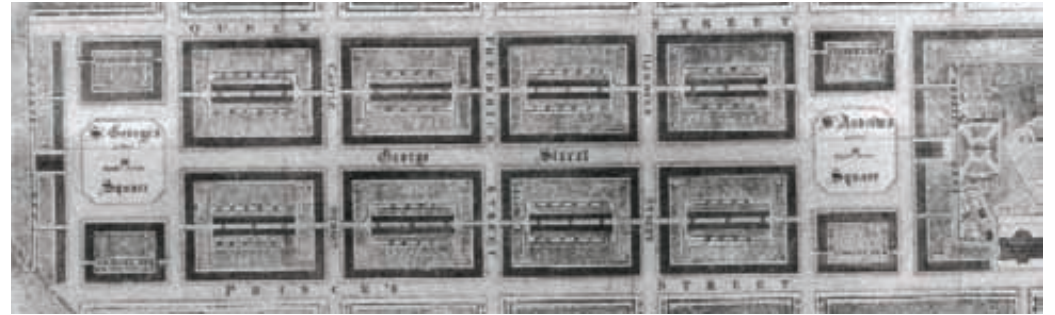
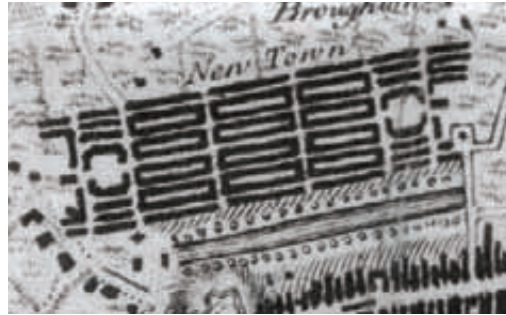


North Bridge 19th century

PRINCES STREET HERITAGE FRAMEWORK - Overview



Details from Laurie's Plan of Edinburgh (First and second versions, 1766)



Engraving of the Approved Plan, July 1767

Craig's Plan

Craig's initial plan went through a number of changes before its formal adoption in 1767, as his winning proposal was not considered suitable for 'carrying out into execution' without improvements. The original submission was not formally published, and has not survived, however, it has been argued that it is represented in a plan of Edinburgh published by John Laurie in August 1766. This layout incorporates a large central square with streets radiating from it in the shape of a Union Jack. It results in impracticable triangular shaped building blocks and Princes Street and Queen Streets are double-sided.

A different plan of the New Town is illustrated in a later edition of Laurie's plan of Edinburgh in October of the same year. It is argued that this is a version of Craig's plan that had been 'rectified' by the architect William Mylne. The Union Jack format is replaced with a rectilinear plan with five parallel streets, and squares at each end. There is no hierarchical structuring of the streets and the boundary streets remain double-sided.

By December 1766, Craig had submitted a further plan incorporating a central circus. This plan is closer in form to the final design, in that it has been reduced to three main parallel streets, the outer two of which are single-sided and facing onto landscaped gardens.



Plan of New Town incorporating central circus (December 1766)

The final version, approved by the Council in July 1767, is a strikingly simple, self-contained grid, with three main streets running east-west, and a large square at both ends. Between each main street is a secondary service lane, and behind these, mews streets provide access to the rear of the properties. Three cross-streets bisect the grid and the outer streets are single-sided, facing onto landscaped gardens.

The design of Craig's doubly symmetrical plan has the following key characteristics, which are discussed in detail below:

- Strong spatial and social hierarchy.
- A form based on the topography of the site and its relationship to the Old Town.
- Political and social symbolism.
- Vistas and views within, from and towards the New Town.
- A self-contained element of the city.

"The simple treatment suggested by Craig's plan with its broad and airy streets, its ample provision for open spaces, its sedate parallelograms, and its general symmetry, seems to have precisely interpreted the wishes of the City Fathers of his day."

Thomas Adams, *Town Planning in Edinburgh*, in *Supplement to the Architectural Review*, May 1910.

Spatial and Social Hierarchy

The approved plan shows a layout of more generous proportions and spaciousness than any of the earlier versions. The central street is 100ft wide; the outer streets and cross streets 80ft wide; and the mews 30ft wide. This formal spatial hierarchy incorporates a lateral social segregation, reflecting the social hierarchy of 18th century society. Craig's plan is a literal embodiment of this hierarchy, with each class being given its due place. At the top of the hierarchy is the central, widest street (George Street) and the two grand squares. These formed the most prestigious addresses and would host the grandest buildings, individual town houses for the aristocracy and gentry. Next came the two outer streets and the cross streets. The subsidiary streets were intended to house shopkeepers and tradesmen, and the mews lanes the stables and outbuildings servicing the rear of the grand houses.

This hierarchy provided a striking contrast to the relative social equality of the Old Town, where all classes were piled on top of one-another, occupying different levels of the same tenement. In creating the plan, Craig and the City Council were "importing to Scotland, for the first time, the built class distinctions of the new North Britain." (Charles McKean, James Craig and Edinburgh's New Town.



Tightly packed medieval buildings of the Old Town, 1868

Political Symbolism

The creation of the first New Town was very much a response to the political situation of the time. While the new political and economic stability made expansion possible, there were a number of other determining issues at play. There was dissatisfaction amongst the more prosperous citizens of Edinburgh with the warren-like overcrowding of the Old Town, with 50,000 people living on 138 acres enclosed by the city wall. Additionally, without its parliament, Edinburgh was no longer a seat of power and government, but was subject to decisions made 400 miles away in London, and in danger of being seen as a northern backwater in comparison to the elegant and prosperous English capital. This resulted in a growing trend for the aristocracy and other wealthy citizens to move to the economic prosperity of London, with worrying economic implications for the still relatively fragile Scottish economy. Edinburgh had a lot to prove, and the New Town was propaganda on a grand scale.



Detail from 17th century plan of the Old Town

Twenty years after the final Jacobite uprising, Edinburgh also needed to make a clear demonstration that Scotland accepted and was committed to the notion of a unified Britain. The plan, therefore, makes a clear political statement celebrating the Union of England and Scotland under the Hanoverian Monarchy in the naming of the streets, creating "a sort of political diagram symbolising the equal partnership of Scotland and England united under the crown" (Edinburgh New Town Guide, Colin McWilliam, 4). The main streets were named for the British monarchy, the grand squares for the patron saints of both England and Scotland (Charlotte Square was originally to be St George's Square), and the subsidiary streets (Thistle and Rose) for the symbols of the two countries.

The wide, open vistas of the New Town were a strong statement that despite the loss of both monarchy and parliament, Edinburgh was still an important capital city, with grandeur, culture and fashionable classical architecture that was the equal of any European capital. The ordered geometry of the plan was also a metaphor for the enlightened society that was envisaged for Edinburgh.

The first New Town was also a manifestation of the Scottish Enlightenment, which was based on the belief in the ability of man to effect changes for the better in society, guided only by reason. The Enlightenment was characterised by an empiricism and practicality in which the main virtues were held to improvement and practical benefit for both the individual and society as a whole.

The New Town was, therefore, not just ambitious in its implementation, but also in its aims and hopes for the future of Edinburgh and Scotland in relationship to the rest of the UK and Europe. Edinburgh was determined to make its mark on the world stage.

"The New Town was an unambiguous and dramatic declaration of a new status for the Scottish Capital and of new possibilities for a future based upon the prosperity of the bourgeoisie"

Peter Reed, *Order in Space and Society Architectural Form and its Context in the Scottish Enlightenment* (chapter), 118

Topography and Relationship with the Old Town

Craig's plan has a subtle but highly important relationship with the topography of its site. The Plan appears to be imposed upon the land, but actually follows the topography in a similar manner to the Old Town. The main axis (George Street) lies along a natural ridge, and cross streets slope down both sides. Unlike the Old Town, the New Town is contained and delineated by the two parallel streets that bound the site, while the sloping ground is emphasised in the landscaped gardens that continue on both sides.

The combination of a simple, symmetrical plan and its relationship with the topography and surrounding landscape creates clarity not just on paper, but in the experience of the New Town, and the pedestrian can easily orientate themselves within it. Indeed, the symmetry of the plan "is absorbed directly through the effort of ascent and descent between the central axis and the parallel boundaries of Princes Street and Queen Street" (Peter Reed, *Order in Space and Society Architectural Form and its Context in the Scottish Enlightenment* (Edinburgh New Town Guide, Colin McWilliam), 116)



View of the Old Town from Princes Street, 1812



19th century view of Princes Street from the Mound

The design of the plan also responds to the forced separation between the Old and New Towns, due to the location of the Nor Loch, by making this separation a key feature. The southernmost Street (Princes Street) was designed to be single sided, establishing spectacular views of the picturesque Old Town and the grand classical New Town. This dramatic and iconic relationship between the two parts of the city has been highlighted by Youngson as "the most important asset and the true singularity of Edinburgh".

Vistas and Views

The views from and to the Old Town were by no means the only ones designed into Craig's plan. Vistas and views were a key tool of Classical architecture and Craig used the setting and topography of the site to dramatic effect.

George Street was carefully planned to provide a formal vista along the natural ridge, terminated by the spires of the intended churches at both ends. There are also fine views north to the shores of the Firth of Forth some three kilometres distant. Of particular note is the view south from George Street along Hanover Street towards the deliberately sited Royal Scottish Academy and Assembly Hall. The general views along George Street, east along Princes Street and from all the cross streets are of outstanding quality.



View west along George Street



View north along Frederick Street



View east along Princes Street

Self-containment

The First New Town was conceived as a development standing within the countryside bounded to the north and south by continuous terraces looking outwards and designed to be viewed from a distance. It is physically distinct from both the Old Town and the subsequent planned developments - a complete, stand-alone unit of the city. It occupies a large site, but is legible as a single unit; a self-contained whole made up of related blocks. It is in large part due to this containment that its identity has been preserved through centuries of change to the individual buildings.

PRINCES STREET HERITAGE FRAMEWORK - Overview

Geometric Discipline and Architectural Form

Craig's plan established a layout, and the original feuing plan of c.1767 shows regular plot sizes with the building footprints, streets, gardens and access carefully detailed. Craig had no known significant input into the form of building design, however the rectilinear format and the hierarchy of streets established by the plan informed a similar hierarchy of building design. Within the original plan, the blocks as a whole were more important than the individual houses and they offered unequalled architectural opportunities, whether by means of single buildings, axially sited monuments or formal compositions. The original principal building form incorporated a general uniformity of building sizes (including width) incorporating simple, repeating forms with no one building dwarfing those around it. Much of the original fabric has been redeveloped in the course of its change from a residential to a commercial quarter, but all subsequent development profits from the geometric discipline of Craig's plan.

New Town Gardens

The New Town Gardens are of international significance. Although broadly contemporary with other developments in city planning, as at Bath, Edinburgh New Town has an unusually extensive system of public and private open space. The planning of the gardens was designed to take full advantage of the topography and townscape, and they make a substantial contribution to the high quality of the streetscape and environment of the First New Town. They also set a precedent for the inclusion of similar gardens in the later New Town developments.

THE BUILDING AND DEVELOPMENT OF THE NEW TOWN AND PRINCES STREET

Feuing, Building Controls, And Appearance

The original feuing plan of part of the New Town shows the blocks broken up into regular plots, with gardens behind the houses and access from the mews lanes carefully detailed. However, development on the ground varied significantly from this plan.

Construction began around 1770 with buildings at the east end of Queen Street and Thistle Street, and the northern and eastern sides of St Andrew Square. By early in the 1780s construction was underway in the eastern extremes of George Street, Princes Street and Rose Street, from where it spread gradually towards the west end.

The first feus were taken up in Hanover Street around 1782, Frederick Street in 1786, and Castle Street and the north side of Charlotte Square in 1792. Final completion was delayed by the onset of the Napoleonic Wars and the intrusion of the Moray Estate into the northwest corner of Charlotte Square. The last section of Glenfinlas Street (the north west corner) was finally completed in 1829.



East Princes Street Gardens, c. 1895



Feuing Plan of part of First New Town c. 1767



View, about 1780, looking east from the drained Nor' Loch, and showing Princes Street completed as far west as Frederick Street.



Charlotte Square

Plots were purchased directly from the Town Council by wrights and masons, sometimes as speculative developers, sometimes on behalf of other developers, and sometimes for a specific client. Few, if any, of the original buildings on Princes Street appear to have been designed by architects. It is likely that the designs were worked up from builders' patternbooks, such as *The Rudiments Of Architecture - Or The Young Workman's Instructor*, published in Edinburgh in 1772. Feuars were responsible for the construction of the buildings within a prescribed time period, and the Town Council approved the elevations of the buildings before granting a charter.

All development was subject to conditions imposed by the feu superiors, in this case the Council. Initially the only condition imposed was that Craig's plan should be followed, with continuous terraces set back from the pavement by a basement area. Despite the regular lots shown on the feuing plan, feus were sold in a variety of sizes, and built both as town houses and tenement blocks of different sizes and designs, and the development was soon criticised for its irregularity which conflicted with the order required by contemporary taste.

Following concerns about the initial buildings at the east end of the New Town, the conditions of sale of the land became increasingly prescriptive, and the Town Council passed a series of Acts in the 1780s to control the more controversial issues such as building height and dormers.

In 1781, the Council stipulated that every house on a main street was to be of three storeys with a sunken basement and not more than 14.4m (48'-0") high from the basement area to the top of the wall. Ten years later, the Council took a further step and commissioned Robert Adam to draw up an exemplary scheme for Charlotte Square including detailed plans for a palace fronted elevation.

Control over the appearance of the buildings was initially very relaxed, but became increasingly restrictive following objections to the disparate overall appearance. The completed development was characterised by:

- A general consistency of overall building form, of three main storeys over a sunken basement with a slate-clad pitched roof, contributing to the appearance of a unified whole
- An almost exclusive use of finely dressed squared ashlar of the durable local Craighleith sandstone (a pale, buff sandstone that weathers to a dark grey), creating a visual homogeneity
- Visual homogeneity was also created through the use of a limited range of supporting materials: natural slate on roofs; cast and wrought iron for railings, balconies and street lamps; fine joinery and glazing at doors and windows; and stone for footpath paving, kerbs and roadway sets.
- Richer, grander designs as building works moved to the west and the development became economically secure.



Expansion of Edinburgh's New Town.



Most roofs were steeply pitched, with a high central ridge containing one, or occasionally two, attic floors within the roof space, as in Charlotte Square or Castle Street. Roofs in later developments were more likely to have two parallel ridges making a double-pitched 'M' roof with a centre gutter. Flat roofs are usually the result of later alterations and extensions, but small flat lead covered areas of roof provided centre gutters and cupola platforms in earlier buildings.

Timber sash windows are typical throughout the area, usually consisting of a pair of glazed sashes subdivided into four or six smaller panes, that slide vertically in the case or frame.

The hierarchy of the plan was continued and emphasised in the style and detailing of the architecture, with the grandest buildings on the widest and most prestigious streets, becoming plainer and comprising tenements as well as town houses as the streets narrowed. Rose and Thistle Street consisted of simple rubble-walled tenements designed for artisan occupation, and the mews lanes housed one-and-a-half storey stables, carriage houses and mews houses. Traditionally it has been asserted that all of the early First New Town buildings were townhouses, but there is strong evidence from the form of a number of buildings recorded on Kirkwood's 1819 elevations and from the surviving early tenements within the study area that tenements were also built from the beginning, at least on Princes Street and the cross streets.

The success of the First New Town was the inspiration for an expansion of building. Initially on adjacent land - St James Square feued from 1775, Gayfield Place begun 1790 and other, grand, equally bold schemes - the Northern New Town begun 1803, the Picardy scheme to the north east was feued in 1803 and a significant portion was complete by 1809, Gayfield Square 1807, Stockbridge from 1813, Moray Estate began 1822. The result was the most extensive area of Georgian architecture in Europe.



St George's Church, Charlotte Square, 1882



Dundas House, built on the site marked for the church, c. 1774



Charlotte Square



Early 19th century. Showing idealised uniform domestic frontages on Princes Street.



View across the drained North Loch towards Princes Street. The drawing for the original engraving was made in 1816 and idealised the regularity and stylistic coherence of the early buildings along the street.

Use and Building Type

The New Town was conceived as an elite and self-contained residential suburb, intended for the gentry, with no allowance for public buildings or spaces (the landscaped gardens were for private use by residents). However, this aim was almost immediately undermined, as it was dominated by merchants and professionals: the emerging middle classes. It also did not remain purely residential for long. The reality was that building in the New Town was an economic gamble, and the Council had to provide financial incentives to encourage speculative building, and to actively canvas public bodies to take up prime sites in order to ensure the success of the development.

Craig's plan envisaged churches as focal points closing the vistas at both ends of George Street. This could not be carried out in St Andrew Square, as the plot was sold to Robert Dundas, who built an elegant town house. In Charlotte Square, the church occupied the originally planned location although it was not built until 1814.

The Development of Princes Street

Georgian

Princes Street formed the most southerly street in James Craig's plan, and became the principal thoroughfare (instead of the larger, grander George Street, as intended by Craig) from almost the start of development due to its south facing aspect, the view of the Old Town and its location in relation to North Bridge.



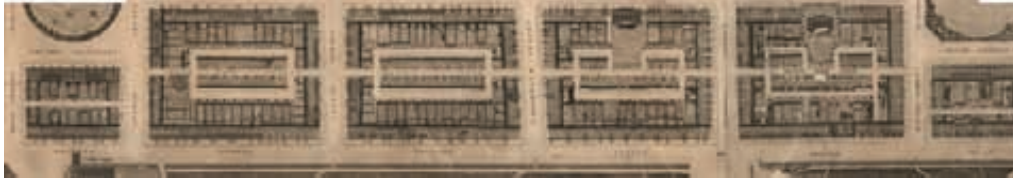
Star Hotel, c. 1850

As in Craig's other main streets, the original houses and tenements in Princes Street were three storeys built over basements. Although a good standard of housing was provided, they were not comparable with those in Queen Street and George Street.

The buildings acts came into force at about the time development had spread as far as Hanover Street, and buildings from there westwards were more uniform in design and appearance.

The first feus in Princes Street were taken up as early as 1771, and it was completed in 1805. The building work was implemented sporadically, for example in 1778 there was only one house between Frederick Street and Castle Street. While the buildings were erected as private dwellings, Princes Street was the first street to be affected by commercial pressures. Princes Street's accessibility from the Old Town and Leith made it popular for commercial uses, however, this contributed to its relative unpopularity as a residential street. The meat fleshers under North Bridge, the industrial uses on the opposite side of the street, and the proximity to the main traffic route over North Bridge all had an impact on residential amenity. The Nor'Loch was also an unsanitary intrusion until it was drained in 1821, by which time commercial uses had begun to dominate the street. The most easterly house was converted into a hotel in 1776, and four years later a book-shop had been opened nearby. By 1800, many of the buildings at the east end of the street were non-residential, and by the 1820s shops and hotels had spread along the whole street.

PRINCES STREET HERITAGE FRAMEWORK - Overview



Kirkwood's birds-eye view of Edinburgh in 1817

The earliest image of the complete development is Kirkwood's flattened elevational plan of the New Town of 1819. Comparison with later 19th century photographs and the surviving buildings shows it to be remarkably accurate, and a very useful snapshot in time of the Street.



Detail of mid-19th century engraving showing early shop fronts



Previous tea room at first floor level

The domestic buildings, were not ideally suited for commercial use. The gap between the pavement and the frontage made window shopping difficult, even when the windows were enlarged. This problem was first solved by fitting iron balconies in front of the windows. The next stage involved the addition of a completely new shop front, standing forward of the original front wall and paving over the basement area at pavement level, providing additional shopping space and more prominent window displays.

Victorian and Early 20th Century

In order to accommodate the increasing commercial nature of the street by the latter part of the 19th century, the complete replacement or radical adaptation of the original small scale Georgian domestic buildings began. These new buildings tended to be of a larger scale than their predecessors and were more ornate than the austere Georgian buildings they replaced, often having bay windows, decorated stone parapets and ornate detailing.

The replacements were designed as individual units, however, it appears that there were some form of guidelines controlling the maximum height of these new buildings. Further research is needed to uncover the details, however 60 feet seems to have been a key figure with regard to height. The 1896 and 1906 Edinburgh Municipal and Police Acts brought stricter height and width control. Buildings of this period were often of significant architectural merit. However, the result was that even with the controls, Princes Street ceased to have any form of unified design.

A particular trend during this period was the creation of tea rooms at first floor level in the buildings on Princes Street. This generally involved the insertion of ornate windows to take advantage of the views to the Old Town. A significant number of the windows survive, but only two premises are still used as cafes.

Post war

In the early to mid 20th century, continued redevelopment resulted in the loss of a number of architecturally important individual buildings, such as the Life Association Building, designed in 1855 by the architect David Rhind, and demolished in 1968.

The highly regarded town planner, Sir Patrick Abercrombie, produced detailed reports with proposals for the redevelopment of a number of British cities including Edinburgh, following the destruction and dramatic changes brought about by the Second World War. The Abercrombie Plan of 1949 criticised the laissez-faire development of the Victorian and Edwardian periods that had produced a lack of cohesion in the street. The scheme proposed by Abercrombie prescribed an overall framework for height and massing to restore cohesion to the street. Redevelopment was considered inevitable and only three buildings were considered of sufficient quality to merit retention. Shop fronts were to be unified by a standard frame within which there was absolute freedom for the actual shop front.

This theme was taken up by the Princes Street Panel's Report in 1967, again with the intention of overcoming the criticisms of Princes Street at the time which were centred on the lack of integration between the various buildings. The Report recommended that Princes Street should be comprehensively redeveloped within a disciplined building envelope. A unified design was to be achieved by controlling height, materials, floor levels, frontage widths, and modelling of elevations. A standard section incorporating a continuous elevated walkway with shop fronts at first floor level was devised. However, only isolated sites were rebuilt and the Panel formula was abandoned in the 1970s.



Life Association building, 1966



Panel building



View of Princes Street as envisaged by the Abercrombie plan, 1949



South Charlotte Street to Castle Street

The design of post-War buildings tended to ignore a number of the historically established townscape rules of the area:

- i. They have different proportions to their predecessors, particularly due to the frequent horizontal emphasis of elements such as windows or surface modulation.
- ii. They have abandoned the old four storey restriction in favour of an equivalent maximum height. This has resulted in the replacement of buildings with four lofty storeys, by buildings of six or seven minimum storeys.
- iii. They have deviated from the traditional palette of material eg. blonde sandstone, timber windows, slate roofs.
- iv. The original pitched slated roofs have been abandoned in favour of a multitude of different roof forms liberally sprinkled with plant room, plant etc.

Late 20th and 21st Century

By the late 1960s concerns about threats to the Georgian New Town were widespread. These focused on the condition of the buildings and the loss of clarity and coherence of the Georgian ensemble. Confronted with these multiple threats, the various authorities and interests organized a Conference on the Conservation of Georgian Edinburgh in 1970. The conference confirmed the international importance of the New Town, and resulted in the establishment of the Edinburgh New Town Conservation Committee (ENTCC) in 1972. The ENTCC provided a single focus within one agency for all activities related to the study, condition, conservation, and development of the New Town.

By the 1970s, ideas regarding architecture and planning had changed. It had become clear that the Princes Street Panel's recommendations paid inadequate attention to the architectural merits of 19th century buildings along Princes Street and its recommendations were rescinded in 1982. There was a move away from an ethos of redevelopment to a more conservation-based philosophy. The buildings that had resulted from the Panel's recommendations were also subject to critical comment and there was growing concern over the indiscriminate loss of buildings of historic and architectural interest.

In 1996, the consultants EDAW were commissioned to produce 'A Strategy for the First New Town', considering, amongst other things, this issue of perceived conflict between the desire to maintain commercial vitality and the need to protect the historic and architectural character of the area. The recommendations of the EDAW Study were adopted by the Planning Committee in November 1997.

The Edinburgh World Heritage Trust (EWH) was created in 1999 by the amalgamation of the Old Town Renewal Trust and the New Town Conservation Committee. The aim of EWH is to preserve or enhance the character or appearance of the Site's special architectural or historic interest. EWH seeks to co-ordinate activities necessary for the protection of the heritage value of the Site through its controlled development and its harmonious adaptation to contemporary life. The World Heritage Site Management Plan identifies what is significant about the World Heritage Site, recognises challenges and threats, and sets out policies to preserve and enhance the Site.

Princes Street Today

The majority of the original Georgian buildings on Princes Street have now been replaced or insensitively added to. The redevelopment of the street throughout its lifespan has resulted in a larger and much more varied architectural expression, building style and form than the relatively plain starting point. This 200-year long desire to 'improve' the buildings on the street is in itself a key part of the street's heritage, and does to some extent set a precedent for future redevelopment. However, the buildings on Princes Street tell its story – its transition from a residential street to a main commercial thoroughfare – and it is vital that the 21st century contributions preserve and enhance this story. In order to achieve this, future redevelopment of Princes Street must avoid the indiscriminate loss of buildings of architectural or historical importance, while at the same time ensuring that all new buildings enhance the sense of place and respect the special character of the area.

There are a number of buildings and groups of buildings that illustrate the change that has occurred over time since Princes Street was first built. Examples of these include:

- The run of Georgian set pieces framing the entries of Hanover and Frederick Street.
- The Victorian and Edwardian purpose built buildings such as:
 - (i) The Royal Overseas League, built in 1879 and designed by Robert Paterson (originally the Windsor Hotel).
 - (ii) Jenners, built in 1893-5 and designed by W. Hamilton Beattie, built after the previous building burnt down, and using such cutting edge technology as 'fireproof granolithic', with electric lighting, hydraulic lifts and air conditioning. It was one of the largest Department stores in Britain when built.
 - (iii) Forsyths, built in 1906 and designed by J. Burnet. The first steel-framed building in Scotland.
- The Inter war and post war buildings such as -
 - (i) Frasers, built in 1935 and designed by J.R. MacKay as Binns Department store.
 - (ii) The New Club, a Princes Street Panel building, built in 1966 -9 and designed by Reich and Hall

A significant portion of the buildings on Princes Street are not used to their full potential, with upper floors empty. This is neither good for the vitality and life of the street, nor the fabric of the listed buildings.



PRINCES STREET HERITAGE FRAMEWORK - Overview

ESSENTIAL ELEMENTS WHICH CONTRIBUTE TO THE SIGNIFICANCE OF THE FIRST NEW TOWN PLAN

“Concerning the countless changes in its buildings...its perfection seems to consist in its continued possibility of alterations”

Robert Grieve, 1878, Prize Essay on Princes Street






The First New Town is a superb, self contained development which has retained its integrity in spite of the replacement of many of the original buildings with Victorian and 20th century development. From its beginning, the First New Town had to accommodate radical change. In the words of the architectural historian, Colin McWilliam, “It was the most hazardous and vulnerable type of plan because its purpose was not just to accommodate growth, but to anticipate and generate it”. Unlike the Second New Town, streets of uniform architectural expression were never enforced, building height and plan were the controlling devices. Craig’s plan has shown to be proof against extensive redevelopment, and it is remarkable, considering today’s intensive commercial functions, how recognisable the original plan remains, and how many early historic buildings survive.

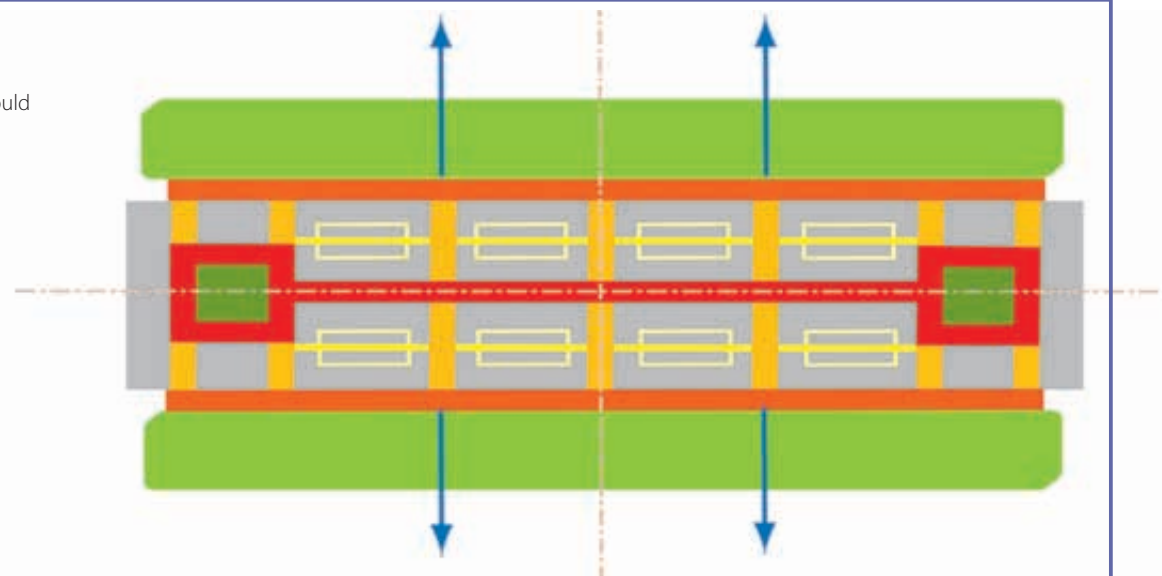
A number of elements contributed to the special identity and character of the original New Town Plan. The current significance of the plan can perhaps best be assessed by considering the degree to which the individual elements remain authentic and recognisable.

The First New Town’s construction as a residential suburb was quickly overtaken by commercial pressures, which resulted in the loss of the degree of architectural unity which was a feature of the original development. In the 20th century development resulted in the introduction of modern materials which replaced the initial almost universal use of local sandstone. However, the physical distinction from both the Old Town and the following new towns and the unity of the original plan formed by the symmetrical grid layout remain. The hierarchical structure is also still strongly identifiable, and Princes Street and Queen Street remain single sided. Vistas and views, within and from the area, generally remain as planned.



The following have been identified as the essential remaining elements of the original plan which should be preserved or enhanced:

-  The physical distinction from both the Old Town and the following new towns.
-  The hierarchical structure of the plan.
-  The symmetrical grid layout.
-  The importance of planned vistas and views.
-  Single sided Princes Street and Queen Street



APPENDIX 1.

Designations

World Heritage Site

Edinburgh's historic core was inscribed on the UNESCO list of World Heritage Sites in 1995. The Edinburgh Site covers the whole of the Old Town, the greater part of the New Town and Dean Village and a lesser part of three other conservation areas. Inclusion on the list is recognition of a site's 'outstanding universal value'. No additional statutory controls result from designation, but in agreeing to the designation the World Heritage Committee had to be satisfied that the site will be subject to control and management mechanisms which will ensure the effective conservation of its cultural properties. The Council has published a World Heritage Conservation Manifesto (Appendix 2) and regards the World Heritage status of the Site as a material consideration when considering applications for planning permission and listed building consent.

Conservation Area

Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Conservation Area status provides protection from incremental changes that would not otherwise require consent and could harm the character of the area, including the demolition of unlisted buildings. It is also a material consideration in considering planning and listed building applications.

Listed Buildings

Listed Buildings are defined as buildings of special architectural or historic interest, and listed building consent is required for the alteration or extension of a listed building in any manner which would affect its character as a building of special architectural or historic interest, or its demolition. Listing always applies to the whole building and not merely to those elements of it or within it to which reference has been made in the descriptive list, and the protection afforded by Listing covers the exterior, interior, historic fixtures and fittings and to all objects or structures which have formed part of the curtilage since before 1 July 1948.

The quality of interior space may well vary considerably within a listed building. Some rooms may contain work of undoubted distinction whilst others may have little merit. The interest and merit of each space, in whole or in part, and the nature of the proposed work must be carefully assessed to determine to what extent the character of the space may be affected and which parts of the work will therefore require listed building consent.

In determining applications for listed buildings, special regard must be taken of the desirability of preserving the building, or its setting or any features of special interest that it possesses. The valid contributions of all periods to the building must be respected.

The Memorandum on Listed Buildings and Conservation Areas specifies that no worthwhile listed building should be lost unless it is demonstrated beyond reasonable doubt that every effort has been exerted by all concerned to find practical ways of keeping it. There is, therefore, a presumption in favour of the preservation of listed buildings, except where a strong case can be made out for demolition after full consideration of factors such as the importance and condition of the building.

The following criteria are specified in the Memorandum of Guidance on listed buildings and conservation areas for consideration of demolition proposals:

- Importance - reflected in architectural merit and or its historic interest.
- Condition - the cost of repairing and maintaining a listed building in relation to its importance.
- Alternative uses - requirement to demonstrate that it is not possible to adapt a building to accommodate a new use, or mix of uses.

The Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) must be notified of all proposals to demolish listed buildings, and allowed access to buildings which it wishes to record before demolition takes place.

APPENDIX 2

World Heritage Conservation Manifesto

1. The environment of central Edinburgh is one of exceptional interest with unrivalled urban and landscape qualities which successfully incorporates all the functions of a thriving capital city. The inscription of the Edinburgh Site on the list of World Heritage Sites was based on the following UNESCO criteria:

- exhibiting an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town planning or landscape design;
- an outstanding example of a type of building or architectural or technological ensemble which illustrates significant stages in human history.

2. The stated aim of inscription as a World Heritage Site is the "better protection and safeguarding of World Heritage Sites ... so the immediate and obvious benefit of international listing is to strengthen the hand of those who are committed to their protection and enjoyment". The conservation and protection of the World Heritage Site are, therefore, the paramount issues in terms of UNESCO's criteria.

3. The conservation of the World Heritage Site is defined as those steps necessary for its protection, conservation and restoration as well as its controlled development and harmonious adaptation to contemporary life.

4. The significant features and qualities of the World Heritage Site include the historic character of the Site and all those material elements which express this character, especially:

- the historic and planned development patterns of the Site;
- the physical appearance and attributes of the interior and exterior of individual buildings. These include not only the main facade of a building, but its construction features, proportions, and interior spaces. The main characteristics to be preserved include its scale, materials, construction features, size, style and ornamentation;
- the relationship between individual buildings and the surrounding streetscape and landscape; and,
- the various functions that the Site has acquired over time. These functions give it an overall ambience which create or define its special character

5. Inscription as a World Heritage Site has no immediate consequences in terms of statutory protection. However, World Heritage status highlights the outstanding international importance of the Site. The Local Authority will, therefore, regard the World Heritage status of the Site as a material consideration

when considering applications for planning permission and listed building consent.

6. The World Heritage Site will be actively protected against damage of all kinds, particularly that resulting from unsuitable use, unnecessary additions and insensitive changes such as will impair the authenticity of the Site. The preservation of the historic fabric by beneficial use is a prime objective within the World Heritage Site.

7. The organic plan form of the medieval Old Town and the clarity of the geometrically planned neo-classical New Town together with the outstanding historic buildings are fundamental characteristics of the World Heritage Site. All proposals affecting the plan form or historic buildings, including their setting, will be considered for their impact on their design integrity.

8. The Council will ensure that all conservation work and new building intervention carried out within the Site is to an appropriate internationally acknowledged standard. The Venice Charter, which was adopted by ICOMOS in 1965, sets down principles to guide the conservation and restoration of historic buildings on an international basis. The Charter stresses the importance of setting, respect for original fabric, precise documentation of intervention, the importance of contributions from all periods to the building and the maintenance of historic buildings for socially useful purpose. The Charter outlines the basic tenets of what is now accepted to be an appropriate approach to dealing in philosophical terms with historic buildings. The general principles of the Venice Charter will be applied when dealing with historic buildings issues within the World Heritage Site.

9. The Council will promote architectural quality and excellence and encourage innovation whilst enhancing the historic environment and preserving the features which contribute to its character and visual cohesion.

10. The conservation and design objectives and policies detailed in the Central Edinburgh Local Plan and the Conservation Strategy will be actively promoted within the World Heritage Site. These will continue to recognise the significance of the World Heritage Site.

11. It is a UNESCO requirement that five yearly reports on the state of conservation of World Heritage Sites should be submitted for their consideration. In order to satisfy this requirement, a series of criteria will be identified which will be used to establish a system which will allow change within the World Heritage Site to be monitored and an assessment of the aim of conserving and enhancing the Site to be made.

APPENDIX 3

Development Plan

Edinburgh City Local Plan: Protection of Built Heritage Policies

Development Plan

The development plan is the principal document for the guidance of development and will have an impact on the options available for change within the area. The Local Plan and the Structure Plan together make up the development plan for the area that they both cover.

The Edinburgh and the Lothians Structure Plan 2015 is a wide scale strategic framework with the overarching aim of providing in full for the development needs of Edinburgh and the Lothians in accordance with the principle of sustainable development, whilst maintaining and enhancing the environmental heritage that underpins the area's quality of life

The Council is preparing a new local plan called the Edinburgh City Local Plan. The plan deals with issues of land use, and also the design of new development. The new plan will replace five local plans which cover the main urban area of the city. A finalised version of the new local plan was approved by the Planning Committee on 22 March 2007.

The Local Plans note that underpinning Edinburgh's success and setting it apart from almost all other cities in the world is the quality and drama of its environment. The Plan's core aims emphasise the importance of protecting the built and natural heritage of the city and having special regard for the impact of new development on the World Heritage Site. Chapter 4, Caring for the Environment, sets out a series of policies designed to ensure the protection of the different elements of the environment which have been identified as having special interest, value and importance. The following policies relate to the protection of the historic environment.

Policy Env 1 Listed Buildings - Demolition

Proposals for the total or substantial demolition of a listed building will only be supported in exceptional circumstances, taking into account:

- a) the condition of the building and the cost of repairing and maintaining it in relation to its importance and to the value to be derived from its continued use.
- b) the adequacy of efforts made to retain the building in, or adapt it to a use that will safeguard its future, including the offer of the building for sale or long lease to a restoring purchaser on the open market at a price reflecting its condition.
- c) the merits of alternative proposals for the site and whether the public benefits to be derived from allowing demolition outweigh the loss.

Policy Env 2 Listed Buildings - Setting

Development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the appearance or character of the building, or to its setting.

Policy Env 3 Listed Buildings - Alterations and Extensions

Proposals to alter or extend a listed building will be permitted where those alterations or extensions are justified, will not cause any unnecessary damage to historic structures or diminish its interest and where any additions are in keeping with other parts of the building.

Policy Env 4 Conservation Areas - Demolition of Buildings

Policy Env 5 Conservation Areas - Development

Development within a conservation area will be permitted which:

- a) preserves or enhances the special character or appearance of the conservation area;
- b) preserves trees, hedges, boundary walls, railings, paving and other features which contribute positively to the character of the area; and,
- c) demonstrates high standards of design and utilises materials appropriate to the historic environment.

Policy Env 6 Historic Gardens and Designed Landscapes

Development will not be permitted which would have a detrimental impact on the character of a site recorded in the Inventory of Gardens and Designed Landscapes, upon important views to, from and within the site, or upon component features which contribute to its value. The restoration of Inventory sites will be encouraged.

APPENDIX 4

Principles of Listing

The following criteria are used by Historic Scotland to assess buildings for inclusion on the Statutory List.

- a) all buildings erected prior to 1840 which are of any quality, even if plain, and survive in anything like their original form are listed.
- b) buildings erected between 1840 and 1914 which are of definite quality and character either individually or as part of a group are listed.
- c) buildings erected between 1914 and 1945 are listed if they are good examples of the works of an important architect, or of a particular style, whether it be traditional, progressive or international modern.
- d) after 1945, buildings of outstanding quality and some vintage may be listed, a very high degree of selection is exercised.

In choosing buildings, besides age, particular attention is paid to:

- (i) the works of better known architects.
- (ii) the special value of particular building types, either for architectural or planning reasons, or as illustrating social and economic history, for example, industrial buildings both urban and rural, railway and other transport buildings, schools, hospitals, theatres, civic buildings, markets, exchanges, charitable institutions, prisons, street furniture and public memorials;
- (iii) technological innovation or virtuosity, for example, cast or wrought-iron, prefabrication, early use of concrete;
- (iv) distinctive regional variations in design and use of materials;
- (v) significant association with well known persons or events; and,
- (vi) group value, especially examples of town planning, for example, squares, terraces, model villages, townscape and landscape value.

APPENDIX 5

Role of Historic Scotland

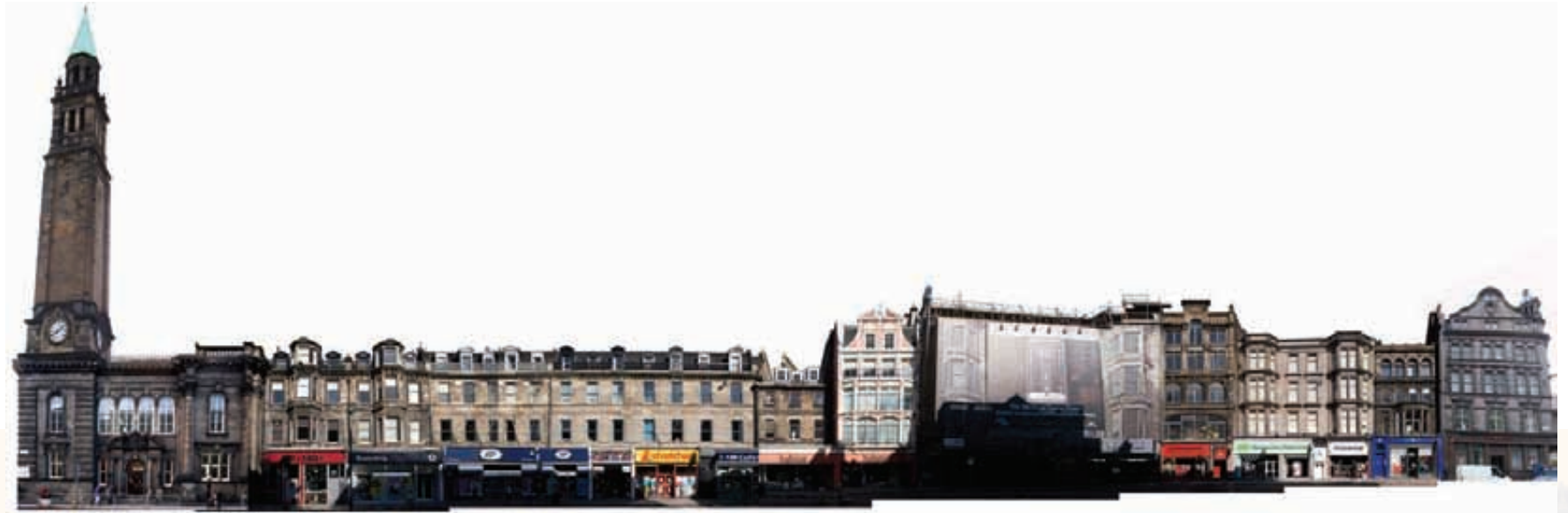
Historic Scotland are responsible for compiling the Statutory List of Buildings of Historic or Architectural Interest. They are also consulted by the Local Authority before decisions are taken on listed building consent applications.

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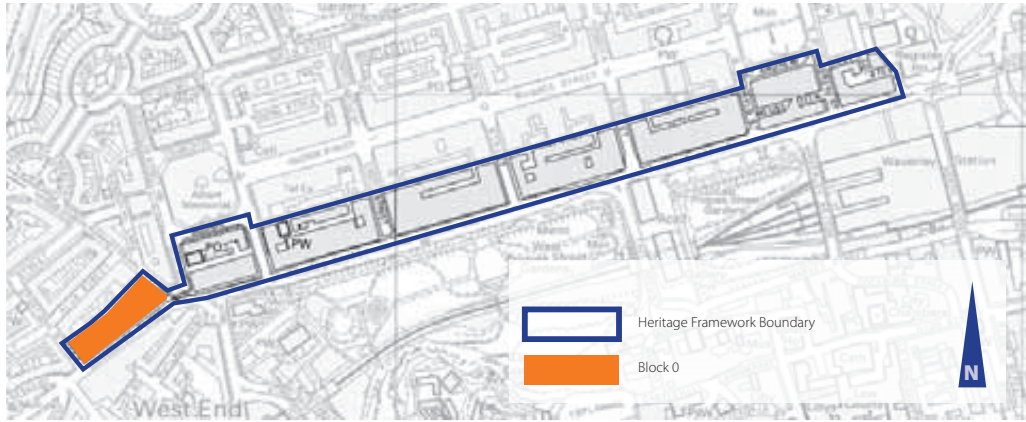
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Block 0

STAFFORD STREET - QUEENSFERRY STREET



PRINCES STREET – BLOCK 0, Stafford Street to Queensferry Street



Location of Block 0 within the Heritage Framework study boundary.

Site and Surroundings

Block 0 is bounded on the south by Shandwick Place, on the west by Stafford Street, on the east by Queensferry Street, and on the north by Queensferry Street Lane. It is located at the far west end of Princes Street, at a slight angle to the main portion of the framework site. The block comprises one large block of buildings filling almost all the ground within its boundaries. The ground is generally level. Views of the southern aspect of Block 0 are constrained by the south side of the street, but there are oblique views from the east along Princes Street and west from Shandwick Place. The block is surrounded by other buildings of similar height at relatively close proximity, creating shadow for much of the day.



Block Development

Unlike the rest of the study area, which was comprehensively planned and overseen by the City Council, Block 0 was a private, piecemeal enterprise. The land on which Block 7 is located was along the route of a proposed new road from the west end of the first New Town to Glasgow, and the south side (not in the study area) was first developed in c.1805. The north side of the street - Block 7 - was initiated in 1806 by the landowner, John Cockburn Ross of Shandwick in Nigg, Easter Ross.



Ground plan for block 0, surveyed in 1804 by John Ainslie



Map of the New Town in 1805, R. Scott



Detail of map of Edinburgh, 1817, surveyed by Robert Kirkwood



Detail from map of Edinburgh, 1821, surveyed by James Kirkwood

A feuing plan for the block does not survive, however the Shandwick Place elevation was built to a palace-fronted design, by the architect James Tait, of 17 town houses with gardens and a mews lane to the rear. The Queensferry Street and Stafford Street elevations of the block appear to have been tenements, probably also designed by Tait. The requirement to conform to Tait's design ensured that the plot sizes were regular, and that the final appearance of the block was as intended. This arrangement created long rear gardens, with the exception of the corner plots.

Construction work started sometime after 1806, and moved from east to west across the block. Robert Kirkwood's 1817 map of Edinburgh shows that by this time all of the Queensferry Street elevation and the majority of the Shandwick Place elevation are complete, with Stafford Street not yet started. Two years later, in 1819, his flattened elevational plan of the New Town shows that all but a single plot on the north-west corner of Stafford Street is complete. Another two years on in 1821, and James Kirkwood's map of Edinburgh shows the whole block completed.

Kirkwood's flattened elevational view of 1819 shows Tait's palace-fronted design in detail. The town houses are relatively modest, with two storeys and the standard new town basement, rusticated at the ground floor level, with the grander central and end properties three stories high. A number of the houses have a single-storey mews building fronting Queensferry Street Lane, while others have just a garden wall. The properties along the side streets are three stories tall and appear to be tenements rather than town house. At this date, all the properties appear to be residential rather than commercial. In 1819 the land to the north of the site is still farmland, although isolated buildings have started along the new street layout.



Kirkwood's 1819 plan showing Tait's completed palace-fronted design with final plot on Stafford Street still unbuilt



Detail of Kirkwood's 1819 elevational plan, showing end block of palace-fronted design.



Photograph of original buildings on Shandwick Place, 2007, and detail of the same buildings from Kirkwood's elevational plan of 1819. The left-hand property (No.11 on Kirkwood's plan) was extended upwards by two stories in 1873.



On Shandwick Place, only one of the original palace-fronted town houses remains relatively unaltered (two others have been extended upwards). It is one of the grander, three-storey properties in the centre of the block. The ground floor rustication has been lost, but the protruding bay marking the edge of the central section is still visible above the modern shop front.

A larger section of the original tenements on Queensferry Street survive, however, all the original tenements on Stafford Street have been replaced and the mews buildings fronting Queensferry Street Lane have been replaced or significantly altered.



Photo 2007 showing section of original tenements on Queensferry Street



PRINCES STREET – BLOCK 0, Stafford Street to Queensferry Street



Advertisement for George Brown's confectioners sometime after 1819 (when the Rutland Hotel was designed)



Detail of perspective view by J Suleman in 1868, showing Queensferry Street and the rear elevation of Shandwick Place



Ordnance Survey Town Plan, 1877 (detail)



Ordnance Survey Town Plan, 1893 (detail)

As on Princes Street, while the buildings in block 0 were built as residential, it is apparent that some trading activity took place almost immediately after it was begun. Indeed, George Brown Confectioners were established at No.2 Queensferry Street in 1808, only two years after building started. It also appears to have been among the earliest to undergo alterations, with the addition of a new shop front extending over the basement sometime after 1919.

The first accurate large-scale mapping of Block 0 was undertaken by the Ordnance Survey in 1853. This confirms the plot layout depicted on Kirkwood's earlier map, and 34 years on the layout remains largely intact, with the only changes being the extension of the footprint of some of the mews buildings. There are still 17 buildings fronting Shandwick Place. The rear gardens, while slightly shortened due to the incursion of the mews buildings, all remain as gardens. The basements on all streets have not yet been built over, indicating that while there may have been commercial incursions at street level, the properties were still predominantly residential at this time.

The 1870s signalled the beginning of an intensive 30 year period in which Shandwick Place was comprehensively redeveloped, during which all but one of the buildings were replaced or extended upwards. By 1893 a further three gardens had been developed to house a hall behind the Shandwick Place buildings, and a significant portion of the original town houses had been demolished and replaced.



Ordnance Survey Town Plan, 1853 (detail)

J Suleman's perspective view of 1868 shows the block from the rear. While there are inaccuracies in the building height of the tenements on Queensferry Street, and the Shandwick Place elevations are not visible, it does depict an area with a generally residential character, as demonstrated by the buildings on the south side of the street (not in the study area).

However, by the time of the OS survey of 1877, this had significantly changed. The two westernmost buildings on Shandwick Place and the four tenement buildings on Stafford Street had been demolished, and replaced with a single building covering the complete depth of the block. This building, St George's West Church (now category B listed), was begun in 1867 and appears to have been the catalyst for an extensive redevelopment and commercialisation of the block.

The map shows that by this time, the basements on around half of the properties facing both Shandwick Place and Queensferry Street had been built over, five of the rear gardens had been developed, and the building on the corner of the two streets, while not extended, was no longer residential but in use as a bank.



St George's West, September 2007





Nos. 52-56 Shandwick Place, built 1879



Mid-Victorian shopfront at 4 Queensferry Street.



Ordnance Survey Town Plan, 1895(detail)



Corner of Shandwick Place and Queensferry Street, 2007



No.18 Shandwick Place built 1894 by George Fortune



No.32 Shandwick Place, built 1887

By 1895, the vast majority of the original building fabric within the block had been replaced, and all but two small fragments of the original gardens developed. The final building to be demolished was the eastern corner of Tait's palace-fronted design, which was replaced in 1901 with a four-storey plus attic ornate renaissance-style building by Sydney Mitchell and Wilson. This building, the closest to the commercial centre of Princes Street, is substantially taller than the other buildings in the block.

During the 20th century, the only further alterations to the form of the block were changes to shop fronts at ground floor level.

PRINCES STREET – BLOCK 0, Stafford Street to Queensferry Street

Historic Land Use

The earliest uses recorded for buildings in Block 0 were residential, and it appears to have remained predominantly residential for a significant period of time. Commercial retail use began to take hold towards the middle of the 19th century.

Current Land Use

The street level in Shandwick Place and Queensferry Street is exclusively retail, with the exception of the Grosvenor public house at No.28 Shandwick Place and St George's Church at the western end of the block. Queensferry Street Lane still functions as a service lane for Shandwick Place, however, any trace of the original mews buildings has long been replaced and the building height is now in general four to five storeys.

Building Types, Styles and Materials

The early homogeneity of design and materials in the block has been comprehensively replaced with buildings of a variety of styles, heights and materials. The block was extensively redeveloped in the second half of the 19th century, and was little altered afterwards, and is consequently one of the most Victorian of Edinburgh's commercial streets. The earliest fabric remaining in the block is at Nos.4-8 Queensferry Street and No.34 Shandwick Place. A high proportion of the buildings in Block 7 are constructed from, or faced with, natural buff-coloured sandstone, with the notable exception of the red sandstone used at the corner of Shandwick Place and Queensferry Street.

Roofing styles and materials vary considerably. A number of buildings employ Mansard or flat roofs to maximise usage of the roofspace, and dormers are common features. The original buildings retain traditional pitched slated roofs.

Changes to Street Patterns and Surfaces

Whilst all the original basement areas have been lost, the current buildings in the block adhere to the line of the original buildings, which in turn followed the line of the new road to Glasgow, and the road remains a major thoroughfare. The original paving slabs have been replaced on the major streets, however, the cobbled setts of Queensferry Street Lane have survived. Considerable sections of granite kerbs appear to have survived, but are likely to have been re-laid on at least one occasion in the late 20th century. Otherwise the main paving surfaces are PC slabs and the road surfaces are black-top. No early lighting columns or other public street furniture fall within the boundary of Block 0.

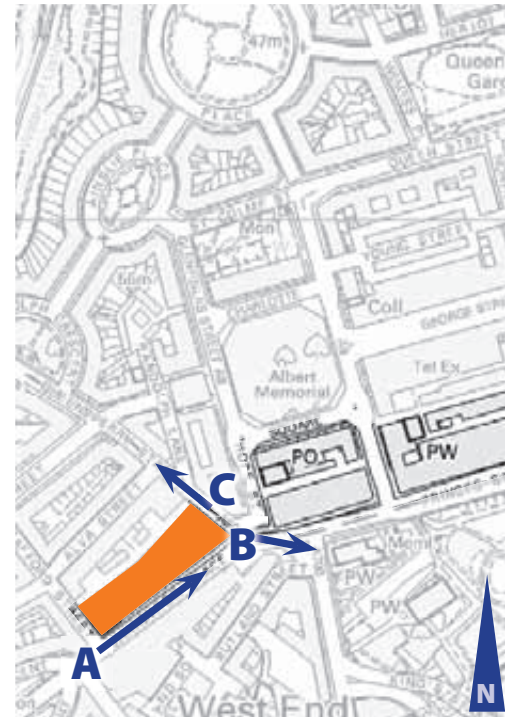
Archaeology

The potential for 18th and 19th century archaeology in and around Block 0 is very low, and it is unlikely that even the original cellars survive below the modern pavements.

Natural Heritage

There is a very small section of garden remaining in the south west corner of the block.

Setting



Principal Views to Block 0.

Principal views to Block 0 were all photographed in September 2007. The arrows are intended as indicators, and do not represent the only points from which the buildings of Block 0 can be seen. All the viewpoints are readily accessible to the public. The layout and orientation of the block was not designed to set up long distance views in the same way as Craig's plan does for blocks 2 to 7, however there are a number of views that are nonetheless notable.

It is evident from the views to Block 0 that the buildings are highly visible from a number of significant locations across the City Centre, in particular along main arterial roads to and from the city centre. The buildings are, therefore, highly important in providing the setting for the visitors' first impressions of the city.



View A along the block towards the west end of Princes Street



View B from the south-east corner of block 0 towards St John's and St Cuthbert's churches and the Castle



View towards the north, from the south-east corner of Block 0

Summary of Survey

At the date of going to committee, block 0 has not been the subject of a comprehensive survey. This will be completed prior to the consultation period.

MAP NO.	ADDRESS	CATEGORY	LISTING DATE	SUMMARY
1	5-8 Queensferry Street, (consecutive nos)	B	14.12.1970	c.1810, James Tait. Original 3-storey and attic tenements. Victorian shop fronts. Interior not seen 2007.
2	2, 4 Shandwick Place and 1-4 (consecutive nos) Queensferry Street.	B	30.01.1981	1901, Sydney Mitchell & Wilson. Large free Renaissance corner building, 4-storey and attic with ground floor shops. Interior intact at ground floor. Upper floors not seen 2007.
3	6-8 Shandwick Place			1880, Robert Paterson. Classical, 4-storey with modern shop front. Top floor arcade added 1896, John MacLaren. Interior not seen 2007.
4	10-14 Shandwick Place			Edwardian. 4-storey with modern shop front. Interior not seen 2007.
5	18 Shandwick Place			1894, George Fortune. 5-storey with wide-arched first floor window and modern shop front. Interior not seen 2007.
6	22-30 (evens) Shandwick Place.	C(S)	30.01.1981	1876-7, J Hamilton Beattie Architect, Mrs DO Hill, sculptor. Mixed Renaissance 4-storey and attic. Modern ground floor except for off-centre doorpiece with bracketed segmental pediment and crowning coat of arms. Interior not seen 2007.
7	32 Shandwick Place.	B	20.02.1985	1887, MacGibbon & Ross. 4-storey and attic, with large bay windows and pedimented gable. Cast iron and stucco with slate roof and painted skews. Interior not seen 2007.
8	34-36 Shandwick Place			C.1810, James Tait. 3-storey Part of centrepiece of original tenements on Shandwick Place. Dormer windows later addition, modern shop front. Interior not seen 2007.
9	38-50 Shandwick Place			C.1810, James Tait. 3-storey plus mansard roof. Original 2-storey tenements, 2 further storeys added 1873, W Hamilton Beattie. Modern shop fronts. Interior not seen 2007.
10	52, 54, 56 Shandwick Place	B	20.02.1985	1879, John MacLauchlan. Mid-Victorian Free Renaissance. 3-storey and attic with modern shop fronts. Interior not seen 2007.
11	St George's West Church (COFS) Shandwick Place and Stafford Street.	B	14.12.1970	1867-69, David Bryce. Baroque church, 2-storey plus basement. Venetian campanile added 1881, R Rowand Anderson. Interior, vaulted ceiling, Corinthian columns and ribbed semi-dome.

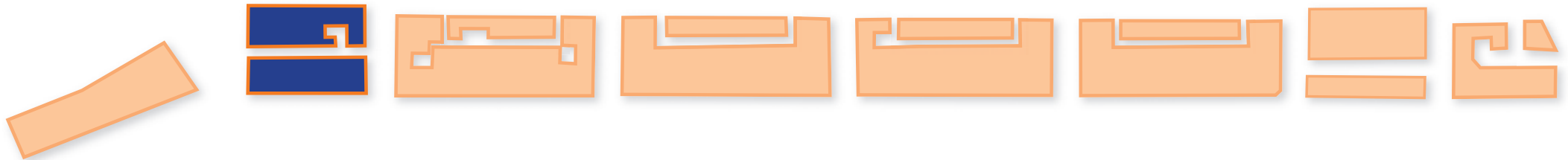


The boundaries marked on the map are **indicative** only: they have no legal significance.

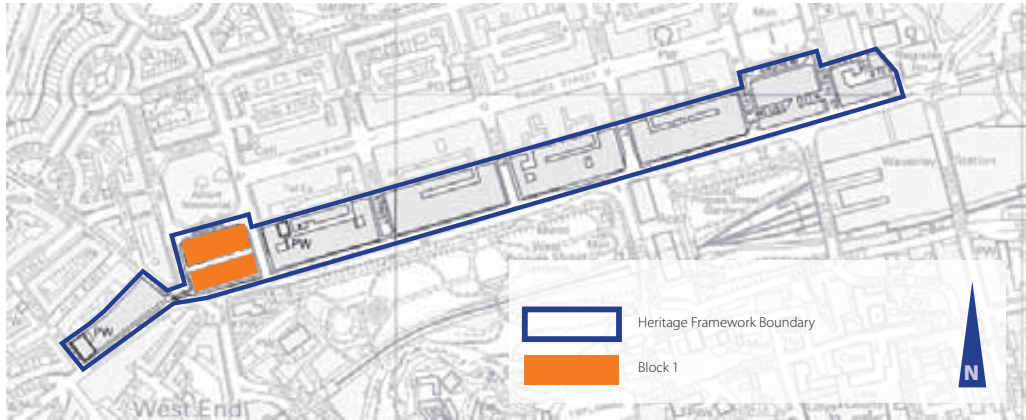


Block 1

HOPE STREET - SOUTH CHARLOTTE STREET



PRINCES STREET – BLOCK 1, Hope Street to South Charlotte Street



Location of Block 1 within the Heritage Framework study boundary.

Site and Surroundings

Block 1 is bounded on the south by Princes Street, on the west by Hope Street, on the east by South Charlotte Street and on the north by Charlotte Square. It is located at the far western end of Princes Street at the junction with Lothian Road, Shandwick Place and Queensferry Street, and is bisected by Hope Street Lane. The ground falls gently between Charlotte Square and Princes Street. Block 1 has a semi-open aspect on the south and west sides, allowing views to and from the Castle, West Princes Street Gardens, St John's Episcopal Church, the Caledonian Hotel, Lothian Road and Shandwick Place. On the north side, the Charlotte Square buildings face the gardens and Albert Memorial. From the upper floors there are panoramic views across the Firth of Forth to Fife. South Charlotte Street and Hope Street Lane are largely developed on both sides, but development of Hope Street is set back from Princes Street.



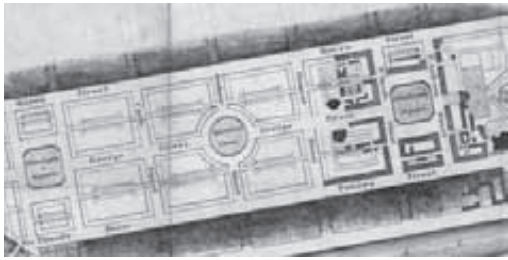
Block Development

The land on which the buildings of Block 1 were built belonged to the Dean of Guild, Thomas Allan, in the mid 18th century. It was the first of the lands to be purchased by the Town Council in 1758 for £1050 with a view to the creation of a new town, but the last to be developed. The land appears to have continued to be farmed until construction of the First New Town began at the east end of Princes Street in 1767.

The feuing plan shows an intention to allocate eight houses with frontages to Princes Street, four houses with frontages to Hope Street, four houses with frontages to South Charlotte Street, and eight with frontages to Charlotte Square. A lane was to run between Hope Street and Charlotte Street, one house back from Princes Street. The arrangement would create long rear gardens to the central houses facing Charlotte Square and short gardens for the houses facing Princes Street; the corner blocks and adjoining houses were left with very small gardens. With the exception of the plots immediately to the south of the lane, the street frontages are of standard widths. The Block 1 plots were mirrored by a block on the north side of Charlotte Square and corresponding blocks at St Andrew Square. No allocation for mews houses or stables is shown.



Feuing plan, attributed to James Craig (July 1767?)



John Ainslie, Plan of the City of Edinburgh, 1780



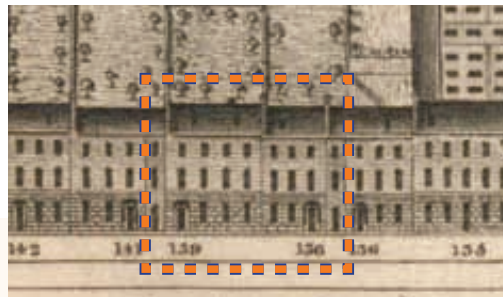
Robert Kirkwood's Plan and Elevation of the New Town of Edinburgh, 1819 (detail)

The buildings of Charlotte Square were planned in 1791 to a unified scheme of 'palace' blocks by Robert Adam. Feuing of the south side of Charlotte Square in Block 1 began in 1794 and building continued until at least 1817. Construction of the Princes Street part of Block 1 probably began in the early 1790s, continuing until about 1805. By 1780, when John Ainslie made his map showing the progress of building in Princes Street, the proposed positioning of the lane had changed from the initial feuing plan of 1767, and was built to match the corresponding block in St Andrew Square. Block 1 was divided exactly in half by the lane, allowing equal lengths of gardens to both the Charlotte Square and Princes Street residents. Unlike the Charlotte Square buildings, the Princes Street elevations were not designed to a consistent plan.

Kirkwood's plan shows that by 1819 the buildings were probably little-altered from their construction during the previous 30 years. The Charlotte Square properties were all built as houses, whilst the Princes Street, Hope Street and Charlotte Street buildings were predominantly tenements. Only the corner building of Princes Street and Charlotte Street appears to have been designed as a house. The entrances to the tenements are shown in darker, recessed strips on the plan. The tenement stairs served flats above the main doors flats to both left and right. In contrast to the earlier parts of Princes Street, the number of storeys was maintained at three, providing a relatively consistent building height throughout the block. Plot widths remained variable in Princes Street. Kirkwood marked what appear to be drying lines in some of the shared gardens behind tenements. Plots in Charlotte Square reflected the hierarchy of the architectural units: the centre house had the largest plot, reducing in size to the outer pavilions, which had common accesses to small drying greens. Trees are marked, mainly close to the boundary walls. A number of paths are marked behind the Charlotte Square houses - the layout takes the form of very simple rectangles around a central area (presumably of grass). Four one-and-a-half storey mews buildings were constructed in the lane.



137-141 Princes Street (September 2007)



136-141 Princes Street

Rustication is a type of decorative masonry achieved by cutting back the edges of stones to a bevelled surface to form deep-set joints while leaving the central portion of the face either rough-hewn or carved with various pointed or channelled patterns. Rustication provides a rich and bold surface for exterior masonry walls and is often used to give visual weight to lower floors in contrast to smooth ashlar above.



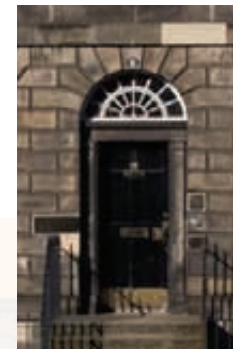
Two half-tenements survive on Princes Street at Nos. 137-140. The tenement entrance/stair between Nos. 139 and 140 is set in a recessed bay and continues to serve the former tenements (now vacant) above 139 Princes Street and the offices above 141 Princes Street (the original tenement was replaced by a bank in 1926 - now Boots). 137-138 was dismantled and rebuilt in 1976 by Morris & Steedman. Kirkwood's elevation suggests that the masonry was consistently rusticated at the ground floor level, with the exception of the recessed tenement stairs. A small fragment of rustication to the right of the tenement door at 140 Princes Street appears to confirm Kirkwood's depiction. The rustication is of polished ashlar sandstone whilst the stone above is droved ashlar blocks. The fashion for rustication spread gradually as the First New Town progressed westwards, becoming more ubiquitous as a feature in the 1790s. The first rusticated ground floor in Princes Street was Nos. 108-110 in Block 3, continuing the hierarchy of the house into tenement design.

None of the doorways to the main door flats survive in Princes Street in Block 1, but Kirkwood's elevation suggests that they were one of two similar designs: a doorway between columns with a round-headed fanlight, or a tripartite arrangement of a door flanked by narrow side light windows and a round-headed fanlight. Similar contemporary examples can be seen at No. 14 South Charlotte Street and No. 2 North Charlotte Street. Robert Adam used a grander version of the latter formula for a number of doorways in Charlotte Square. The tenement doorways were simpler rectangular openings. The one remaining tenement doorway at 140 Princes Street appears to have been altered by the addition of architraves and a pediment in the early 20th century.

Many of the old tenements had large tripartite windows at the back to maximise light from the north. These rooms are likely to have been used as dining rooms in the prestigious first floor flats.



140 Princes Street. Detail of remaining fragment of rusticated stone (right hand side of doorway)



No. 14 South Charlotte Street (September 2007)



No. 2 North Charlotte Street (September 2007)

PRINCES STREET – BLOCK 1, Hope Street to South Charlotte Street



Ordnance Survey Town Plan, 1853 (detail)



Mews buildings behind the south side of Charlottes Square (the five grouped openings relate to the original mews building for the central house)



Ordnance Survey Town Plan, 1877



Ceiling of the shop saloon at 139 Princes Street (August 2007)

The first accurate mapping of Block 1 was undertaken by the Ordnance Survey in 1853. The basement areas appear to be largely intact at this time, with only shallow shop fronts added at Nos. 135 and 139 Princes Street. More mews buildings are shown in Hope Street Lane. The three central mews buildings on the north side of the lane were built with blind formal elevations facing the rear of the main houses. Some blind openings were later converted to windows and the one-and-a-half storey stone buildings heightened in brick.

By 1877 only 2 basement areas remained on Princes Street, and all the main door flats had been converted to shops or banks. Only the gardens behind 141 Princes Street (the British Linen Bank) and 31 Charlotte Square remained undeveloped. Further development of the gardens behind Princes Street continued through the 1870s, 80s and 90s, notably in the development of large single storey 'saloons' behind the shops at 138-139 Princes Street.

The first major change to Block 1 was the 1873 remodelling and expansion of the tenements on the corner of Princes Street and Hope Street by the architects MacGibbon & Ross to form the Osborne Hotel for a Mr Jamieson; the shop below the hotel at No. 145 Princes Street was designed by Peddie & McKay in the same year. The basement area was in-filled with new shop fronts, the height effectively increased by 3 storeys (2 storeys in the attic), and a domed corner tower constructed. New business fronts were added to most of the other Princes Street tenements and to several of the side street properties at about this time. Dormers were increasingly common on all sides of Block 1.

The banks were keen to distinguish their premises with architectural ornament - pediments and a porch were added to the British Linen Bank at 141 Princes Street, and the entire front of 142 Princes Street, the National Bank of Scotland, was reconstructed in 1888 by John McLachlan.



Victorian shop front, 139 Princes Street



Osborne Hotel, circa 1877



Block 1, circa 1885 (No 141 Princes Street to left of photo)



142-143 Princes Street, the National Bank of Scotland. Photo circa 1930.



Ordnance Survey Town Plan, 1895



Charlotte House, 135-136 Princes Street and 2-8 South Charlotte Street (August 2007)

Historic Land Use

The earliest uses recorded for buildings in Block 1 were residential. Residential use predominated in the Charlotte Square buildings until the end of the 19th century. The square was regarded as one of the most prestigious addresses in Edinburgh. The inventor of the telephone, Alexander Graham Bell, was born at No. 14 South Charlotte Street in 1847, and Earl Haig, the First World War Field Marshal, was born at No. 24 Charlotte Square in 1861. From about 1893 many of the houses on the south side were acquired by the legal firm of Davidson & Syme for office use. These remained largely in office use throughout the 20th century.

Significant residential use lasted a relatively short period from completion of the block in about 1805 until the 1860s, by which time retail and banking uses had taken over.

Current Land Use

There is currently very little residential use in Block 1 (flats above 29 and 31 Charlotte Square; flats at 5 Hope Street Lane are currently vacant). The street level in Princes Street is mainly retail, but includes banking, food outlets and an amusement arcade. Frasers' is the only location where retail exists above the ground floor. Hope Street Lane contains some warehousing/storage on the north side. There is some bar and restaurant use in Hope Street and South Charlotte Street, and café/retail at the National Trust for Scotland's headquarters in Charlotte Square, but otherwise office use predominates.

The Osborne Hotel building was converted to the Liberal Club in 1879 following a fire. The next major change to Block 1 was the construction by Hamilton-Paterson & Rhind of a tall L-plan Free Baroque style shop and tea room for McVities Guest & Co. (now Charlotte House), fitted around the old corner house at No.135 Princes Street in 1903. The old house was finally acquired in 1924 and replaced by the same firm; the last part of the building at 6-8 South Charlotte Street was added in 1935 by Cairns & Ford.

The architectural firm of Peddie & McKay continued to influence the development of Block 1 into the 20th century. As J M Dick Peddie & Walker Todd they were responsible for the design of the Royal Bank of Scotland at 3 Hope Street in 1922, although the building was not constructed until the 1930s. The British Linen Bank at 141 Princes Street is also by the same firm in 1926. For many years this served as the Ladies' Branch of the Bank of Scotland.

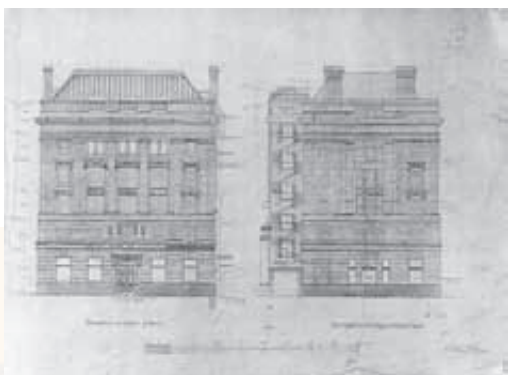
Designed in 1935 by John Ross McKay, Binns' (now Frasers') department store on the corner of Princes Street and Hope Street took its architectural cue from the monumental inter-war classicism of the Royal Bank. The last major redevelopment in Block 1 took place from 1976, when Basil Spence, Glover & Ferguson demolished all the buildings at 142-144 Princes Street, except the National Bank façade at 142-143 Princes Street, and filled the site back to Hope Street Lane with new offices for the Royal Bank of Scotland. The National Bank façade is now surrounded by a brown glazed curtain wall.

Building Types, Styles and Materials

Block 1 is perhaps the least altered of all the blocks along Princes Street, but this is in large part a result of the long-standing efforts to conserve the character of Charlotte Square. The early relative homogeneity of design and materials in Princes Street has not survived intact, although altered examples of the early tenements remain.

Apart from the outstanding former townhouses in Charlotte Square, there are notable examples of building types in the former tenements of South Charlotte Street, the two 'saloon' shops at 138-139 Princes Street, and the two 1920s banks. With the exceptions of the mews buildings and the Royal Bank of Scotland building, all the buildings adopt some form of classical architectural expression.

The Charlotte Square townhouses are built of Craigleith sandstone - the builders were refused permission by the Town Council to use Redhall sandstone in 1805. Craigleith was probably also the source of stone for the tenements on Princes Street, but further analysis would be required to confirm this. Various other types of natural stone, mainly sandstone, front the remaining buildings, but there are some other stones including grey granite at 141 Princes Street and red granite at the ground floor of Charlotte House. Charlotte House also has glazed panels with bronze frames.



Design for Royal Bank of Scotland, 3 Hope Street, 1922



141 & 142-144 Princes Street (September 2007)

Roofing styles and materials are consistent in the northern part of the block (traditional piended slate roofs and slate/lead pitched and platform roofs with glazed cupolas over the stairs), but vary on Princes Street, where the three largest buildings have areas of flat roof to maximise usable space.



PRINCES STREET – BLOCK 1, Hope Street to South Charlotte Street

Changes to Street Patterns and Surfaces

Craig's initial feuing plan of 1767 was revised to accommodate a central lane by the time building began in the early 1790s. Since then, the main change to the pattern of building is the development of the basement areas in the southern part of the block. By the late 1920s there was some degree of official alarm at the scale of development in the southern part of the block, and the perceived threat to the character and qualities of Charlotte Square. The incursion of new buildings into the basement areas of Hope Street and South Charlotte Street were regarded by the City Architect, Ebenezer J MacRae, as damaging to the approaches to Charlotte Square. The result was an Order under the 1925 Town Planning (Scotland) Act, setting up a special town planning scheme for Charlotte Square to protect its 'special architectural and artistic interest'.

Little early street or pavement surfacing is in evidence. The whinstone kerbs in all the streets date from the early-mid 19th century rather than the initial 18th century building phase. The width of the pavement in Princes Street was expanded in the 20th century. The Caithness paving and light grey granite kerbs in Hope Street are part of a recent public realm scheme. Large long slabs of Caithness stone cover the former basement areas in front of 138-139 Princes Street. The remaining basement areas in the northern part of the block retain their original iron railings. Lamp standards flank the entrances to the townhouses in Charlotte Square. No other early lighting columns or other street furniture fall within the boundary of Block 1.

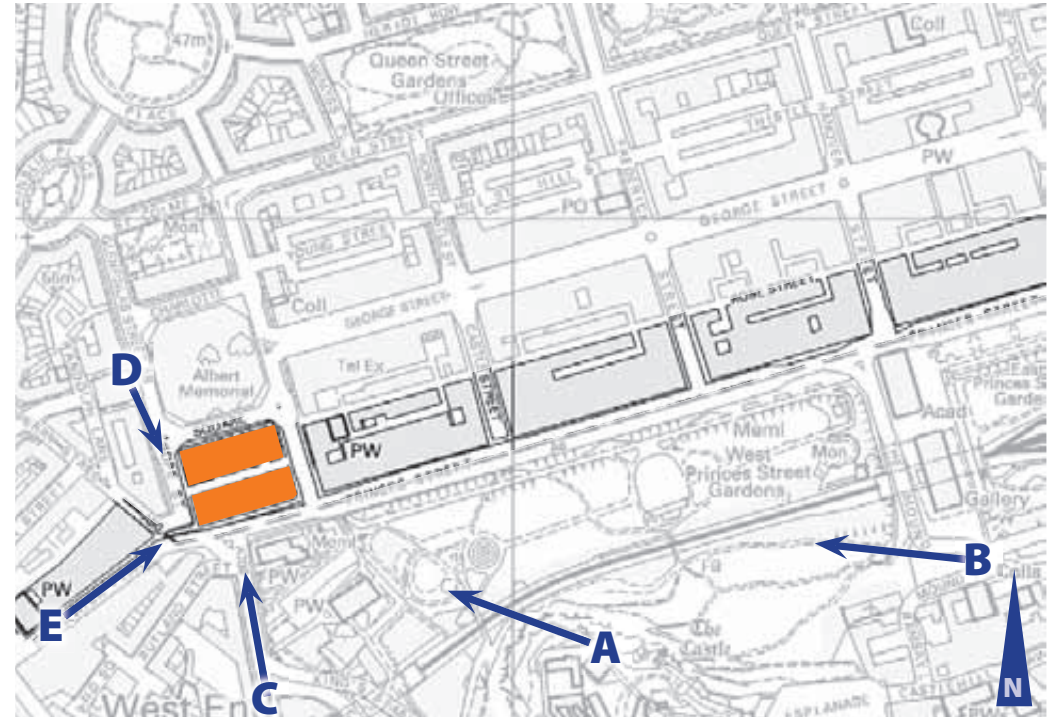
Archaeology

There is some potential for 18th and 19th century archaeology in and around Block 1. The original pavements were built over cellars, and it is possible that these survive beneath the modern pavements in some locations on Princes Street. The basement cellars are known to survive at No. 139 Princes Street.

Natural Heritage

Only small areas of grassed garden ground survive within the northern part of Block 1, which is otherwise intensively developed. No early planting is thought to exist.

Setting



Views To Block 1.

Principal views to Block 1 were all photographed in August and September 2007 when the trees in Princes Street and Charlotte Square Gardens were in full leaf. The arrows are intended as indicators, and do not represent the only points from which the buildings of Block 1 can be seen.



View A: from the Castle



View B: from the Mound



View C: along Lothian Road

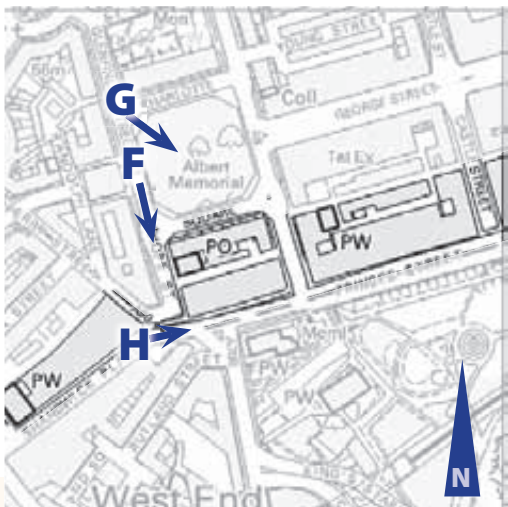


View D from Charlotte Square



View E: along Shandwick Place

It is evident from the views to Block 1 that the buildings are highly visible from a number of significant locations across the City Centre. The buildings impact not only on views to the block, but also in views to and from major monuments and designed landscapes including the Castle, West Register House, St John's Church, and Princes Street Gardens.



Views Around And Across Block 1.



View F: west side of Charlotte Square to Rutland Hotel.



View G: across Charlotte Square Gardens to the Castle



View H: along Princes Street

PRINCES STREET – BLOCK 1, Hope Street to South Charlotte Street

Summary of Survey

MAP NO.	ADDRESS	CATEGORY	LISTING DATE	SUMMARY
1	144-147 (Inclusive Nos) Princes Street and 3 Hope Street	B	28/03/1996	3 Hope St: 1930, Sydney H Miller, built as bank. 144-147 Princes Street: 1935, J R MacKay, built as Binn's Department Store. Exterior: largely intact, but single storey rear banking hall at 3 Hope Street removed and redeveloped. Interiors: fluted columns and decorative plasterwork of former bank entrance hall at 3 Hope Street survive; decorative plasterwork in compartmental ceilings survives at most levels throughout the former bank building, along with room plans; granolithic stair at NW corner; most ceilings at 144-147 Princes Street covered by later work, or very plain cornices are visible; no other early or original decorative work visible.
2	142 And 143 Princes Street, Royal Bank Of Scotland	B	14/12/1970	Front (S) elevation, 1888, John MacLachlan, retained and incorporated into glass screen elevation by Basil Spence, Glover & Ferguson, 1976. Façade retention: no other early fabric.
3	141 Princes Street	B	23/07/1993	1926, H O Tarbolton. Classical bank (now Boots). Grey granite with glazed brick to rear. 4-storey. Exterior: intact as built. Interior: grand banking hall with fluted columns and glazed dome; offices above with decorative plasterwork, timberwork and fireplaces.
4	139 And 140 Princes Street And 5 Hope Street Lane	A	12/12/1974	Circa 1790. Former plain classical tenement. 3-storey with basement and attic. Saloon shops added circa 1870, forming single storey link to mews tenement. Exterior: intact as built and altered in 19th century. Interiors: two saloon shops with coffered barrel-vaulted ceilings and decorative plasterwork; 1790 basement cellars and tenement stair survive; fire destroyed tenements 1993, leaving shells but no internal walls; room plans, plain plasterwork and timberwork survive throughout 5 Hope Street Lane.
5	137 And 138 Princes Street	B	12/12/1974	Front (S) elevation circa 1790, dismantled and reconstructed 1976, Morris & Steadman. Plain classical tenement (now restaurant and offices). 3-storey with basement and attic. Façade retention: no other early fabric.
6	135 And 136 Princes Street And 2-8 (Even Nos) South Charlotte Street, Charlotte House	B	12/12/1974	Princes St: T Duncan Rhind (of Hamilton Paterson & Rhind), 1903; corner by J D Cairns, 1924; S Charlotte St extension by Cairns and Ford, 1935. 4-storey and double attic. Edwardian baroque stonework with bronze glazing panels. Exterior: intact. Interiors: shops and offices with lowered ceilings (some potential for decorative plasterwork above); full height Art Deco staircase at No. 8 S Charlotte St; Art Deco gents toilet at No. 6 S Charlotte St.
7*	24-32 (Inclusive Nos) Charlotte Square, 13-19 (Odd Nos) Hope Street And 14 And 16 South Charlotte Street With Railings, Lamp Standards And Boundary Walls	A	03/03/1966	1791 design for Charlotte Square by Robert Adam. Built 1794-1818. Classical palace front to townhouses and tenements (now mainly offices). 3-storey and basement. Exterior: largely intact as built. Interiors: various degrees of alteration; high percentage of room-plans survive; decorative details including plasterwork, timberwork and marble fireplaces (list description).
8*	12 South Charlotte Street With Railings	A	03/03/1966	Circa 1790. Former tenement (now offices). Classical design. 3-storey with basement and later attic. Exterior: intact as built. Interior: common stair removed, but room plans and decorative plasterwork, timberwork and fireplaces survive.
9*	7-11 (Odd Nos) Hope Street	B	28/03/1996	Circa 1800; built out at ground early 20th century; further extended, J R MacKay, 1938; partly rebuilt mid-later 20th century. Exterior: substantial 20th century rebuilding in style of original.
10*	6 Hope Street Lane			Early 19th century. Single storey mews buildings (classical screen front facing the back of 27-29 Charlotte Square), heightened in brick in 20th century.
11*	2 Hope Street Lane			Early 19th century mews building. 3-storey.

*Buildings not assessed in detail for this study. Group assumed to be of outstanding architectural or historic interest.

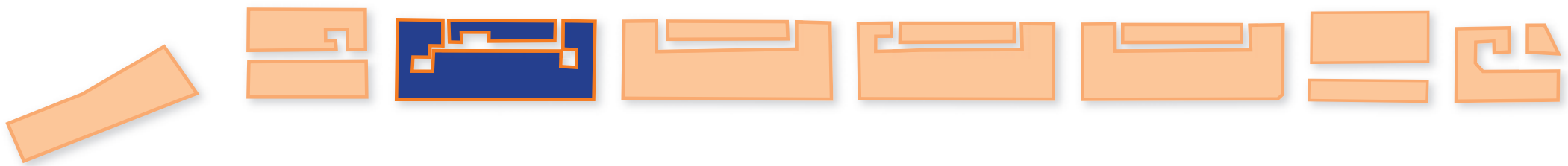


The boundaries marked on the map are **indicative** only: they have no legal significance.

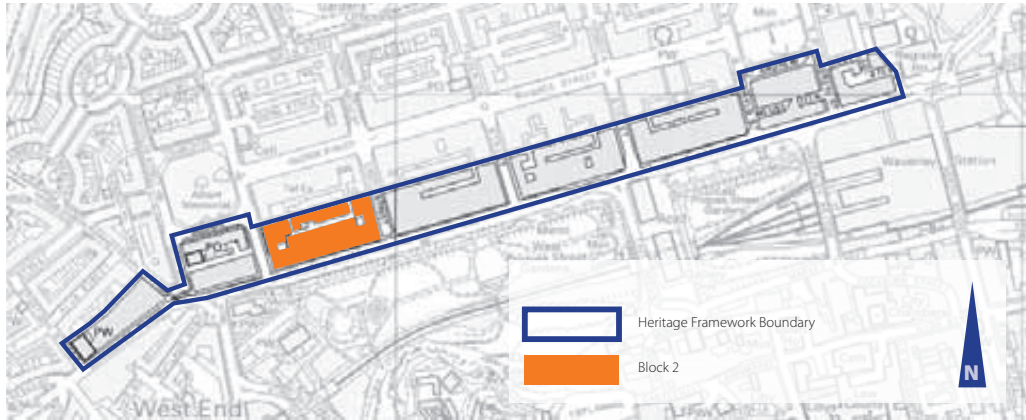


Block 2

SOUTH CHARLOTTE STREET - CASTLE STREET



PRINCES STREET – BLOCK 2, South Charlotte Street - Castle Street



Location of Block 2 within the Heritage Framework study boundary.

Site and Surroundings

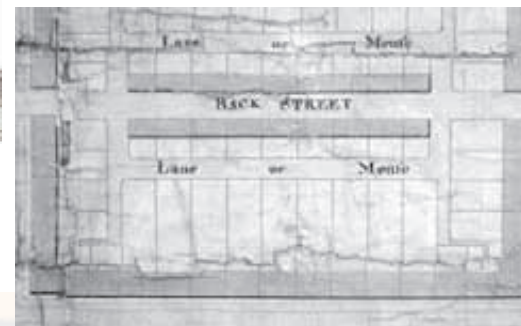
Block 2 is bounded on the south by Princes Street, on the west by South Charlotte Street, on the east by Castle Street and on the north by Rose Street. It is located to the north-west of the Castle. The buildings on Princes, South Charlotte and Castle Streets form a U-plan, bounded by Rose Street Lane to the north. A long narrow block of buildings fronts Rose Street. The ground falls gently between Rose Street and Princes Street. The plan is mirrored north of Rose Street (outside the boundary of this study). Blocks 3, 4 and 5 share the same plan. Block 2 has an open aspect on the south (Princes Street) side, allowing views to and from the Castle, Princes Street Gardens, St John's Episcopal Church, the Royal Scottish Academy and the Mound. The remaining sides of the block face other buildings, but the side streets enjoy oblique views to Princes Street Gardens.



Block Development

Within the boundary of Block 2 the feuing plan shows an intention to allocate fifteen buildings with frontages to Princes Street, five buildings with frontages to South Charlotte Street and Castle Street, and nine with frontages to Rose Street. All the feu plots are shown as being the same width with the exception of the outer plots on Rose Street. The illustrated arrangement would have created long rear gardens to the central houses on Princes Street, shorter gardens for four houses on South Charlotte and Castle Streets, and very small garden plots behind the Rose Street buildings and the corner blocks on Princes Street. No allocation for mews houses or stables is shown.

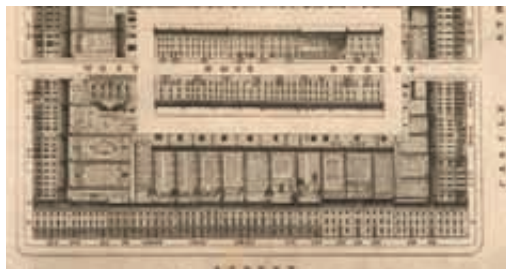
Construction of Block 2 began in the mid 1780s, continuing until about 1805. A door lintel dated 1793 is to be found at No. 198 Rose Street. Building appears to have progressed according to the Craig plan, but the widths of the plots varied and Rose Street Lane South does not appear to have been fully constructed until the early 1800s (see Ainslie's plan, 1804, showing the middle section of Rose Street incomplete).



Detail of feuing plan, attributed to James Craig (July 1767?)



John Ainslie, Old and New Town of Edinburgh and Leith with the proposed docks, 1804 (detail)



Robert Kirkwood's Plan and Elevation of the New Town of Edinburgh, 1819 (detail)

Kirkwood's flattened elevational view of 1819 depicts fifteen buildings facing Princes Street, five facing South Charlotte Street, six facing Castle Streets and nine facing Rose Street (a building is taken as a unit between chimney stacks, excluding single-bay tenement stairs). A small classical chapel is shown behind 15 South Charlotte Street. Marked as 'English' (Scottish Episcopal) on Ainslie's map of 1804, the chapel was bought by a Baptist businessman and evangelist in 1816 on the transfer of the Episcopal congregation to their new church in Princes Street, St John's.

From Kirkwood's elevation it appears that relatively few changes had been made to the residential character of the block since its construction - all were 3 storeys in height (excluding basements), the roof lines remained at a generally consistent level (Nos. 120-122 Princes Street were slightly taller), there were no dormers, and all the gardens were intact. The block appears to have been comprised of a mixture of houses and tenements. The side streets and Rose Street were entirely tenemented. A number of the houses and tenements in Princes Street and the side streets are rusticated at the ground floor. This architectural treatment was first applied to a townhouse in the New Town by Robert Adam to No. 8 Queen Street in 1770-71. Doorway treatment varies: some are plain pilastered and corniced openings; some have pediments; one has a tripartite opening; the Rose Street doorways appear to be unadorned. Some of the houses on Princes Street and South Charlotte Street are shown as having architraved windows. The only building without a flat frontage is the tenement at 4-8 Castle Street which has two bowed bays. 129 and 131 Princes Street are shown with pilasters at the upper floors (which still survive).



Rose Street tenements (October 2007)

The Rose Street tenements are depicted with less generous proportions and window openings, and no basements. A row of one-and-a-half storey mews buildings ran along the back of the Princes Street gardens except at No. 130. Any planting is kept to the outer edges of the plots and rectangular or oval paths are marked on some plots. Back basement areas and lean-to sheds are depicted behind Princes Street, with steps up to the gardens.

In terms of survival of 18th century fabric, Block 2 is perhaps the least altered of all the blocks in the study area. Above shop level, numerous 18th century buildings survive on Princes Street, and similarly the side streets and Rose Street contain high levels of original fabric, including early decorative features and room plans. Surviving buildings on Castle Street show a very high quality of 'main door' tenements occupying the basements and ground and first floors, with their own internal staircases. Second floor (and later attic) flats were accessed by central common stairs.



Fine late 18th century plasterwork in Castle Street



Ordnance Survey Town Plan, 1853 (detail)

The Ordnance Survey Town Plan of 1853 confirms the plot layout depicted on Kirkwood's earlier map. The layout remains largely intact, but commercial incursions had been made over the basement areas at two buildings on Princes Street. Apart from the Charlotte Chapel site, only one garden behind the main streets had been substantially lost to development.

A number of buildings are shown behind the Rose Street tenements, including a 'Racket Court'. Racquets is an indoor sport developed in the late 18th century, and is a predecessor to squash. It is still played on dark-walled courts 60ft by 30ft (the Rose Street Lane site is 65ft by 35ft, now occupied by an electricity sub-station) by two players with racquets and a small hard white ball.

One amalgamation of houses had taken place at the west end of the block to form the Queen's Hotel, and the English & Scottish Law Assurance Company had established offices in the tenement at No. 120.

By 1877, commercial frontages dominated the ground floors of Princes Street, with only three basement areas surviving at the east end of the block. Robert Paterson's arcaded shopfront of 1866 survives at No. 130 (part of HMV). Possibly the first large scale redevelopment of Block 2 was the University Club at Nos. 127-128, designed in the style of an Italian renaissance palazzo by Peddie & Kinnear in 1866 with a bowed central bay and sculpture by John Rhind (now a façade only above a modern shop front). The increase in height of approximately 33% was relatively modest compared to the eastern block of Princes Street, but set a trend for other late 19th century redevelopments at No. 126 (reconstructed in 1888, also by Peddie & Kinnear), and Nos. 121-124.

The extended shopfront at No. 4 Castle Street was the only development over the basement areas in the side streets by this date. Apart from the University Club and No. 123 Princes Street, the gardens remained intact.



Ordnance Survey Town Plan, 1877



University Club, 127-128 Princes Street, 1939

PRINCES STREET – BLOCK 2, South Charlotte Street - Castle Street



Ordnance Survey Town Plan, 1895



Castle Street, early 20th century



Roofscape of Block from South Charlotte Street (west to east). Tiered offices behind 124-125 Princes Street are in the centre of the photograph. (September 2007)



Nos. 119-120 Princes Street, window detail (August 2007)

Two hotels were operating on Princes Street by 1895: the Central Hotel (Nos. 20-121) and the Alexandra Hotel (Nos. 123-124). Significant incursions into the gardens behind Princes Street had also taken place, leaving only a few full gardens behind the side streets.

The early 20th century saw the construction of a number of glazed first floor additions, mainly for tea rooms and restaurants, allowing diners to enjoy the views to the Castle. The best surviving addition is that at 119-120 Princes Street for Elliot & Co., designed by Dick Peddie & McKay - it later became famous as Fullers Pibroch. Similar swirly glazing of 1912 or 1917 can be found at No. 131, converted to the Princes Cinema in 1912.

Whilst minor alterations took place throughout the 20th century, it was not until 1970 that a major redevelopment scheme was undertaken in Block 2 at 124-125 Princes Street. This was designed by Ian Burke Associates in line with the recommendations of the 1954 Princes Street Panel. Clad in buff sandstone, the block of shops and offices includes horizontal bands of windows and a 1st floor deck (intended to create an upper walkway along the length of Princes Street). The offices above and behind are tiered at the upper floors to maximise light and reduce profile.



Nos. 119-120 Princes Street, Fullers Pibroch, 1951



No. 131 Princes Street, Jacey Film Theatre, 1972

Historic Land Use

The earliest uses recorded for buildings in Block 2 were residential. There is strong evidence from the form of a number of buildings recorded on Kirkwood's 1819 elevations and from the surviving buildings that a variety of tenements were built from the outset. Commercial retail use was certainly beginning to take hold by the mid 19th century. The block was also used for hotels and the University Club, and tea rooms and restaurants were popular at the 1st Floor in the late 19th and early 20th centuries. Rose Street remained predominantly residential, but by the end of the 19th century there were pubs at either end of the block, and some light industrial usage is evident in the usages noted on the Charles E. Goad fire insurance plans from the 1890s onwards (e.g. a printer's workshop at Nos. 115-117 Rose Street Lane South and a boot and shoe factory at No. 133 on the 1935 plan).

By the time of the 1935 Goad plan, all the tenements in South Charlotte Street and Castle Street were in office use, with some residential use at the upper floors.

Current Land Use

The street level and most of the 1st floor level in Princes Street is in retail use. Above street level other uses include office use at No. 125, banking at No. 118, café/coffee shop use above Nos. 119-120, and residential at Nos. 120 and 126. The side streets remain in a mixture of retail, office and residential use. Rose Street is pub and retail use at the ground floor and residential above.

Building Types, Styles and Materials

The early relative homogeneity of design and materials in Princes Street has been replaced to some degree over the passage of time, particularly in the middle of the block. There is substantial 18th century fabric remaining in Castle, Frederick and Rose Streets. In these streets there is a high degree of continuity of early fabric with the surrounding streets outside the boundary of this study. In Frederick Street the 18th century fabric survives in large part between Princes Street and Queen Street.

18th century boundary walls survive behind No. 5 South Charlotte Street and Nos. 196-202 Rose Street. There are particularly good examples of the early types of tenement in South Charlotte Street, Castle Street and Rose Street. In Princes Street the unusually grand pilastered frontages of Nos. 129 and 131 can still be seen, and the long runs of glazing at the 1st floor illustrate a distinctive fashion for tea rooms in the late 19th/early 20th centuries.



Rose Street Lane South, setted road and pavement surfaces with stone gutters (October 2007)



Garden steps and retaining walls behind South Charlotte Street

A high proportion of the buildings in Block 2 incorporate natural sandstone.

Roofing styles and materials vary, but a relatively high proportion of traditional slate pitched roofs remain. Dormer windows are common features in the block.

Changes to Street Patterns and Surfaces

Whilst all the original basement areas on Princes Street have been lost, the current buildings largely adhere to the layout of the original Craig plan, and a number of basement areas, railings and steps survive in the side streets.

Little early street or pavement surfacing is in evidence. However, the principal exception is the survival of whinstone setts in Rose Street Lane South, both to the road and pavement surfaces; there are also channelled stone gutters. The whinstone kerbs in South Charlotte Street are thought to date from the early-mid 19th century rather than the initial 18th century building phase. The granite kerbs in Princes Street are likely to date from the major reconstruction of the road and pavement in 1877, but they were re-laid on at least one occasion in the late 20th century. The paving and road surfaces in Castle Street were recently replaced in Caithness stone and granite setts as part of a public realm improvement scheme designed by Gillespies LLP. Otherwise the main paving surfaces are PC slabs or blocks and the road surfaces in South Charlotte Street and Princes Street are black-top. The surface in Rose Street (pedestrianised) is pink concrete blocks. No early lighting columns or other street furniture fall within the boundary of Block 2.

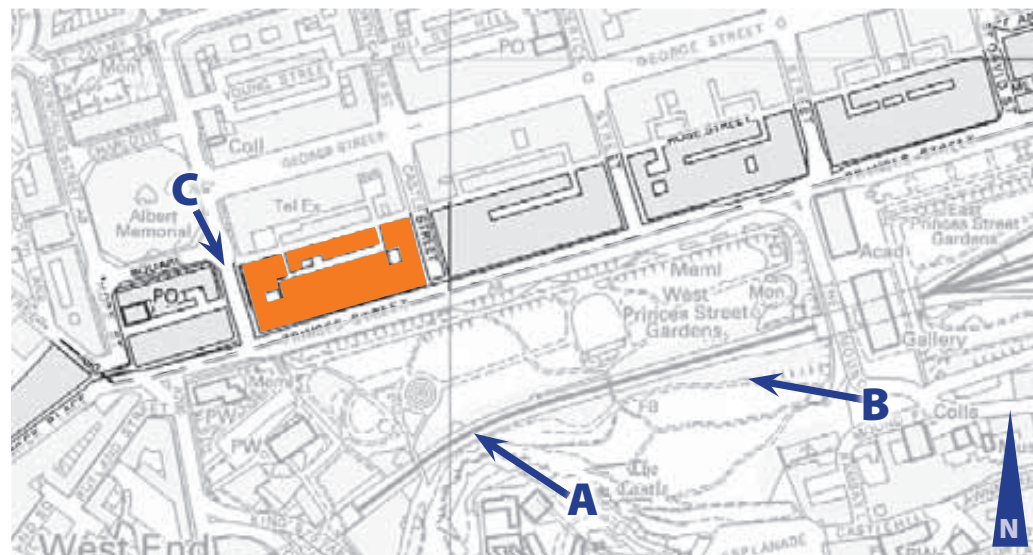
Archaeology

There is some potential for 18th and 19th century archaeology in and around Block 2. The original pavements were built over cellars, and it is possible that these survive beneath the modern pavements in some locations.

Natural Heritage

Whilst much of the block is intensively developed, one garden remains behind No. 7 South Charlotte Street. A retaining wall and steps occupy the location mapped on the 1853 Ordnance Survey Town Plan, and may be original features. A further small garden survives behind the tenements at Nos. 192-202 Rose Street.

Setting



Principal Views to Block 2.

Principal views to Block 2 were all photographed in August, September and October 2007 when the trees in Princes Street and Charlotte Square Gardens were in full leaf. The arrows are intended as indicators, and do not represent the only points from which the buildings of Block 2 can be seen. All the viewpoints are readily accessible to the public.



View A: from the Castle



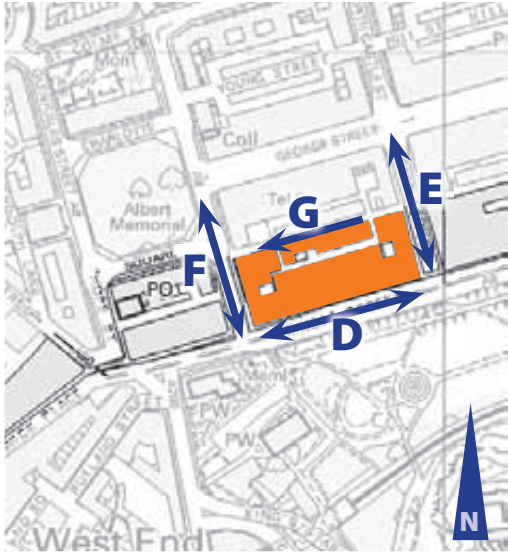
View B: from the Mound



View C: from Charlotte Square

It is evident from the views to Block 2 that the Princes Street buildings are highly visible from a number of significant locations across the City Centre. The buildings impact not only on views to the block, but also in views to and from major monuments and designed landscapes including the Castle, the Mound, and Princes Street Gardens.

PRINCES STREET – BLOCK 2, South Charlotte Street - Castle Street



Views around and across Block 2

The building lines and heights of Block 2 form part of the framework for a number of controlled views along the First New Town streets. In addition to the long views along Princes Street and Rose Street, there are shorter street views to axially placed statues. From the mid 19th century statues were erected at many of the key street junctions, creating a form of outdoor sculpture gallery on a large scale. The Castle dominates the view along the complete length of North and South Castle Street - this view is one of the most famous and photographed views in the city.



View D: east to west along Princes Street



View E: from the statue of Thomas Guthrie in Princes Street Gardens along Castle Street to the statue of Thomas Chalmers in George Street and beyond to Queen Street (view from the Castle)



View F: south to north along South Charlotte Street



View D: west to east along Princes Street



View E: north to south along Castle Street to the statue of Thomas Guthrie and the Castle



View F: north to south along South Charlotte Street to the Dean Ramsay Memorial (St John's Episcopal Church) and spire of St Cuthbert's Church



View E: north to south along Castle Street from Queen Street



View G: along Rose Street east to west

Summary of Survey

MAP NO.	ADDRESS	CATEGORY	LISTING DATE	SUMMARY
1	118 Princes Street And 2 Castle Street	B	28/03/1996	Late 18th century plain classical tenement; early 20th century glazed 2-storey extension over basement area; altered 1983 and 2007. 3-storey with basement and attic. Exterior: 18th century fabric intact above 1st floor, with 20th century alterations below. Interior: room plan removed at ground and 1st floors, with all decorative features removed or obscured; residential at 2nd floor not seen.
2	119, 119a And 120 Princes Street	B	28/03/1996	Late 18th century; early 20th century bay windows with curvilinear glazing at 1st floor; later 20th century shopfronts. Two half tenements. 3-storey with basement (covered over) and attic. Exterior: 18th century fabric above 1st floor to S and above ground floor to N. Interiors: no visible early features or room plans to ground floor shops; early 20th century decorative cornice to 1st floor restaurant/café, once the Edinburgh institution Fullers Pibroch (now Starbucks); residential at 2nd floor (not seen 2007).
3	121-122 Princes Street	B	28/03/1996	Late 19th century. Free classical shop and tenement. 6-storey and attic. Exterior: intact. Interior: shop ceilings lowered (one scrolled console visible); vacant tenements (previously used as offices with 129 Rose Street South Lane) largely intact retaining room plans, elaborate decorative plasterwork, timberwork and staircase (no fireplaces).
4	123 Princes Street	B	20/02/1985	Late 18th century; ground floor interior recast 1850, David Bryce; remodelled and heightened 1873, W Hamilton Beattie. Various uses including tenement, hotel, and club. 4-storey and attic. Exterior: largely later 19th century. Interior: shop, Jacobean ceiling by Bryce covered over (1996 list description); 1st floor and above retain numerous later 19th century features including elaborate decorative plasterwork, timberwork, some plain fireplaces and timber staircase with barley-sugar balusters.
5	124-125 Princes Street			1970, Ian Burke Associates. Shop and offices to Princes Street Panel criteria. Horizontal bands of glazing and sandstone cladding with granite balcony facings.
6	125a And 126 Princes Street	B	20/02/1985	1888, Peddie & Kinnear. 4-storey. Shop and tenement. Exterior: intact. Interior: shop, decorative plasterwork ceiling, single storey saloon to rear (truncated); tenement, stair and cornices survive (info from 1996 list description).
7	127 And 128 Princes Street	B	20/02/1985	1866, Peddie & Kinnear; rebuilt late 20th century. Built as the University Club. Italian renaissance palazzo style. Exterior: front retained as façade with sculpture by John Rhind, otherwise rebuilt in late 20th century. Interior: all late 20th century.
8	129 Princes Street	B	20/02/1985	Late 18th century, possibly James Nisbet; remodelled 1887, MacGibbon & Ross; largely rebuilt 1996. Exterior: two 18th century pilasters (part of scheme for 129-131 Princes Street) flank 1887 frontage; late 20th century shopfront; otherwise rebuilt 1996. Interior: 1862 saloon ceiling from No. 130 reconstructed over escalators; panelled shutters to 1st floor front windows; otherwise no historic features (Basil Spence stair removed 1996?).
8	130 Princes Street	B	20/02/1985	Late 18th century, possibly James Nisbet; saloon shop added 1862, Alexander MacGregor; shopfront 1886, Robert Paterson & Son; largely rebuilt 1996. Exterior: 18th century fabric above ground floor to front; 1886 arcaded shopfront over former basement area. Interior: completely rebuilt 1996 (saloon ceiling removed to 129 Princes Street).
9	131-133 (Inclusive Nos) Princes Street	B	20/02/1985	Late 18th century; No. 131 possibly James Nisbet; late 19th –early 20th century bay windows at 1st floor of Nos. 131 and 133; late 20th century shopfronts. Exterior: late 18th century above 1st floor, incorporating pilasters at No. 131 (part of group, Nos. 129-131); curvilinear glazing to 1st floor window, No. 131; 1st floor bay window to No. 133. Interiors: much altered; no remaining evidence of Princes (later Jacey) Cinema fittings at No. 131; stone stair and decorative balusters to rear of No. 132.
10	134 Princes Street, And 1 And 3 South Charlotte Street	B	20/02/1985	Late 18th century; early 20th century 2-storey extension over former basement area of Princes Street; later 20th century extensions over basement areas of South Charlotte Street. Plain classical tenements. 3-storey and attic. Exteriors: largely intact with 20th century alterations. Interiors: 134 Princes St, original layout removed to form open-plan at ground and 1st floors; fragments of decorative cornice at ground floor; former tenement common stair now escape stair; residential above. 1-3 South Charlotte Street, ground floor late 20th century shop; open plan offices to 1st and 2nd floors, lowered ceilings; panelled shutters; chimneybreasts survive at 2nd floor.
11	5-9 (Odd Nos) South Charlotte Street With Railings	A	03/03/1966	Circa 1790. Classical tenement. 3-storey, basement and attic. Exterior: intact with basement areas. Interiors: No. 5, fine decorative plasterwork and timberwork, fireplaces, only surviving garden in Princes Street blocks to rear. No. 7, offices at 1st floor retain room plans and decorative cornices; residential above. No. 9, restaurant, interior walls removed, but downstands and decorative cornices remain.
12	11, 13 And 15 South Charlotte Street With Railings And Lamp Standards	A	03/03/1966	Circa 1790. Classical tenement. 3-storey, basement and attic. Exterior: intact with basement areas. Interiors: No. 11, decorative cornices, rear extension with two panelled and coombed-ceiling rooms lit by cupolas; No. 13, 2F (now offices), decorative plasterwork, timberwork (including dados), and fireplaces, stone common stair; other offices not seen 2007.
13*	Rose Street, Charlotte Street Baptist Chapel	B	28/03/1996	1908, J A Arnott and J Inch Morrison. Classical chapel. Ecclesiastical building in use. Excluded from remit of study, 2007.
14	202 Rose Street And 150 Rose Street South Lane	B	28/03/1996	Circa 1795. Tenement. Exterior: intact with late 19th century pub front to ground floor. Interiors: pub retains decorative cornices; residential not seen 2007.
15	196-200 (Even Nos) Rose Street And Wall To Rear	B	28/03/1996	1793. Tenement. Exterior: intact with 20th century shopfronts to ground floor; rear green. Interiors: late 20th century shops; residential not seen 2007.
16	194 Rose Street	B	28/03/1996	Circa 1795 Tenement. Exterior: intact with 20th century shopfronts to ground floor. Interiors: late 20th century shop; residential not seen 2007.
17	190-192 (Even Nos) Rose Street And Rose Street South Lane EDC Cleansing Store	B	28/03/1996	Circa 1795. Tenement. Exterior: intact with 20th century shopfronts to ground floor. Interiors: late 20th century shop; residential not seen 2007.
18	184-188 (Even Nos) Rose Street	B	28/03/1996	Circa 1795. Tenement. Exterior: intact with 20th century shopfronts to ground floor. Interiors: No. 184 (restaurant) retains 19th century decorative cornice; residential not seen 2007.
19	178-182 (Even Nos) Rose Street	B	28/03/1996	Circa 1795. Tenement. Exterior: intact with 20th century shopfronts to ground floor. Interiors: 20th century shops; residential not seen 2007.
20	172-176 (Even Nos) Rose Street	B	28/03/1996	Circa 1795. Tenement. Exterior: intact with 20th century shopfronts to ground floor. Interiors: 20th century shops; residential not seen 2007.

MAP NO.	ADDRESS	CATEGORY	LISTING DATE	SUMMARY
21	170 Rose Street And 116-122 (Even Nos) Rose Street South Lane	B	28/03/1996	Circa 1795. Tenement. Exterior: intact with late 19th century pub front to ground floor. Interiors: pub, decorative plasterwork; residential, not seen 2007.
22	16-20 (Even Nos) And 20a Castle Street With Railings And Connelly's Bar, Rose Street	A	03/03/1966	After 1792. Classical tenement; central tenement doorway blocked to form window. 3-storey, basement and attic. Exterior: 18th century fabric largely intact. Interior: converted to offices; retains room plans and numerous early decorative features including plasterwork, timberwork, staircases and fireplaces. Pub/bar adjoins behind on Rose Street.
23	10, 10a-14 (Even Nos) Castle Street With Railings	B	03/03/1966	After 1792. Classical tenement; late 20th century shopfront built out over former basement area to No. 14. 3-storey, basement and attic. Exterior: 18th century fabric intact, with exception of 20th century shopfront. Interiors: No.10 (originally main door flat comprising ground, 1st floor and basement, now combined with 2nd floor and attic as offices) room plans intact and retains numerous 18th century decorative features including plasterwork, timberwork, staircase, and fireplaces; No. 12 residential (not seen 2007); No. 14 shop contains fine late 19th century decorative plasterwork ceilings, 1st floor rooms joined and decorative details missing or obscured apart from chimneybreasts; cast-iron barley-sugar balusters to stair.
24	6 And 8 Castle Street	B	20/02/1985	1889, Thomas Leadbetter. Built as offices for the Scottish American Mortgage Company. Renaissance design. 3-storey with basement and attic. Exterior: intact. Interior: shop retains chimneybreast (possibly surviving from the earlier tenement on the site), but no decorative details (seen 2007); 1st floor front room with timber panelling, chimneypiece framed by paired fluted Ionic pilasters and enriched panelled ceiling; rear rooms divided by massive archway; repeated at 2nd floor (info from 1996 list description).
25	4 Castle Street	B	20/02/1985	Circa 1793. Southern half of bow-fronted tenement; late 20th century shopfront over former basement area. 3-storey with basement and attic. Exterior: intact above ground floor. Interior: much altered; lowered ceilings to shop; first floor linked to 2 Castle Street; 2nd floor accessed from 6 Castle Street.
26	127 Rose Street South Lane			Later 19th century. Tenement. 5-storey. Exterior: intact. Interior: not seen 2007.
27	129 Rose Street South Lane			Later 19th century. Vacant tenement (stair shared with 133 Rose Street South Lane). 5-storey with basement and attic. Exterior: intact. Interior: original room plan intact; large rooms and high ceilings at 1st floor; elaborate decorative cornices to 1st floor, plain cornices to other floors; ornate cast-iron stair balusters; panelled doors; plain fireplaces. Corridor link to upper floors of 121 Princes Street.
28	131 And 133 Rose Street South Lane	C(S)	28/03/1996	Mid-later 19th century. Vacant tenement (stair shared with 129 Rose Street South Lane). 3-storey and attic. In use as boot and shoe factory on 1935 Goad Insurance plan. Exterior: intact. Interior: original room plan intact: plain cornices; panelled doors.

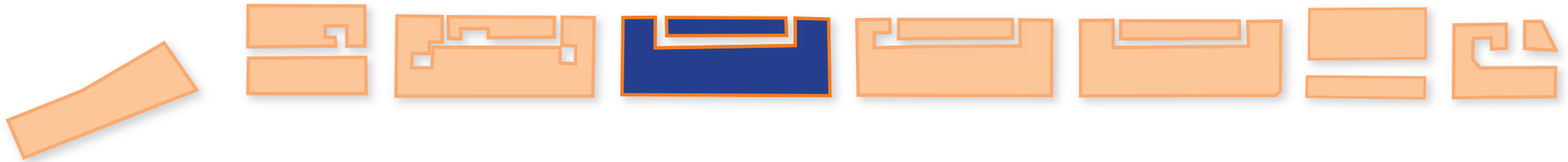
* Buildings not within the remit of this study (residential properties and religious buildings in use).



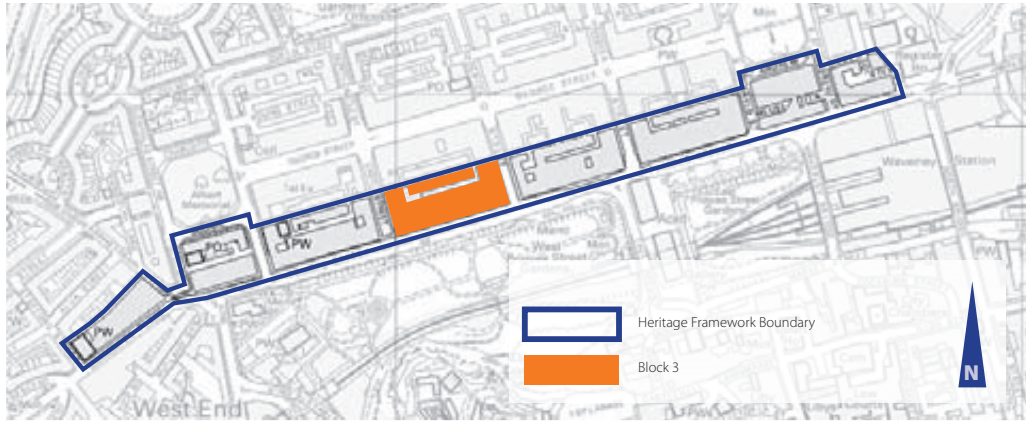
The boundaries marked on the map are **indicative** only: they have no legal significance.

Block 3

CASTLE STREET - FREDERICK STREET



PRINCES STREET – BLOCK 3, Castle Street - Frederick Street



Location of Block 3 within the Heritage Framework study boundary.



Site and Surroundings

Block 3 is bounded on the south by Princes Street, on the west by Castle Street, on the east by Frederick Street and on the north by Rose Street. It is located directly opposite the Castle. The buildings on Princes, Castle and Frederick Streets form a U-plan, bounded by Rose Street Lane to the north. A long narrow block of buildings fronts Rose Street. The ground falls gently between Rose Street and Princes Street. The plan is mirrored north of Rose Street (outside the boundary of this study). Blocks 2, 4 and 5 share the same plan. Block 3 has an open aspect on the south (Princes Street) side, allowing views to and from the Castle, Princes Street Gardens, St John's Episcopal Church, the Royal Scottish Academy and the Mound. The remaining sides of the block face other buildings, but the side streets enjoy oblique views to Princes Street Gardens.



Block Development

Within the boundary of Block 3 the feuing plan shows an intention to allocate fifteen buildings with frontages to Princes Street, five buildings with frontages to Castle Street and Frederick Street, and nine with frontages to Rose Street. All the feu plots are shown as being the same width with the exception of the outer plots on Rose Street. The illustrated arrangement would have created long rear gardens to the central houses on Princes Street, shorter gardens for four houses on Castle and Frederick Streets, and very small garden plots behind the Rose Street buildings and the corner blocks on Princes Street. No allocation for mews houses or stables is shown. Princes Street is shown with buildings along the north side only - the south side is gardens. The feuing plots are lettered to indicate plots of similar value. In the overall plan, the letters A, B, C and D are allocated to George Street, suggesting that in the hierarchy of streets, George Street was to have the primacy, followed by Princes and Queen Streets, then the side streets, Rose and Thistle Streets, and finally the lanes.

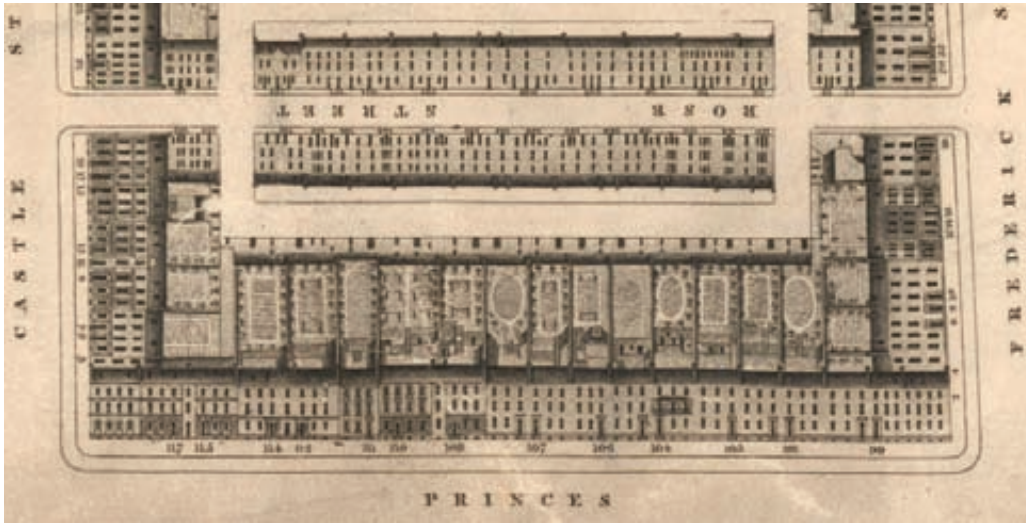
Construction of Block 3 probably began in the mid 1770s, after the introduction of the Acts governing the appearance of the buildings, continuing until about 1780. Building appears to have progressed according to the Craig plan, but the widths of the plots varied and Rose Street Lane South does not appear to have been fully constructed until the mid 1780s (see Ainslie's plan, 1780).



John Ainslie, Plan of the City of Edinburgh, 1780



Detail of feuing plan, attributed to James Craig (July 1767?)



Robert Kirkwood's Plan and Elevation of the New Town of Edinburgh, 1819 (detail)

From Kirkwood's plan of 1819 it appears that relatively few changes had been made to the residential character of the block - all were 3 storeys in height (excluding basements), the roof lines remained at a consistent level, there were no dormers, and all the gardens were intact. The majority of buildings in the block appear to have been tenements, although there appears to be a stretch of houses in the eastern part of Princes Street. A number of the tenements in Princes Street and the side streets are rusticated at the ground floor. This architectural treatment was first applied to a townhouse in the New Town by Robert Adam at No. 8 Queen Street in 1770-71. Doorway treatment varies considerably: some are plain pilastered and corniced openings; some have round-headed arches; some have tripartite openings; the Rose Street doorways appear to be unadorned. Some of the tenements have architraved windows. The only building without a flat frontage is the tenement at 12-16 Frederick Street which has two bowed bays. The one notable decorative feature is a 1st floor verandah at No. 104 Princes Street.

The Rose Street tenements are depicted with less generous proportions and window openings, and no basements. A number of these north-facing buildings employ tripartite windows to increase the available light. A row of one-and-a-half storey mews buildings ran along the back of the Princes Street gardens. Almost all the gardens were laid out to similar plans: trees around the outside, with rectangular or oval paths around a central (possibly grassed) open area. Back basement areas are depicted behind Princes Street, with steps up to the gardens.

Examples of the 18th century buildings exist in various degrees of alteration at 99 and 106 Princes Street, 6-18 Frederick Street, 9-19 Castle Street and 106-116 and 138-164 Rose Street.



Fine 18th century interior in Frederick Street



Ordnance Survey Town Plan, 1853 (detail)



*Ordnance Survey Town Plan, 1877
(c) National Library of Scotland*

The first accurate large-scale mapping of Block 3 was undertaken by the Ordnance Survey in 1853. This confirms the plot layout depicted on Kirkwood's earlier map. The layout remains largely intact, but commercial incursions had been made over the basement areas at six buildings on Princes Street, three Princes Street gardens and one Frederick Street garden had been completely developed, and all the land behind the Rose Street tenements had also been developed.

By 1877 commercial frontages dominated the Princes Street and Frederick Street sides of Block 3. No basement areas survived on Frederick Street and only two on Princes Street.

Possibly the first large scale redevelopment of Block 3 was the old Palace Hotel at No. 109 Princes Street (the Liberal Club from 1890, now part of Debenhams), designed by John Lessels in 1869 (but not shown as rebuilt on the 1877 OS map). The new building was about 50% taller than the building it replaced, and encroached on part of the tenement at 110 Princes Street. Unusually the left hand shop unit was designed as a galleried display saloon for the cabinetmaker, John Taylor & Sons - one of only three galleried saloons in Scotland (Jenners and the former Wylie & Lochead in Buchanan Street, Glasgow are the others).

A more radical change occurred in 1875 with the construction of the Clarendon Hotel and arcade at 104-105 Princes Street. For the first time in Princes Street, a new route was opened linking the street through the block to Rose Street Lane South. Seven shop units were provided on each side of a glass-roofed walkway, described in a near contemporary account as a 'bazaar hall, 105 feet long by 30 feet high' (James Grant, *Old & New Edinburgh*, Vol. II, 1882, p 125). The arcade no longer survives.



109-111 Princes Street (September 2007)

PRINCES STREET – BLOCK 3, Castle Street - Frederick Street



Ordnance Survey Town Plan, 1895

Similarly scaled developments took place along Princes Street in the late 19th century: No. 100 (1879, Windsor Hotel, now Royal Overseas Club); Nos 107-108 (1870s, Mackie & Son, now replaced by Next); No.112 (1882, Conservative Club, façade now part of Debenhams - about twice the height of its original neighbours); and Nos. 113-117 (the Palace Hotel, converted from the 18th century houses in 1888-90, burnt and replaced in early 1990s).

Whilst minor alterations took place throughout the 20th century, it was not until 1966 that a major redevelopment scheme was undertaken at 101-103 Princes Street. This was designed by C Sinclair Oates, to comply with the recommendations of the 1954 Princes Street Panel. Clad in grey travertine marble, it includes horizontal bands of windows and a 1st floor deck (intended to create an upper walkway along the length of Princes Street). A variation on this, with canted corners and clad in buff sandstone, was built at 107-108 Princes Street (now Next) in 1971 by Ian Burke Associates. The same firm had been responsible for the replacement of the tenements at 118-136 Rose Street by shops under a concrete arcade in 1969.

The last major retail development in the block was Debenhams (1978-81) by Ketley, Goold & Clark with Simpson & Brown. The new store incorporated the façade and relocated staircase of Rowand Anderson's Conservative Club at 112 Princes Street and joined them to the former Liberal Club building at 109 Princes Street via a new glazed link at 110 Princes Street. Behind, the store was linked to the remodelled Rose Street buildings via a tunnel under Princes Street Lane South and a bridge over the same lane. The old Palace Hotel on the corner of Princes Street and Castle Street and the tenement at 5-7 Castle Street were destroyed by fire in 1991 and have been replaced with a mixed use development of shops and offices.



Conservative Club, 112 Princes Street



107-108 Princes Street (September 2007)

Historic Land Use

The earliest uses recorded for buildings in Block 3 were residential, and there is evidence that there were both town houses and tenements. In addition to commercial retail use, the block became popular for hotel and club use - six hotels are recorded on the 1877 Ordnance Survey map, and the Liberal, Conservative and Royal Overseas Clubs have made their home in the block at various times. Rose Street remained predominantly residential, but by the end of the 19th century there were pubs at either end of the block, and some light industrial usage is evident from the surviving brick chimney and units behind Castle Street.

Current Land Use

The street level in Princes Street is exclusively retail. Above street level there is club use at 100 Princes Street (Royal Overseas Club), office use above Boots, Next and 113-117 Princes Street, and a number of small offices above the side street shops. There are pubs and a convenience food outlet in Rose Street, restaurant/convenience food outlets in Castle Street, and some residential accommodation remains at the upper levels in Rose, Frederick and Castle Streets. The upper levels of the Boots Panel Building contain car parking facilities.

Building Types, Styles and Materials

The early relative homogeneity of design and materials in Princes Street has been significantly diminished over the passage of time. However, there is substantial 18th century fabric remaining in Castle, Frederick and Rose Streets. In these streets there is a high degree of continuity of early fabric with the surrounding streets outside the boundary of this study. In Frederick Street the 18th century fabric survives in large part between Princes Street and Queen Street. The Castle Street continuity is only broken by the 1992 development on the corner of Princes Street - otherwise significant 18th century fabric survives in Queen Street.

No original freestanding boundary or other garden walls are known to exist in Block 3. There are particularly good examples of building types from the 19th century including: hotel design (100, 104-105, and 109 Princes Street); shop design (109 Princes Street); and club design (112 Princes Street). 99 Princes Street, originally an 18th century house, has recently been refurbished as a shop to show surviving features from various periods of its development. Late 19th century tearooms can be seen at the first floor above 14-16 Frederick Street.

A high proportion of the buildings in Block 3 incorporate natural sandstone. The Boots Panel Building and the rendered Rose Street arcade are the principal exceptions to the use of sandstone.

Roofing styles and materials vary considerably, but a relatively high proportion of traditional slate pitched roofs remain. A number of buildings employ Mansard or flat roofs to maximise usage of the roofspace. The former Conservative Club, now Debenhams, was designed in the style of an Italian Palazzo, and incorporates a red tiled roof as part of the design (replaced on conversion to a department store in 1981).

Changes to Street Patterns and Surfaces

Whilst most of the original basement areas have been lost, the current buildings largely adhere to the layout of the original Craig plan. A bridge has been built across Rose Street Lane South behind Debenhams, but the lane remains a thoroughfare.

Very little early street or pavement surfacing is in evidence. The whinstone kerbs in Frederick Street are thought to date from the early-mid 19th century rather than the initial 18th century building phase. The granite kerbs in Princes Street are likely to date from the major reconstruction of the road and pavement in 1877, but they have been re-laid on at least one occasion in the late 20th century. The paving and road surfaces in Castle Street were recently replaced in Caithness stone and granite setts as part of a public realm improvement scheme designed by Gillespies LLP. Otherwise the main paving surfaces are PC slabs or blocks and the road surfaces in Frederick Street is black-top. No early lighting columns or other street furniture fall within the boundary of Block 3.

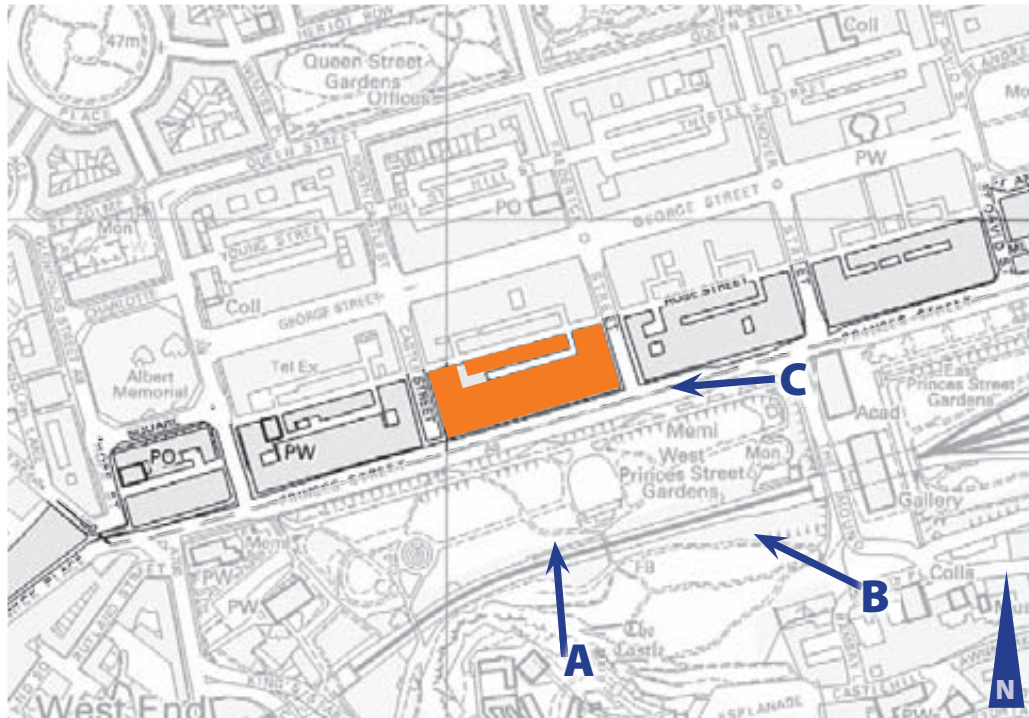
Archaeology

There is some potential for 18th and 19th century archaeology in and around Block 3. The original pavements were built over cellars, and it is possible that these survive beneath the modern pavements in some locations.

Natural Heritage

No evidence of any gardens or planting was observed during site survey in August and September 2007. The block is intensively developed.

Setting



Views to Block 3.

Principal views to Block 3 were all photographed in August and September 2007 when the trees in Princes Street and Charlotte Square Gardens were in full leaf. The arrows are intended as indicators, and do not represent the only points from which the buildings of Block 3 can be seen. All the viewpoints are readily accessible to the public.



View A: from the Castle



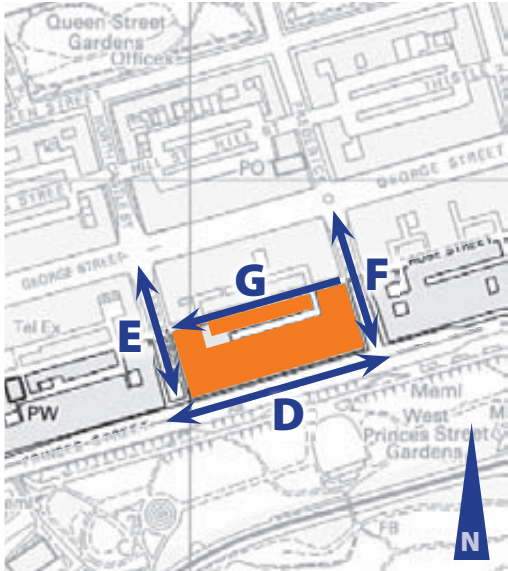
View B: from the Mound



View C: from the Scott Monument

It is evident from the views to Block 3 that the Princes Street buildings in particular are highly visible from a number of significant locations across the City Centre. The buildings impact not only on views to the block, but also in views to and from major monuments and designed landscapes including the Castle, the Mound, the Scott Monument and Princes Street Gardens.

PRINCES STREET – BLOCK 3, Castle Street - Frederick Street



Views around and across Block 3.

The building lines and heights of Block 3 form part of the framework for a number of controlled views along the First New Town streets. In addition to the long views along Princes Street and Rose Street, there are shorter street views to axially placed statues. From the mid 19th century statues were erected at many of the key street junctions, creating a form of outdoor sculpture gallery on a large scale. The Castle dominates the view along the complete length of North and South Castle Street - this view is one of the most famous and photographed views in the city.



View D: east to west along Princes Street



View D: west to east along Princes Street



View E: From the statue of Thomas Guthrie along Castle Street to the statue of Thomas Chalmers in George Street



View E: from George Street along Castle Street to the statue of Thomas Guthrie and the Castle



View F: from George Street along Frederick Street to the Royal Scots Greys Memorial and Castle Bank



View F: from the Royal Scots Greys Memorial along Frederick Street to the statue of William Pitt in George Street



View G: along Rose Street east to west

Summary of Survey

MAP NO.	ADDRESS	CATEGORY	LISTING DATE	SUMMARY
1	99 And 99a Princes Street And 2 And 4 Frederick Street	B	20/02/1985	Later 18th century; 20th century shopfronts built out over former basement area. Plain classical tenement (now shops). 3-storey with attic and basement. Exterior: largely intact with alterations. Interiors: shop at No. 99 retains mid 19th century cornice at ground floor, former exterior wall to Frederick Street visible; partial decorative cornices, dado panelling, and chimneybreasts at 1st and 2nd floors; partial 1920s stair to attic; attic retains room plan, plain cornices and timberwork, some fireplaces, and stone-flagged former kitchen. Shop at No. 99a has lowered ceilings.
2	99b, 100 And 100a Princes Street, Incorporating Royal Overseas House	B	20/02/1985	1879, Robert Paterson; 20th century shopfronts and rear extension. French renaissance style hotel (now club). 4-storey and attic. Exterior: largely intact, including two pavilion roofs and cast-iron cresting. Interiors: lowered ceilings and late 20th century fittings to shops at Nos. 99b and 100a. No. 100, elaborate decorative plasterwork and fluted pilasters to entrance hall; timber barley-sugar balusters to lower levels of dog-leg stair (ornate cast-iron balusters to upper levels); marble fireplace to Members' Room; timber fireplace and decorative cornice to Card Room; plain cornices to other 1st floor public rooms; no visible historic features to upper floors.
3	101-103 Princes Street			Nos. 102-103, 1966, C Sinclair Oates; No. 101, 1975, Dick Peddie & McKay. Shop and offices; shopfront remodelled. Built to Princes Street Panel criteria with 1st floor walkway. Grey travertine marble. Exterior: largely intact as built. Interior: shop at ground and 1st floors no visible period features; upper floors not seen 2007.
4	104 And 105 Princes Street	B	20/02/1985	1875-6, George Beattie & Son (W Hamilton Beattie); early 21st century shopfront. Built as hotel and arcade of shops to rear. Free renaissance style. 5-storey and attic. Exterior: largely intact as built. Interior: much altered; no remains of original shopping arcade; trading floors (ground to 2nd) completely modernised; fragmentary remains of plasterwork, fireplaces and room plans to upper floors.
5	106 Princes Street	B	28/03/1996	Late 18th century; late 19th century canted windows to 1st floor; later 20th century brick and render addition to lane; late 20th century shopfront and reconstruction/extension to rear of main house. Plain classical house (now shop). 3-storey with basement and attic. Exterior: 18th century fabric above 1st floor to S elevation. Interior: much altered; some wall downstands with decorative plasterwork and chimneybreasts survive at 1st and 2nd floors.
6	107-108 Princes Street			1971, Ian Burke & Associates; shopfront remodelled. Shop and offices. Built to Princes Street Panel criteria, including 1st floor walkway. Exterior: largely intact as built. Interior: no visible period features to shop on ground and 1st floors; floors above not seen, 2007.
7	109,110 And 111 Princes Street	B	12/12/1974	1869, John Lessels; early 21st century shopfronts. Shops and hotel (converted to Liberal Club in late 19th century, now all shops). French renaissance style. 4-storey and double attic. Exterior: largely intact as built, including central pavilion roof (cresting missing). Interior: shop at No. 109 (Levi's), no visible historic features (lowered ceilings); shop at 110 (River Island) retains 2-tiered galleried saloon (one of only three in Scotland) with cast-iron columns and railings, and glazed timber roof. Shop above (Debenhams) is accessed via No. 112 Princes Street; decorative plasterwork to 1st floor ceilings, ornate bookcase to 'Gladstone Library'; carved newels, turned balusters, panelled dado, doorcases, coloured glass window, and decorative plasterwork to staff stair.
8	112 Princes Street, Debenhams (Former Conservative Club)	B	13/04/1965	1882-84, Robert Rowand Anderson; new store retaining façade and relocated staircase, 1978-81, Ketley, Goold & Clark with Simpson & Brown. Built as Conservative Club (now shop). Italian renaissance style. Exterior: front façade retained with circa 1960 shop window and glazed screen wall adjoining to the east; all other work 1978-8. Interior: original sumptuous staircase and arcades relocated to the back of the new store; painted glass windows at lower level, turned timber balusters, brass lion's head handrail brackets, 1884 stained glass windows in memory of Disraeli by James Ballantine & Sons, gold-leaf capitals to columns. Linked to adjoining building to east at the upper floors, and by bridge across Rose Street South Lane to Rose Street buildings.
9	113-117 Princes Street And 7 Castle Street			1995. Shops and offices on site of Palace Hotel (destroyed by fire, 1991). 7-storey. Exterior and interior: no historic features.
10	9-13 (Odd Nos) And 13a Castle Street With Railings	B	03/03/1966	1792-94; late 19th and late 20th century shopfronts. Tenement (originally two main door, basement, ground and 1st floor flats with flats above accessed from central common stair; now tenement, shops and offices). 3-storey and attic. Exterior: intact with ground floor alterations. Interiors: No. 9, modernised bank; No. 11, offices and residential not seen 2007; No. 13, modern shop, original entrance hall, stair, and 1st floor drawing room with marble fireplace and dado panelling (info from 1996 list description).
11	15-19 (Odd Nos) Castle Street With Railings	B	03/03/1966	1792-94; late 19th century shopfront and 1st floor addition to No. 19; early 20th century canted window to 1st floor and later 20th century ground floor shopfront to No. 15. Tenement (originally two main door, basement, ground and 1st floor flats with flats above accessed from central common stair; now tenement, bank and restaurant). 3-storey and attic. Exterior: intact with ground floor alterations; Corinthian pilasters to 1st and 2nd floors. Interiors: not seen 2007; No. 19 retains original stair (info from 1996 list description). No. 15 formerly office of architect James Gillespie Graham.
12	162 Rose Street	C(S)	28/03/1996	Circa 1790; later alterations including flat roof, bipartite windows, and later 20th century shopfront. Tenement (now shop and tenement). 3-storey. Exterior: 18th century fabric with significant degree of alteration. Interiors: not seen 2007.
13	152 And 154 Rose Street, Kenilworth Bar, And 112-114 (Even Nos) Rose Street South Lane	B	12/12/1974	Circa 1780; alterations to pub, 1893 an 1899, Thomas Purves Marwick; S wing, 1981, Ketley, Goold & Clark (for Debenhams). Tenement (now tenement, pub and shop). 3-storey and attic. Exterior: N and W elevations largely intact with late 19th century pub alterations; 3 bowed dormers. Interiors: pub, double-height, highly elaborate decorative tiles, timberwork (bar and gantry), plasterwork and stained glass; residential above not seen 2007.
14	144-150 (Even Nos) Rose Street, Debenhams	C(S)	28/03/1996	Circa 1780; façade retention and rebuilding, 1978-81, Ketley, Goold & Clark. Tenement (now shop and tenement). 3-storey and attic. Exterior: N elevation retained; all other walls 1978-81. Interior: no historic features.
15	138-142 (Even Nos) Rose Street	B	28/03/1996	Circa 1780; late 20th century shopfronts. Tenement (now tenement and shops). 3-storey and attic. Exterior: largely intact. Interiors: not seen 2007.

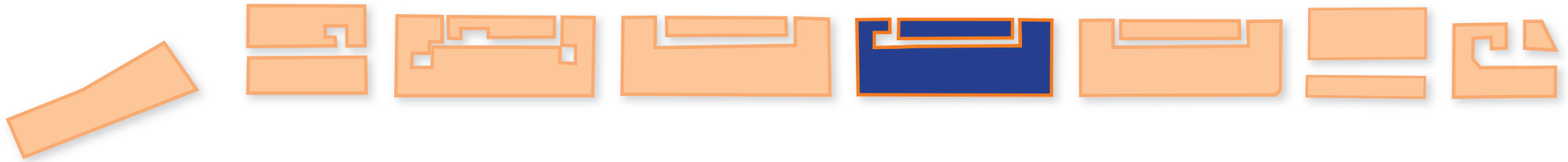
MAP NO.	ADDRESS	CATEGORY	LISTING DATE	SUMMARY
16	118-136 Rose Street			1969, Ian Burke Associates. Shops and offices. 3-storey and attic. Exterior: largely intact, including concrete arcade over ground floor shops and balconies to rear. Interiors: not seen 2007.
17	116 Rose Street	B	28/03/1996	Circa 1780; late 20th century shopfronts. Tenement (now tenement and shops). 3-storey and attic. Exterior: largely intact, including tripartite windows to outer bays at 1st and 2nd floors. Interiors: not seen 2007.
18	110-114 (Even Nos) Rose Street And 72 Rose Street South Lane	B	28/03/1996	Circa 1780. Tenement (now tenement and bar). 3-storey and attic. Exterior: largely intact, including tripartite windows to outer bays at 1st and 2nd floors. Interiors: not seen 2007.
19	108 Rose Street	C(S)	28/03/1996	Circa 1780; later shops. Tenement (now tenement and shops). 4-storey. Exterior: largely intact. Interiors: shops, no historic features visible; residential, not seen 2007.
20	18 And 18a Frederick Street And 106 Rose Street	B	24/03/1966	1786-92; late 19th and 20th century shopfronts built out over former basement area. Tenement (now tenement and shops). 3-storey and attic. Exterior: intact with alterations. Interiors: no visible historic features to shops; residential not seen 2007.
21	12-16 (Even Nos) Frederick Street	B	24/03/1966	1786-92; early 20th century glazed extension at 1st floor; late 20th century shopfronts to ground floor. Double bow-fronted tenement (now shops and offices). 3-storey and attic. Exterior: 18th century fabric above 1st floor and to rear; later alterations. Interiors: shop at No.14 has ground floor wall downstands and cornice, chimneybreast, early 20th century timber stair; shop at No. 16 completely modernised to ground and 1st floors, decorative features may remain to stock rooms in tenement above; stone common stair with granolithic treads at No.12 leads to former south top floor and attic flat (now office), which retains room plans and decorative cornices, fireplaces, dado panelling and internal stair.
22	6-10 (Even Nos) Frederick Street	B	24/03/1966	1786-92; late 20th century shopfronts built out over former basement area. Tenement (now shops and offices). 3-storey and attic. Exterior: largely intact with ground floor alterations. Interiors: shops at Nos. 8 and 10 modernised; offices at No. 6 retain room plans and fine 18th century features including plasterwork, timberwork, curved internal stairs, cupola, and fireplaces.



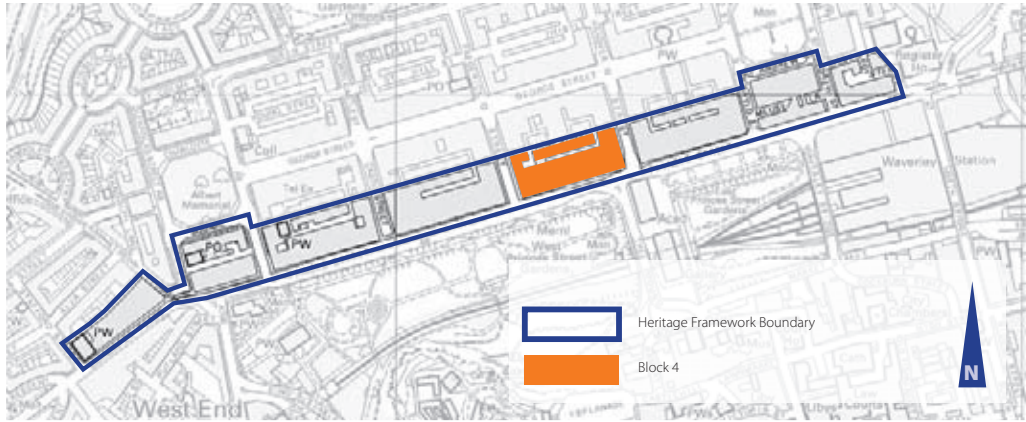
The boundaries marked on the map are **indicative** only: they have no legal significance.

Block 4

FREDERICK STREET - HANOVER STREET



PRINCES STREET – BLOCK 4, Frederick Street - Hanover Street



Location of Block 4 within the Heritage Framework study boundary.

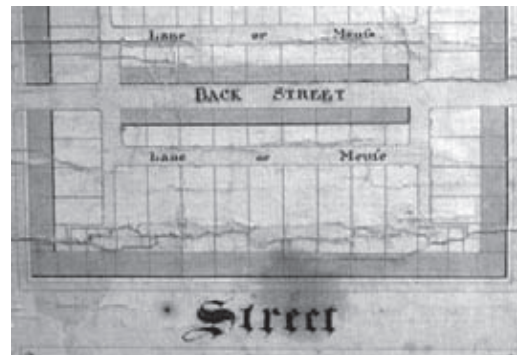


Site and Surroundings

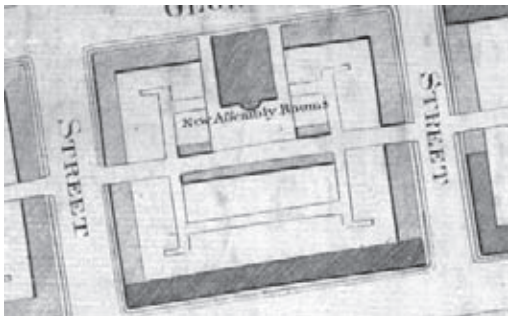
Block 4 is bounded on the south by Princes Street, on the west by Castle Street, on the east by Frederick Street and on the north by Rose Street. It is located directly opposite the Castle. The buildings on Princes, Castle and Frederick Streets form a U-plan, bounded by Rose Street Lane to the north. A long narrow block of buildings fronts Rose Street. The ground falls gently between Rose Street and Princes Street. The plan is mirrored north of Rose Street (outside the boundary of this study). Blocks 2, 4 and 5 share the same plan. Block 4 has an open aspect on the south (Princes Street) side, allowing views to and from the Castle, Princes Street Gardens, St John's Episcopal Church, the Royal Scottish Academy and the Mound. The remaining sides of the block face other buildings, but the side streets enjoy oblique views to Princes Street Gardens.

Block Development

Within the boundary of Block 4 the feuing plan shows an intention to allocate fifteen buildings with frontages to Princes Street, five buildings with frontages to Castle Street and Frederick Street, and nine with frontages to Rose Street. All the feu plots are shown as being the same width with the exception of the outer plots on Rose Street. The illustrated arrangement would have created long rear gardens to the central houses on Princes Street, shorter gardens for four houses on Castle and Frederick Streets, and very small garden plots behind the Rose Street buildings and the corner blocks on Princes Street. No allocation for mews houses or stables is shown.



Detail of feuing plan, attributed to James Craig (July 1767?)



Alexander Kincaid, Plan of the City of Edinburgh, 1784



Robert Kirkwood's Plan and Elevation of the New Town of Edinburgh, 1819 (detail of Block 4)



Robert Kirkwood's Plan and Elevation of the New Town of Edinburgh, 1819 (detail showing the surviving tenements at Nos. 94-98 Princes Street)



94-98 Princes Street (August 2007)

Construction of Block 4 probably began in the mid 1780s, continuing until the mid 1790s. Building appears to have progressed according to the Craig plan, but the widths of the plots varied. Rose Street Lane South was the last part of the block to be completed.

Kirkwood's flattened elevational view of 1819 depicts eighteen building units facing Princes Street, five each facing Frederick and Hanover Streets and ten facing Rose Street. The tenements that were built were of varying designs: Nos. 89-90 were six bays in width, and designed to look like a pair of houses; Nos. 85-86 were 7 bays in width, and again more house-like in appearance; Nos. 85-86 and Nos. 89-90 shared a single garden design between two plots; Nos. 94-95, which survive, were 5 bays in width, with a central entrance to the main door flat, and the tenement door in the adjacent bay to the right.

From Kirkwood's elevation it appears that relatively few changes had been made to the residential character of the block - all were 3 storeys in height (excluding basements), the roof lines remained at a consistent level, there were no dormers, and all the gardens were intact. Doorway treatment seems to be consistent throughout the block: most of the main street doorways are architraved or pilastered and corniced, and the Rose Street doorways appear to be unadorned. Windows are all without architraves.

The Rose Street tenements are depicted with less generous proportions and window openings, and no basements. Seven of the Rose Street tenements had wallhead gables. A number of these north-facing buildings employed tripartite windows to increase the available light. A row of one-and-a-half storey mews buildings ran along the back of the Princes Street gardens. Only Nos. 81 and 89-90 did not have mews buildings at this period. Almost all the gardens were laid out to similar plans: trees around the outside, with rectangular or oval paths around a central (possibly grassed) open area. Back basement areas are depicted behind Princes Street, with steps up to the gardens.

The early residents of the block included the inspiration for Walter Scott's Sir Mungo Malagowther in the Fortunes of Nigel (1822), Charles Kirkpatrick Sharpe of Hoddam. He was noted for his interest in genealogies, old ballads, books, bric-a-brac, and scandal. He wore an auburn wig, a long light blue coat, light-coloured thread stockings and thin shoes, and carried a green umbrella.

Examples of the 18th century buildings exist in various degrees of alteration at Nos. 78-79, 88-90, and 94-98 Princes Street, Nos. 2-18 Hanover Street, Nos. 1-3 and 9-19 Frederick Street, and Nos. 100-104 Rose Street

The Dean of Guild records in the City Archives show a number of applications to add 'storm' or dormer windows, and to convert the basement and ground floor flats to shops in the 1820s and 30s. The first major alteration to the block in 1834 was the construction of the New Club at Nos. 84-86 Princes Street to designs by the architect William Burn. The New Club was founded in 1787, and met at a tavern in Shakespeare Square at the east end of Princes Street. The new premises were further extended and adorned in 1859 by Burn's successor, David Bryce.

By the time of the First Ordnance Survey Town Plan in 1853 the most significant change in Block 4 was the loss of garden ground. Only four of the Princes Street properties retained the full extent of their original gardens. Two hotels are marked at Nos. 87-88 and 91-92 Princes Street, and the City of Glasgow Bank occupied No. 12 Hanover Street.



The New Club, design by William Burn, 1834



The New Club, Nos. 84-87 Princes Street, 1966 (as extended to the west by David Bryce in 1859; demolished 1966)



Joseph Ebsworth, watercolour view from the Scott Monument, 1847 (detail - Block 4 is the second block along from the right of the picture. Dormer windows are in evidence at this date).



Ordnance Survey Town Plan, 1853 (detail)

PRINCES STREET – BLOCK 4, Frederick Street - Hanover Street



Thomas Begbie, photograph of the Life Association of Scotland building during construction, circa 1858



Thomas Begbie, photograph of the Life Association of Scotland building, circa 1860



Ordnance Survey Town Plan, 1877

The most extravagant building on Princes Street before the construction of Jenners was the Life Association of Scotland's headquarters at Nos. 81-83. This opulent renaissance palazzo was designed in 1855 by the brilliant but temperamental architect David Rhind. The sculpted details were by Alexander Handyside Ritchie, who had worked on the House of Lords in London and the Scott Monument. Thomas Begbie's atmospheric mid 19th century photographs show the building nearing completion, without its wallhead urns, and also in its completed state. Both photographs demonstrate its commanding scale and ornamentation in relation to its 18th century neighbours.

A slightly less flamboyant office in the palazzo style was designed in 1865 by David Bryce Jr for the City of Glasgow Bank in Hanover Street. The collapse of the bank left the southern half of the building unfinished, and it was not until 1901 that it was completed by T P Marwick for the Merchant Company.

The Glasgow Bank offices are shown on the 1877 Ordnance Survey Town Plan in their semi-complete state, and David Bryce's extension to the New Club is marked. The Life Association shared its new building with the Bedford Hotel. The Balmoral Hotel had developed its basement areas with shops on Princes Street, and probably remodelled the 18th century buildings with new bay windows at this time (part of this stretch of remodelled houses survives). Otherwise changes to the block in the 1860s and 70s were relatively minor.

In 1926 a long stretch of the Rose Street tenements was demolished to be replaced by offices for John Menzies & Co. Ltd by T Forbes MacLennan. Whilst minor alterations took place to the rest of the block throughout the 20th century, it was not until the 1960s that major redevelopment schemes to the Princes Street Panel formula were undertaken at Nos. 80-83, 84-87 and 91-93 Princes Street.



20-22 Hanover Street, the Merchant Hall, photographed in 1958



Ordnance Survey Town Plan, 1895



Work underway on the Panel building at Nos. 81-83 Princes Street, 1968

The demolition of the Burn/Bryce New Club and particularly the Life Association offices was extremely controversial at the time, as contemporary articles in the Glasgow Herald and The Scotsman made clear. The replacement for the New Club was designed by Alan Reiach in 1966, and is arguably the finest of the Panel buildings, notable for its abstract sculptural qualities and carefully detailed 1960s interior. Robert Lorimer's 1906 dining room from the old Club building was re-instated in the new building.

Newman Levinson & Partners replaced the Life Association building at Nos. 81-83 in 1967, and in 1969 replaced its altered 18th century neighbour at No. 80 too. These two schemes included taller towers behind the street frontage. Littlewoods (1967) at Nos. 91-93 replaced part of the old Balmoral Hotel buildings. With its three large Panel buildings, Block 4 came closest to the Panel's ideal of 2-level shopping, continuous 1st floor walkways, and architectural unity, before the scheme was abandoned in the late 1970s.

Historic Land Use

The earliest uses recorded for buildings in Block 4 were residential. From the form of a number of buildings recorded on Kirkwood's 1819 elevations and from the surviving early tenements it is clear that the predominant residential type was the tenement. Most of the early Rose Street buildings in the block were replaced by offices in the 20th century. Commercial retail use was certainly beginning to take hold on Princes Street by the mid 19th century. The block was also popular for hotel and club use - two hotels are recorded on the 1853 and 1877 Ordnance Survey Town Plans, and a third opened in Hanover Street by the time of the 1895 Town Plan. The New Club made their home in the block in 1837.



Surviving basement area



The New Club, Nos. 84-87 Princes Street (August 2007)



Garden wall behind No. 90 Princes Street. Blocked round-arched gateway in the centre (as depicted on Kirkwood's 1819 elevation); later railings.

Current Land Use

The street level in Princes Street is exclusively retail. Above street level there is club use at No. 86 Princes Street (New Club), office use at No. 83 Princes Street (Abbey Business Centre), and residential at No. 90 (these were described by the Scotsman in 1981 as the first £100,000 flats in the city). There are a number of small offices above the side streets and Rose Street shops. The Merchants' Hall in Hanover Street has the only non-retail ground floor of the main streets. Some residential accommodation remains at Nos. 7 and 13 Frederick Street, 18 Hanover Street, and 104 Rose Street.

Building Types, Styles and Materials

The early relative homogeneity of design and materials in Princes Street has been replaced to a relatively high degree over the passage of time. However, there is substantial 18th century fabric remaining in Castle, Frederick and Rose Streets. In these streets there is a high degree of continuity of early fabric with the surrounding streets outside the boundary of this study. In Frederick Street the 18th century fabric survives in large part between Princes Street and Queen Street. In Hanover Street, the continuity of early fabric and form continues from Princes Street down the hill to Dundas Street.

One rear garden wall (blocked round-arched gateway) remains behind 90 Princes Street. There are particularly good examples of building types including: the only surviving 18th century tenement with a basement area on Princes Street; other, more altered 18th century tenements; the New Club Panel building of 1966; and the Merchants' Hall in Hanover Street, adapted from a banking palazzo of 1865-66.

A high proportion of the buildings in Block 4 incorporate natural buff sandstone. The grey Rubislaw granite facings of the New Club and parapets of the other Panel buildings are the principal exceptions on the main streets. The stonework at Nos. 78-79 Princes Street is painted. In Rose Street, Hanover Buildings of 1929 is faced in red Dumfriesshire sandstone. Brick and pre-cast concrete panels, some with stone-chip coatings, face the rear elevations of the Panel buildings in Rose Street Lane South.

Roofing styles and materials vary considerably, but a number of traditional slate pitched roofs remain. The Panel buildings and Hanover Buildings employ flat roofs to maximise usage of the roofspace.

PRINCES STREET – BLOCK 4, Frederick Street - Hanover Street



Removing the tram lines, 1952

Changes to Street Patterns and Surfaces

Whilst most of the original basement areas have been lost, the current buildings largely adhere to the layout of the original Craig plan. A bridge has been built across Rose Street Lane South behind 91-93 Princes Street, but the lane remains a thoroughfare.

Very little early street or pavement surfacing is in evidence. The whinstone kerbs in Frederick Street and Hanover Street are thought to date from the early-mid 19th century rather than the initial 18th century building phase. The granite kerbs in Princes Street are likely to date from the major reconstruction of the road and pavement in 1877, but they have been re-laid on at least one occasion in the late 20th century. Otherwise the main paving surfaces are PC slabs or blocks and the road surfaces are black-top. The surface in Rose Street (pedestrianised) is pink concrete blocks. No early lighting columns or other street furniture fall within the boundary of Block 4.

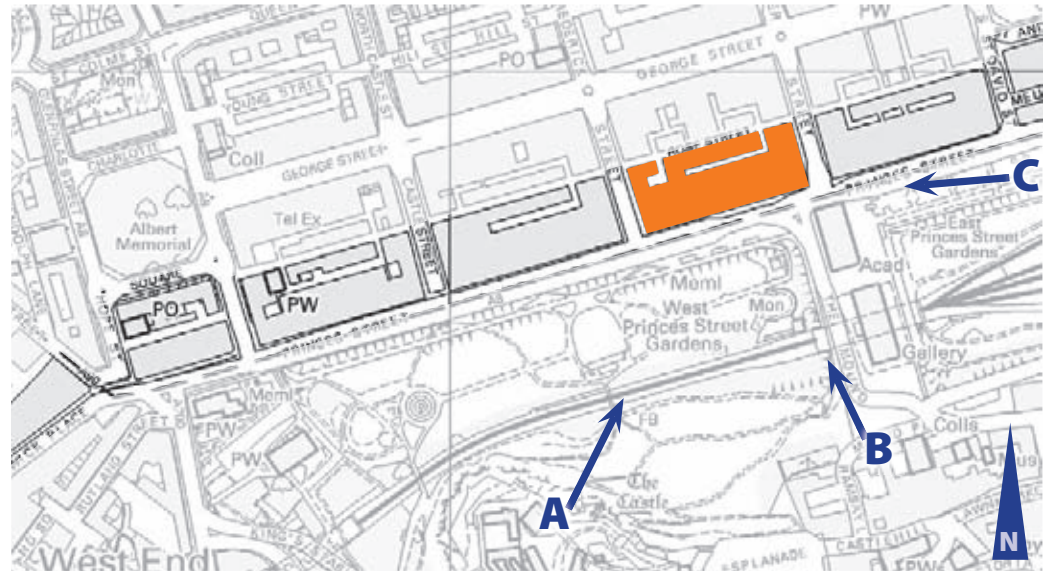
Archaeology

There is some potential for 18th and 19th century archaeology in and around Block 4. The original pavements were built over cellars, and it is possible that these survive beneath the modern pavements in some locations.

Natural Heritage

No evidence of any gardens or planting was observed during site survey in August and September 2007. The block is intensively developed.

Setting



Principal Views to Block 4.

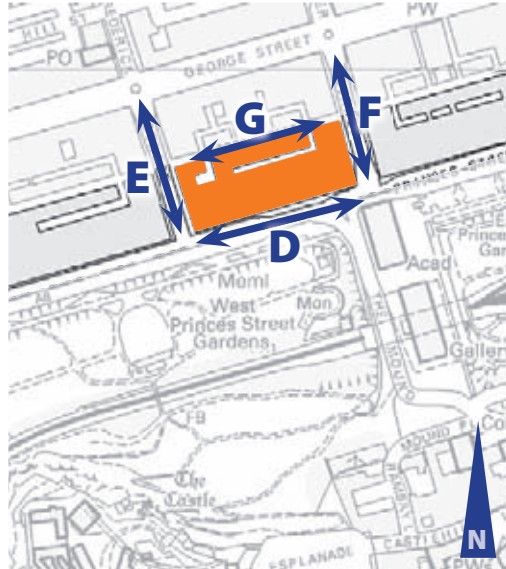
Principal views to Block 4 were all photographed in August and September 2007 when the trees in Princes Street and Charlotte Square Gardens were in full leaf. The arrows are intended as indicators, and do not represent the only points from which the buildings of Block 4 can be seen. All the viewpoints are readily accessible to the public.



View A: from the Castle

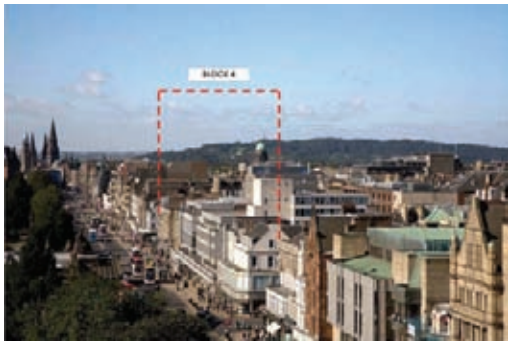


View B: from the Mound



Views Around And Across Block 4

The building lines and heights of Block 4 form part of the framework for a number of controlled views along the First New Town streets. In addition to the long views along Princes Street and Rose Street, there are shorter street views to axially placed statues and structures.



View C: from the Scott Monument

It is evident from the views to Block 4 that the Princes Street buildings in particular are highly visible from a number of significant locations across the City Centre. The buildings impact not only on views to the block, but also in views to and from major monuments and designed landscapes including the Castle, the Royal Scottish Academy, the Mound, the Scott Monument and Princes Street Gardens. The buildings behind 80-87 Princes Street are noticeably boxy in profile and taller than the street frontages.



View D: east to west along Princes Street



View D: west to east along Princes Street



View E: from the Royal Scots Greys Memorial, Princes Street, along Frederick Street to statue of William Pitt, George Street (Block 4 on the right)



View E: from George Street along Frederick Street to the Royal Scots Greys Memorial, Princes Street (Block 4 on the left)



View F: from the Royal Scottish Academy, Princes Street, along Hanover Street to the statue of George IV on George Street (Block 4 on the left)



View F: from statue of George IV, George Street, along Hanover Street to the Royal Scottish Academy (Princes Street), New College (the Mound), and the spire of the Hub (formerly the Highland Tolbooth Church on the Lawnmarket)

PRINCES STREET – BLOCK 4, Frederick Street - Hanover Street



View G: along Rose Street east to west (Block 4 on the left)



View G: along Rose Street west to east (Block 4 on the right)

Summary of Survey



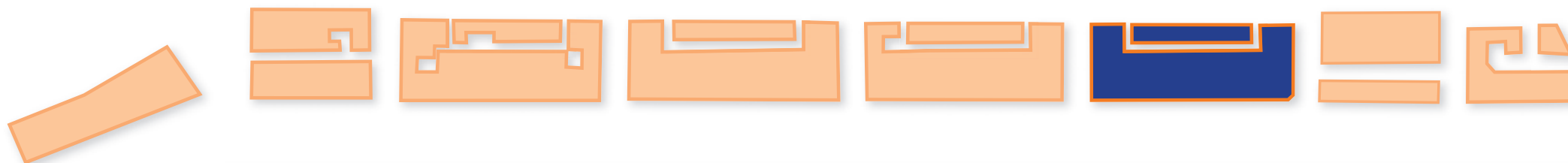
The boundaries marked on the map are **indicative** only: they have no legal significance

MAP NO.	ADDRESS	CATEGORY	LISTING DATE	SUMMARY
1	78 Princes Street And 2-4 Hanover Street	B	28/03/1996	Late 18th century; later 19th and 20th century additions/alterations at ground and 1st floors. Classical tenement. 3-storey and attic. Exterior: 18th century fabric above 1st floor. Interiors: no historic features visible in ground and 1st floor shops (structural steelwork visible in stock rooms at 1st floor). Stone common stair to No. 4 Hanover Street; 2nd floor offices retain some room plans but lowered ceilings obscure any remaining decorative features; no historic features visible to attic offices.
2	79 And 79a Princes Street	C(S)	28/03/1996	Late 18th century; heightened circa 1860; 20th century additions and alterations. Classical tenement. 4-storey and attic. Exterior: some 18th century fabric, but substantial later alterations to the front and back. Interior: no visible historic features to shop; upper storeys not seen 2007.
3	80-83 Princes Street			Nos. 81-83, 1967-68, Newman Levinson & Partners; extended E to No. 80, 1969 by same firm. 5-storey and basement shops and offices with taller office block behind; built to criteria of the Princes Street Panel, including 1st floor walkway. Exterior: largely intact as built; grey granite facings and buff travertine window panels. Interiors: no period features visible to shops; offices not seen 2007.
4	84-87 (Inclusive Nos) Princes Street, Incorporating The New Club	A	28/03/1996	1966, Alan Reiach, Eric Hall & Partners. 5-storey and basement shops and private club with 7-storey accommodation block behind; built to criteria of the Princes Street Panel, including 1st floor walkway. Exterior: largely intact as built; grey Rubislaw granite facings; recessed windows with minimal frames. Interiors: no visible period features to shops; New Club public areas retain room plans and many original high quality finishes and features; 1906 panelled dining room by Robert Lorimer reconstructed on 1st floor; swimming pool to top floor; car park to basement.
5	88-90 (Inclusive Nos) Princes Street	B	28/03/1996	Late 18th century; later 19th century alterations including additional storey, canted windows and wallhead balustrade; late 20th century shopfronts over former basement area. 4-storey, attic and basement. Plain classical tenements (now shops and tenements). Exterior: 18th century fabric remodelled to S (front), but survives largely intact to N (rear); later 19th century 3-storey mews building (No. 61 Rose Street South Lane) behind No. 88. Interiors: no visible historic features to Nos. 89 and 90 (cupola visible externally at rear of No.90); No. 88 contains saloon shop with ribbed and bossed ceiling. Original garden wall survives (heightened and railings added).
6	91-93 Princes Street			1967. 4-storey shop and offices for Littlewoods; built to criteria of the Princes Street Panel. Exterior: largely intact as built. Interior: not seen 2007. Linked by bridge across Rose Street South Lane to Rose Street building.
7	94-96 (Inclusive Nos) Princes Street	A	19/12/1979	Late 18th century; early 19th century and 20th century shopfronts. 3-storey with basement and attic. Classical tenement (now shops). Exterior: largely intact; Nos. 95 and 96 are the only buildings on Princes Street to retain an open basement area. Interiors: shop at No. 94 not seen 2007; No. 95 retains room plans, decorative plasterwork, dado panelling, shutters, doors, and fireplaces at 2nd floor and attic; curving internal stair with timber balustrade; internal walls removed at 1st floor, but chimneybreasts, downstands and cornices remain; no visible historic features at ground floor or basement (No. 96).
8	97, 97a And 98 Princes Street And 1 And 3 Frederick Street	B	20/02/1985	Later 18th century; 2-storey shopfront at No. 3 Frederick Street, 1926, John Taylor & Sons; ground floor shopfront at Nos. 97-98 Princes Street over former basement area, later 20th century (replacing 19th century predecessor). 3-storey and attic with basement. Classical tenements (now shops). Exterior: 18th century fabric above shopfronts. Interiors: Nos. 97-98 Princes Street, no visible historic features at ground floor or basement; rear of No. 97 rebuilt; 1st and 2nd floors retain room plans, some highly decorative cornices and friezes, dado panelling, shutters, doors, timber and composition fireplaces; attic floor retains room plans and some plainer cornices. No. 3 Frederick Street, no visible historic features at ground floor; 1920s staircase with leaded glass window; 1st floor retains leaded coloured glass window, decorative plasterwork, panelled walls, Adam revival fireplace; stone stair to upper floors; plasterwork and fireplaces to 2nd floor and attic.
9	5, 7 And 7a Frederick Street	B	19/12/1979	1903, Dunn & Findlay; No. 5 shopfront, later 20th century. Free renaissance style. 4-storey and attic. Built as Queen's Club (now shops and flats). Exterior: largely intact. Interiors: not seen 2007.
10	9-15 (Odd Nos) Frederick Street	B	24/03/1966	1786-92. Classical tenement (now shops, bar and tenement). 3-storey with basement and attic. Exterior: basement and ground floor reconfigured at various dates; basement area remains open. Interiors: no visible historic features to ground floor shops; residential above not seen 2007.
11	17 And 19 Frederick Street And 104a Rose Street	B	24/03/1966	1786-92. Classical tenement (now building society and tenement). 3-storey with basement and attic. Exterior: shopfronts altered 1994; 18th century fabric above. Interiors: building society, 1994 alterations; residential above not seen 2007.
12	100-104 (Even Nos) Rose Street	B	28/03/1996	Circa 1780; later pub front alterations. Tenement (now tenement and pub). 2-storey and attic. Exterior: largely intact; wallhead gable. Interior: Auld Hundred pub, few historic features except shutters and Art Nouveau door handle.
13	66 Rose Street, Hanover Buildings	B	28/03/1996	1929, T Forbes MacLennan; reglazed 1976, Hugh Martin & Partners. 4-storey and basement wholesale warehouse for John Menzies (now offices and basement car park). Exterior: largely intact (polished red sandstone). Interior: completely refurbished, 2005; no visible historic features to offices; glazed brick to basement.
14	50-64 Rose Street			1976, Hugh Martin & Partners. 4-storey offices (extension to Hanover Buildings). Interiors: not seen 2007.
15	20 And 22 Hanover Street With Railings, Incorporating The Merchants Hall And 39 Rose Street South Lane	B	24/03/1966	Nos. 22-24, 1865-66, David Bryce Jnr; 1879 internal alterations MacGibbon and Ross, to form Merchants' Hall; No. 20, L-plan front of Nos. 22-24 replicated to form U-plan, 1901, T P Marwick; restored by Leslie Graham MacDougall, 1959; restored 1995. Exterior: intact as altered (removal of porch at No. 20, 1959). Interiors: No. 20, elaborate plasterwork to entrance hall, glazed dome to banking hall with highly decorative plasterwork, carved timber fireplace and doorcases, dado panelling and carved fireplace and doorcases to former manager's office. No. 22, panelled stairhall and decorative timber stair, glazed dome to former banking hall with highly decorative plasterwork, dado panelling and timber fireplace to Court Room. No. 24, lowered ceilings.
16	14-18 (Even Nos) Hanover Street	B	24/03/1966	1784-90; mid 19th century alterations; later 20th century shopfronts over former basement area. Classical tenement (now shops and offices). 3-storey with attic and basement. Exterior: largely intact (mid 19th century cornices to 1st floor windows removed). Interiors: no visible historic features to shops; No. 18 offices retain stone common stair, room plans, decorative cornices, timberwork (including dado panelling) and some fireplaces.

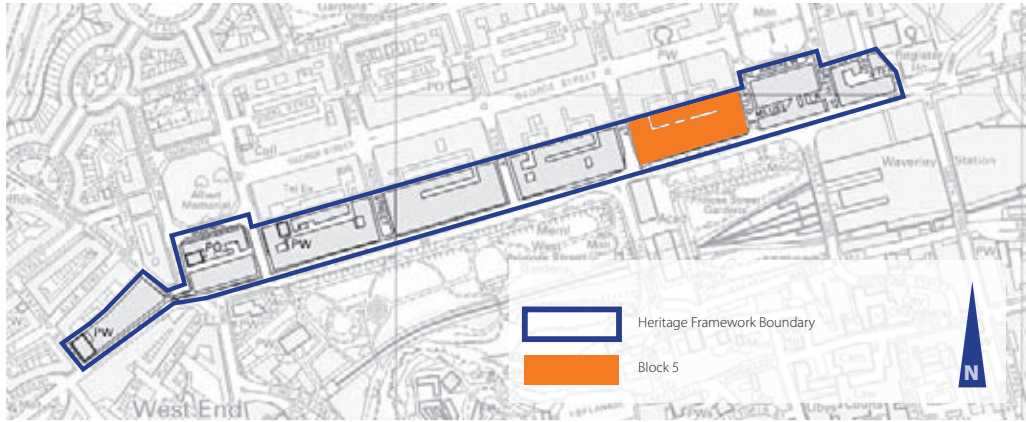


Block 5

HANOVER STREET - SOUTH ST DAVID STREET



PRINCES STREET – BLOCK 5, Hanover Street - South St David Street



Location of Block 5 within the Heritage Framework study boundary.



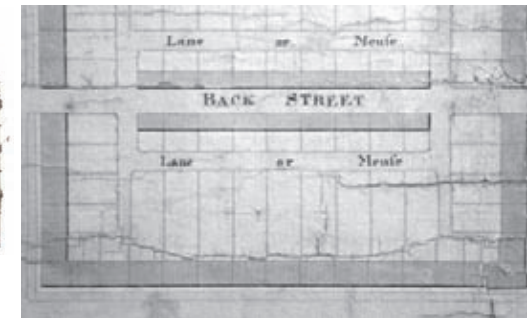
Site and Surroundings

Block 5 is bounded on the south by Princes Street, on the west by Hanover Street, on the east by South St David Street and on the north by Rose Street. It is located opposite Princes Street Gardens between the Balmoral Hotel and the Royal Scottish Academy. The buildings on Princes, Hanover and South St David's Streets form a U-plan, bounded by Rose Street Lane to the north. A long narrow block of buildings fronts Rose Street. The ground falls gently between Rose Street and Princes Street. The plan is mirrored north of Rose Street (outside the boundary of this study). Blocks 2, 3, and 4 share the same plan. Block 5 has an open aspect on the south (Princes Street) side, allowing views to and from the Castle, Princes Street Gardens, the Old Town ridge, the Scott Monument, the Balmoral Hotel, the Royal Scottish Academy and the Mound. The remaining sides of the block face other buildings, but the buildings on the side streets enjoy oblique views to Princes Street Gardens, the Old Town, Scott Monument and Royal Scottish Academy.



Block Development

Within the boundary of Block 5 the feuing plan shows an intention to allocate fifteen buildings with frontages to Princes Street, five buildings with frontages to Hanover Street and South St David Street, and nine with frontages to Rose Street. All the feu plots are shown as being the same width with the exception of the outer plots on Rose Street. The illustrated arrangement would have created long rear gardens to the central houses on Princes Street, shorter gardens for four houses on Hanover and South St David Streets, and very small garden plots behind the Rose Street buildings and the corner blocks on Princes Street. No allocation for mews houses or stables is shown. The feuing plots are lettered to indicate plots of similar value.



Detail of feuing plan, attributed to James Craig (July 1767)



Thomas Donaldson, *North Bridge and early blocks of Princes Street*, engraving published 1775



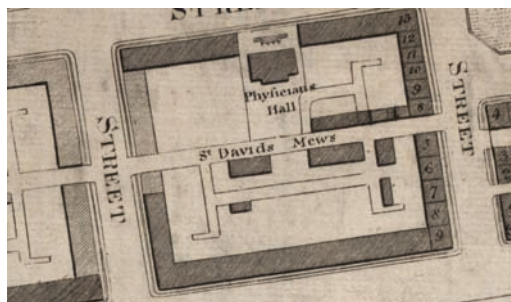
John Ainslie, *Plan of the City of Edinburgh*, 1780



John Kay, *portrait of Robert Craig of Riccarton and his servant, John Scott, at 52 Princes Street*, circa 1807. Craig was an eccentric retired judge and advocate who maintained the dress and customs of his father's time. He frequently sat outside his house, and summoned his servants with a whistle.



Thomas Shepherd, *engraving of Princes Street (Block 5) and the Royal Institution*, from *Modern Athens*, published 1829



Alexander Kincaid, *A Plan of the City and Suburbs of Edinburgh*, 1784

Construction of Block 5 probably began in the late 1770s, continuing for about 10 years. Building appears to have progressed according to the Craig plan, but the widths of the plots varied and Rose Street Lane South does not appear to have been fully constructed until the late 1780s. Alexander Kincaid's plan of 1784 shows numbered buildings in South St David Street, suggesting completed/occupied structures (the numbering does not correspond to modern-day numbering), but long blocks of shaded and un-numbered buildings on Princes Street and Hanover Street, probably indicate work in progress. It is known that the first feu was taken in Hanover Street in 1784, the year of Kincaid's map. The last part of the plan to be developed appears to have been Rose Street and Rose Street Lane South.

From Kirkwood's elevation it appears that relatively few changes had been made to the residential character of the block - all were 3 storeys in height (excluding basements), the roof lines remained at a consistent level, there were no dormers, and most of the gardens were intact. The majority of buildings in the block appear to have been tenements. The notable exception to the flat frontages was the tenement at 54-59 Princes Street which had two bowed outer bays and a pedimented central bay. The western half of the block in Princes Street appears to have had a uniform architectural treatment of pilasters and band course at the ground floor. It is possible that this treatment indicates shop fronts.

The Rose Street tenements are depicted with less generous proportions and window openings, and no basements. A number of these adopted the wallhead gables and chimneys that were popular in contemporary developments on the South Side. Several one-and-a-half storey mews buildings were constructed along the back of the Princes Street and South St David Street gardens, but the bow-fronted block on Princes Street and its western neighbour retained a simple boundary wall to the lane.

Examples of the 18th century buildings exist in various degrees of alteration at 61-62 and 74-77 Princes Street, 1-9 and 21-27 Hanover Street, and 32 Rose Street.

The development of Block 5 is unusually well-recorded in images of the 1820s, by which time most of the ground floor premises of Princes Street were certainly in retail use. Three of the buildings had been heightened by a storey, as can be seen in Thomas Shepherd's engraved view of Block 5 from the Mound. The same artist's view of the new Royal Institution from Hanover Street shows a number of arcaded shopfronts at the ground floor, and the gable ends of Blocks 4 and 5 on Princes Street framing the view. The depiction of gables is at odds with Alexander Nasmyth's 1825 panorama of Princes Street, which shows the Block 5 corner building heightened to its current 4-storey level and finished with a parapet balustrade. Numerous dormer windows are shown in both Nasmyth and Shepherd's views. The bowed bays of Nos. 54-59 Princes Street are visible in Nasmyth's view.



Robert Kirkwood's *Plan and Elevation of the New Town of Edinburgh*, 1819 (detail)



Kirkwood's *flattened elevational view of Block 5 in 1819* depicts fifteen buildings (a building defined as a unit between chimney stacks) facing Princes Street, four and three facing Hanover and South St David Streets respectively, and seven facing Rose Street.



Thomas Shepherd, *engraving of Hanover Street and RSA*, from *Modern Athens*, published 1829 (Block 5 to left)



Alexander Nasmyth, *oil painting of Princes Street and the construction of the Royal Institution*, 1825

PRINCES STREET – BLOCK 5, Hanover Street - South St David Street



Joseph Ebsworth, watercolour view to the west along Princes Street from the Scott Monument, 1847



Joseph Ebsworth, watercolour view to the north along South St David Street from the Scott Monument, 1847 (Block 5 on left hand side of image)

Block 5 was also well-recorded in images of the 1840s by Joseph Ebsworth. Again the distinctive bowed bays of Nos. 54-59 Princes Street stand out in the westward views. Whilst the basement areas appear to have survived in large part, the front railings were removed and broader steps provided for basement shops. The furthest right hand building in the west view was the Royal Hotel, which was heightened and accessed by a grand central stair. The building on the corner of Princes Street and South St David Street in the north view was by this time the premises of Kennington & Jenner, who had opened the shop here on 1st May 1838 specialising in 'every prevailing British and Parisian fashion in silks, shawls, fancy dresses, ribbons, lace, hosiery and every description of linen, drapery and haberdashery'. Another famous name depicted in Ebsworth's engraving is that of John Menzies, who opened his first shop at 61 Princes Street in 1833.



John Menzies' first shop on left



Romanes & Paterson



Ordnance Survey Town Plan, 1853 (detail)



Ordnance Survey Town Plan, 1877

The Ordnance Survey Town Plan of 1853 confirms the plot layout depicted on Kirkwood's earlier map. The layout remains largely intact, but virtually all the gardens had been completely developed. The extent of the tenements is revealed by the plot divisions - where a small dotted rectangle is shown between plots, this indicates a tenement stair. The block contained two hotels at this time. The North British Insurance Offices marked on the 1853 Town Plan, and visible in Ebsworth's west view of Princes Street from the Scott Monument, were designed by the architect David Bryce in 1841.

Significant development of Block 5 took place in the 1860s and 70s, during which period almost all the Princes Street and South St David Street basement areas were lost to new projecting shop fronts. The first significant demolitions of 18th century buildings took place in 1867 when the bow-fronted tenement on Princes Street was replaced by MacGregor's extended Royal Hotel to designs by David MacGibbon. The extended hotel now occupied three substantial plots between Princes Street and Rose Street Lane. The whole site was completely redeveloped again in 1876, this time on a massive scale, increasing the height to effectively 7 storeys. Further major remodelling or reconstruction of the South St David Street tenements for Kennington & Jenner began in 1870 to the designs of George Beattie & Son. 61-62 Princes Street (now Romanes & Paterson) were remodelled on a much more modest scale by Robert Reid Raeburn in the same year. Hanover Street and Rose Street remained the least altered parts of the block.



Late 19th century photograph of Hanover Street



Jenner's, photograph from the Scott Monument, circa 1892, showing Princes Street frontage and South St David Street.



Ordnance Survey Town Plan, 1895



The City Café, New Picture House, Royal Hotel, and Jenner's, circa 1950



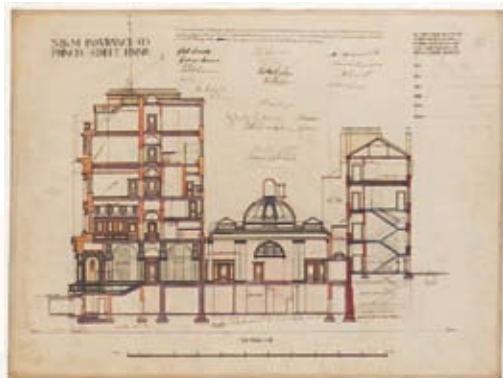
North British & Mercantile Offices (BHS site)



British Home Stores, 64 Princes Street (August 2007)

The scale of the new Royal Hotel encouraged other redevelopments of a similar height. Hippolyte Jean Blanc, an Edinburgh architect, designed two very tall and narrow buildings on original plots, based stylistically on Dutch models, at 70-71 Princes Street (1886) and 60 Princes Street (1903). In 1892 a fire destroyed the Princes Street and South St David Street premises of Jenner's. The replacement building by George Beattie & Son not only matched the adjoining hotel in height, but trumped it by the sheer opulence of its renaissance design inside and out. The store expanded to take up all the South St David Street plots in 1903. In the same year, Bryce's North British Insurance Offices were replaced at 64-66 Princes Street, completing a run of 7-storey buildings at the eastern end of the block. The 1913 New Picture House by Atkinson & Alexander at 56 Princes Street was a later insertion that also took up the full depth of the plot between Princes Street and Rose Street Lane.

The turnover of buildings in the Princes Street section of Block 5 continued through the 20th century. The Royal Hotel building was replaced to a similar height in two stages in 1955 and 1966 by James M Monro & Son for Marks & Spencer and Tarbolton & Auchterlony for Jenner's respectively. Initially there had been a single unified plan for the whole site by Monro & Son. Jenner's also began the redevelopment of the Rose Street block in 1960 to designs by T W Marwick - this was continued in the 1980s by Jenner's, Marks & Spencer and British Home Stores, until none of the original tenements remained and the Rose Street buildings were linked by tunnels and bridges across Rose Street Lane. The first Princes Street Panel building was constructed for British Home Stores at Nos. 64-66 by Robert Matthew, Johnson-Marshall & Partners in 1965.



Section through North British & Mercantile Offices



Harry Bedford Lemere, photograph of the Fabrics Hall, Jenner's, 1895

Historic Land Use

The earliest uses recorded for buildings in Block 5 were residential. There is strong evidence from the form of a number of buildings recorded on Kirkwood's 1819 elevations, the early Ordnance Survey Town Plans, and the surviving stair at 61 Princes Street that tenements were the predominant form of housing in Block 5 from the outset. Shops may also have been incorporated from the beginning - they were certainly widespread by the 1820s. A major insurance firm occupied part of the block as offices at 64 Princes Street for at least 120 years, a 4-storey café was erected at Nos. 70-71 in 1886, and a cinema survived at No. 56 from 1913 to 1951. A flowering of tea room culture at the end of the 19th century is reflected in the 1st floor use of the buildings at the south end of Hanover Street. From the end of the 19th century, big department stores including Jenner's, Marks & Spencer and British Home Stores came to dominate the Princes Street, South St David Street and Rose Street sections of the block.

The block included two hotels by the 1850s, one of which came to dominate the Princes Street hotel trade in the late 19th century and continues on the site today in the form of the Mount Royal Hotel. Rose Street remained predominantly residential, but by the 1870s there were two pubs at the ground floor level.

Current Land Use

The street level and any basement level in Princes Street is exclusively retail. Upper floors are in retail use at Clinton Cards (No. 70-71), BHS (No. 64), Romanes 7 Paterson (No. 62), Marks & Spencer (No. 60 only), and Jenner's. In Hanover Street there is retail use above the ground floor at Nos. 3 and 15-19. Other uses above street level include hotel use at No. 53 (Ramada Mount Royal Hotel), office use above 29-33 Hanover Street, restaurant and café use above 1-9 Hanover Street, and residential at 21 Hanover Street.

PRINCES STREET – BLOCK 5, Hanover Street - South St David Street

Building Types, Styles and Materials

The early relative homogeneity of design and materials in Princes Street has been replaced to a relatively high degree over the passage of time. Much altered 18th century fabric remains at Nos. 62 and 72-77. However, there are several less-altered 18th century buildings remaining in Hanover Street, and the remaining buildings there were rebuilt in the late 19th century in similar character. In Hanover Street there is a high degree of continuity of early fabric and character with the surrounding streets outside the boundary of this study, continuing down Dundas Street.

There are some fragmentary early walls behind Hanover Street and part of an old mews building behind Nos. 70-71 Princes Street. There are particularly good examples of building types including: department stores (Jenner's, 1893 and 1903, renaissance style; BHS, 1965, Princes Street Panel design); shops (No. 60, 1903, Dutch renaissance style); and cafés (No. 70-71, 1886, Dutch renaissance style). Late 19th century tearooms can be seen at the first floor above 1-9 Hanover Street.

A high proportion of the buildings in Block 5 incorporate natural sandstone. No. 70 Princes Street is a striking use of red Dumfriesshire sandstone. No. 64 Princes Street, BHS, uses grey granite panels above two glazed floors and a black marble fascia. Blaxter sandstone from Northumberland was used for the construction of Nos. 53-59 Princes Street (M & S, Jenner's extension, and the Mount Royal Hotel). Jenner's itself is constructed of pink sandstone.

Roofing styles and materials vary considerably, but a relatively high proportion of traditional slate pitched roofs remain on Hanover Street. A number of buildings employ Mansard or flat/shallow-pitched roofs to maximise usage of the roofspace. Jenner's retains its cast-iron cresting.

Changes to Street Patterns and Surfaces

Whilst most of the original basement areas have been lost, the current buildings largely adhere to the layout of the original Craig plan. Two bridges have been built across Rose Street Lane South behind BHS and Marks & Spencer, but the lane remains a thoroughfare. There are also tunnels beneath the lane linking the Princes Street buildings to Rose Street.

Very little early street or pavement surfacing is in evidence. The whinstone kerbs in Hanover and South St David Streets are thought to date from the early-mid 19th century rather than the initial 18th century building phase. The granite kerbs in Princes Street are likely to date from the major reconstruction of the road and pavement in 1877, but they have been re-laid on at least one occasion in the late 20th century. The main paving surfaces are PC slabs or blocks and the road surfaces are all black-top with the exception of the pink concrete block surface in Rose Street (pedestrianised). One fine example of an early 20th century gothic lighting column survives on South St David Street. No other early street furniture falls within the boundary of Block 5.

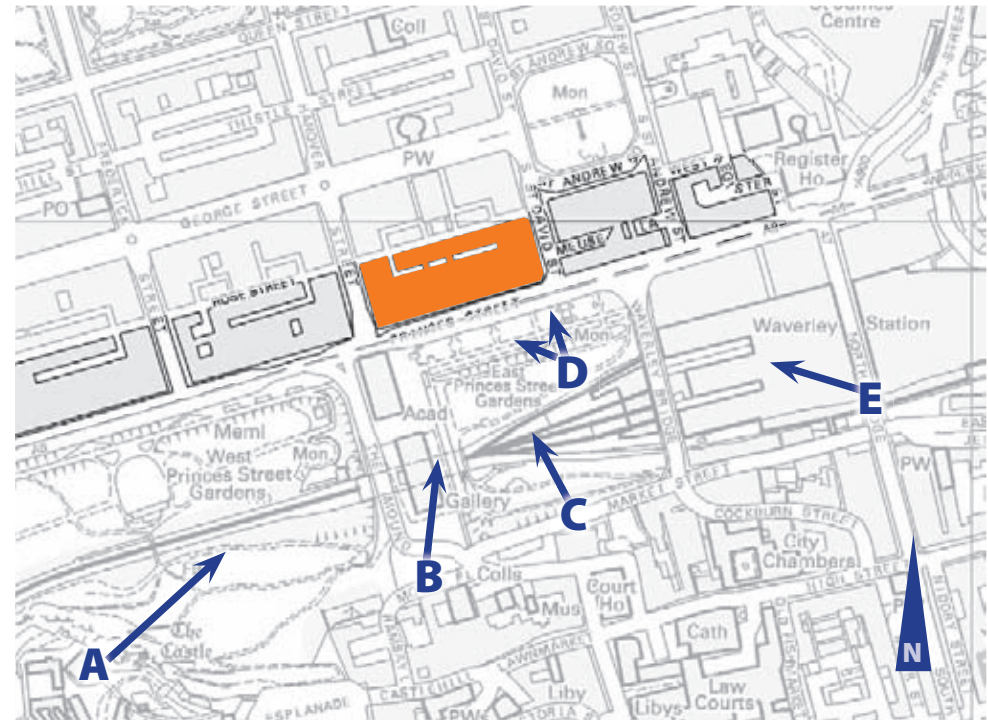
Archaeology

There is some potential for 18th and 19th century archaeology in and around Block 5. The original pavements were built over cellars, and it is possible that these survive beneath the modern pavements in some locations.

Natural Heritage

No evidence of any gardens or planting was observed during site survey in August and September 2007. The block is intensively developed.

Setting



Principal Views to Block 5.

Principal views to Block 5 were all photographed in August and September 2007 when the trees in Princes Street were in full leaf. The arrows are intended as indicators, and do not represent the only points from which the buildings of Block 5 can be seen. All the viewpoints are readily accessible to the public.



View A: from the Castle



View B: from the Mound



View C: from Market Street



View C: from Market Street

It is evident from the views to Block 5 that the Princes Street buildings in particular are highly visible from a number of significant locations across the City Centre. The buildings impact not only on views to the block, but also in views to and from major monuments and designed landscapes including the Castle, the Mound, the Scott Monument and Princes Street Gardens.



View D: from Princes Street Gardens

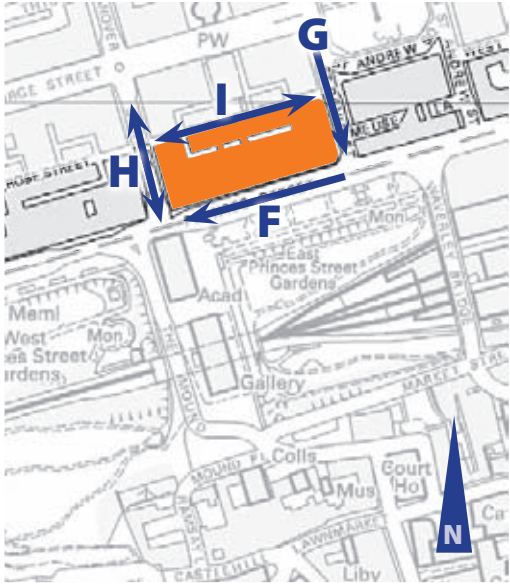


View D: from the Scott Monument



View E: from North Bridge

PRINCES STREET – BLOCK 5, Hanover Street - South St David Street



Views around and across Block 5.



View F: west to east along Princes Street



View G: along South St David Street



View H: south to north along Hanover Street from the Royal Scottish Academy to the statue of George IV on George Street



View H: north to south along Hanover Street, to the Royal Scottish Academy

The building lines and heights of Block 5 form part of the framework for a number of controlled views along the First New Town streets. In addition to the long views along Princes Street, Rose Street and Hanover Street, there are shorter street views to axially placed structures (Scott Monument and Royal Scottish Academy).



View I: west to east along Rose Street



View I: east to west along Rose Street

Summary of Survey

MAP NO.	ADDRESS	CATEGORY	LISTING DATE	SUMMARY
1	47-52 (Inclusive Nos) Princes Street, South St David Street, and 8-12 Rose Street, Jenners Department Store	A	14/12/1970	1893-95, William Hamilton Beattie; N extension, 1903, AR Scott; Rose Street extension, 1960, T W Marwick; Princes Street W extension, 1966, Tarbolton & Auchterlony. Renaissance style department store. Earliest building 5-storey and attic. Exteriors: intact, including highly sculptural 1890s and 1903 elevations to Princes Street and South St David Street. Interiors: opulent interiors to most parts of 1890s building, including plasterwork, timberwork, coloured and etched glazing, and staircases; plain cornices to compartmental ceiling of 1903 extension; swagged plasterwork frieze to 1966 extension; no visible period details to 1960 Rose Street extension (linked by bridges).
2	53-59 Princes Street			1957, Monro & Partners for Marks & Spencer; 1966, Tarbolton & Auchterlony for Jenners. Shops and hotel. 8-storey. Exteriors: largely intact as built. Interiors: largely reconfigured or replaced; fragments of original stair balustrade survive in the Mount Royal Hotel. 59 Princes Street linked to 60 Princes Street and then by bridge to 14-20 Rose Street.
3	60 Princes Street	B	12/12/1974	1903, Hippolyte Jean Blanc. Jacobean style. 6-storey. Now joined to 59 Princes Street. Exterior: N elevation only retained as façade. Interior: completely rebuilt; latest refurbishment, 2007 for Marks & Spencer. Bridge and tunnel to 14-20 Rose Street.
4	61-2 Princes Street, Romanes And Paterson	A	19/12/1979	Later 18th century; remodelled in French Empire style, 1870, Robert Raeburn. Tenement, now shop. Exteriors: intact. Interiors: fire damaged at time of survey; no access 2007. Former tenement common stair also serves No. 60 Princes Street as fire exit.
5	63 Princes Street			Circa 1975. Shop and office. Exterior: intact as built. Interiors: not seen 2007.
6	64 Princes Street			1965, Kenneth Graham of Robert Matthew, Johnson-Marshall & Partners. First Princes Street Panel building: shop and offices. 4-storey. Exterior: intact as built. Interior: not seen 2007. Bridge link to Rose Street building.
7	70 And 71 Princes Street	B	12/12/1974	1886-88, Hippolyte Jean Blanc. Northern renaissance style café/restaurant. Now shop. Exteriors: intact with red sandstone frontage. Interiors: lowered ceilings and escalator to ground and 1st floor.
8	72 And 73 Princes Street	B	28/03/1996	Mid 19th century. Shop and tenement. 4-storey and attic. Exterior: largely intact. Interiors: ground floor shop, lowered ceilings; no access to upper floors, 2007.
9	74-75 Princes Street	B	28/03/1996	Late 18th century; 19th century alterations including projecting bay window at 1st floor; 20th century shopfront. Tenement. 4-storey and double attic. Exterior: largely intact with alterations. Interior: shop ceiling lowered; stair removed to upper flats.
10	76 And 77 Princes Street And 1 Hanover Street	B	28/03/1996	Late 18th century; altered and heightened circa 1860; 2-storey extension over former basement area, early 20th century. Tenement. 4-storey. Exterior: largely intact with later alterations. Interior: lowered ceilings to shop; no remaining period features to 1st floor café or upper floors.
11	3-9 (Odd Nos) Hanover Street	B	28/03/1996	1784-90; 20th century extensions over former basement areas (S extension replacing earlier structure); early 20th century glazed addition at 1st floor to No. 7. Pair of plain classical tenements. 3-storey and attic. Exteriors: largely intact with 20th century alterations. Interiors: No. 3, decorative plaster cornice and consoles. No. 5, stone stair, room plan, plain cornices and panelled shutters survive. No. 7, completely modernised.
12	11-19 (Odd Nos) Hanover Street	C(S)	28/03/1996	1930, James MacLachlan. Shop and restaurant with bakery/workshops behind and to rear of 21-27 Hanover Street. 3-storey and attic. Classical. Exterior: intact with late 20th century shopfront. Interior: early 21st century shop fittings to ground floor; panelled and pilastered rooms with elaborate decorative plasterwork at 1st and 2nd floors (mural panels removed at 2nd floor); panelled stair; utilitarian internal features to rear buildings.
13	21-27 (Odd Nos) Hanover Street	B	28/03/1996	1784-90; 20th century extensions over former basement area. Plain classical tenement. 3-storey and attic. Exterior: intact with 20th century alterations. Interiors: late 20th century shop fittings; residential above, not seen 2007.
14	29-33 (Odd Nos) Hanover Street	B	20/02/1985	1881, John Watherston & Sons. Shop and offices. 4-storey. Classical. Exterior: intact with late 20th century glazing to shopfront. Interior: lowered ceilings to ground floor bank; offices above not seen 2007.
15	32 Rose Street	C(S)	28/03/1996	Earlier 19th century. Tenement. 2-storey. Exterior: much altered. Interior: not seen 2007.

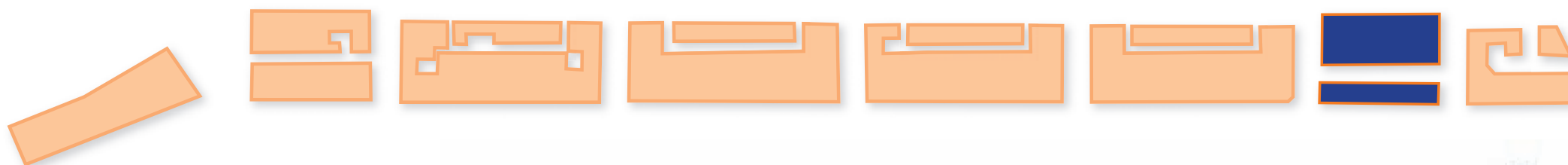
PRINCES STREET – BLOCK 5, Hanover Street - South St David Street



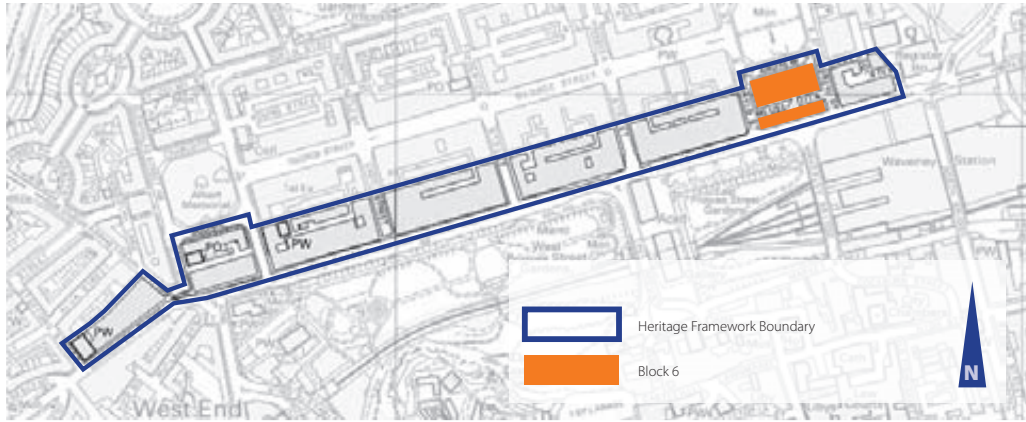
The boundaries marked on the map are **indicative** only: they have no legal significance

Block 6

SOUTH ST DAVID STREET - SOUTH ST ANDREW STREET



PRINCES STREET – BLOCK 6, South St David Street to South St Andrew Street



Location of Block 6 within the Heritage Framework study boundary.



Site and Surroundings

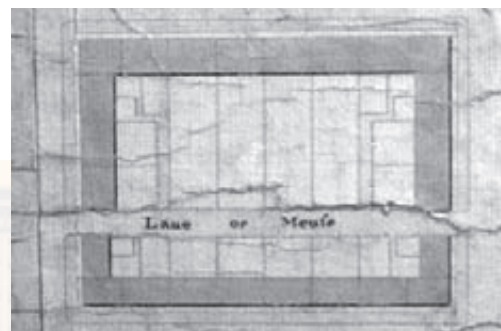
Block 6 is bounded on the south by Princes Street, on the west by South St David Street, on the east by South St Andrew Street and on the north by St Andrew Square. It is located at the eastern end of Princes Street between the Scott Monument and Princes Mall. Meuse Lane bisects the rectangular site. The ground falls quite steeply (approximately 10%) between St Andrew Square and Princes Street. Block 6 has an open aspect on the south side, allowing views across the Waverley Valley to and from the Old Town, the Castle, the Mound, Princes Street Gardens, the Scott Monument, North Bridge and Arthur's Seat. On the north side, the St Andrew Square buildings face the gardens and Melville Monument. From the upper floors there are panoramic views across the Firth of Forth to Fife. The side streets and Meuse Lane are developed on both sides - the density, scale and massing of development here is the closest that Edinburgh comes in character to the 19th century mercantile quarter of Glasgow.



Block Development

The feuing plan shows an intention to allocate eight houses with frontages to Princes Street, four houses with frontages to St David Street, four houses with frontages to St Andrew Street, and eight with frontages to St Andrew Square. A lane or 'meuse' was to run between St David Street and St Andrew Street one house back from Princes Street. The arrangement would create long rear gardens to the central houses facing St Andrew Square and short gardens for the houses facing Princes Street; the corner blocks and adjoining houses were left with very small gardens. With the exception of the plots immediately to the south of the lane, the street frontages are of standard widths. The feuing plots were labelled with letters referring to a table setting out the value of the land. The St Andrew Square plots with large gardens were the most expensive, followed by the central plots of Princes Street, St David Street and St Andrew Street, with the corner blocks and their neighbours of lesser value. The Block 6 plots were mirrored by a block on the north side of St Andrew Square and corresponding blocks at Charlotte Square. No allocation for mews houses or stables is shown. Block 6 was one of the earliest parts of the New Town to be completed, and also one of the earliest to undergo redevelopment.

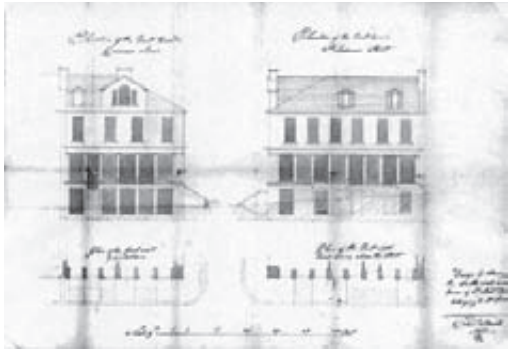
Feuing of Block 6 began in 1768 and building continued into the early 1780s. By 1773 the following appear to be complete: all the St Andrew Square houses; the Princes Street/St David Street corner; one other Princes Street house towards the eastern end of the block; buildings on both sides of the central part of Meuse Lane. At this early stage of the New Town, Craig's street plan was followed, but the plot sizes and house designs were left largely to the individual developer.



Feuing Plan, attributed to James Craig (July 1767)



Andrew & Mostyn Armstrong, Map of the Three Lothians, 1773 (detail of inset)



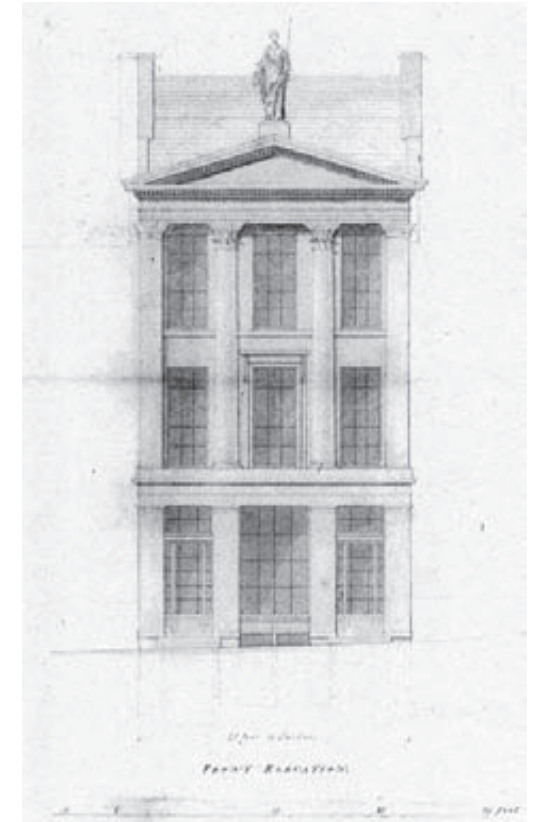
Proposal for new shop fronts at corner of Princes Street and St Andrew Street, 1810



Robert Kirkwood's Plan and Elevation of the New Town of Edinburgh, 1819 (detail)



31-32 Princes Street circa 1848



*31 - 32 Princes Street.
Proposal for pedimented office front by Thomas Hamilton, 1820*

Whilst the 1773 Post Office Directory does not indicate building numbers, it does show the names and occupations of inhabitants for each street. It is clear that St Andrew Square had a particular appeal to the legal profession and the gentry/nobility. Merchants, wrights, smiths, baxters, fleshers, physicians, architects, legal clerks and some gentry/nobility are recorded at addresses in Princes Street (probably also including addresses in Block 7). St Andrew Street housed further trades such as grocers, milliners, and upholsterers. It is possible that the buildings were used purely for residential purposes, but it seems likely that trading activity took place here from a very early date.

Certainly by the beginning of the 19th century the ground floors and basements of numerous Princes Street properties had been converted to shops, or existing shops had been expanded. The King's Architect, Robert Reid, designed an elegant columned shopfront to both Princes Street and South St Andrew Street (redeveloped in 1906 as Forsyth's department store, 30 Princes Street). The basement windows were also enlarged to create a total of 6 shops in the one building.

Kirkwood's plan of 1819 shows that although eight units (defined by mutual chimneys) were built along Princes Street, plot widths, building heights, roofline and elevation treatment were inconsistent, both within the Princes Street run and also in relation to the corresponding plots facing St Andrew Square. The two blocks on the corner of Princes Street and St David Street are 4 storeys in height - one storey higher than all the other buildings in the block. The building on the corner of Princes Street and St Andrew Street is lower than its neighbour, but has a wallhead chimney. The Meuse buildings are even more inconsistent in their design, although they do relate to the plot widths of the main streets. Whilst St Andrew Street appears to have been developed as townhouses, St David Street appears to have been tenements from the start. A number of buildings on Princes Street already had shop fronts by 1819.

Major alterations were undertaken at an early stage to Nos. 31 and 32, now occupied by the western bay of the former Forsyth's store. The building was effectively refaced with a pediment and 2-storey columns by Thomas Hamilton (architect of the Royal High School) for the Norwich Union Insurance Company (ground plan shown on the 1853 Ordnance Survey map).

PRINCES STREET – BLOCK 6, South St David Street to South St Andrew Street



Joseph Ebsworth, View to North from the Scott Monument, 1845 (St David Street to centre; Block 5 to left; and Block 6 to right)

By 1845, when Joseph Ebsworth painted his detailed views from the Scott Monument, the ground floors of Princes Street were mainly in retail use. The original houses and tenements survived, but were adapted for new uses, such as hotels, shops and offices. The corner building on the right hand side of the picture housed not only the Waverley Hotel and a ground floor shop, but also James Howie's rooftop photographic studio (he is depicted taking a photograph of two sitters). With the exception of No. 5 St Andrew Square, all the back gardens of Block 6 had been built over by 1845.



Nos. 27-37 Princes Street (left hand side of photo) circa 1850.



Ordnance Survey Town Plan, 1853 (detail)

Historic photographs confirm that the 18th century houses and tenements remained largely intact, with Thomas Hamilton's reconstruction of Nos. 30-31 being the only visible break from the patternbook design of early houses and tenements. The ground floors appear to be largely in retail or commercial use.

The first accurate mapping of Block 6 was undertaken by the Ordnance Survey in 1853. The arrival of the railways in 1846 and proximity to the two railway stations (Edinburgh, Perth & Dundee Railway Station stood on the site of modern-day Princes Mall at right-angles to the North British and Edinburgh & Glasgow Railway Station, which occupied the site of Waverley Station) encouraged the establishment of a number of hotels in Block 6: the Waverley Temperance Hotel, the Star Hotel; the London Hotel; and a further hotel in South St Andrew Street. Other occupants of the block at this time included Norwich Union Insurance Company, and Scottish Widows Fund Insurance.

The Ordnance Survey plan of 1853 shows that the Waverley Temperance Hotel had set the precedent for building over the basement area. A later photograph of circa 1880, indicates that the initial house was expanded upwards and outwards, rather than fully replaced (the St David Street windows are in the same alignment as the original building, and there is evidence of different coloured stonework above the 3rd floor).



Photograph of the Scott Monument and Block 6 from the Mound, circa 1850



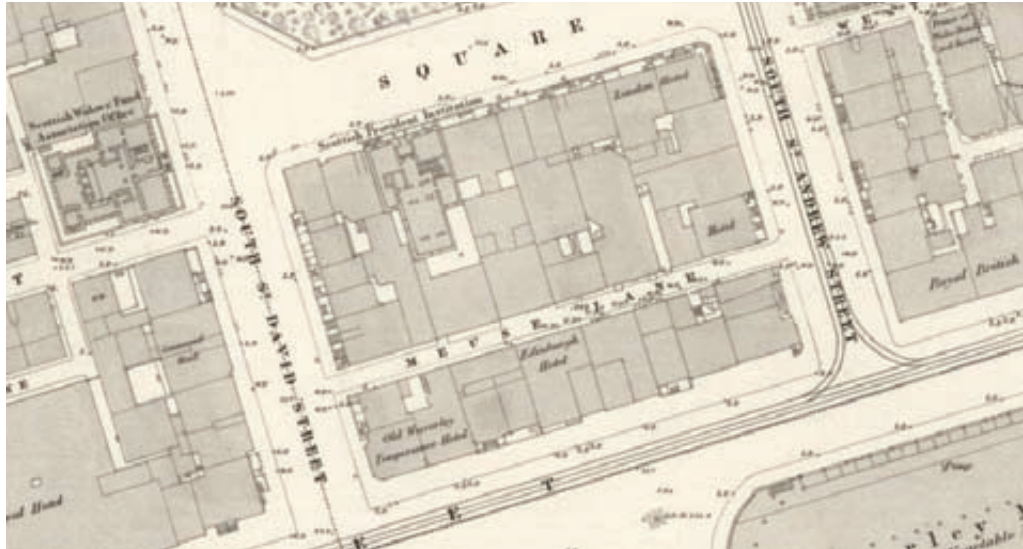
View from South St David Street to Scott Monument, circa 1850. Block 6 to left of photograph



Old Waverley Hotel (Waverley Temperance Hotel), circa 1880.



Engraving of the south side of St Andrew Square, 1863



Ordnance Survey Town Plan, 1877



Ordnance Survey Town Plan, 1895



Star Hotel, renamed the Edinburgh Hotel, circa 1885

The second Ordnance Survey Town Plan of 1877 shows that on Princes Street basement areas survived at only Nos. 38-42 and 31-32. Some survived in the side streets and almost all buildings in St Andrew Square retained basement areas. The last remaining garden behind No. 5 St Andrew Square had been developed by this time.



Princes Street, George Washington Wilson, 1895

In 1861 the first major redevelopment of two Princes Street plots in Block 6 took place. The early Star Hotel buildings were replaced by a 5-storey and double attic purpose-built hotel (renamed the Edinburgh Hotel) by the architect David Bryce Junior. At the centre of the design was a tall roof tower, but this appears to have been removed by the 1890s.

The 7-storey Douglas Hotel (David MacGibbon & Thomas Ross) was built in 1884 on the corner of South St Andrew Street, and by 1895 the Old Waverley Hotel had been largely rebuilt by John Armstrong to 8 storeys (including a double attic). The height was more than double that of the original house on the site. The scale of the new commercial buildings dwarfed the original 18th century 3-storey houses.

The toothy appearance of the block, with its tall brush hotels and low sedate 18th century townhouses survived in part for another fifty years. George Washington Browne's store for Redfern's Ladies' Tailors replaced Thomas Hamilton's Norwich Union offices in 1893, and John James Burnet's spectacular department store for R W Forsyth replaced the 18th and 19th century buildings on the corner with South St Andrew Street from 1906. Elliot and Cranston created a rival department store from the bottom three floors of the Edinburgh Hotel in 1907. The last remaining 18th century building in Block 6 on Princes Street (old Nos. 39-41), long used as the Sun Life Fire Assurance offices, was finally replaced by the Jay's furniture store (T P Marwick & Son) in 1936-39. The middle buildings of Block 6 have been subsequently replaced: Forsyth's expanded to replace Redfern's in 1925; C & A by North & Partners replaced the Edinburgh Hotel/Cranston & Elliot in 1956; and Jay's/C & A were both replaced by the Redevco development in 2003.



Design for R W Forsyth's Department Store, J J Burnet (Academy Architecture, 1906)



Star Hotel early 19th century



Redfern's Ladies' Tailors 1893

PRINCES STREET – BLOCK 6, South St David Street to South St Andrew Street



6-7 St Andrew Square, Scottish Provident Institution, circa 1910

Redevelopment of St Andrew Square and the side streets of Block 6 also progressed steadily in the second half of the 19th century. Here developments were mainly related to the thriving life assurance companies, interspersed with Christian association buildings, such as the YMCA (George Washington Browne, 1914-15) in South St Andrew Street and the National Bible Society at 4 (Peddie & Kinnear, 1866) and 5 (J A Carfrae, 1906) St Andrew Square.

Life assurance companies represented included Scottish Provident at 6-7 St Andrew Square - a fine renaissance palazzo by Peddie & Kinnear, 1858-63 - and Prudential Assurance Co., whose distinctive red sandstone offices by Alfred Waterhouse & Son replaced the townhouses at Nos 1 and 2 in 1895-99.

By 1906, only two original townhouses survived at Nos. 3 and 8 St Andrew Square. No. 3 was replaced in 1925 by the extension to Forsyth's department store on Princes Street. The architects were Burnet & Son, and the style echoed that of the original store. No. 8 survived in altered form until 1956, when it was replaced by offices for the London & Lancashire Insurance Company, designed by John Ross McKay.

The most substantial redevelopment of all the buildings at the western end of the block (including the 18th century tenements on South St David Street) occurred in four phases from 1961-75 to designs by George Leslie of Rowand Anderson, Kininmonth & Paul for Scottish Provident. In 1993, the development was further expanded by demolition of everything but the façades of Nos. 4 and 5 St Andrew Square. At the time of writing (September 2007), the planning authority is minded to grant consent for a major redevelopment including Nos. 3-8 St Andrew Square, 11-21 South St David Street and the associated buildings in Meuse Lane.

Historic Land Use

The earliest uses recorded for buildings in Block 6 were residential, comprising a mix of town houses and tenements. The Sasine Register for 1781 records a number of 'part tenements' being feued by the Magistrates of Edinburgh on Princes Street and St David Street.

By the time of Kirkwood's elevations and map of 1819, almost all the ground floors of the Princes Street and side streets appear to be commercial. St Andrew Square retained its residential character at this time. By the mid-19th century, the residential character of Block 6 was on the wane: retail, commercial, and hotel uses now predominated. The tenements in South St David Street appear to be the only original residential accommodation to survive into the 20th century, before they were also replaced in the 1960s.

Current Land Use

There is currently no residential use in Block 6. The street level in Princes Street is exclusively retail. Above street level there is hotel use at the corner of South St David Street (Old Waverley Hotel), office use above H & M/Mexx, and vacant floors above the 2nd floor of the former Forsyth's building. The entire north-west corner of the block is vacant in anticipation of redevelopment. There are mixed uses at street level in South St Andrew Street (hairdressing salon; restaurant; bank) and a bar on the corner with St Andrew Square. The upper floors of the South St Andrew Street buildings are all offices, a number of which are currently vacant.

Building Types, Styles and Materials

There is now a wide variety of building types, styles and materials throughout Block 6. The early relative homogeneity of design and materials has been completely replaced over the passage of time.

None of the original building types of townhouses, tenements or mews buildings now survive intact in Block 6. Only fragments of the original house and mews building survive embedded in the Old Waverley Hotel. No original boundary or other garden walls are known to exist. However, there are good examples of building types from the 19th and 20th centuries including: 19th century hotel design (Old Waverley Hotel, Princes Street and Scott House, South St Andrew Street), 19th and 20th century office design (former Prudential Building at 1-2 St Andrew Square and former Scottish Provident Building at 6-7 St Andrew Square), and outstanding Edwardian department store design at the former Forsyth's building on the corner of Princes Street and South St Andrew Street. With the exception of the former Scottish Provident group of buildings (St Andrew Square/South St David Street), the corners of the Block are expressed in various sorts and sizes of towers or towered roofs.

A high proportion of the buildings on the Block incorporate natural stone. At the insistence of the Dean of Guild, the materials of the Prudential offices were changed from the standard brick of their other offices to red sandstone. Early fireproof construction is evident in the Forsyth's and Prudential buildings.

As can be seen from the aerial view, roofing styles and materials vary considerably. A number of buildings employ Mansard or flat roofs to maximise usage of the roofspace.

Changes to Street Patterns and Surfaces

Whilst all the original buildings have been replaced, their successors largely adhere to the layout of the original Craig plan. The building line has advanced to the front of the basement area on all sides of the Block (only No. 4 St Andrew Square retains a basement area). Bridges have been built across Meuse Lane, but the lane remains a thoroughfare. The primacy of Princes Street and St Andrew Square over the side streets has continued to be reflected in subsequent designs.

Very little early street or pavement surfacing is in evidence. The whinstone kerbs in all the streets apart from Princes Street are thought to date from the early-mid 19th century rather than the initial 18th century building phase. The granite kerbs in Princes Street are likely to date from the major reconstruction of the road and pavement in 1877, but they have been re-layed on at least one occasion in the late 20th century. There is a short run of substantial sandstone and granite kerbs outside the former Forsyth's building in South St David Street. Otherwise the main paving surfaces are PC slabs and the road surfaces are black-top. There is one early cast-iron lamp column in South St Andrew Street.



Run of substantial kerb stones in South St Andrew Street

Archaeology

There is some potential for 18th and 19th century archaeology in and around Block 6. It is possible that the original cellars survive beneath the modern pavements in some locations. Small areas of rubble stone walling of indeterminate age were observed in the basement of 8-10 South St Andrew Street, probably remnants of the basement of the first house on the site. Other similar fragments may remain at basement level in other redeveloped blocks.

Following clearance of the Jay's/C&A site (Nos. 33, 40 and 41 Princes Street) in 2003, evidence of the gable walls of the original house and mews building of the Old Waverley Hotel became visible. It appears that the new building was built on top of the old house. An early single storey back wall is incorporated into the rear of the Old Waverley Hotel, facing Meuse Lane. No internal evidence of the old house or mews building was observed during the site survey in August 2007.

It is understood that the Scotland Street tunnel, serving the early Edinburgh, Perth & Dundee Railway Station, still exists below South St Andrew Street. There may be associated archaeology relating to the tunnel and its construction.

Natural Heritage

Only very small lightwells appear to survive within Block 6, which is intensively developed. No evidence of any gardens or planting was observed during site survey in August 2007.



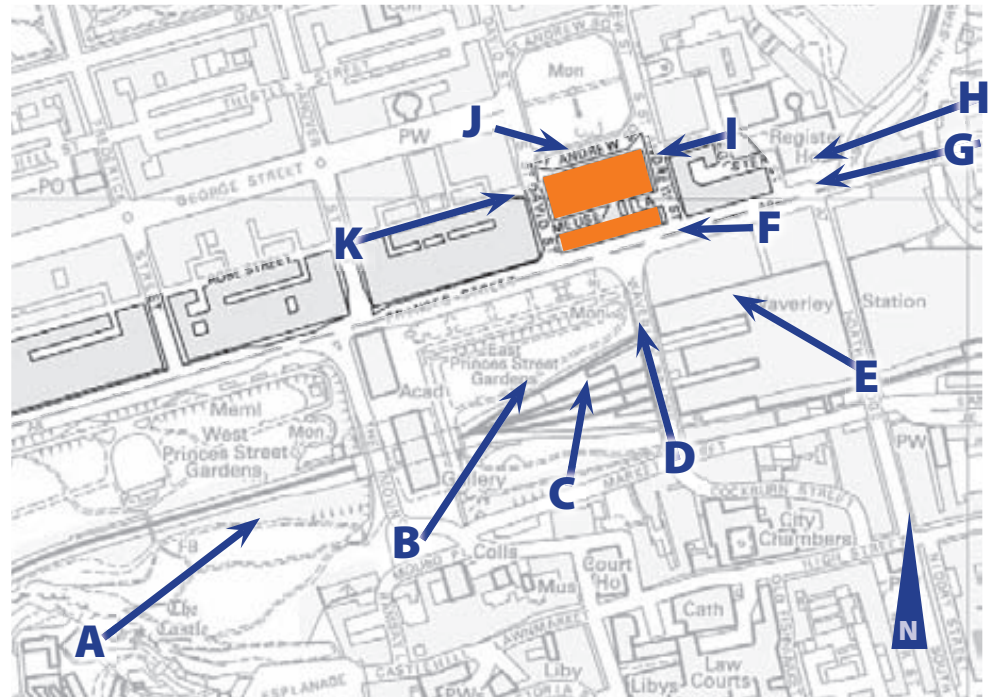
East gable wall of Old Waverley Hotel, 2003.



Early single storey masonry wall incorporated into the rear of the Old Waverley Hotel, August 2007.

Setting

Principal views to Block 6 are shown below. The arrows are intended as indicators, and do not represent the only points from which the buildings of Block 6 can be seen. The photographs were all taken in August 2007 when the trees in Princes Street Gardens were in full leaf.



Views to Block 6



View A: from the Castle

PRINCES STREET – BLOCK 6, South St David Street to South St Andrew Street



View B: from the Mound



View C: from Market Street



View D: from the foot of Cockburn Street along Waverley Bridge.



View E: from North Bridge



View F: from the Balmoral Hotel.

It is evident from the views to Block 6 that the Princes Street buildings in particular are highly visible from a number of significant locations across the City Centre. The buildings impact not only on views to the block, but also in views to and from major monuments and designed landscapes including the Castle, the Scott Monument, the Nelson Tower, the Balmoral Hotel, the Melville Monument, St Andrew's & St George's Church, St Andrew Square Gardens and Princes Street Gardens.



View G: from the Nelson Tower, Calton Hill



View H: from the Dugald Stewart Monument, Calton Hill



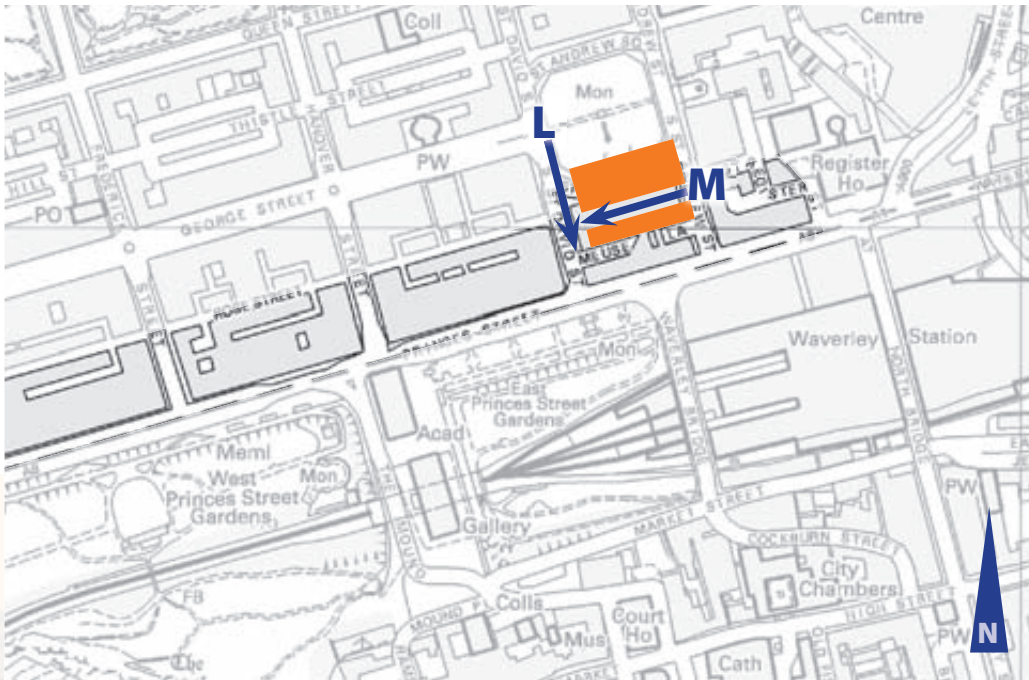
View I: from West Register Street



View J: from St Andrew Square



View K: from Rose Street



Planned views.



Planned view L: from South St David Street to the Scott Monument



Planned view M: From Meuse Lane to Jenner's

Block 6 forms part of the framework for several planned views. The view from the west side of St Andrew Square down South St David Street to the Scott Monument and beyond to the Old Town is widely celebrated. A similar view is obtained from South St Andrew Street, but is terminated by one of the "needles" of Princes Mall. In the east elevation of Jenners it is clear that the store was designed to terminate the view along Meuse Lane.

PRINCES STREET – BLOCK 6, South St David Street to South St Andrew Street

Summary of Survey

MAP NO.	ADDRESS	CATEGORY	LISTING DATE	SUMMARY
1	30 Princes Street & South St Andrew's Street, formerly Forsyth's	A	14/09/1966	1906-7, J J Burnet; W extension, 1923-5, Burnet, Son, & Dick. Edwardian Baroque style with sculpture by Birnie Rhind and W Reid Dick. 6-storey department store with landmark corner tower. First fully steel-framed building in Scotland; early use of glazed brick to rear. Exterior: intact. Interior: largely intact, including full height timber staircase, decorative plaster ceilings; some original light fittings to upper floors; decorative glazing, panelled manager's office, room plans mainly intact. 1925 bridge across Meuse Lane to 3 St Andrew Square.
2	33, 40 And 41 Princes Street, And 15 Meuse Lane			2003, 3D Architects. Exterior and interior: no historic features.
3	42-46 (Inclusive Nos) & 42a Princes Street & 1 South St David Street, incorporating the Old Waverley Hotel	B	19.12.1979	1883, John Armstrong. Major reconstruction from later 18th century tenement to form shops and hotel. 6-storey and double attic. Free renaissance style with sculptural details and polished granite columns. Exterior: intact. Interiors: decorative plaster ceiling to shop at No. 44; hotel at No.43 retains large dining room at 1st floor SW corner with highly decorative plaster ceiling and fluted columns; veined black marble fireplace to bar; turned timber balusters to stair; plain cornices to bedrooms; room plans much altered to accommodate en suite bathrooms.
4*	6 & 7 St Andrew Square & 7-19 South St David Street	B	28.03.1996	4 construction phases designed by Leslie, George (Rowand Anderson, Kininmonth & Paul) for Scottish Provident. Phase 1: Meuse Lane/S St David St, 1964. Phase 2: 6-7 St Andrew Square, 1966-69. Phase 3: 9-19 S St David St, 1971. Phase 4: rest of Meuse Lane, 1975. Exteriors: intact. Interiors: not seen 2007.
5*	8 St Andrew Square & 21 South St David Street			1954, J R McKay. Insurance company offices. Exterior: N and W elevations intact. Interior: not seen 2007.
6*	4 & 5 St Andrew Square	B	12.12.1974	No. 4, 1883, John McLachlan; No. 5, 1903, John A Carfrae. Exterior: N elevations retained as façades. Interiors: 1993 redevelopment. Linked to 6 & 7 St Andrew Square.
7*	3 & 3a St Andrew Square	A	14.12.1970	1923-25, Burnet, Son & Dick. Extension to Forsyth's Department Store at 30 Princes Street (in similar style). Edwardian Baroque. Exterior: intact. Interior: not seen 2007.
8	1 & 2 St Andrew Square & 16-22 (Even Nos) South St Andrew Street, former Prudential Assurance Building, with railings	B	14.12.1970	1892-95, Alfred Waterhouse & Son. Former Prudential Insurance Company offices. Northern renaissance style. 5-storey with corner tower. Exterior: intact; red sandstone. Interiors: decorative glazed tiles to former public room at ground floor (now Tiles Bar); original layout and plain cornices remain to offices at 1st and 4th floors; downstands and cornices survive at 2nd and 3rd floors, but open plan; original stair; all other spaces reconstructed 1993.
9	14 South St Andrew Street, former Young Men's Christian Association	B	14.12.1970	1914-15, George Washington Browne. Classical. 5-storey and attic. Exterior: intact, including fluted columns at 1st and 2nd floors. Interiors: ground floor hall (now restaurant) with columns and compartmental ceiling with decorative plaster cornices; offices above undergoing refurbishment and not seen 2007.
10	8 & 10 South St Andrew Street	B	14.09.1966	1900, Cousin, Ormiston & Taylor. Shop and hotel (now offices). Free renaissance style. 5-storey and attic with corner turret. Exterior: intact. Interiors: shop at No. 8 has elaborate cornice and decorative doorpiece; offices at No. 10 have compartmental ceilings and ornate cornices at 1st floor, lowered ceilings at upper floors, cast-iron balusters to staircase.

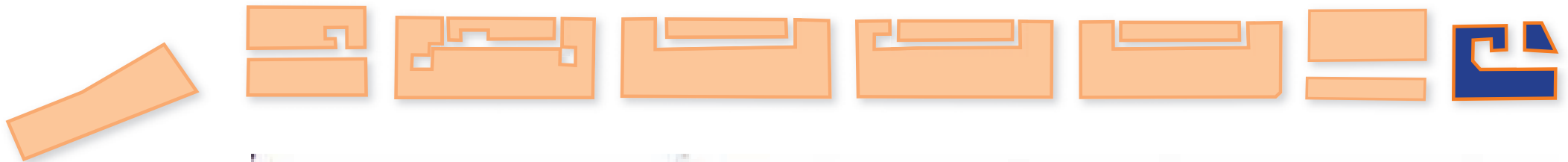


* Excluded from detailed survey (planning authority granted permission for redevelopment, 06/03441/FUL).

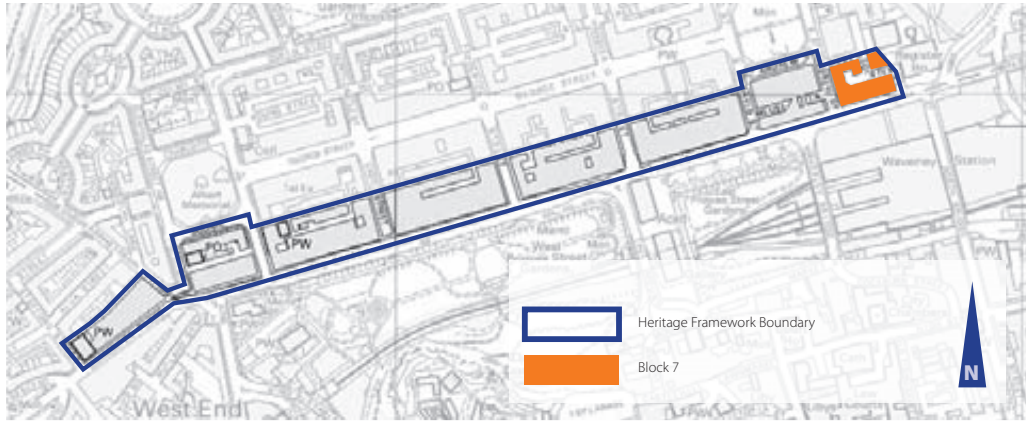
The boundaries marked on the map are indicative only: they have no legal significance.

Block 7

SOUTH ST ANDREW STREET - WEST REGISTER STREET



PRINCES STREET – BLOCK 7, South St Andrew Street - West Register Street



Location of Block 7 within the Heritage Framework study boundary.

Site and Surroundings

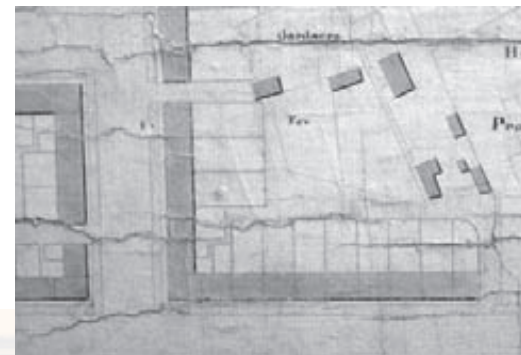
Block 7 is bounded on the south by Princes Street, on the west by South St Andrew Street, on the east by West Register Street and Gabriel's Road, and on the north by West Register Street. It is located directly opposite the Balmoral Hotel. The block comprises three smaller groups of buildings: an L-plan group fronting Princes Street and South St Andrew Street; a rectangular-plan block surrounded by West Register Street and West Register Street Lane; and an irregular polygonal-plan group containing the Guildford Pub and Café Royal. The ground falls gently between West Register Street and Princes Street. The southern aspect of Block 7 is constrained by the bulk of the Balmoral Hotel, but there are oblique views to the east along Waterloo Place and west towards the Castle. The remaining sides of the block face other tall buildings, creating shadow for much of the day.



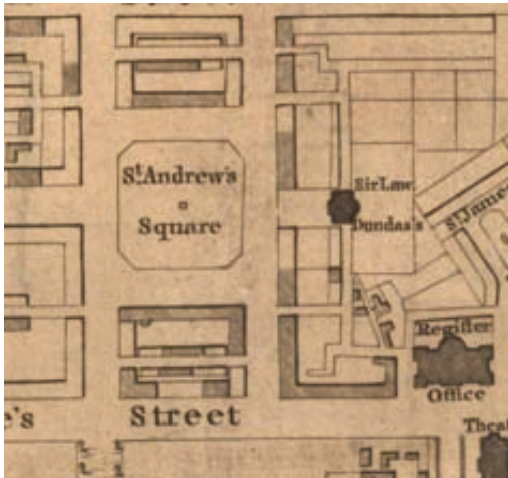
Block Development

Block 7 was constructed on part of several parcels of land purchased by the Town Council in 1758 and 1767, including the Multreeshill Lands.

Within the boundary of Block 7 the feuing plan shows an intention to allocate ten buildings with frontages to Princes Street, and five buildings with frontages to South St Andrew Street (then un-named) in an L-plan arrangement. The plots on West Register Street are not shown on the initial feuing plan. All the feu plots are shown as being the same width. The illustrated arrangement would have created long rear gardens to all the buildings with the exception of the corner plots. No allocation for mews houses or stables is shown. West Register Street is not illustrated as a fully formed street, but the opening for it in South St Andrew Street aligns with that of Rose Street on the corresponding part of South St David Street.



Detail of feuing plan, attributed to James Craig (July 1767?)



Andrew & Mostyn Armstrong, Map of the Three Lothians, 1773



Robert Kirkwood's Plan and Elevation of the New Town of Edinburgh, 1819 (detail 1)



Robert Kirkwood's Plan and Elevation of the New Town of Edinburgh, 1819 (detail 2)



*Nos. 21-22 Princes Street (July 2007)
Two early tenements (marked 20-23 on Kirkwood's map of 1819)*

Construction of Block 7 began in 1767 and was complete by 1773 when Andrew & Mostyn Armstrong illustrated it in their Map of the Three Lothians. Building appears to have progressed according to the Craig plan, but the widths of the plots varied. The basic road layout of West Register Street is also illustrated on the Armstrongs' map, but no building has taken place, and the northern link to Gabriel's road is not yet established.

Whilst the 1773 Post Office Directory does not indicate building numbers, it does show the names and occupations of inhabitants for each street. Merchants, wrights, smiths, baxters, fleshers, physicians, architects, legal clerks and some gentry/nobility are recorded at addresses in Princes Street (probably also including addresses in Block 6). St Andrew Street housed further trades such as grocers, milliners, and upholsterers. It is possible that the buildings were used purely for residential purposes, but it seems likely that trading activity took place here from a very early date.

Kirkwood's plan of 1819 depicts nine buildings facing Princes Street, and five facing South St Andrew Street. The buildings on Princes Street appear to be a mix of tenements and townhouses. The buildings on South St Andrew Street appear to be tenements with some shops at the ground floor. Gardens are shown behind both blocks, and a variety of mews buildings are shown behind Princes Street. A building is marked on West Register Street opposite the west side of Register House. The freestanding quadrangular group of buildings on West Register Street has a carriage and a trap marked in the courtyard, possibly indicating a commercial carriage business. Gabriel's Road is indicated, and the adjacent block contains a variety of buildings, but there is still no northern link with West Register Street.

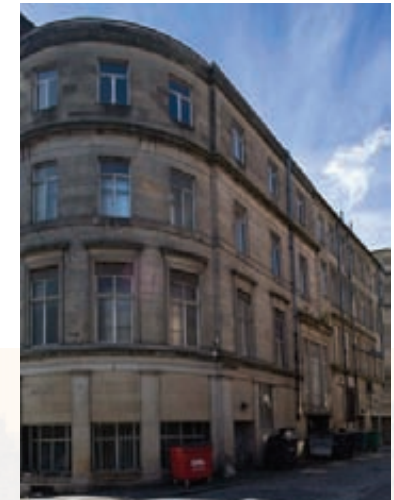
From Kirkwood's elevation it appears that relatively few changes had been made to the residential character of the block - all were 3 storeys in height (excluding basements), the roof lines remained at a consistent level, there were no dormers, and all the gardens were intact.

Examples of the 18th century buildings exist in various degrees of alteration at 21-25 Princes Street and 3-17 West Register Street. All the early buildings have been heightened by one storey.

The first major alterations to the block were the creation of shops and tenements at the back of No. 10 Princes Street for the publisher Archibald Constable in 1824. The construction of this development was a contributing factor to Constable's bankruptcy in 1826, which in turn precipitated the collapse of the publishers Ballantyne & Co. and the financial difficulties of their most famous author, Sir Walter Scott.



*Archibald Constable's building, anonymous design
City Archives, Dean of Guild Collection, 25/03/1824*



*Archibald Constable's building, West Register Street
(July 2007)*

PRINCES STREET – BLOCK 7, South St Andrew Street - West Register Street



Ordnance Survey Town Plan, 1853 (detail)



Joseph Ebsworth, painted view from the Scott Monument, 1847

The first accurate large-scale mapping of Block 7 was undertaken by the Ordnance Survey in 1853. This confirms the plot layout depicted on Kirkwood's earlier map. The layout remains largely intact, but consolidation of properties to form hotels had taken place on Princes Street. Only six buildings are marked fronting Princes Street, of which at least three were hotels and one was the Coach Office. Commercial incursions had been made over the basement areas at two buildings on Princes Street, but the South St Andrew Street basements appear to remain intact. Almost all the rear garden ground on both main streets had been developed.

Two near-contemporary images of Block 7 in the mid 19th century confirm the significant retail activity at the ground floor of Princes Street and South St Andrew Street. As far as can be established from the images, whilst internal consolidation had taken place for hotel use, the original frontages remained in place (although some were altered by heightening by a storey or architectural embellishment). 15-17 South St Andrew Street was an exception in its heightening by two storeys (see Ebsworth's illustration of 1847). The Crown Hotel on the corner of West Register Street remained a prominent feature of the block until its demolition in 1923.

The near-triangular grouping of buildings adjacent to Gabriel's Road contained the Guildford Arms Hotel and Tavern, which still exists in its remodelled form of 1896.



Photograph of Block 7, circa 1854



*Guildford Arms, 3 West Register Street (September 2007)
Tenement circa 1780. Ground floor altered in 1896. Roof also later.*



Ordnance Survey Town Plan, 1877



Café Royal, 1971

By 1877 commercial frontages dominated the Princes Street and South St Andrew Street sides of Block 7. No basement areas survived on Princes Street and only two partial areas on South St Andrew Street. Perhaps the most significant architectural developments of the intervening period occurred in West Register Street. The building now in use as the Café Royal was originally constructed as a showroom for gas and sanitary fittings in 1861 by the architect Robert Paterson. The quadrant corners and Mansard roof of the building were innovations in Edinburgh commercial architecture. It was quickly re-modelled as the Café Royal Hotel in 1863. The sumptuous interior of the Circle and Oyster Bars was added in 1898 under the architect J Macintyre Henry.



Café Royal, Circle Bar, 1898 (September 2007)



Cowan's paper warehouse, 28-48 West Register Street (July 2007)

The other main development in West Register Street was Cowan's paper warehouse of 1864 by George Beattie & Son, a magnificent polychromatic Venetian Palazzo on the site of their 1850 shops and offices (previously the stable block and carriage houses on Kirkwood's map).



Ordnance Survey Town Plan, 1895

Princes Street itself remained relatively unchanged between the Ordnance Surveys of 1877 and 1895. The Royal British Hotel was constructed from 1896-98 by J Macintyre Henry (also at work on the Café Royal Hotel at this time), representing a step-change in the height of the roofline in Block 7. The rear side walls, visible in longer views, were of glazed white brick. Perhaps the most significant alteration to Princes Street came in 1923 with the replacement of the Crown Hotel with a new store for F W Woolworth. This in turn was expanded westwards in 1956.

Whilst minor alterations took place in Block 7 throughout the 20th century, it was not until 1978 that a major redevelopment scheme was undertaken at 13-23 South St Andrew Street, designed by Ian Burke Associates. The new buildings were primarily offices, but incorporated some retail units at the ground floor. The massing and height of the building increases towards the corner of South St Andrew Street and West Register Street. It is connected by enclosed bridges to No. 42 St Andrew Square and 28-48 West Register Street.



Woolworths, 10-15 Princes Street, 1982



13-23 South St Andrew Street (August 2007)

Historic Land Use

The earliest uses recorded for buildings in Block 7 were residential. Traditionally it has been asserted that all the early First New Town buildings were townhouses, but there is evidence from the form of a number of buildings recorded on Kirkwood's 1819 elevations that tenements were also built from the beginning. According to the 1767 feuing plan, the rear lane was not planned for development, but it appears that several one-and-a-half storey stables, carriage houses and mews houses were built by 1780. Commercial retail use also began to take hold on Princes Street at a very early date, and increased throughout the 19th century. The earliest New Town hotel was established above Mathew Poole's coffee shop at No. 10 Princes Street in 1783. No. 16 was occupied by Weir's Museum in 1794: 'A wonderful collection of quadrupeds, birds, fishes, insects, shells, fossils, minerals, petrification, and anatomical preparations ...'. By 1853 the proximity of the block to the railway stations and the coach office had attracted a further six hotels. Several bars and the offices of the London Steam Packet Company are recorded in the Princes Street part of the block during the 19th century. Large-scale office use only began with the construction of 13-23 South St Andrew Street in 1978.

Current Land Use

The street level in Princes Street is exclusively retail with a convenience food outlet on the corner of West Register Street. Above street level there is hotel use at No. 20, some office use at the west end of the block, and storage/vacant space above Nos. 10-15. On South St Andrew Street there are convenience food outlets at both ends of the block, and a bar and a job centre office in between. Above there is seating space for the food outlet at the southern end of the street and offices in the remainder of the stretch. The north-eastern group of buildings is predominantly in bar and hotel use, containing the Café Royal, the Guildford Pub and the Backpackers' Hostel.

Building Types, Styles and Materials

The early homogeneity of design and materials in Princes Street has been replaced to a relatively high degree over the passage of time. However, there is 18th century fabric remaining in Princes Street and West Register Street. Although altered, the three buildings at the western end of the block, probably all originally tenements, represent the earliest built fabric of James Craig's First New Town. Other building types and styles include: purpose-built combined shops and tenement (rear of 10 Princes Street, 1824, Regency classical style); commercial showroom (now Café Royal, 1861, French Second Empire style); warehouse and printers (28-48 West Register Street, 1864, Venetian Gothic style); purpose-built shops and offices (7-9 South St Andrew Street, 1885, Glaswegian Greek style); hotel (Royal British Hotel, 1896-98); department store (10-15 Princes Street, 1925 and 1956, inter-War classical style).

No original freestanding boundary or other garden walls are known to exist in Block 7.



25 Princes Street, circa 1850

PRINCES STREET – BLOCK 7, South St Andrew Street - West Register Street

A high proportion of the buildings in Block 7 are constructed from, or faced with, natural buff-coloured sandstone. The stonework of the original tenements at 21-25 Princes Street has been painted white. Red Dumfriesshire sandstone is used at No. 3 South St Andrew Street and both red sandstone and red render at the Guildford Bar, Gabriel's Road. Buff brick is the facing material on the back (West Register Street Lane elevation) of the 1978 office building at 11-17 South St Andrew Street.

Roofing styles and materials vary considerably. A number of buildings employ Mansard or flat roofs to maximise usage of the roofspace, and dormers are common features. The early buildings in the south-west corner of the block retain traditional pitched slated roofs (replaced when the height of the buildings was raised). The Café Royal was probably the first city centre building to employ a Mansard roof in the French style.

Changes to Street Patterns and Surfaces

Whilst all the original basement areas have been lost, the current buildings on Princes Street and South St Andrew Street mainly adhere to the building lines of the original Craig plan. The street pattern of West Register Street was largely established by the 1780s, and has remained constant through later redevelopments. An enclosed bridge has been built across West Register Street at a high level near the junction with South St Andrew Street, but the road remains a thoroughfare.

Considerable areas of granite and whinstone setted street surfaces remain in West Register Street and West Register Street Lane. The paving surface of Gabriel's Road appears to be Caithness sandstone. The whinstone kerbs in South St Andrew Street and the channelled gutters at the foot of West Register Street are thought to date from the early-mid 19th century rather than the initial 18th century building phase. The granite kerbs in Princes Street are likely to date from the major reconstruction of the road and pavement in 1877, but they have been re-laid on at least one occasion in the late 20th century. Otherwise the main paving surfaces are PC slabs or black-top and the road surfaces are black-top. No early lighting columns or other public street furniture fall within the boundary of Block 7.

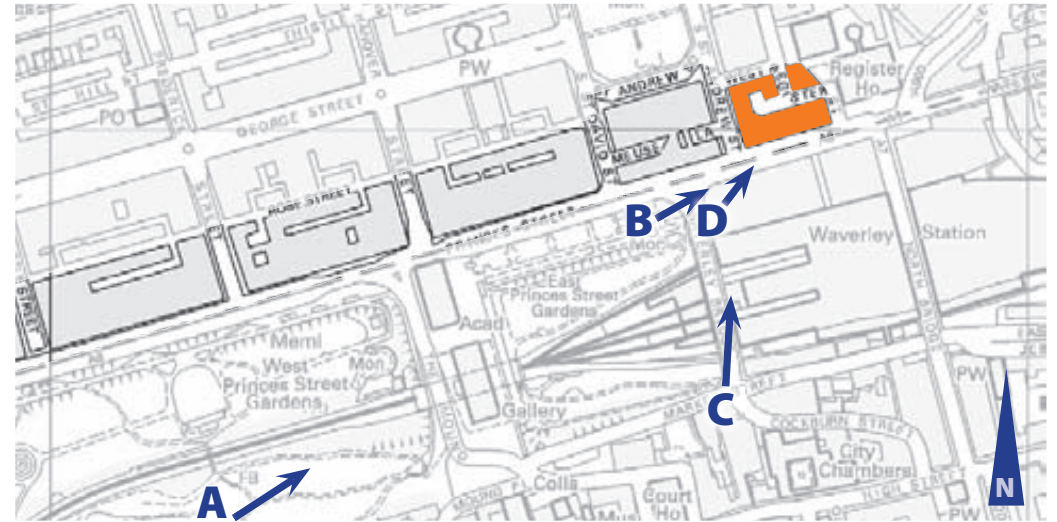
Archaeology

There is some potential for 18th and 19th century archaeology in and around Block 7. The original pavements were built over cellars, and it is possible that these survive beneath the modern pavements in some locations.

Natural Heritage

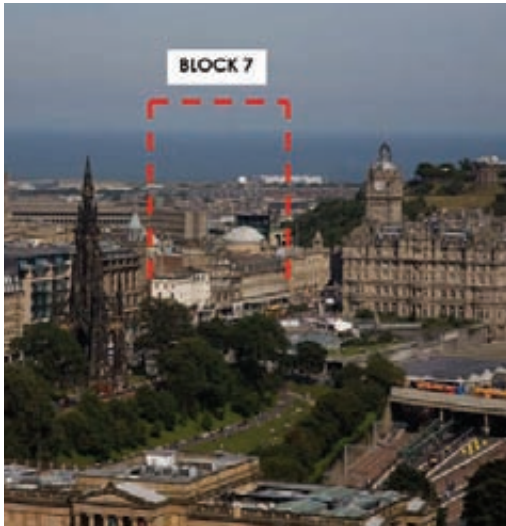
No evidence of any gardens or planting was observed during site survey in August and September 2007. The block is intensively developed.

Setting



Principal Views to Block 7.

Principal views to Block 7 were all photographed in August and September 2007 when the trees in Princes Street and Charlotte Square Gardens were in full leaf. The arrows are intended as indicators, and do not represent the only points from which the buildings of Block 7 can be seen. All the viewpoints are readily accessible to the public.



View A: from the Castle



View C: from Market Street across Waverley Bridge



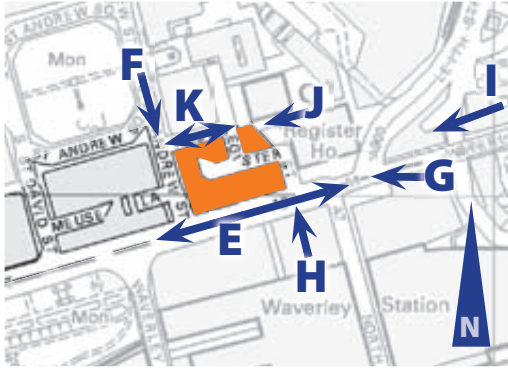
View B: from the Scott Monument



View D: from Princes Mall

It is evident from the views to Block 7 that the Princes Street buildings in particular are highly visible from a number of significant locations across the City Centre. The buildings impact not only on views to the block, but also in views to and from major monuments and designed landscapes including the Castle, the Mound, the Scott Monument, the Balmoral Hotel, Register House, Princes Street Gardens, the Nelson Tower and St Andrew Square.

PRINCES STREET – BLOCK 7, South St Andrew Street - West Register Street



Views around and across Block 7.

The building lines and heights of Block 7 form part of the framework for a number of controlled views along the First New Town streets.



View F: from South St Andrew Street to the Old Town



View I: from the Nelson Tower



View K: along West Register Street from the east



View E: east to west along Waterloo Place and Princes Street



View G: along Princes Street from the west



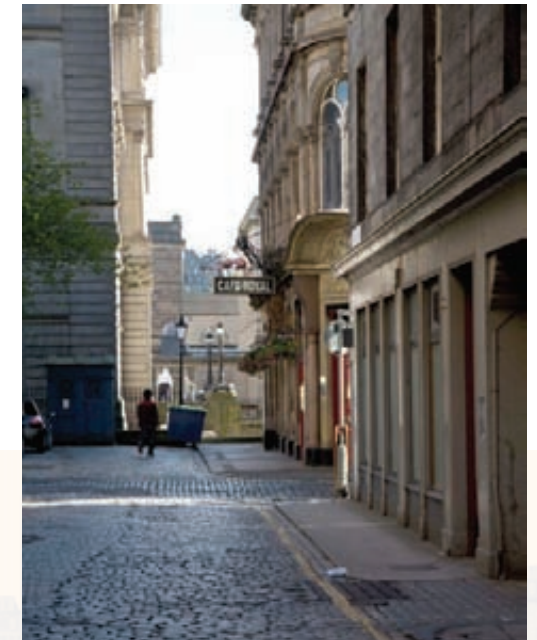
View J: from New Register House



View E: west to east along Princes Street



View H: from the Balmoral Hotel to West Register Street and New Register House



View K: along West Register Street from the west

Summary of Survey

MAP NO.	ADDRESS	CATEGORY	LISTING DATE	SUMMARY
1	10-15 (Inclusive Nos) Princes Street	C(S)	28/03/1996	West Register Street (rear),1824; Princes Street (front),1925, probably W Priddle; late 20th canopy and shopfronts. Inter-war monumental classical front with corner dome; rear early 19th century classical. 3-storey and attic shop (now several shop units). Exterior: largely intact as built. Interiors: ground floor shops much altered; no historic features .
2	16-18 (Inclusive Nos) Princes Street	B	12/12/1974	1864, W Hamilton Beattie (of George Beattie & Son.); early 20th century Mansard roof; fire, 1968; late 20th century shopfront. Classical. 4-storey and attic. Exterior: largely intact as built. Interior: modernised shop; upper floors not seen 2007.
3	19 And 20 Princes Street, Incorporating The Royal British Hotel	B	20/02/1985	1896-98, J MacIntyre Henry; late 20th century shopfronts. Hotel and shop. Free renaissance style. 4-storey and double attic. Exterior: largely intact. Interiors: shop modernised; hotel retains panelled timber staircase, plasterwork to entrance hall; some decorative plasterwork visible above lowered ceilings. Linked to upper floors of 21-23 Princes Street.
4	21-23 (Inclusive Nos) Princes Street	C(S)	28/03/1996	Circa 1770; early 19th century additional storey; later 19th century canted window to No. 21; early 20th century bowed 1st floor window to No. 23. Classical tenements (earliest to survive on Princes Street, along with Nos. 24-25). 4-storey and attic (basement area covered). Exteriors: some 18th century fabric appears to survive to front and rear. Interiors: shops modernised; upper floors not seen 2007.
5	24 And 25 Princes Street	B	28/03/1996	Circa 1770; early 19th century additional storey; early 20th century shopfront over former basement area, altered late 20th century. Classical tenement (earliest to survive on Princes Street, along with Nos. 21-23). 4-storey and attic. Exterior: 18th century fabric appears to survive to front and rear. Interiors: shops modernised; upper floors not seen 2007.
6	3 South St Andrew Street			Early 20th century; late 20th century shopfront. 3-storey and Mansard-roofed attic. Red sandstone. Interior: no visible historic features to ground and 1st floor restaurant; upper floors not seen 2007. Linked to 5-9 South St Andrew Street at ground and 1st floor.
7	5-9 (Odd Nos) South St Andrew Street	B	20/02/1985	1885, Knox & Hutton; late 20th century shopfronts. Late Greek Revival, after Alexander Thomson. 4-storey and attic offices (now bar, restaurant and offices). Exterior: largely intact above ground floor. Interiors: No. 7, walls removed to form open plan, decorative plasterwork and Art Nouveau incrusta dado (probably replica); office at No.9 above not seen 2007.
8	11-23 South St Andrew Street			1978, Ian Burke Associates; later alterations to ground floor shopfronts. 5- and 6-storey offices with attic. Exterior: largely intact as built; brick to West Register Street Lane. Interiors: open plan offices. Two bridges link to 42 St Andrew Square and 28-48 (even nos.) West Register Street.
9	28-48 (Even Nos) West Register Street, Formerly Royal Bank Stationary Warehouse	B	14/12/1970	Earlier 19th century tenement joined to 1864 warehouse and printer's premises, William Hamilton Beattie; later 20th century alterations (including roof). Warehouse for Cowan's the printer in Venetian Gothic style. 4-storey and attic. Exteriors: largely intact, including warehouse ogee windows, polychromatic stonework and sculpted portraits by William Brodie of the Cowans. Interiors: adapted for office use, but warehouse retains cast-iron columns above ground floor, and a cast-iron staircase. Linked by bridge to Nos. 11-23 South St Andrew Street.
10	West Register Street, Cafe Royal	A	08/01/1970	1861, Robert Paterson; altered 1893-5, AW MacNaughton; interiors and alterations 1898, J Macintyre Henry; American Bar 1923, Henry and T Forbes MacLennan. French Second Empire style. 3-storey and double attic. Built as gas fitting showrooms, then converted to hotel and oyster bar (now bars, restaurant, function rooms and hostel). Exteriors: largely intact with the exception of missing cast-iron cresting. Interiors: opulent decorative interiors to the ground floor Circle and Oyster Bars, and 1st floor ("Voodoo Rooms")Crown Room, American Bar and Barbecue Room (over Nos. 5-17 West Register Street) , including plasterwork, timberwork, wrought-ironwork, glazed tiles, bevelled mirrors, and etched and stained glass windows.
11	5-17 (Odd Nos) West Register Street	C(S)	28/03/1996	Late 18th century; later alterations. 3-storey. Exterior: appears to be similar to the building shown on Kirkwood's 1819 plan and elevation. Interiors: no original features visible to ground floor shops; top floor is the former Barbecue Room, part of Voodoo Rooms (see Café Royal).
12	1 West Register Street And 1-3 (Inclusive Nos) Gabriel's Road, Guildford Arms	B	20/02/1985	Circa 1800 tenement, later hotel; reconstructed 1895-96, Robert Macfarlane Cameron; 20th century alterations. Interior: pub, double height with mezzanine; richly decorated with panelling, frieze and cornice; Jacobean panelled ceiling; etched glass windows; timberwork by Scott Morton & Co.



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