

PRINCES STREET – CULTURAL SIGNIFICANCE ASSESSMENT

Introduction

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. The site lies within the New Town Conservation Area and the Edinburgh World Heritage Site. 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 was 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 established the development sequence and form of the surviving James Craig plan, the individual historic structures and the townscape.

A more detailed understanding and assessment of the character, quality and comparative cultural significance of individual buildings is now required as a prerequisite to making decisions about the future of the area.

Cultural significance refers to the collection of values associated with a place which together identify why it is important. The Burra Charter suggests that 'Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects'.

Where decisions are being made about the future of historic buildings, their historic and architectural significance should be adequately assessed. This should form part of the master planning and design process, and the assessment undertaken at the earliest opportunity and before detailed proposals are drawn up for the regeneration.

Methodology

The historic environment is recognised as contributing to the social, psychological and political well-being of individuals, groups and nations. It embodies significant educational benefits, contributes to a sense of place through its character and aesthetic, attracts significant tourist revenue and its reuse contributes to sustainability.

The values represented by the historic environment are diverse and difficult to measure, and any process involving their assessment necessarily represents a subjective and reductionist approach to considering complex issues. However, it is important to base any assessment on a defined range of values and reference points, rather than making judgements which are not clearly specified and available for debate.

It is proposed that the comparative cultural significance of individual buildings is expressed by using a framework which acknowledges a hierarchy of levels to characterise heritage value in terms of the following categories:

Exceptional	Cultural significance of rare or outstanding quality.
Considerable	High degree of cultural significance.
Moderate	Elements of some importance which contribute to the cultural significance.
Limited	Element which do not detract from the cultural significance.
Intrusive	Elements which damage or detract from the overall cultural significance of the area.

The categorisation of cultural significance will be based on the following range of factors:

- **Authenticity:** Describes the relative integrity of the building in relation to its original creation. This will relate principally to the retention of original fabric, but does not preclude consideration of valid contributions of all periods to the building. The authenticity of interior and exterior features must be considered. The extent to which the property is complete is also a factor.
- **Rarity:** Noteworthy scarcity. The quality of being singular or one of a kind. Also relates to a building's innovative qualities in terms of the seminal use of building or design techniques which were highly influential in an original way; constituting or providing a basis for further development.
- **Townscape/Group Value:** The contribution which the building makes to the visual coherence of the immediate urban environment. This will include a measure of how the building relates to its neighbours.
- **Social Value:** This relates to the meaning that a place has for individuals or groups
- **Period:** Contributions from earlier periods are generally recognised as being of greater merit. In the case of this study, buildings which formed part of the original First New Town development will be given the highest rating. This does not reflect the quality of buildings from later

periods which may be particularly good examples of their type. The contribution of quality buildings from all periods to the cultural significance is valued.

This conforms with advice given in the Scottish Historic Environment Policy which in terms of determining whether a building is of special architectural or historic interest specifies that the older a building is and the fewer of its type that survive the more likely it is to present a special interest.

- Artist: The relative merits of individual architects and other artists toward the design of a building are difficult to measure and involve a degree of subjectivity. However, the work of a number of architects may be particularly valued.

In addition the individual buildings will be assessed in relation to:

- Condition: Based on a visual assessment of the general state of repair of the fabric of the building. Although not a direct measure of cultural significance, a building in poor condition is considered to degrade the overall significance.

Condition is assessed on a five point scale:

Excellent/Good/Moderate/Fair/Poor.

This study provides an overview of the cultural significance of individual buildings, and development proposals will require to be accompanied by a detailed heritage statement. This assessment also does not preclude the need for proposals to conform to the Scottish Government's policy in operating listed building control in terms of alterations, extensions and demolition.

CONSERVATION STATEMENT: BLOCK 1

Site Description

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, bisected by Hope Street Lane. It is located within the New Town Conservation Area and the World Heritage Site.

Built originally for housing, the block now mainly accommodates retail and office space. The majority of the buildings on the block adopt a classical architectural expression.



Relation to Kirkwood's Plan (1813)

A considerable percentage of the buildings on Block 1 remain as shown in Kirkwood's Plan. However, whilst all of the buildings on the northern half of the block remain unchanged from 1813, only 2 original buildings remain on the southern half of the block and are dwarfed by newer, taller adjacent buildings on the Princes Street elevation. Numbers 135 & 136 and 144-147 (Formerly Binns) dominate the Princes Street elevation of Block 1 from most viewpoints. Most of the non-original buildings on the block date from the 20th Century.

Historical Development

The original feuing plan for the site allocated 24 houses on the block, with 8 houses with frontages on both the North and South sides (Charlotte Square and Princes Street respectively) with 4 houses each on the East and West sides of the block (South Charlotte Street and Hope Street). Building work began in the early 1790s and was completed by roughly 1805. Contrary to the original plans for the block, most of the buildings on the block were built as tenements, with only the ones facing Charlotte Square predominantly built as houses. 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.

Between 1820 and the late 19th Century, several mews buildings were constructed at the end of the gardens of the Princes Street and Charlotte

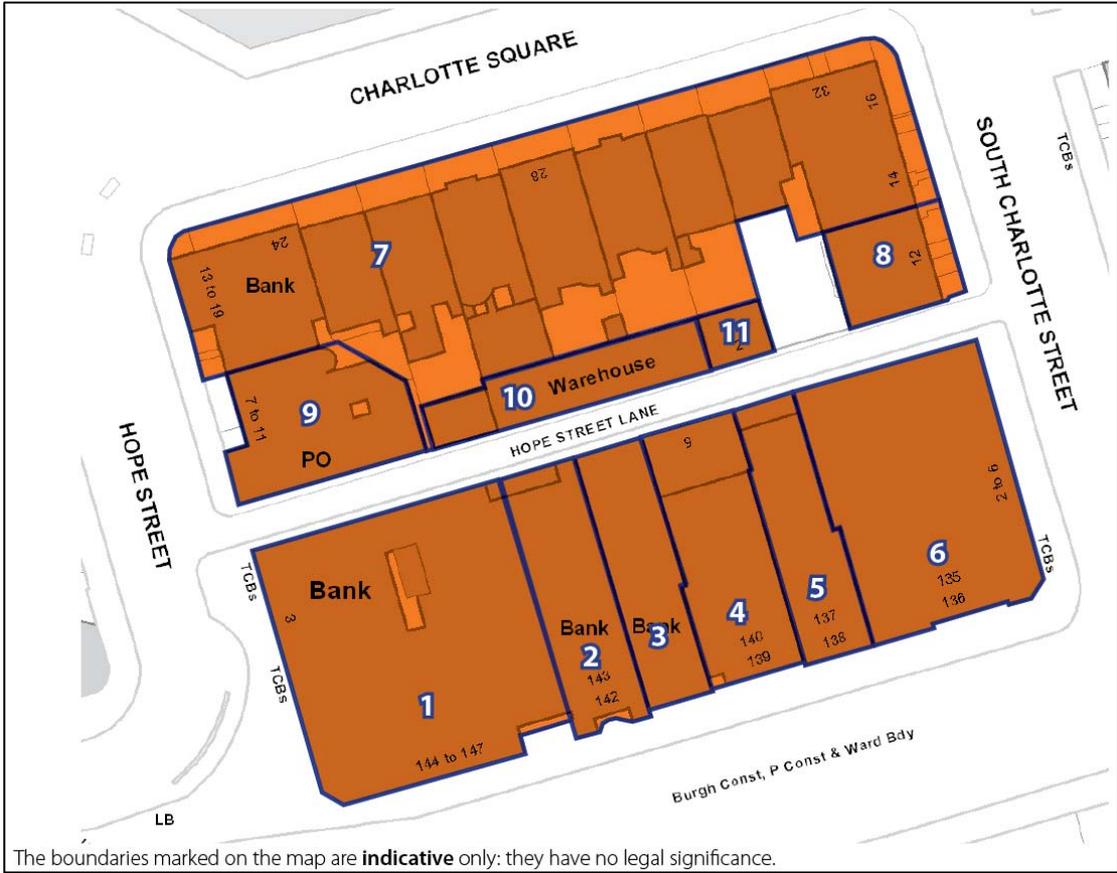
Square properties on Hope Street Lane. These are shown in the Ordnance Survey Town Plan from 1877.

Significant residential use of the block lasted a relatively short period from its completion in about 1805 until the 1860s, by which time retail and banking uses had taken over. The first major change 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. A shop located 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 became increasingly common on all sides of Block 1. 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 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.

In 1935, John Ross McKay designed Binns' (now Frasers') department store on the corner of Princes Street and Hope Street. The building 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. The site was filled 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.



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

1

144-147 (INCLUSIVE NOS) PRINCES STREET

Category 'B'

Built as Binns Department Store, the building replaced an earlier Victorian store belonging to Robert Maule. It rises to six storeys, in polished cream ashlar sandstone with Doric order columns rising through 3 upper storeys and framing bronze framed curtain wall glazing. The ground floor plate glass shop front is framed by a polished black marble fascia.



Authenticity: The exterior maintains original fabric with a modified shop frontage. The interior is converted to modern retail use and no original decorative work is visible.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: The scale of the building dominates the corner of Princes Street and Charlotte Street and it does not relate well with adjoining properties.

Social Value: The building has some social value in terms of its associations for Edinburgh residents as a traditional meeting place as 'Maules's Corner' and under the 'Binn's clock', a reference to the elaborate mechanical clock at second floor level on the canted corner of the building.

Period: Dates from 1935.

Artist: John Ross MacKay

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Limited	Limited	Moderate	Limited	Limited	Good

1

3 HOPE STREET

Category B

Sydney H Miller, 1930. Symmetrical 6-storey 5-bay inter-war classical former bank. Polished cream sandstone ashlar. 3 centre bays with giant free-standing Ionic order columns; glazing divided by bronze panels. Solid parapet broken by attic balconies. Similarly detailed 3-bay return to Hope Street Lane, with dressed rubble bay beyond. The building is now incorporated into the nearly contemporary adjoining Fraser's Department Store. Interior plasterwork, room plans and granolithic stair survive.



Authenticity: The exterior is intact and elements of internal decorative scheme survive.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: The scale of the building tends to overbearing.

Social Value: The building has some social interest as a comprehensively designed inter-war bank.

Period: Dates from 1930.

Artist: Sydney H Miller.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Limited	Limited	Moderate	Moderate	Limited	Good

2

142 & 143 PRINCES STREET

Category 'B'

A 4-bay Italianate bank facade enclosed in modern 5-storey banded bronzed plate glass and ashlar curtain wall. The original 3-storey facade of polished cream ashlar sandstone by John MacLachlan dates from 1888. A good classical facade with Corinthian columned ground floor and pedimented end porches, which is a refronting of an older building. Basil Spence, Glover and Ferguson were responsible for the radical alteration of the original building in 1976. The interior is a modern bank and no original fabric remains.



Authenticity: Façadism has resulted in a significant reduction in the authenticity value of the building.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Original façade has group value in terms of its relationship with adjoining buildings to the east. This is adversely affected by the 1970's intervention.

Social Value: The building has some social value as an example of radical façadism.

Period: Retained façade dates from 1888. All other fabric dates from 1976.

Artist: 1888 façade by John MacLachlan. 1976 intervention by Basil Spence, Glover and Ferguson.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Limited	Limited	Moderate	Moderate	Limited	Limited	Good

3

141 PRINCES STREET

Category: B

H O Tarbolton of Dick Peddie & Walker Todd, 1926 design for the British Linen Bank. Symmetrical 4-storey, 3-bay stripped classical in polished grey ashlar granite. Ground floor framed by square piers with polished black granite columns and capitals forming a tripartite entrance.



Authenticity: Façade and interior retain significant original features. Banking Hall with fluted columns, decorative plasterwork ceiling, panelled walls and glazed dome. Upper floors retain decorative features.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Façade has group value in terms of its relationship with adjoining buildings.

Social Value: The building has no notable social value.

Period: Severe inter-war (1926) classical design.

Artist: H O Tarbolton of Dick Peddie & Walker Todd.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Exceptional	Limited	Considerable	Limited	Moderate	Limited	Good

4

139 & 140 PRINCES STREET AND 5 HOPE STREET LANE

Category: A

A 3-storey and attic 5-bay section of an original tenement constructed as part of First New Town development and dating from 1790. The original common stair bay is slightly set-back to the left of the frontage with an architraved doorpiece frieze and pediment; the ground floor converted to shops circa 1840. The shop front to the left survives with original features intact. Both shops have virtually identical plaster enrichments and barrel vaulted saloons to rear. Residual parts of V-jointed rustication from the original frontage survive at ground floor. The upper floors were rebuilt following a fire in 1993. The 3-bay rear elevation to Hope Street Lane is in dressed rubble with an arched door and stair windows at centre.



Authenticity: Façade and interior retain significant original features.

Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: Façade has group value in terms of its relationship with adjoining buildings.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain, and as a good surviving example of its early adaption as shops.

Period: 1790 with later additions.

Artist: Unknown.

Condition: The building is generally well maintained.

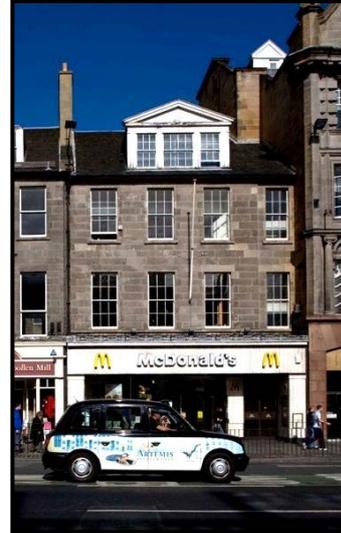
Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Exceptional	Considerable	Considerable	Moderate	Exceptional		Good

5

137 & 138 PRINCES STREET

Category: B

Original date circa 1790; the facade was dismantled and re-erected by Morris and Steedman in 1976. 3-storey and attic 4-bay surviving half of former classical tenement. Dressed ashlar sandstone. Set back former common stair bay to right. Modern shopfront at ground; large pedimented tripartite dormer (1976). Timber sash and case 12-pane windows. Interior dates from the 1976 refurbishment.



Authenticity: Façade retain significant original features following the 1976 reconstruction.

Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: Façade has group value in terms of its relationship with adjoining buildings.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain.

Period: 1790 with later additions.

Artist: Original architect unknown, 1976 refurbishment by Morris and Steedman

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Exceptional		Good

6

135 & 136 PRINCES STREET AND 2-8 (EVEN NO'S) SOUTH CHARLOTTE STREET, CHARLOTTE HOUSE

Category: B

Built in three phases; an initial L-plan, enveloping the corner house; this house was finally acquired and replaced in 1924, and finally 3 bays were added to the north in 1935. T Duncan Rhind (of Hamilton Paterson & Rhind), 1903; corner by J D Cairns, 1924; north extension by Cairns and Ford, 1935. Large 4-storey and double attic neo-Baroque building on prominent corner site. Polished cream sandstone ashlar with glass and bronze curtain walls. Original narrow 4-bay gabled facades to south and east. Later corner section with splayed angle and metal panels, repeating earlier forms. Three curtain walled bays between to each elevation. Unifying cornice and mansard roof with 2 tiers of dormers. Arched polished granite ground floor. Timber and metal casement windows. Interior is much altered but fine Art Deco details survive in basement areas and toilets. Art deco staircase at no 8. There is some potential for decorative plasterwork above lowered ceilings.



Authenticity: Façade mainly original and limited surviving Art Deco features.

Rarity/Innovation: The development of the building over a period of 30 years and the use of Art Deco motifs provides a degree of interest.

Townscape/Group Value: Prominent corner building.

Social Value: Built for the bakers McVitie's, and incorporating one of the countries first self service cafeterias.

Period: 1903 with later additions.

Artist: T Duncan Rhind (of Hamilton Paterson & Rhind), 1903; corner by J D Cairns, 1924; north extension by Cairns and Ford, 1935.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Moderate	Considerable	Considerable	Considerable	Moderate	Good

7

24-32 CHARLOTTE SQUARE, 13 -19 HOPE STREET AND 14 & 16 SOUTH CHARLOTTE STREET

Category A

Robert Adam, 1796-circa 1810. Symmetrical 3-storey basement and attic 27-bay neo-classical palace block formerly consisting of 9 houses entered from the front and tenements entered from either end. Polished cream sandstone with rock-faced basement and V-jointed rustication at ground floor. Various degrees of internal alterations, with a high percentage of room-plans, decorative details including plasterwork, timberwork and fireplaces surviving.



Authenticity: Façade and much of interior intact.

Rarity/Innovation: Part of Robert Adam's design for Charlotte Square.

Townscape/Group Value: Outstanding classical palace front to original townhouses and tenements. Part of Charlotte square design by Robert Adam.

Social Value: Douglas Haig was born at No 24 on the 19th June 1861, and Alexander Graham Bell was born at No 16 South Charlotte Street on the 3rd March 1847. Association with Robert Adam.

Period: 1792 design for Charlotte Square by Adam. Built 1794-1818.

Artist: Robert Adam.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Exceptional	Exceptional	Exceptional	Considerable	Exceptional	Exceptional	Good

9

7-11 (ODD NOS) HOPE STREET

Category B

Circa 1800; built out at ground in early 20th century; further extended by J R McKay, 1938; partly rebuilt subsequently. Former 3-storey and attic 7-bay classical tenement. Polished cream ashlar sandstone, rusticated at ground. Arcaded at ground floor.



Authenticity: The original building has been the subject of substantial 20th century alterations.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Façade has group value in terms of its relationship with adjoining buildings.

Social Value: The building some social value as the location of a post office.

Period: 1800 with later additions.

Artist: Unknown.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Limited	Moderate	Moderate	Considerable		Good

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.

Authenticity: Buildings substantially altered.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Limited

Social Value: Limited interest as example of First New Town mews development.

Period: Early 19th century with substantial 20th century alterations.

Artist: Unknown

Condition: The building shows signs of requiring maintenance.



Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Limited	Limited	Limited	Limited	Moderate		Moderate

11

2 HOPE STREET LANE

Early 19th century 3-storey mews building.

Authenticity: Façade mainly intact.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Limited

Social Value: Limited interest as example of First New Town mews development.

Period: Early 19th century.

Artist: Unknown

Condition: The building shows signs of requiring maintenance.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Limited	Limited	Limited	Considerable		Moderate

CONSERVATION STATEMENT: PRINCES STREET BLOCK 2

Site Description

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.



Relation to Kirkwood's Plan (1813)

Block 2 has a very high percentage of original buildings that remain from Kirkwood's 1813 Plan. It can, therefore, be considered as the most authentic of Princes Street's 7 blocks. 19 of the Block's 28 buildings date from the 18th century, with the remainder mostly constructed in the 19th century. The 19th century buildings complement their original 18th century counterparts well. The South Charlotte Street & Rose Street elevations of Block 2 are perhaps the most impressive in terms of authenticity, with very few newer buildings having replaced the original Georgian buildings since the early 19th Century. The Princes Street elevation includes only one 20th century building; built by Ian Burke Associates to the Princes Street Panel criteria in 1970.

Historical Development

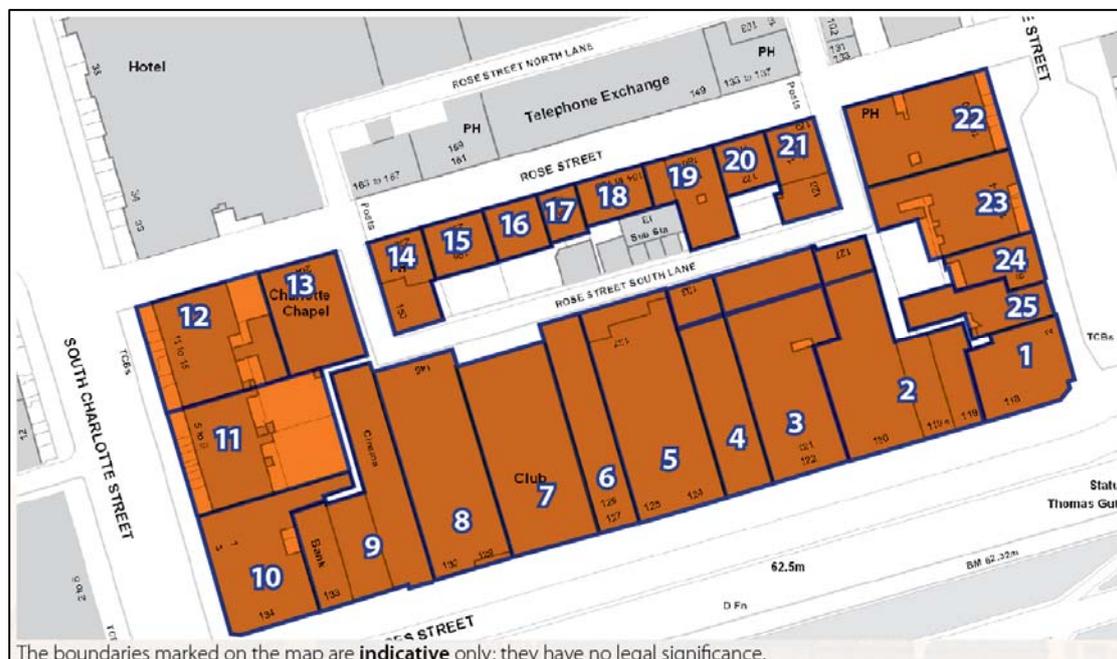
Within the boundary of Block 2 the feuing plan shows an intention to allocate fifteen buildings with frontages to Princes Street, five buildings with frontages to South Charlotte Street and Castle Street, and nine with frontages to Rose Street. All the feu plots are shown as being the same width with 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. 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.

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 uses.

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.



1

118 PRINCES STREET & 2 CASTLE STREET

Category B

Built in the late 18th Century, this droved cream sandstone ashlar 3-storey and attic former classical tenement on a corner site was part of the original design for the First New Town. Alterations were made in the early 20th century that saw the addition of the enveloping glazed timber front built out at ground and 1st floor over the original basement area.



Authenticity: The exterior maintains traditional fabric with a good quality early first floor addition. The interior has been completely altered with the original room plan removed at ground and 1st floors, with all decorative features removed or obscured, residential at 2nd floor.

Rarity/Innovation: The building is a significant surviving part of the original fabric of Edinburgh's New Town,

Townscape/Group Value: The scale of the building fits in well with the corner of Princes Street and Castle Street and relates very well with adjoining properties.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain.

Period: Dates from late 18th Century

Artist: Part of original New Town Development. Architect unknown.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Moderate	Considerable	Moderate	Exceptional		Good

2

119, 119a & 120 PRINCES STREET

Category B

These 3-storey and attic former classical tenements from the late 18th century were part of the original First New Town. Predominantly dressed in cream ashlar sandstone with polished dressings. Alterations were made in the early 20th century with a timber extension at 1st floor level containing 5 broad canted windows with elaborate curvilinear timber glazing set under straight fascia and cornice. Modern shops built out at ground level. The roof is littered with an irregular collection of roof dormers.



Authenticity: The exterior maintains traditional fabric with a good quality early first floor addition, however, elements of the ground level shop frontages are undesirable. There are no visible early features or room plans to ground floor shops. There is early 20th century decorative cornice work on 1st floor in the restaurant/cafe.

Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: The scale and façade of the building has group value with adjacent buildings.

Social Value: Early tea room on upper floors survives. Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain.

Period: Dates from late 18th Century

Artist: Part of original New Town Development. Architect unknown.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Exceptional		Good

3

121-122 PRINCES STREET

Category B

Late 19th century, Large 5-storey and double attic 4-bay office projecting from building line of street. The building consists of mainly polished cream ashlar sandstone (stonecleaned). At ground, elegant polished black slate surround to 2 modern shops and entrance to upper floors. At attic, outer bays with pedimented Dutch gables containing pair of windows with oculi above; pair of pedimented dormers at centre, with 3 oculi above.

Authenticity: This building has been altered to a significant extent. The layout of both the 1st and 2nd floor plans, retain traces of the original structure. Decorative cornice work is found throughout with an attractive timber stair running up the building.

Rarity/Innovation: The building does not demonstrate any features of particular rarity, and does not relate to the surviving original fabric of Edinburgh's First New Town.

Townscape/Group Value: The scale of the building does not fit in with the neighbouring buildings, especially the original 3 storey tenements at the end of the frontage onto Princes Street adjoining meeting Castle Street.

Social Value: The building has no particular social value.

Period: Dates from late 19th Century

Artist: Unknown.

Condition: The building is in a state of disrepair.

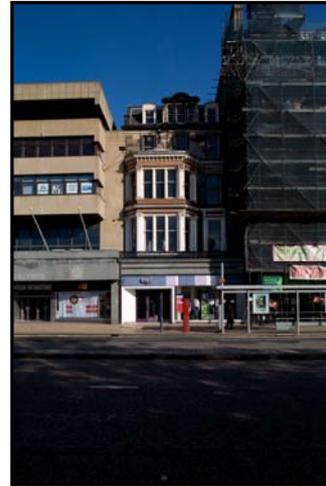
Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Limited	Limited	Limited	Limited	Moderate		Poor

4

123 PRINCES STREET

Category B

Originally late 18th century with the interior recast by David Bryce in 1850 and the facade remodelled and heightened by W Hamilton Beattie in 1873. This 4-storey and attic building is primarily in a polished cream sandstone ashlar. Modern shop at ground built out over original basement area. The most distinguishing feature of the building are the broad painted projecting 5-light window to 2 left bays at 1st and 2nd floors. These features dominate the frontage onto Princes Street.



Authenticity: The building has suffered a series of alterations which has seen the evolution of the original late 18th century structure to one that is more closely associated with late 19th century architecture. The interior retains many of the numerous later 19th century features including elaborate decorative plasterwork, timberwork, fireplaces and timber staircase with barley-sugar balusters.

Rarity/Innovation: The building does not display many features of particular interest, although the interior has the potential to contribute significantly with appropriate renovation.

Townscape/Group Value: Due to the unfortunate position of being between two relatively high and unrelated buildings, this building is overshadowed and dominated, which reduces the impact that it could have on the townscape.

Social Value: The building has no particular social value.

Period: Dates from late 18th Century, 19th Century alterations.

Artist: Original architect unknown. Alterations by W Hamilton Beattie.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Moderate	Moderate	Moderate	Considerable	Considerable	Good

5

124-125 PRINCES STREET

Not Listed

The property is a seven-storey modern building with a shop at ground floor level, and offices above. Built in 1970 by Ian Burke associates to Princes Street Panel criteria. Horizontal bands of glazing and sandstone cladding with granite balcony facings. The building extends all the way back onto Rose Street South Lane.



Authenticity: Both exterior and interior are intact as built.

Rarity/Innovation: The building does not display any features that can be described as being rare or innovative.

Townscape/Group Value: This building has a negative impact on the townscape as it does not relate to the surrounding historic architecture.

Social Value: The building has no particular social value.

Period: Late 20th Century.

Artist: Ian Burke associates

Condition: The façade of the building is in relatively good condition;

Condition: The building is generally well maintained.

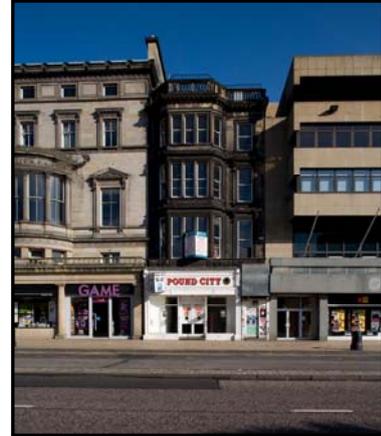
Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Limited	Intrusive	Limited	Limited	Moderate	Good

6

125a & 126 PRINCES STREET

Category B

Built 1859, perhaps incorporating earlier fabric. 4-storey, broad 2-bay shop with offices above. Polished cream sandstone ashlar. Modern shop at ground built over basement area; original strapwork balustrade. Upper floors with broad projecting 5-light bay with quadrant ends to left, single bay to right; windows with architraves, and cornices at 1st and 2nd floors, consoled to right. Modillioned eaves cornice and simple pierced balustrade.



Authenticity: Although not an original building from the first new town, this 19th century displays typical Victorian architecture and is a good example within this context. The interior retains elaborate decorative plasterwork, while the single storey saloon to the rear has also survived.

Rarity/Innovation: The building displays a number of features of particular interest, including the distinctive well maintained frontage and the surviving saloon area to the rear.

Townscape/Group Value: the building appears squeezed by the larger properties on either side. However, the property maintains a traditional form and contributes well to the historical setting within the World Heritage Site.

Social Value: The building has no particular social value.

Period: Dates from mid 19th Century

Artist: Peddie and Kinnear, known today as Dick Peddie & McKay.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Considerable	Considerable	Good

7

127 & 128 PRINCES STREET

Category B

Late 19th century, rebuilt late 20th century. Built as the University Club in an Italian renaissance palazzo style. The frontage was retained with sculpture by John Rhind, otherwise rebuilt in late 20th century with the interior all late 20th century.

Authenticity: Only the façade remains of the original building with the interior having being replaced entirely.

Rarity/Innovation: The sculpture on the frontage provides an element of value.

Townscape/Group Value: The building is a dominant feature on the block.

Social Value: The building has no particular social value.

Period: Dates from late 19th Century/ late 20th century.

Artist: Peddie and Kinnear.

Condition: The building is generally well maintained.



Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Moderate	Moderate	Limited	Moderate	Considerable	Good

8

129 PRINCES STREET

Category B

Late 18th century building, remodelled 1887 by MacGibbon & Ross, largely rebuilt in 1996. The exterior includes two 18th century pilasters (part of the scheme for 129-131 Princes Street) flanking the 1887 frontage. Groundfloor shop front rebuilt late 20th century.



Authenticity: Although not an original building from the first new town, this 19th century displays typical Victorian architecture and is a good example within this context. The interior retains much of elaborate decorative plasterwork, while the single storey saloon to the rear has also survived.

Rarity/Innovation: The building displays a number of features of particular interest, including the distinctive well maintained frontage and the surviving saloon area to the rear.

Townscape/Group Value: Relates well to original first New Town scale.

Social Value: The building has no particular social value.

Period: Dates from mid 19th Century

Artist: MacGibbon & Ross.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Moderate	Limited	Considerable	Moderate	Good

9

130 PRINCES STREET

Category B

3-storey and attic, 3-bay former house. Perhaps James Nisbet, late 18th century; altered by Alexander MacGregor in 1862; ground floor shopfront by Robert Paterson, 1885-6. Polished cream sandstone ashlar. Ground floor built out over basement with round arches on thin iron colonnettes, fascia and cornice. Large gabled timber tripartite dormer at centre.

Timber sash and case plate glass windows; ashlar coped skewes; rendered stacks; grey slates.



Authenticity: Although it has been altered over time, the building still displays a number of 18th century characteristics. The interior was completely rebuilt in 1996 with the saloon ceiling removed to 129 Princes Street.

Rarity/Innovation: The building displays a number of features of particular interest, including the distinctive well maintained shop frontage.

Townscape/Group Value: The building is dominated by the two more elaborate buildings on either side. However this does not detract from the role that it plays as part of the townscape.

Social Value: The building has no particular social value.

Period: Dates from late 18th Century

Artist: James Nisbet.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Moderate	Considerable	Limited	Exceptional	Moderate	Good

10

131-133 PRINCES STREET

Category B

Late 18th century; No 131 perhaps James Nisbet; later additions; refurbished and unified, 1994. 3, 3-storey and attic, 3-bay former classical houses. Painted polished sandstone ashlar with 2 modern ground floor shopfronts built out over basement. 3 bays with early 20th century first floor timber framed curvilinear glazing. Stone stair and decorative balusters to rear of No 132.



Authenticity: Although it has been altered over the course of its life, the building still displays a number of 18th century characteristics. No remaining evidence of Princes (later Jacey) Cinema fittings at No 131.

Rarity/Innovation: The buildings retain a good deal of its character from the original First Edinburgh New Town design.

Townscape/Group Value: The buildings play an important part in maintaining the original design of the First Edinburgh New Town through their scale and design.

Social Value: The buildings have no particular social value.

Period: Dates from late 18th Century

Artist: James Nisbet.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Moderate	Considerable	Limited	Exceptional	Moderate	Good

11

134 PRINCES STREET & 1 & 3 SOUTH CHARLOTTE STREET

Category B

Original late 18th century plain dressed cream sandstone ashlar with polished dressings classical tenements with early 20th century 2-storey extension over former basement area of Princes Street, later 20th century extensions over basement areas of South Charlotte Street.



Authenticity: The original exterior is largely intact with 20th Century alterations. At 134 Princes Street the original layout has been removed to form an open plan at ground and first floors, with fragments of decorative cornice at ground floor. Residential above. 1-3 South Charlotte Street, ground floor is late 20th century shop with open plan offices to 1st and 2nd floors where the ceilings have been lowered. Chimneybreasts at 2nd floor still survive.

Rarity/Innovation: The buildings retain character from the original First New Town design, while also showing a good example of how an original building can be brought into modern use.

Townscape/Group Value: The buildings play an important part in maintaining the original design of the First Edinburgh New Town through their scale and design.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain.

Period: Dates from late 18th Century.

Artist: Unknown.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Considerable	Moderate	Moderate	Exceptional		Good

12

5-9 (ODDS) SOUTH CHARLOTTE STREET

Category A

Circa 1790, this classical tenement from Edinburgh's First New Town retains the original basement and railings at the front of the building.



Authenticity: Original exterior is entirely intact, including basement areas. The garden to the rear of No 5 is the only surviving example in Princes Street Blocks. 5 and 7 largely retain the original room plans and decorative cornices with residential above. No 9 houses a restaurant and interior walls have been removed, but downstands and decorative cornices remain.

Rarity/Innovation: The building is a very good example of the original 18th century character from the First Edinburgh New Town design, including the last surviving garden in the block.

Townscape/Group Value: The buildings play an important part in maintaining the original design of the First Edinburgh New Town through their scale and design, as well as contributing to the setting of Charlotte Square.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain.

Period: Dates from late 18th Century.

Artist: Unknown.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Exceptional	Considerable	Exceptional	Moderate	Exceptional		Good

13

11-15 (ODDS) SOUTH CHARLOTTE STREET

Category A

Circa 1790, this classical tenement from Edinburgh's First New Town retains its original basement and railings at the front of the building.

Authenticity: Original exterior is entirely intact, including basement areas, with full-width slate-hung corniced dormer with pair of canted windows flanking central window. The rear extension at No 11 has two panelled and combed-ceiling rooms lit by cupolas. Decorative plasterwork, timberwork (including dados), and fireplaces in Nos 11 and 13 remain as well as the stone common stair.



Rarity/Innovation: The building is a very good example of the original 18th century character from the First Edinburgh New Town design.

Townscape/Group Value: The buildings play an important part in maintaining the original design of the First Edinburgh New Town through their scale and design, as well as contributing to the setting of Charlotte Square.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain.

Period: Dates from late 18th Century.

Artist: Unknown.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Exceptional	Considerable	Exceptional	Moderate	Exceptional		Good

14

202 ROSE STREET AND 150 ROSE STREET SOUTH LANE

Category 'B'

Circa 1790; later alterations. 3-storey and attic, 3-bay corner block with bar at ground. Coursed rubble. At ground, central door flanked by large altered windows; modern fascia. Return gable with 2 bays displaced to outer flanks and further bay with door and common stair windows to far right; broad single bay wing adjoining with nepus gable.



Authenticity: This is a good example of an original Rose Street tenement. The exterior is largely intact.

Rarity/Innovation: The building is a good example of the original 18th century First Edinburgh New Town design. It is part of the last surviving continuous block in Rose Street.

Townscape/Group Value: The buildings play an important part in maintaining the original design of the First Edinburgh New Town through their scale and design, as well as contributing to the historical setting of Rose Street.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain. Scott's Bar (public house) occupies ground floor.

Period: Dates from late 18th Century.

Artist: Unknown.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Considerable	Exceptional		Good

15

196-200 ROSE STREET (EVEN NUMBERS)

Category 'B'

Dated 1793 with later alterations. 3-storey and attic, 5-bay tenement with 2 modern shops at ground, flanking common stair door with dated lintel. Coursed rubble. 3 piend-roofed dormers. 4-storey 4-bay rubble rear elevation.

Authenticity: This is a good example of an original Rose Street tenement. The exterior is largely intact.



Rarity/Innovation: The building is a good example of the original 18th century First Edinburgh New Town design. It is part of the last surviving continuous block in Rose Street.

Townscape/Group Value: The buildings play an important part in maintaining the original design of the First Edinburgh New Town through their scale and design, as well as contributing to the historical setting of Rose Street.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain.

Period: Dates from late 18th Century.

Artist: Unknown.

Condition: The façade of the building is in very good condition; and the interior at ground level is of a good standard.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Exceptional		Good

16

194 ROSE STREET

Category 'B'

Circa 1790; later alterations. 3-storey and attic, 5-bay tenement with 2 shops at ground flanking common stair door. Coursed rubble. Shop to left framed by pilasters and cornice. Pair of piend-roofed dormers. 4-storey 4-bay rubble rear elevation.

Authenticity: This is a good example of an original Rose Street tenement. The exterior is largely intact.



Rarity/Innovation: The building is a good example of the original 18th century First Edinburgh New Town design. It is part of the last surviving continuous block in Rose Street.

Townscape/Group Value: The buildings play an important part in maintaining the original design of the First Edinburgh New Town through their scale and design, as well as contributing to the historical setting of Rose Street.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain.

Period: Dates from late 18th Century.

Artist: Unknown.

Condition: The façade of the building is in very good condition; and the interior at ground level is of a good standard.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Exceptional		Good

17

190-192 (EVEN NOS) ROSE STREET AND ROSE STREET SOUTH LANE

Category 'B'

Circa 1790; later alterations. 3-storey and attic, 3-bay tenement with 3-bay shop at ground and common stair door to outer left. Coursed rubble. Pair of piend-roofed tripartite dormers. 4-storey 3-bay rubble rear elevation. 3-bay gabled garage to Lane.



Authenticity: This is a good example of an original Rose Street tenement. The exterior is largely intact.

Rarity/Innovation: The building is a good example of the original 18th century First Edinburgh New Town design. It is part of the last surviving continuous block in Rose Street.

Townscape/Group Value: The buildings play an important part in maintaining the original design of the First Edinburgh New Town through their scale and design, as well as contributing to the historical setting of Rose Street.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain.

Period: Dates from late 18th Century.

Artist: Unknown.

Condition: The façade of the building is in very good condition and the interior at ground level is of a good standard.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Exceptional		Good

18

184-188 (EVEN NOS) ROSE STREET

Category 'B'

Circa 1790 with later alterations. 3-storey and attic, 6-bay tenement with 2 shops at ground flanking common stair door. Coursed rubble. 4 broad modern piend-roofed dormers. 4-storey rubble rear elevation.



Authenticity: This is a good example of an original Rose Street tenement. The exterior is largely intact.

Rarity/Innovation: The building is a good example of the original 18th century First Edinburgh New Town design. It is part of the last surviving continuous block in Rose Street.

Townscape/Group Value: The buildings play an important part in maintaining the original design of the First Edinburgh New Town through their scale and design, as well as contributing to the historical setting of Rose Street.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain. A Mexican bar occupies the ground floor.

Period: Dates from late 18th Century.

Artist: Unknown.

Condition: The façade of the building is in very good condition; and the interior at ground level is of a good standard.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Exceptional		Good

19

178-182 (EVEN NOS) ROSE STREET

Category 'B'

Circa 1790; later alterations. 3-storey and mansard attic, 6-bay tenement with 2 shops at ground flanking common stair door. Coursed rubble. 4-storey rubble rear elevation with partly rebuilt 2-storey 4-bay gabled block to lane.

Authenticity: This is a good example of an original Rose Street tenement. The exterior is largely intact.



Rarity/Innovation: The building is a good example of the original 18th century First Edinburgh New Town design. It is part of the last surviving continuous block in Rose Street.

Townscape/Group Value: The buildings play an important part in maintaining the original design of the First Edinburgh New Town through their scale and design, as well as contributing to the historical setting of Rose Street.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain.

Period: Dates from late 18th Century.

Artist: Unknown.

Condition: The façade of the building is in very good condition; and the interior at ground level is of a good standard.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Exceptional		Good

20

172-176 (EVEN NOS) ROSE STREET

Category B

Circa 1790; later alterations. 3-storey and attic, 4-bay tenement with 2 shops at ground flanking common stair door. Coursed rubble. 3 piend-roofed dormers. 4-storey 3-bay rubble rear elevation. 12-pane timber sash and case windows (2 uPVC replacements at 1st floor).



Authenticity: This is a good example of an original Rose Street tenement. The exterior is largely intact.

Rarity/Innovation: The building is a good example of the original 18th century First Edinburgh New Town design. It is part of the last surviving continuous block in Rose Street.

Townscape/Group Value: The buildings play an important part in maintaining the original design of the First Edinburgh New Town through their scale and design, as well as contributing to the historical setting of Rose Street.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain.

Period: Dates from late 18th Century.

Artist: Unknown.

Condition: The façade of the building is in very good condition; and the interior at ground level is of a good standard.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Exceptional		Good

21

170 ROSE STREET AND 116-122 (EVEN NOS) ROSE STREET SOUTH LANE.

Category B

Circa 1790; later alterations. 3-storey and mansard attic, 3-bay corner block with public bar at ground. Coursed rubble. At ground, 5-bay plate glass bar with slender Corinthian columns, Return gable with 3 bays displaced to left and bar to right; common stair door at centre. Irregular broad 2-bay wing to south with commercial premises at ground.



Authenticity: This is a good example of an original Rose Street tenement. The exterior is largely intact.

Rarity/Innovation: The building is a good example of the original 18th century First Edinburgh New Town design. It is part of the last surviving continuous block in Rose Street.

Townscape/Group Value: The buildings play an important part in maintaining the original design of the First Edinburgh New Town through their scale and design, as well as contributing to the historical setting of Rose Street.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain. The Rose and Crown public house occupies the ground floor.

Period: Dates from late 18th Century.

Artist: Unknown.

Condition: The façade of the building is in very good condition; and the interior at ground level is of a good standard.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Exceptional		Good

22

16-20 (EVENS) CASTLE STREET AND CONNERY'S BAR, ROSE STREET

Category A

After 1792. Symmetrical, droved cream sandstone ashlar, 3-storey basement and attic 7-bay former pair of classical houses with flats above on corner site and single storey bar to rear on Rose Street.



Authenticity: Original exterior is entirely intact, including basement areas. Former common stair door at centre, blocked to form window. The interior has been converted to offices while retaining room plans and numerous early decorative features including plasterwork, timberwork, staircases and fireplaces.

Rarity/Innovation: The building is a very good example of the original 18th century character from the First Edinburgh New Town design.

Townscape/Group Value: The buildings play an important part in maintaining the original design of the First Edinburgh New Town through their scale and design, as well as contributing to the setting of Charlotte Square.

Social Value: : Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain

Period: Dates from late 18th Century

Artist: Unknown

Condition: The façade of the buildings is in very good condition; and the interior is of a good standard.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Considerable	Considerable	Considerable	Exceptional		Good

23

10, 10A-14 (EVENS) CASTLE STREET

Category B

After 1792; subsequent alterations. 3-storey droved cream sandstone ashlar basement and attic 7-bay former pair of classical houses with flats above; modern shop built out at ground to No 14.

Authenticity: Original exterior is intact, with exception of 20th century shop front. No 10 contains an array of decorative features of great interest, ranging from a former dining room with fluted pilastered sideboard recess, panelled dado and a black slate chimneypiece. No 14 has been considerably altered to retail premises, and extended to rear. Jacobean ceilings survive at ground, suspended ceilings at 1st floor; remnants of 19th century stair with cast-iron barley twist banisters; vestigial remains of enriched entrance hall ceiling. No 10 is primarily office use, whilst the remaining parts of the building are residential flats.



Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: Façade has group value in terms of its relationship with adjoining buildings.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain.

Period: Dates from late 18th Century

Artist: Unknown.

Condition: The façade of the buildings are in very good condition; and the interior is of a good standard.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Exceptional		Good

24

6 AND 8 CASTLE STREET

Category B

1889, Thomas Leadbetter. Built as offices for Scottish American Mortgage Company. The building is a French Renaissance, 3-storey, basement and attic terraced office breaking forward from line of street.



Authenticity: Original exterior is entirely intact. Shop retains chimneybreast (possibly surviving from the earlier tenement on site), but no decorative details. The 1st floor front room with timber panelling, chimney piece framed by paired fluted Ionic pilasters and enriched panelled ceiling; rear rooms divided by massive archway which is repeated at 2nd floor.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Although not an original building from the First Edinburgh New Town, it still contributes in terms of scale and design, to maintaining the original design of the First Edinburgh New Town.

Social Value: The building has no particular social value.

Period: Dates from late 19th Century

Artist: Thomas Leadbetter.

Condition: The façade of the building are in very good condition; and the interior is of a good standard.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Limited	Moderate	Limited	Moderate	Moderate	Good

25

4 CASTLE STREET

Category B

Circa 1793. Southern half of bow-fronted tenement; late 20th century shopfront over former basement area, originally 3-storey basement and attic.

Authenticity: Original exterior is intact, apart from the shop extension over the original basement. The interior has been much altered with lowered ceilings to shop and first floor linked to 6 Castle Street, 2nd floor accessed from 6 Castle Street.

Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: Façade has group value in terms of its relationship with adjoining buildings.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain.

Period: Dates from late 18th Century

Artist: Unknown

Condition: The façade of the buildings are in very good condition; and the interior is well maintained.



Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Considerable	Considerable	Moderate	Exceptional		Good

127 ROSE STREET SOUTH LANE.

Not Listed

Later 19th century 5 storey tenement.

Authenticity: The exterior of the building has not been altered from its original design.

Rarity/Innovation: The building is a good example of late Victorian tenement.

Townscape/Group Value: The building plays an important part in maintaining the special character and setting of the area.

Social Value: The buildings have no particular social value.

Period: Dates from late 19th Century.

Artist: Unknown.

Condition: The façade of the building is in very good condition.



Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Moderate	Considerable	Limited	Moderate		Good

129 ROSE STREET SOUTH LANE.

Not Listed

Later 19th century 5 storey vacant tenement with basement. There is a corridor link to upper floors of 121 Princes Street.

Authenticity: The exterior of the building has not been altered from its original design. The original room plan is intact with large rooms and high ceilings at 1st floor; elaborate cornices to 1st floor, plain cornices to other floors; ornate cast iron stair balusters; panelled doors; plain fireplaces.

Rarity/Innovation: The building is a good example of a late Victorian tenement block.

Townscape/Group Value: The building plays an important part in maintaining the special character and setting of the area.

Social Value: The buildings have no particular social value.

Period: Dates from late 19th Century.

Artist: Unknown.

Condition: The façade of the building is in very good condition.



Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Moderate	Moderate	Limited	Moderate		Good

131 AND 133 ROSE STREET SOUTH LANE.

Category C

Mid-later 19th century. 3-storey and attic tenement (stair shared with 129 Rose Street South Lane).

Authenticity: The exterior of the building has not been altered from its original design. The original room plan is intact with plain cornices and panelled doors.

Rarity/Innovation: The building is a good example of late Victorian tenement blocks.

Townscape/Group Value: The building plays an important part in maintaining the special character and setting of the area.

Social Value: The buildings have no particular social value.

Period: Dates from late 19th Century

Artist: Unknown

Condition: The façade of the building is in very good condition.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Moderate	Moderate	Moderate	Moderate		Good

CONSERVATION STATEMENT: PRINCES STREET BLOCK 3

Site Description

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 to the north. It is located within the New Town Conservation Area and the World Heritage Site.

Built originally for housing, the block now contains residential, Princes Street panel buildings and office space. There is car parking on the upper levels of the Boots panel building with pubs and convenience food outlets on Rose Street.



Relation to Kirkwood's Plan (1813)

More than half (14) of the 22 buildings on Block 3 are original and remain from Kirkwood's Plan. However, only 3 of these are on the Princes Street elevation, with the others comprising the majority of the other 3 elevations of the block. In particular, none of the Frederick Street facing buildings on Block 3 have been replaced since 1813. The Princes Street elevation shows a steady increase in building height from East to West, with the modern 7-storey block at 113-117 Princes Street & 7 Castle Street dominating the appearance of the block, along with 2 noticeable 1960/70's Prince Street Panel buildings.

Historical Development

The original feuing plan for block 3 allocated 29 houses with fifteen frontages to Princes Street, five frontages to Castle Street and Frederick Street and nine frontages to Rose Street. Construction of block 3 began in the mid 1770s and was completed in the mid 1780s. Building was completed mainly in accordance with the Craig plan.

Kirkwood's plan of 1819 shows that relatively few changes had been made to the residential character of the block. By 1853, the Ordnance survey mapping of block 3 shows the layout had remained 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 Princes Street and Frederick Street. No basement areas survived on Frederick Street and only two on Princes Street.

Possibly the first major change on block 3 was the redevelopment of the Old Palace Hotel at 109 Princes Street with a building 50% taller than the original. The left hand shop unit was designed as a galleried display saloon for cabinetmaker, John Taylor & Sons – one of only three galleried saloons in Scotland. In 1875, the Clarendon Hotel and arcade was constructed 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. The arcade no longer survives. Similarly scaled developments took place at numbers 100, 107-108, 112, and 113-117 Princes Street in the late 19th century.

There were minor alterations to block 3 throughout the 20th century. However in 1966 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 included horizontal bands of windows and a 1st floor deck. A variation on this, with canted corners and clad in buff sandstone, was built at 107-108 Princes Street in 1971 by Ian Burke Associates. The same firm had been responsible for the replacement of tenements at 118-136 Rose Street by shops under a concrete arcade in 1969.

The last major retail development was Debenhams (1978-1981) by Ketley, Gould & 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.



1

99a-99 PRINCES STREET

B Listed

This building is a late 18th Century classical tenement. It rises to 3-storeys with an attic and is located on a corner site with elevations facing both Princes Street and Frederick Street. It is painted droved sandstone ashlar with polished dressings. 20th Century modern shop fronts have been built out over basement at ground floor, with canted corners.

PRINCES STREET ELEVATION: 4-bay with a pair of canted piend-roofed dormers.

FREDERICK STREET ELEVATION: Irregular 3-bay gable and single bay to 2 attic windows in gablehead; piend-roofed dormer to right.



Authenticity: The exterior is largely intact with some alterations. The interiors generally comprise of modern retail units at ground and first floor levels. The shop at No. 99a has lowered ceilings. The shop at No. 99 retains mid 19th Century cornice at ground floor level and other features including dado panelling, chimneybreasts at 1st and 2nd floors. The attic has retained its room plan and a partial 1920s stair to the attic remains.

Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: A Group with Nos 97-8 Princes Street opposite (with which it forms a pair) and Nos 6-18 (even nos) Frederick Street. Located on a prominent corner site.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain.

Period: Late 18th Century.

Artist: Unknown

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Exceptional		Good

2

99b, 100 & 100a PRINCES STREET

B Listed.

Built as the Windsor Hotel for Albert Thiem, this building is a large 3-bay Free Renaissance hotel. In polished cream sandstone ashlar (stonecleaned), it rises to four storeys with an attic and a garret. At ground level, modern granite-faced shops crowd the central entrance comprised of coupled fluted Corinthian columns and a balustraded parapet. The building is now the Royal Overseas Club.



Authenticity: The exterior is largely intact including two pavilion roofs with cast iron cresting on its mansard skyline. The interior has an elaborate entrance Hall with fluted Corinthian pilasters; cantilevered dog-leg stair with timber barley twist banisters to 1st floor, cast-iron to upper floors. The interior has been altered but the plain rooms bely a rich entrance. There is one surviving grey marble chimneypiece to the front at 1st floor level. There are no historical features to the upper floors.

Rarity/Innovation: The building demonstrates features of interior rarity in the entrance hall and has an intact roof with cast iron cresting.

Townscape/Group Value: Has group value in terms of its relationship with adjoining buildings.

Social Value: Former use as the Windsor Hotel/Royal Overseas Club provides some social value.

Period: Dates from 1879

Artist: Robert Paterson.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Moderate	Considerable	Moderate	Moderate	Moderate	Good

3

101-103 PRINCES STREET

Not listed

Built in 1966, this was the first major redevelopment of Princes Street in the 20th Century and was to comply with the recommendations of the Princes Street Panel. The design includes a version of the panel design with horizontal bands of windows and a 1st floor walkway. The building is faced in grey travertine marble. There is a modern shop unit at ground floor level (Boots).

Authenticity: The exterior is largely intact as built. There are no period features visible at ground and first floor levels. The upper floors have not been seen since 2007.

Rarity/Innovation: Whilst a good example of panel design, the building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: The building has an adverse effect on the townscape value of the Princes Street elevation and does not relate well with adjoining buildings.

Social Value: Good example of Princes Street Panel criteria.

Period: Dates from 1966

Artist: C. Sinclair Oakes

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Limited	Intrusive	Limited	Limited	Moderate	Good

4

105-104 PRINCES STREET

B Listed

Built as the Clarendon Hotel (Renaissance) and arcade. The interior was formerly galleried and glass-roofed with 7 shops on each side and a grand staircase.

A five storey building in polished cream sandstone ashlar, a mansard attic and a double garret, the ground level now comprises a modern shop unit. The upper floors are framed by channelled pilasters; architraved windows. The 1st and 2nd floors have canted end bays; centre windows arched at 1st floor with sculpture of musical instruments and foliage beneath cornices.



Authenticity: The exterior is largely intact as built. The interior has been significantly altered and converted to modern retail. There are no remains of the arcade of shops to the rear. The ground to second floors have been completely modernised. There are fragmentary remains of plasterwork, fireplaces and room plans on the upper floors.

Rarity/Innovation: Good example of a 19th Century hotel frontage. The exterior is largely intact.

Townscape/Group Value: Strong contribution to the Princes Street townscape.

Social Value: Some interest from historic gallery.

Period: 1875-76

Artist: George Beattie & Son (W. Hamilton Beattie)

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Moderate	Considerable	Moderate	Moderate	Moderate	Good

5

106 PRINCES STREET

B Listed

Built in the later 18th century, this building of droved cream sandstone ashlar was a 3-storey and attic 3-bay former house. A late 19th century timber addition was built out at 1st floor with 3 large canted windows and bracketed fascia. A modern shop has been installed at ground level. The exterior is 18th century above ground level.



Authenticity: The interior has been redeveloped as a retail premises and has been much altered however some wall downstands with decorative plasterwork and chimneybreasts survive at 1st and 2nd floor level.

Rarity/Innovation: Relatively untouched example of a late 18th century house. This is rare on Princes Street. Most buildings have been increased in height and significantly modified.

Townscape/Group Value: This building is considerably lower in height than the surrounding properties and appears as a subservient building within the block.

Social Value: The building, although with altered façade, is a surviving part of the original fabric of Edinburgh's New Town.

Period: Late 18th century

Artist: Unknown

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Considerable	Moderate	Moderate	Exceptional		Good

6

107-108 PRINCES STREET

Not listed.

Built in 1971 as shop and office space to Princes Street Panel criteria with canted corners and a first floor walkway.



Authenticity: Exterior largely intact as built. The interior is converted to modern retail use and no original period work is visible at ground or first floor levels (upper levels not seen).

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: The building has an adverse effect on the townscape value of the Princes Street elevation and does not relate well with adjoining buildings.

Social Value: The building has limited social value.

Period: Dates from 1971

Artist: Ian Burke Associates. Original building designed by Alexander Wood MacNaughtan (or McNaughton). (c.1898).

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Moderate	Intrusive	Limited	Limited	Moderate	Good

7

109, 110 PRINCES STREET

Category 'B'

French renaissance style, four storey and a double attic building. Converted to the Liberal Club in 1890. The saloon at No 110 was the showroom of the cabinet makers John Taylor & Son; it is the oldest of the 3 cast-iron galleried types with fireproof cladding to survive in Scotland. Jenners and Wylie & Locheads in Glasgow being the others. The upper floors are now part of Debenhams.



Authenticity: The exterior maintains original fabric: The exterior is largely intact including the central pavilion roof (crest missing). The shops have been modernised but a very fine 3-storey top-lit cast-iron galleried saloon survives to the rear of No. 110.

Rarity/Innovation: The building has original elements to the exterior and interior. The interior 2 tiered galleried salon with cast iron columns and railings, and glazed timber roof has substantial rarity value.

Townscape/Group Value: The property has significant townscape value.

Social Value: Former use as the Liberal Club provides some social value.

Period: Dates from 1869.

Artist: John Lessels.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Considerable	Moderate	Good

8

111 PRINCES STREET

This building is occupied by Debenham's and is considered to be within the curtilage of No's 109 & 110. It was designed as the new shop behind the façade and adds a curtain wall frontage to the east of the existing shop. This replaced the former door of the Conservative Club.



Authenticity: The exterior is a well maintained example of 1970's architecture. The interior is a modern department store which holds a splendid staircase in a two storey open arcade designed by Robert Rowand Anderson.

Rarity/Innovation: The building is the only curtain wall frontage on block 3.

Townscape/Group Value: This property retains the original plot width pattern once traditional to Princes Street.

Social Value: The building has some social value.

Period: Dates from 1978-81

Artist: Ketley, Goold & Clark (with Simpson & Brown as consultants for the existing building).

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Moderate	Moderate	Moderate	Limited	Limited	Good

8

112 PRINCES STREET

Category 'B'

Built as the Conservative Club, this Victorian reconstruction has bay-windows on the left, and a bracketed balcony on the right, both balustraded. Below the attic floor is an elegant sculptured frieze. A modern shop was inserted on the ground floor c. 1960.



Authenticity: The exterior maintains original fabric. The front façade has been retained with a circa 1960 shop frontage. The interior has an original staircase and arcades relocated to the back of the new store. Features such as painted glass windows, turned timber balusters, brass lions head handrail brackets, stained glass windows and gold leafed capitals to columns remain. Decorative cornices at 1st floor, with slappings through to adjoining store at 112.

Rarity/Innovation: The building has original elements to the exterior and interior and has features of some rarity and innovation.

Townscape/Group Value: The property has significant townscape value.

Social Value: Former use as the Conservative club provides some social value.

Period: Dates from 1882-84

Artist: Robert Rowand Anderson (1882-1884)

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Moderate	Considerable	Good

9

113 - 117 PRINCES STREET & 7 CASTLE STREET

Not listed.

Built as the Palace Hotel in 1888 by J Macintyre Henry who added bay windows to the original houses and increased the building to five storeys, this building was destroyed by fire in 1991 and replaced with modern shops and offices.



Authenticity: The building is in its original 1990s form.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: The building is a modern interpretation on this prominent corner site.

Social Value: The building has limited social value.

Period: Dates from 1995.

Artist: YRM Architects

Condition: The building is in excellent condition

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Limited	Moderate	Limited	Limited	Limited	Excellent

10

9-13 and 13a CASTLE STREET

B listed

Former pair of classical houses with flats above, now with shops built out at ground. Modern shops project at ground from 2 left bays and 3 right bays, partly incorporating basements.



Authenticity: The shops have been thoroughly modernised at ground level. The interior of no. 13 has its original entrance hall, stair and 1st floor drawing room with marble fireplace and dado panelling. The main door to left survives, with semicircular fanlight and framing pilasters

Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: Significant contribution to Edinburgh's New Town. The building has group value in terms of the façade's relation to adjacent buildings.

Social Value: The building has some social value as a significant surviving part of the original fabric of Edinburgh's New Town.

Period: 1792-94.

Artist: Part of original New Town Development. Architect unknown.

Condition: The building is well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Considerable	Considerable	Moderate	Exceptional		Good

11

15-19 CASTLE STREET

B Listed

Formerly a 7 bay pair of classical houses this property rises to 3-storeys with attic. This building now has shops at ground level with flats above.

Authenticity: The exterior is intact with ground floor alterations.

Rarity/Innovation: Corinthian pilasters to 1st and 2nd floors. A curving cantilevered central stair survives at No 19 with decorative alternate cast-iron banisters.

Townscape/Group Value: Significant contribution to Edinburgh's New Town. The building has group value in terms of the façade's relation to adjacent buildings.

Social Value: The building has some social value as a significant surviving part of the original fabric of Edinburgh's New Town.

Period: Dates from circa 1792-94.

Artist: Part of original New Town Development. Architect unknown.

Condition: The building is well maintained.



Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Exceptional		Good

12

162 ROSE STREET

C(S) Listed

This property originated as a tenement and is now a tenement with a shop at ground level (20th century shopfront).



Authenticity: The exterior has 18th century fabric although with a significant degree of alteration. The presence of interior historical fabric is unknown.

Rarity/Innovation: The building is a surviving part of the original fabric of Edinburgh's New Town.

Townscape/Group Value: Moderate contribution to Edinburgh's New Town.

Social Value: The building has no notable social value.

Period: Dates from circa 1790.

Artist: Part of original New Town Development. Architect unknown.

Condition: The building is well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Moderate	Moderate	Limited	Exceptional		Good

13

152 & 154 ROSE STREET & 112-114 ROSE STREET SOUTH LANE

A Listed

This property rises to 3-storeys with an attic. Located on a corner site this 4-bay former tenement has a double height public bar at ground level (The Kenilworth Bar). The flat above the pub was also acquired and incorporated into the space below thus creating the impressive double height interior. Finished in coursed sandstone rubble with architraved windows to the front, the public bar has a 6-bay barfront with panelled Corinthian consoles supporting a corniced fascia. The property also has 3 fine piend-roofed bowed dormers, wrought-iron brackets support sign and armoured helmet.



Though the exterior of the bar is unchanged, the interior, which had been altered in the earlier 20th century, was restored and parts carefully reinstated in 1966-67 by Covell Matthews who re-created the island bar layout. The modern wing to the rear was part of the redevelopment of Debenhams next door (see separate listing). Category changed from B to A in 2008 as part of Thematic Review of Heritage Pubs.

The client for the pub was Peter Fisher. Fisher had owned the property from at least 1884. From the mid-1870s he ran two other premises selling wines and spirits in South Richmond Street and West Richmond Street. Before the 1880s the property in Rose Street was purely domestic.

Authenticity: The exterior north and west elevations are largely intact with late 19th century pub alterations.

The interior is a fine example of a late Victorian interior decorative scheme. The lobbies have two-leaf timber-panelled doors (asymmetrically divided with etched glass to left-hand doors) and an open finialled balustrade. There is a double height bar with embossed Minton tiling on the walls. There is a deep cornice with scrolled brackets and a Jacobean compartmented ceiling. Roughly square timber-panelled island counter with pilasters and scrolled brackets; match-strikers at upper edge; superstructure at sides and rear on slender columns; glazed timber partitions. Gantry with corbelled bowed central section and carved strapwork decoration above cornice.

A large mirror advertising Drybrough's Pale Ale is on the right wall.

Rarity/Innovation: The Kenilworth Bar has a well-detailed late Victorian timber front and a very fine interior with striking embossed decorative tiling running high up the walls and an interesting Jacobean-revival style gantry.

Townscape/Group Value: Significant contribution to Edinburgh's New Town.

Social Value: Significant social value as a public house.

Period: Built by 1780.

Artist: Shopfront by Thomas Purves Marwick (1892). The interior was rebuilt and extended by Thomas Purves Marwick in 1899 and a renovation carried out by Covell Matthews 1966-67.

Condition: The building is well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Considerable	Exceptional	Considerable	Good

14

144-150 ROSE STREET

C(s) Listed

This building is a symmetrical 3-storey property with an attic. A 6-bay former tenement there is now a shop at ground level. With modern dressed stone to the rear, this property was rebuilt as part of the redevelopment of Debenhams.



Authenticity: The north elevation has been retained. The rest of the exterior dates from 1978-81.

The interior has no historic features remaining.

Rarity/Innovation: The building retains some original exterior features, although most have been replaced.

Townscape/Group Value: Significant contribution to Edinburgh's New Town.

Social Value: Limited.

Period: Dates from circa 1780. Façade retention and rebuilding 1978-81

Artist: Part of original New Town Development. Architect unknown. Façade retention and rebuilding by Ketley, Gould & Clark.

Condition: The building is well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Moderate	Considerable	Limited	Moderate		Good

15

138-142 ROSE STREET

B Listed.

This 18th Century building rises to 3 storeys with an attic. The property is a 6-bay tenement with 2 shops at ground level which flank the common stair door.

No 138 is later 19th century with 2-leaf arched doors.

No 142 has traces of a 19th century front.

Authenticity: The exterior is largely intact. There are tripartite windows to the outer bays at 1st and 2nd floors. The interior has not been seen since 2007.

Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: Significant contribution to Edinburgh's New Town. The building has group value in terms of the façade's relation to adjacent buildings.

Social Value: The building has some social value as a significant surviving part of the original fabric of Edinburgh's New Town.

Period: Dates from circa 1780.

Artist: Part of original New Town Development. Architect unknown.

Condition: The building is well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Considerable	Considerable	Moderate	Exceptional		Good

16

118-136 ROSE STREET

Not Listed

This property is a modern (1960) three storey building with an attic.

Authenticity: The exterior is largely intact. There are tripartite windows to the outer bays at 1st and 2nd floors. The interior presence of historical fabric is unknown.



Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Limited contribution to Edinburgh's New Town.

Social Value: Bar at ground level holds some social value.

Period: Dates from 1969.

Artist: Ian Burke Associates

Condition: The building is well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Limited	Limited	Moderate	Limited	Moderate	Good

17

116 ROSE STREET

B Listed

This property is a 3-storey and attic, 3-bay tenement with 2 shops at ground flanking a common stair door. Finished in coursed rubble, there are tripartite windows to the outer bays and a pair of piend-roofed dormers. The building forms a group with 110-114 (even nos) Rose Street.



Authenticity: The exterior is largely intact. There are tripartite windows to the outer bays at 1st and 2nd floors. The interior presence of historical fabric is unknown.

Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: Significant contribution to Edinburgh's New Town. The building has group value in terms of the façade's relation to adjacent buildings.

Social Value: The building has some social value as a significant surviving part of the original fabric of Edinburgh's New Town.

Period: Dates from circa 1780.

Artist: Part of original New Town Development. Architect unknown

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Considerable	Considerable	Moderate	Exceptional		Good

18

110-114 ROSE STREET AND 72 ROSE STREET SOUTH LANE

B Listed.

This property is a traditional tenement now operating as a tenement and bar at ground level. The building rises to three storeys with an attic.

Authenticity: The exterior is largely intact. There are tripartite windows to the outer bays at 1st and 2nd floors. The interior presence of historical fabric is unknown.

Rarity/Innovation: Surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: Significant contribution to Edinburgh's New Town.

Social Value: Bar at ground level holds some social value.

Period: Dates from circa 1780.

Artist: Part of original New Town Development. Architect unknown.

Condition: The building is generally well maintained.



Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Considerable	Considerable	Moderate	Moderate		Good

19

108 ROSE STREET

C(S) Listed

Built as a traditional tenement building, this property currently has shops at ground floor level and flats above. The building rises to four storeys and has a largely intact exterior.

Authenticity: The exterior is largely intact. The interior presence of historical fabric is unknown.

Rarity/Innovation: Surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: Significant contribution to Edinburgh's New Town. Has group value in terms of the façade's relation to adjoining buildings.

Social Value: Limited.

Period: Dates from circa 1780

Artist: Unknown

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Considerable	Considerable	Limited	Exceptional		Good

20

18/18a FREDERICK STREET & 106 ROSE STREET

B listed

Currently a tenement and shops, this building rises to three storeys with an attic. Located on a corner site it is a 3-bay classical tenement with shops at ground level. In droved cream sandstone ashlar with polished long and short quoins, the ground floor has been built out as 2 shops, incorporating the half-raised basement. There is a flat to each upper floor (not seen since 2007). The building has a pair of later 19th century canted piend-roofed dormers.



Authenticity: The interior has been converted to retail use at ground level. There is a Cavetto moulded original doorway which has survived. The exterior has been mainly retained with some alterations.

Rarity/Innovation: Cavetto moulded original doorway. Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: Significant contribution to Edinburgh's New Town.

Social Value: The building has some social value as a significant surviving part of the original fabric of Edinburgh's New Town.

Period: Dates from 1786-92.

Artist: Unknown.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Exceptional		Good

21

12-16 FREDERICK STREET

B listed

3-storey and attics, 9-bay double bow fronted former pair of classical houses with flats above. Ground and 1st floor built out as shops. Polished cream sandstone ashlar.



Authenticity: The interior shops have been extended to the rear at ground and 1st floors and thoroughly converted to retail use. The upper flats have been subdivided.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Despite major alterations to the façade, the building has some townscape value as a surviving part of Edinburgh's original New Town.

Social Value: This property has no notable social value.

Period: Dates from 1786-92

Artist: Original architect unknown. Alterations to this building were carried out in 1902-1904 by Dunn & Findlay Architects.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Moderate	Moderate	Limited	Exceptional		Good

22

6-10 FREDERICK STREET

B Listed

This building rises to 3-storeys with an attic. It is a 7-bay classical former tenement in droved cream ashlar sandstone (cleaned). The ground floor was built out as shops over the former basement area in the late 20th Century. The properties have 4 left bays grouped closely. There are 2 shops at ground in single modern unified front with plate glass windows and polished ashlar facing. Access to the upper floors is via a door to the centre right (No 8).



Authenticity: The exterior is largely intact with ground floor alterations. The shop units at Nos. 8 and 10 have been modernised. The offices at No. 6 retain the original room plans and some period features (18th Century) including plasterwork, timberwork, curved internal stairs, cupola, and fireplaces.

Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: The building has some townscape value as a surviving part of Edinburgh's original New Town and its relationship with surrounding buildings.

Social Value: This building has some social value as a surviving part of Edinburgh's first New town.

Period: Dates from 1786-92.

Artist: Unknown.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Exceptional		Good

CONSERVATION STATEMENT: PRINCES STREET BLOCK 4

Site Description

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 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.



Relation to Kirkwood's Plan (1813)

Of the 15 buildings that comprise Block 4, seven remain that were shown on Kirkwood's Plan of 1813. These occupy corner sites of the Block with the exception of the north east corner. The rest of the buildings on the block have been replaced since Kirkwood's Plan. This is most noticeable on the Princes Street facing side of the block, where several 1960's Princes Street Panel buildings dominate the appearance of the block.

Historical 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 Frederick Street and Hanover 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.

Construction of Block 4 probably began in the mid 1780's, continuing until the mid 1790's. 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.

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 1820's and 30's. 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 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.

A slightly less flamboyant office in the palazzo style was designed in 1865 by David Bryce Jnr 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 1860's and 70's 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 1960's that major redevelopment schemes to the Princes Street Panel formula were undertaken at Nos. 80-83, 84-87 and 91-93 Princes Street.

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 1960's interior. Robert Lorimer's 1906 dining room from the old Club building was reinstated 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 a 2-level shopping, continuous 1st floor walkways, and architectural unity, before the scheme was abandoned in the late 1970's.



1

78 PRINCES STREET AND 2-4 HANOVER STREET

Category 'B'

Late 18th century with later 19th and 20th century additions. 3-storey and attic former classical corner tenement with shops built out at ground and 1st floor. Painted droved ashlar sandstone with timber architraves. Surviving 2nd floor with long and short quoins, cornice, and later moulded architraves to windows. Modern granite faced shopfronts at ground and 1st floors (earlier at 1st floor), with canted corner.



Authenticity: The exterior maintains traditional fabric with a good quality ground and first floor addition. The interior has been completely altered with the original room plan removed at ground and 1st floors, with all decorative features removed or obscured, residential at 2nd floor.

Rarity/Innovation: Although the relatively recent addition of the granite face at ground and 1st floor dominates the appearance of the building, the original character of the building is still present and is still a significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: The scale of the building fits in well with the neighbouring building cornering of Princes Street and Hanover Street and relates very well with adjoining properties and those on the western end of block 2 facing onto Princes Street.

Social Value: Limited.

Period: Dates from late 18th Century

Artist: Unknown.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Considerable	Considerable	Limited	Exceptional		Good

2

79 and 79a PRINCES STREET

Category 'C'

Late 18th century with mid 19th and 20th century additions and alterations. 4-storey and attic, 3-bay shop. Painted droved sandstone ashlar with polished dressings. Modern granite faced shopfronts built out at ground and 1st floors (that at 1st floor earlier, with multi-pane glazing).

Authenticity: The exterior maintains traditional fabric with a good quality ground and first floor addition. The interior has been completely altered with the original room plan removed at ground and 1st floors, with all decorative features removed or obscured, residential at 2nd floor.



Rarity/Innovation: Although the relatively recent addition of the granite face at ground and 1st floor dominates the appearance of the building, the original character of the building is still present and is still a significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: The scale of the building fits in well with the neighbouring building cornering of Princes Street and Hanover Street and relates very well with adjoining properties and those on the western end of block 2 facing onto Princes Street.

Social Value: Limited

Period: Dates from late 18th Century

Artist: Unknown.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Considerable	Considerable	Limited	Exceptional		Good

3

80-83 PRINCES STREET

Not Listed

Nos. 81-83, 1967-68, Newman Levinson & Partners; extended east 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.



Authenticity: The building has no features that set it apart from any other modern structure from this period.

Rarity/Innovation: The building does not display any features that can be described as being 'rare' or innovative'.

Townscape/Group Value: This building has a negative impact on the townscape as it does not relate to the surrounding original buildings in any shape or form. It dominates the neighbouring properties and does nothing to respect the cultural heritage of Edinburgh's First New Town.

Social Value: Limited

Period: Dates from late mid 20th Century

Artist: Newman Levinson & Partners

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Limited	Intrusive	Limited	Limited	Limited	Good

4

84-87 (Inclusive Nos) PRINCES STREET, Incorporating the New Club

Category 'A'

1966, 5-storey and basement shops and private club with 7-storey accommodation block behind. Built to criteria of Princes Street Panel, Including 1st Floor Walkway.

Authenticity: The In-situ reinforced concrete, with plate glass and Rubislaw granite facings to front is of a high standard and adds to the unique character of the building. There has been an effort to retain the character of the original interior through the reuse of furniture and the 1906 panelled dining room by Robert Lorimer reconstructed on 1st floor. New Club areas retain room plans and original high quality finishes and features.



Rarity/Innovation: The building displays a number of features that can be described as being 'rare' or innovative' as it is a unique example of this kind of design from that period. Arguably one of the finest Panel buildings due to its unique, non-uniform design.

Townscape/Group Value: This building does not contribute greatly to the surrounding townscape.

Social Value: The New Club that is within the building has a significant social value dating back many decades.

Period: Dates from mid 20th Century

Artist: Alan Reiach, Eric Hall & Partners

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Limited	Moderate	Limited	Limited	Good

5

88-90 (Inclusive Nos) PRINCES STREET

Category 'B'

Late 18th century 4-storey , attic and basement plain classical tenement with later 19th century alterations including additional storey, canted windows and wallhead bullustrade. Basement areas were covered over by shopfronts in late 20th century.

Later 19th century 3-storey mews building (No. 61 Rose Street South Lane) is situated behind No. 88.



Authenticity: Although it has been altered over the course of its life, the building still displays a number of 18th century characteristics. There are no visible historical features to Nos. 89 and 90; No. 88 contains saloon shop with Ribbed and bosses ceiling. Original garden wall survives (heightened and railings added). Original floor plan is still intact.

Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: Although the building has been altered from the original design, it still plays an important part in maintaining the character of the First Edinburgh New Town.

Social Value: Limited

Period: Dates from late 18th Century

Artist: Unknown

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Limited	Exceptional		Good

6

91-93 PRINCES STREET

Not Listed

The property is a four-storey modern building with a shop at ground floor level, and offices above. Built in 1967 to the princes street panel criteria. Horizontal bands of glazing and sandstone cladding with granite balcony facings. The building extends all the way back onto Rose Street Lane.



Authenticity: The building remains virtually intact since its construction.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: This building does not relate well to the surrounding buildings and therefore has a negative impact on the townscape.

Social Value: Limited social value.

Period: Late 20th Century

Artist: Unknown.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Limited	Intrusive	Limited	Limited		Good

7

94-96 (Inclusive Nos) PRINCES STREET

Category 'A'

Late 18th century with early 19th century and 20th century shopfronts. 3-storey half-sunk basement and attic, 5-bay former classical tenement. Dressed cream sandstone ashlar with polished dressings (formerly painted - some replacement stone).



Authenticity: Modern ashlar framed shop with simple cornice built out to 2 right bays at ground. Remaining bays at ground with Roman Doric pilastrade filled by plate glass shop windows; steps at centre to architraved door with carved frieze panel with eagle; open steps to basement with door and windows corresponding to shop above. Upper floors with 2 left bays broader spaced; windows taller at 1st floor. 3 tripartite timber box-dormers. Much remains of the original interior despite removal of common stair and other staircases to create single shop; original chimneybreasts, cornices and shuttering.

Rarity/Innovation: Listed at Category A as the best surviving original frontage to Princes Street, allowing for the early 19th century shopfront, and the only one to retain the original building line at ground (even if only partly).

Townscape/Group Value: The building plays an important part in maintaining the original design of the First Edinburgh New Town through its scale and design.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain, and as a good surviving example of its early adaption as shops.

Period: Dates from late 18th Century

Artist: Unknown

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Exceptional	Exceptional	Considerable	Moderate	Exceptional		Good

8

97, 97A AND 98 PRINCES STREET AND 1 AND 3 FREDERICK STREET

Category 'B'

Later 18th century 3 storey attic and basement classical tenements at 97, 97a and 98 Princes Street. 2-storey shopfront at No 3 Frederick Street, 1926, John Taylor and Sons. Ground floor shopfront facing onto Princes Street over former basement area, existing later 20th century addition replaced 19th century predecessor.



Authenticity: Original 18th Century fabric above shop fronts has survived. No visible historic features appear at ground floor or basement level, rear of 97 rebuilt. Upper floors retain original room plans. On the Princes Street building, there survives some highly decorative cornices and freizes, dado panelling, shutters, doors, timber and composite fireplaces. There is a 1920's staircase with lead glass window at No. 3 Frederick Street. 1st floor retains leaded coloured glass window, decorative plasterwork, panelled walls and an Adam revival fireplace.

Rarity/Innovation: Listed at Category B as one of the best surviving buildings on Princes Street, allowing for the early 19th century and subsequent 20th century shop front.

Townscape/Group Value: The building plays an important part in maintaining the original design of the First Edinburgh New Town through its scale and design.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain, and as a good surviving example of its early adaption as shops.

Period: Dates from late 18th Century

Artist: John Taylor and Sons, others unknown

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Exceptional	Moderate	Good

9

5, 7 and 7a FREDERICK STREET

Category 'B'

Early 20th Century broad 4-storey and attic 3-bay former club (now flatted). Free Renaissance detailing projecting from building line of street with shops at ground. Polished cream sandstone ashlar exterior. 2 modern shopfronts flank an off-centre doorway at ground floor. Moulded architraves at 1st floor; cornice above 1st floor; overhanging modillioned cornice at eaves. Full storey to attic at centre with open segmental pediment containing cartouche and pair of bipartite windows; flanked by pilastered timber box dormers behind curved solid parapets. Side elevations ashlar faced at front with shaped gables; advanced rubble stacks at centre. Irregular rear elevation faced with glazed bricks, with glazed projection to right at ground. Timber sash and case windows; 15-pane at 1st floor, 12-pane to upper floors, plate glass at attic.



Authenticity: Exterior remains largely intact. Interiors have been divided into flats, but unseen recently.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Façade has group value in terms of its relationship with adjoining buildings.

Social Value: Limited

Period: Dates from early 20th Century

Artist: Dunn & Findlay

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Limited	Moderate	Limited	Moderate	Limited	Good

10

9-15 (Odds) FREDERICK STREET

Category 'B'

3-storey with raised basement and attic, 5-bay classical tenement with ground floor and basement altered as shops and bar. Dressed cream sandstone ashlar with polished dressings. Inner left bay with pair of doors under single consoled cornice (narrower to left); flanking openings round-headed, that to right formerly door, now glazed. Shallow bowed glazed shop windows at Nos 9-11 in basement. Cornice to 2 left bays at ground. Eaves cornice; 4 modern timber dormers. Timber sash and case 12-pane windows to upper floors. Rendered stacks.



Authenticity: The majority of the exterior remains intact, except for various changes to the ground floor and basement levels. The upper floor interiors have not been seen recently, but at ground floor level, no historic features remain visible.

Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: Part of a group including 17 & 19 Frederick Street as a significant surviving part of the original fabric of Edinburgh's New Town.

Social Value: Some social value as a surviving part of the original fabric of Edinburgh's New Town.

Period: Dates from late 18th Century

Artist: Part of Edinburgh's original New Town development. Architect unknown.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Exceptional		Good

11

17 and 19 FREDERICK STREET AND 104a ROSE STREET

Category 'B'

Late 18th Century 3-storey basement and attic classical tenement on corner site with shop at ground floor. Drove cream sandstone ashlar with polished dressings. Long and short quoins; eaves cornice. 2 shops, that to right 19th century with door to left, dentilled cornice and 12-pane shop window; public basement bar below; that to left installed 1994 (now united as single office) with stepped platt in front. Large modern slate hung box-dormer to right with 2 windows, smaller dormer to left. Rubble harl-pointed gable with irregular fenestration to each floor and subsidiary rendered stacks flanking apex stack. Flats accessed by 104a Rose Street (see separate listing - Nos100 -104 Rose Street). 12-pane timber sash and case windows. Ashlar coped skews; rendered stacks (added to N gable); grey slates.



Authenticity: The upper floors exterior retains original 18th Century fabric, although the ground floor shopfronts were altered in 1994. The interior has been modernised to accommodate office space and residential flats, which have not been seen recently.

Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: Part of a group including 9-15 Frederick Street as a significant surviving part of the original fabric of Edinburgh's New Town.

Social Value: Limited

Period: Dates from late 18th Century

Artist: Part of Edinburgh's original New Town development. Architect unknown.

Condition: The building is generally well maintained.

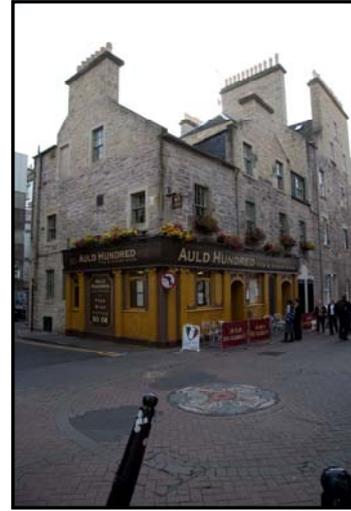
Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Exceptional		Good

12

100-104 (EVENS) ROSE STREET

Category 'B'

Built by 1780; later alterations at ground. 2-storey and attic, 4-bay tenement with public bar at ground on corner site. Rubble, rendered and lined to ground and 1st floor. 2-bay nepus gable at centre. Public bar with modern pilastered front to corner; 2 modern recessed doors infilling former Venetian door opening to right; decorative small cast-iron balconies to 1st floor windows; mansard dormer to right of gable. 2-bay gable end with later rendered stacks flanking apex. Timber sash and case plate glass windows. Ashlar coped skews, rendered stacks; grey slates.



Authenticity: Majority of exterior remains intact, including later pub front alterations. Few original interior features remain, except shutters and Art Nouveau door handle.

Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: The building plays an important part in maintaining the original design of the First Edinburgh New Town through its scale and design.

Social Value: Home to the Auld Hundred pub.

Period: Circa 1780, with later pub front alterations.

Artist: Part of Edinburgh's original New Town development. Architect unknown.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Considerable	Considerable	Moderate	Exceptional		Good

13

66 ROSE STREET, HANOVER BUILDINGS

Category 'B'

Massive 4-storey on half basement and attic 13-bay stripped classical head office. Polished red sandstone ashlar and glazed curtain wall. Former entrance bay at centre; doorpiece incorporating base course as architrave with channelled cavetto piers and cornice; tripartite windows above. Flanked by 10 bays of giant pilasters with curtain glazing between. Solid outer bays with window to each floor. Stylised entablature; diminutive ashlar attic with bipartite window to each bay. 10-bay rear elevation; stripped version of above; broken pedimented centrepiece with tripartite windows. Fine wrought-iron sign to left (originally at centre).



Authenticity: Polished red sandstone exterior remains largely intact, whilst no historic interior features remain, due to refurbishment in 2005.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Façade has little relation to surrounding buildings.

Social Value: Limited

Period: 1929

Artist: T Forbes Maclennan

Condition: The building is generally well maintained

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Limited	Limited	Limited	Moderate	Moderate	Good

14

50-64 ROSE STREET

Not listed

1976 Hugh Martin and Partners development. 4-storey glazed and cladding strip exterior. Dormer features at roof and glass canopy at ground floor level.

Authenticity: The exterior is intact as built. Interiors have not been seen recently.

Rarity/Innovation: The building does not demonstrate any particular features of rarity or innovation.

Townscape/Group Value: The building does not contribute towards the townscape, nor does it have any group value.

Period: 1976

Artist: Hugh Martin & Partners

Condition: The building is generally well maintained.



Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Limited	Limited	Limited	Limited	Limited	Good

15

20 & 22 HANOVER STREET

Category 'B'

Large 3-storey and attic, 6-bay Italianate offices and hall (former bank). Polished stonecleaned cream sandstone ashlar.

HANOVER STREET ELEVATION: outer bays advanced with canted windows at ground and 1st floor. Pedimented porch with fluted paired Corinthian columns in N angle. Shell-headed windows at ground.

ROSE STREET ELEVATION: 5 bays at ground and 1st floor, 3 at 2nd; detailing as above. Hall with domed roof to rear; 3-bays with arched windows to Rose St, 5 bays to lane. Timber sash and case 12-pane windows. Piended copper roof.

INTERIOR: original telling room is now the Hall; formerly lined with Corinthian columns (now largely removed); putti in attic representing Trade, Industry and the Arts. Remaining rooms and stair with good detailing of 1879. Further banking hall to S with Corinthian screen.

Authenticity: The exterior remains intact as altered. Interior has some alterations, but also remains mainly intact.

Rarity/Innovation: The building does not demonstrate any noteworthy features of rarity or innovation.

Townscape/Group Value: The building has some group value in terms of the façade's relation to surrounding buildings.

Social Value: Limited

Period: 1865-6

Artist: David Bryce Jnr, 1865-6; internal alterations MacGibbon and Ross, 1879; L-plan front replicated to form U-plan T P Marwick, 1901; restored by L Graham MacDougall, 1959.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Limited	Moderate	Limited	Considerable	Moderate	Good

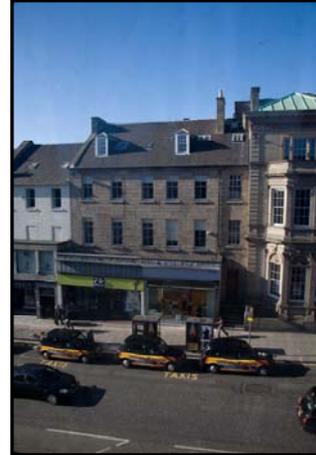
16

14-18 HANOVER STREET

Category 'B'

1784-90. 3-storey and attic, 6-bay classical tenement with modern shops built out at ground. Dressed cream ashlar sandstone (cleaned). Right bay with steps to panelled door to common stair; polished ashlar surround and remains of band course. 1st floor cills lowered. Pair of tall pedimented dormers.

Timber sash and case windows; 6-pane at 1st floor, 4-pane at 2nd. Ashlar coped skewers, stone stack to S, rendered to N; grey slates.



Authenticity: Exterior remains largely intact since built. No historic features remain to shop interiors, whilst offices at No18 retain some original features including stone common stair, room plans timberwork and some fireplaces.

Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: Part of a group including Nos 78-79 Princes Street and 2-4 Hanover Street as a significant surviving part of the original fabric of Edinburgh's New Town,

Social Value: Some social value as a surviving part of the original fabric of Edinburgh's New Town.

Period: Dates from late 18th Century with mid 19th Century alterations.

Artist: Unknown

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Moderate	Considerable	Moderate	Exceptional		Good

CONSERVATION STATEMENT: PRINCES STREET BLOCK 5

Site Description

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. It is located within the New Town Conservation Area and the World Heritage Site.

Built originally for housing, the block now contains residential units with retail space at ground and basement level. Upper floors are in retail use at Clinton Cards, BHS, Romanes & Paterson, Marks & Spencer and Jenners.



Relation to Kirkwood's Plan (1813)

6 buildings that were shown on Kirkwood's Plan remain on Block 5. Most original buildings have been replaced over time, especially on the Princes Street and South St David Street elevations. The most recognisable building on the block is the magnificent Jenner's building which occupies the prominent corner site that links Princes Street to St Andrew Square via South St David Street. 3 original buildings face onto Princes Street, 2 to Hanover Street and 1 to Rose Street. The original 18th Century buildings on Princes Street are dominated by larger-scale buildings such as The Mount Royal Hotel and the 1965 BHS Princes Street Panel building.

Historical Development

The feuing plan for block 5 allocates 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. Construction probably began in the late 1770s and continued until the late 1780s.

Kirkwood's plan of 1819 shows that relatively few changes had been made to the residential character of the block with the notable exception of bowed bays at Nos 54-59. All were three storeys high with roof lines at a consistent level however it is possible that the western half of the block had indications of shop fronts. Images from the 1820s show most of the ground floor in retail use. The Ordnance survey Town plan (1853) conveys a largely intact layout but without the original gardens.

Significant change took place in the 1860s and 1870s during which time almost all of the Princes Street and South St David Street basement areas were lost to new projecting shop fronts. In 1867 the bow-fronted tenement on Princes Street was replaced by MacGregor's extended Royal Hotel to occupy three plots between Princes Street and Rose Street Lane. The whole site was completely redeveloped again in 1876 increasing the height to seven storeys. The tenements on South St David Street were reconstructed in 1870 for Kennington and Jenner by George Beattie & Son.

Hippolyte Jean Blanc designed two tall, narrow buildings based on Dutch models at 70-71 and 60 Princes Street in 1886 and 1903 respectively. In the same year, Bryce 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. In 1913 the New Picture House was built at 56 Princes Street.

Change continued throughout the 20th century. The Royal Hotel was replaced to a similar height in two stages in 1955 and 1966 for Marks & Spencer and for Jenner's. Jenner's also began the redevelopment of the Rose Street block in 1960 which was continued in the 1980s by Jenners' Marks & Spencer and British Home Stores until none of the tenements remained and the Rose Street buildings were linked by tunnels and bridges across Rose Street Lane. In 1965 the first Princes Street Panel building was constructed for British Home Stores at Nos 64-66 by Robert Matthew, Johnson-Marshall & Partners in 1965.



1

47-52 PRINCES STREET: JENNERS DEPARTMENT STORE

A Listed

Massive early Renaissance 6-storey and attic department store with canted 7-storey corner tower with flying buttresses and oculi. Finished in pink polished sandstone ashlar with all embracing strapwork detailing, the property has paired columns and cornices framing windows (replaced by caryatids at 1st floor of corner (also to flying buttresses)). The ground floor is arcaded with plate glass shop windows. There are a total of 6 flagpoles.



The first shop was opened on the 1st May 1838 by Charles Jenner and Charles Kennington in converted houses on the present site; these burnt down on the night of the 26th November 1892, with the loss of buildings and goods valued at a quarter of a million pounds. The present fireproofed replacement was one of the largest department stores in Britain when it was opened on the 8th March 1895 and is one of the last privately owned independent stores left in Britain, and apparently the oldest in the world.

Major restoration to the stonework was carried out in 1995-6. The 6 northern bays were added in perfect harmony by Beattie's partner Scott in 1903. Jenner's was extended to the west in 1966 by Tarbolton & Ochterlony, to sympathise with their Mount Royal hotel beyond, of 1955.

A single fine Gothic streetlight survives to South St David Street, in the form of an octagonal column with subsidiary ventilator columns at ground level and a bracket lamp at the top (globe missing).

PRINCES STREET ELEVATION: 5-bay; pedimented door at centre. 2 left bays slightly advanced with swan-necked pediment supported by consoles and caryatids; dormer to centre bay; right bay part of tower.

SOUTH ST DAVID STREET ELEVATION: largely symmetrical 16-bay; tower to S, and simplified 6-storey version to N. Centre bays united by overlaid aedicules rising through attic, pedimented door at ground; flanking wings with solid projecting parapeted towers at centre which disguise level changes, with aedicules to each floor (strapwork cresting progressively transforming into pediments).

ROSE STREET ELEVATION: 6-bay trabeated facade, stripped of all ornament, except initial bay which blends into corner tower. Channelled pilasters at ground, giant order pilasters to 1st/2nd and 3rd/4th floors, bipartite

windows, pedimented dormers. Flying links to W (over entrance to Rose Street Lane South).

Authenticity: The exterior is intact with highly sculptural 1890s and 1903 elevations to Princes Street and South St David Street.

The interior remains as an opulent renaissance style department store. Features remaining include: plasterwork, timberwork, coloured and etched glazing, staircases, plain cornices to ceiling of 1903 extension. Swagged plasterwork frieze to 1966 extension. There are no visible period details to the Rose Street extension. There is an elaborate strapwork timber stair from ground floor which leads to a magnificent 3-storey top-lit Saloon rising to the full height of building with an open timber Queen-post roof and consoled galleries. There is further strapwork stairs to the 1st floor. The remainder of the interior has been mostly upgraded to modern retail use.

Rarity/Innovation: Features of outstanding rarity to the exterior and interior.

Townscape/Group Value: Exceptional contribution to Princes Street. Located on a strategic corner site, the building is a landmark with a high group value.

Social Value: Exceptional. Traditional meeting place and Edinburgh's oldest department store.

Period: 1893-5; N extension A R Scott, 1903.

Artist: W Hamilton Beattie, N extension A R Scott, 1903

Condition: The building is well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Exceptional	Exceptional	Exceptional	Moderate	Considerable	Good

2

53-59 PRINCES STREET

Not listed

Mid-20th Century 8 storey panel building containing shops at ground level and the Mount Royal Hotel on the upper floors.

Authenticity: The exterior is largely intact as built. The interiors have been mostly replaced although fragments remain of an original stair balustrade in the Mount Royal Hotel.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.



Townscape/Group Value: No. 59 linked to 60 Princes Street and then by bridge to 14-20 Rose Street.

Social Value: Home to Marks & Spencer and the Mount Royal Hotel.

Period: Dates from 1957

Artist: Monro and Partners for Marks & Spencer; Tarbolton & Ochterlony for Jenners (1966),

Condition: The building is well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Limited	Moderate	Moderate	Limited	Moderate	Good

3

60 PRINCES STREET

B Listed.

Six storey Jacobean style building. This property is now joined to 59 Princes Street. There is a modern shop at ground and 1st floor levels.

The front elevation consists of a 2-bay Jacobean shop with a narrow gabled frontage. Finished in polished cream sandstone ashlar (stonecleaned), there is a modern shopfront at ground level. At the 3rd floor, there is a pair of 4 light windows with a full width Roman Doric columned gallery. A bridge and tunnel link the property to Nos 14-20 Rose Street.



Authenticity: North elevation only retained as a façade. The interior has been completely rebuilt with the latest refurbishment in 2007 for Marks & Spencer.

Rarity/Innovation: Jacobean façade.

Townscape/Group Value: Significant contribution to the streetscape. Linked to No. 59 Princes Street and 14-20 Rose Street.

Social Value: Limited.

Period: Dates from 1903.

Artist: Hippolyte Jean Blanc

Condition: The building is well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Moderate	Considerable	Limited	Moderate	Considerable	Good

4

61-62 PRINCES STREET

A listed.

Later 18th century; facade remodelled in French Empire style by Robert Raeburn in 1870. Rising to 3-storeys with an attic, this property was a former tenement. A modern ground floor retail unit has been built out over the basement area.

Finished in painted droved ashlar with polished dressings the 1st floor was built out with arched windows between channelled pilasters. There is a canted dormer composed of 3 arched windows and a truncated pavilion roof with brattishing missing.



Authenticity: The exterior is intact as built. The interior has been fire damaged and was not seen at the time of the last survey (2007).

Rarity/Innovation: The interior boasts a top-lit saloon to rear; timber stair to 1st floor, further secondary stair to 2nd floor cafe. There are also cornices throughout the building. Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: The buildings façade has little in common with surrounding buildings.

Social Value: Limited.

Period: Dates from late 18th century, remodelled 1870.

Artist: Part of original new town fabric. Artist unknown. Remodelled by Robert Raeburn (1870).

Condition: The building is being refurbished following fire damage.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Considerable	Moderate	Limited	Considerable		Poor

5

63 PRINCES STREET

Not Listed.

A four storey modern building built in the mid 1970's, this property contains office space with a shop unit at ground floor level.

Authenticity: The exterior is intact as built. The interior has not been seen since 2007.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

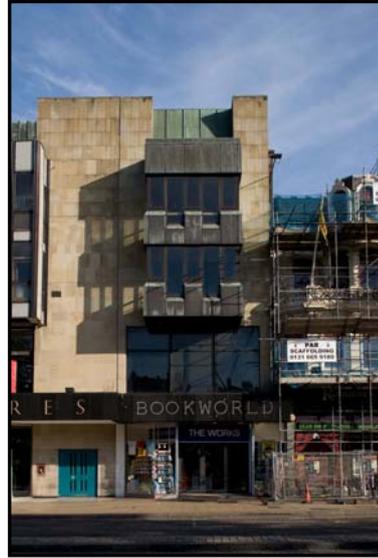
Townscape/Group Value: No significant contribution to townscape value.

Social Value: Limited.

Period: Dates from circa 1975

Artist: Unknown

Condition: The building is well maintained.



Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Limited	Limited	Limited	Limited		Good

6

64 PRINCES STREET: BRITISH HOME STORES

Not listed.

This building built in 1965 was the first of the Princes Street Panel buildings and comprises of offices and a shop at ground floor level (British Home Stores). The building rises to four storeys (and basement) with a bridge link to Rose Street building at the rear elevation and a 2nd floor enclosed walkway.



The interior is open plan supported by 6 large circular concrete pillars. Escalators flank wide stairs at the centre of the plan.

Authenticity: The exterior is intact as built. The interior is largely intact.

Rarity/Innovation: First of the Princes Street Panel buildings. A good example of purpose built 1960s retail development and one of the best examples of the panel formula.

Townscape/Group Value: Integral modern component of the streetscape. Linked to Rose Street building by bridge.

Social Value: Accommodates British Home Stores Department store.

Period: Dates from 1964-68

Artist: Kenneth Graham of Robert Matthew, Johnson-Marshall & Partners.

Condition: The building is well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Moderate	Moderate	Limited	Limited	Good

7

70-71 PRINCES STREET

B Listed.

Built as the Edinburgh Café, this building rises to 4-storeys with an attic and is a single bay Early North European Renaissance former cafe with a narrow gabled frontage. Finished in red polished ashlar sandstone, the property has a giant semi-elliptical central arched recess which contains canted windows rising from the 1st to 3rd floors.

There is now a modern shopfront at ground level.

Authenticity: Exterior remains intact apart from ground floor level. The interior has been converted to modern retail use.

Rarity/Innovation: Giant semi-elliptical central arched recess which contains canted windows rising from the 1st to 3rd floors.

Townscape/Group Value: Significant contribution to Edinburgh's New Town.

Social Value: Limited.

Period: Dates from 1886-88

Artist: Hippolyte Jean Blanc

Condition: The building is well maintained.



Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Moderate	Considerable	Limited	Moderate	Considerable	Good

8

72-73 PRINCES STREET

B listed.

Mid 19th century shop and tenement. The building rises to four storeys with an attic. The 1st and 2nd floors have a single projecting timber bay window with quadrant ends. There is a modern retail premises at ground level.

Authenticity: Exterior largely intact. Ground floor shop has lowered ceilings.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Façade has group value in terms of its relationship with adjoining buildings.

Social Value: Limited.

Period: Mid 19th century.

Artist: Architect unknown

Condition: The building is well maintained.



Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Limited	Considerable	Limited	Considerable		Good

9

74-75 PRINCES STREET

B listed

Late 18th century tenement with 19th century alterations. This property was a former 3-storey 3-bay house extended substantially to 4-storeys with a double attic. There is a modern retail unit at ground level.

Authenticity: Exterior largely intact with alterations. The interior has been significantly altered. The shop ceiling has been lowered and the stair removed to the upper flats.



Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Significant contribution to Edinburgh's New Town. Façade has group value in terms of its relationship with adjoining buildings.

Social Value: Limited.

Period: Late 18th century with 19th Century alterations.

Artist: Part of original New Town Development. Architect unknown.

Condition: The building is well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Moderate	Considerable	Limited	Considerable		Good

10

76 & 77 PRINCES STREET & 1 HANOVER STREET

B listed

Late 18th century building with mid 19th century alterations and additions. This property is a former classical 3-storey corner tenement, with later top storey height added circa 1860. With 5 bays to Princes Street and 4 bays to Hanover Street, the building is finished in droved cream sandstone with ashlar dressings.



There is a modern shopfront at ground level with retail space at both ground and first floor levels.

Authenticity: The exterior is largely intact with later alterations. No remaining interior features remain in the 1st floor café or upper floors. The shop units have lowered ceilings.

Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: Significant contribution to Edinburgh's New Town, situated on prominent corner site.

Social Value: Moderate. Café at first floor level.

Period: Late 18th century.

Artist: Part of original New Town Development. Architect unknown.

Condition: The building is well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Considerable	Considerable	Moderate	Exceptional		Good

11

3-9 HANOVER STREET

B Listed

A former pair of 2-storey and attic 3-bay classical houses finished in droved cream sandstone with timber architraves. There are some old fashioned classical details on the 1st floor windows (pulvinated frieze and triple keyblocks). Modern shops built out at ground (earlier shop cornice survives to S). 3 right bays with lugged architraves to upper floors, circa 1900, corniced with keystones at 1st floor. 3 left bays with single large canted window at 1st floor; architraves at 2nd. 2 early 19th century bowed slate-hung dormers, to outer bays.



This may be the tenement built with shops at ground by Robert Brown, before 1788; Kirkwood certainly shows a pair of 3-bay shopfronts. There is a distinct break in the build between the two houses.

Authenticity: The interior shops have been completely modernised.

Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: Façade has group value in terms of its relationship with adjoining buildings. Grouped with Nos 70-77 (inclusive nos) Princes Street.

Social Value: Limited.

Period: Dates from 1784-90

Artist: Part of original New Town Development. Architect unknown.

Condition: The building is well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Considerable	Considerable	Limited	Exceptional		Good

12

11-19 HANOVER STREET

C(S) Listed

Built for Crawfords the caterers; the interior originally had a fine interior with murals by Robert Burn. Rising to 3-storeys with an attic, this 5-bay classical office with a shop at ground projects from building line of the street. Finished in polished cream sandstone with modern granite facing at ground level, the windows are closely spaced. There is a balustraded parapet with 3 corniced timber dormers behind, outer ones bipartite. The property has a mansard roof. Perhaps the only fault with these properties is the projection from the building line.



Authenticity: modernised retail space at ground and to rear.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Façade has group value in terms of its relationship with adjoining buildings.

Social Value: Limited.

Period: Dates from 1930

Artist: James McLachlan

Condition: The building is well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Limited	Considerable	Limited	Moderate	Limited	Good

13

21-27 HANOVER STREET

B Listed

This property is a 3-storey and attic 5-bay former classical tenement with 2 modern shops at ground floor level. Finished in droved cream sandstone ashlar with polished dressings, there is a broader bay to the right with an arched and keystone doorpiece (modern door) to the common stair. There are two piend-roofed mid 19th century dormers. The interior consists of a modern shop with flats above.

Inverleith House has 2 carved and gesso chimneypieces taken from No 21 Hanover Street.



Authenticity: The exterior is intact with some 20th century alterations. The interior consists of a late 20th century shop unit with residential units above. These have not been seen since 2007.

Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: Façade has group value in terms of its relationship with adjoining buildings.

Social Value: Moderate. A carved stone above the common stair door records that this building contained the workshop of Alexander Bain, inventor of the electric clock and telegraph.

Period: Dates from 1784-90

Artist: Part of original New Town Development. Architect unknown.

Condition: The building is well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Considerable	Considerable	Moderate	Exceptional		Good

14

29-33 HANOVER STREET

B Listed

This 4-storey classical building rises to four storeys. The building is now used as offices with shops at ground floor level. The property is located on a corner site and finished in polished cream ashlar sandstone. There are cornices to ground and 1st floor (as cill course to 2nd floor); an overhanging eaves cornice and architraved windows.

Authenticity: The exterior is intact with late 20th Century glazing to the shopfront. The interior has lowered ceilings to the bank at ground floor level.



Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Significant contribution to townscape value. Prominent corner site.

Social Value: Limited.

Period: Dates from 1881

Artist: John Watherson & Sons

Condition: The building is well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Limited	Considerable	Limited	Moderate	Moderate	Good

15

32 ROSE STREET

C(S) Listed

This property is an early 19th century two storey tenement located on a corner site. The property is rebuilt at ground level and to the rear. Dressed painted sandstone ashlar to 1st floor. Eaves cornice. Gabled wallhead stack. Rendered 3-bay return. Modern timber windows. Piended roof; grey slates.

Authenticity: The exterior is greatly altered. The interior (modern) has not been seen since 2007.



Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Significant contribution. Façade has group value in terms of its relationship with adjoining buildings.

Social Value: Limited.

Period: Earlier 19th century.

Artist: Part of original New Town Development. Architect unknown.

Condition: The building is well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Limited	Limited	Considerable	Limited	Considerable		Good

CONSERVATION STATEMENT: PRINCES STREET BLOCK 6

Site Description

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, opposite the Scott Monument and Waverley Bridge. The block comprises two main groups of buildings, separated by Meuse Lane. It is located within the New Town Conservation Area and the World Heritage Site.

Built originally for housing, the block is now used mainly for retail and office space as well as accommodation and public houses. The buildings on the block vary from classical to modern architecture.



Relation to Kirkwood's Plan (1813)

Block 6 is the only block on Princes Street that does not retain any original buildings as shown on Kirkwood's Plan of 1813. All the original buildings have been replaced over time. The oldest building; The Old Waverley Hotel, dates from 1883, whilst the youngest building on the block (Redevco) was constructed as recently as 2003. The modern Redevco building is sandwiched by The Old Waverley Hotel and the grand 6-storey former Forsyth's building. The Princes Street elevation of Block 6 is perhaps the most noticeable of all the blocks, as the large scale and architectural quality of the three buildings dominates the skyline opposite the Scott Monument.

Historical Development

Feuing of Block 6 began in 1768 and building continued into the early 1780s. James Craig's original feuing plan for the site allocated eight houses with frontages to Princes Street four to South St. David Street four to South St. Andrew Street and a further eight facing St Andrew Square. Meuse Lane was to run between St David Street and St Andrew Street one house back from Princes Street. The arrangement created long rear gardens to the central houses facing St Andrew Square and short gardens for the houses facing Princes Street. The corner plots and adjoining houses were left with very small gardens. The Block 6 plots were mirrored on the north side of St Andrew Square and corresponding blocks at Charlotte Square. Block 6 was

one of the earliest parts of the New Town to be completed, and also one of the earliest to undergo redevelopment.

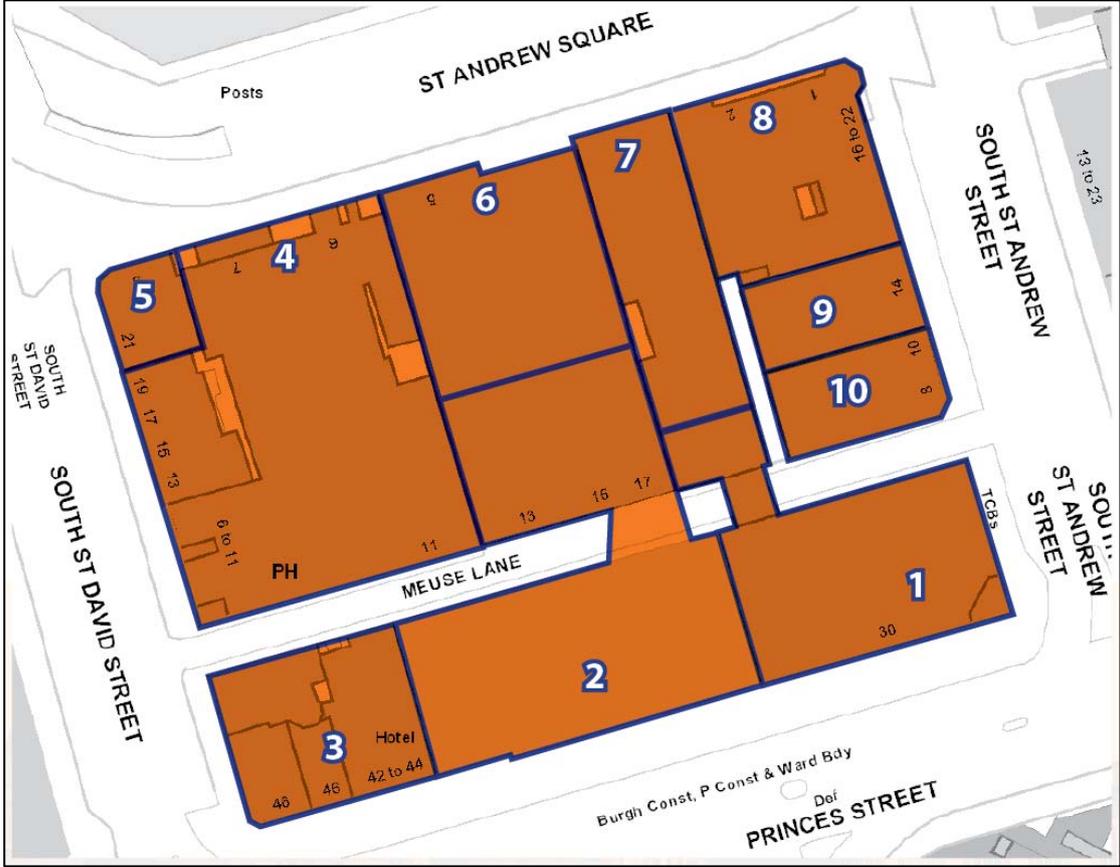
Kirkwood's plan of 1819 shows that although eight units were built along Princes Street, plot widths, building heights, roofline and elevation treatment were inconsistent, both within the Princes Street run and also in relation to the corresponding plots facing St Andrew Square. Whilst St Andrew Street 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.

The first accurate large-scale mapping of Block 6 was undertaken by the Ordnance Survey in 1853. The arrival of the railways in 1846 and the proximity of 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. The second Ordnance Survey Town Plan of 1877 shows that on Princes Street, basement areas survived only at Nos. 38-42 and 31-32. Some survived in the side streets and almost all buildings in St Andrew Square retained basement areas.

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. Numbers 3-8 St Andrew Square and 11-21 South St David Street and the associated buildings in Meuse Lane are due to be replaced by a major redevelopment on the corner of St Andrew Square and South St David Street, which has been granted consent.



1

30 PRINCES STREET & SOUTH ST ANDREWS STREET, FORMERLY FORSYTH'S

Category A

Built originally as R W Forsyth Ltd Department Store. The polished cream sandstone ashlar exterior of the six-storey Edwardian Baroque style department store with corner tower remains intact as built. Interior of the building is largely intact, including full height timber staircase & decorative plaster ceilings. The Bridge constructed over Meuse Lane in 1925 links Forsyth's with number 3 St. Andrew Square.



Authenticity: Majority of exterior and some original features remain intact.

Rarity/Innovation: The building was the first fully steel-framed building in Scotland, with early use of glazed brick to the rear. A sculpture by Birnie Rhind and W Reid Dick sits on the landmark corner tower.

Townscape/Group Value: Prominent corner building, linked closely to number 3 St. Andrew Square by both architectural style and a pedestrian bridge.

Social Value: Former landmark department store and recognisable building.

Period: Dates from 1906-07, with 1923-5 extension.

Artist: Designed by J J Burnet, extension by Burnet, Son & Dick.

Condition: The building is generally well maintained

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Exceptional	Exceptional	Considerable	Exceptional	Moderate	Considerable	Good

2

33-41 PRINCES STREET, AND 15 MEUSE LANE

Not listed.

Redevco building replaced former Burberry and C&A buildings in 2003. It has a modern architectural style, with a stone and glass façade. Lower floors of the 9-storey development accommodate 2 flagship retail stores, with upper floors home to 4,400 sq.m of office space.



Authenticity: Very recently constructed.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Modern addition to the street in prominent, highly visible site.

Social Value: Dominant modern façade on Princes Street.

Period: Dates from 2003.

Artist: Designed by 3D Architects.

Condition: The building is in excellent condition.

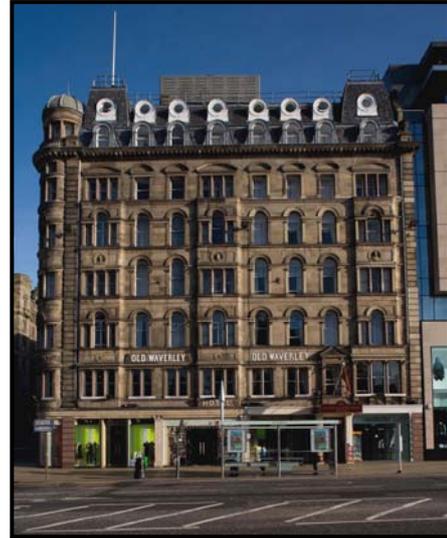
Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Limited	Moderate	Limited	Limited	Limited	Excellent

3

42-46 (INCLUSIVE NOS) & 42a PRINCES STREET & 1 SOUTH ST DAVID STREET, INCORPORATING THE OLD WAVERLEY HOTEL

Category B

Free renaissance style building, home to the Old Waverley Hotel on upper floors with retail occupying ground floor. Hotel was part of a major reconstruction to existing tenement buildings in 1883, creating shops and hotel in the 6-storey and double-attic building. Exterior is intact as built, with sculptural details and polished granite columns. Interior retains several original features, although hotel room plans much altered to accommodate en suite bathrooms.



Authenticity: Exterior generally intact. Hotel room plans altered to accommodate en suite bathrooms.

Rarity/Innovation: Very high for its time (six storey and double attic)

Townscape/Group Value: Prominent corner building.

Social Value: Dominant façade of Eastern Princes Street and home to the Old Waverley Hotel.

Period: Dates from 1883.

Artist: Designed by John Armstrong.

Condition: The building is generally well maintained

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Moderate	Considerable	Moderate	Moderate	Moderate	Good

4

6 & 7 ST ANDREW SQUARE & 7-19 SOUTH ST DAVID STREET

Category B

7 storey L-Plan office block with steel and reinforced concrete frame. Planes of plate glass and polished Italian grey granite cladding complete the façade. Interiors include lobby with mezzanine; cantilevered open plan offices, with glass curtain walled executive offices between. Timber clad cantilevered dog-leg stair with light well at front enriched by cast relief sculpture.



St Andrew Square: Glass curtain wall frames verticalised projecting ashlar stair and service towers to left and cantilevered office section to right. These vertical elements balanced by horizontality of cantilevered office floors with fully expressed concrete structure, given floating dimension by glazing; louvre motif recurs at solid 6th floor.

South St David Street: Essentially office section with 2 shops at ground; later S block to corner of lane deconstructed version of same theme.

Authenticity: Most original features intact.

Rarity/Innovation: Contemporary architectural style for St Andrew Square.

Townscape/Group Value: Dominant modern façade facing St Andrew Square.

Social Value: Example of brash 1960's intervention.

Period: Dates from 1964-1971 (4 construction phases).

Artist: George Leslie (Rowand Anderson, Kininmonth & Paul) for Scottish Provident.

Condition: Excellent

Authenticity	Rarity/Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Limited	Limited	Limited	Limited	Limited	Good

5

8 ST ANDREW SQUARE & 21 SOUTH ST DAVID STREET

Not listed

Four storey and attic building, built in the mid 20th Century. A plain and underscaled building for such a prominent corner site. It is built in plain stone blocks over a polished granite ground floor. Accommodates Insurance Company Offices.

Authenticity: Interior and Exterior intact.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.



Townscape/Group Value: Underscaled building on prominent corner site.

Social Value: Limited

Period: Dates from 1954.

Artist: Designed by J R McKay.

Condition: The building is generally well maintained

Authenticity	Rarity/Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Limited	Limited	Limited	Limited	Limited	Good

6

4 & 5 ST ANDREW SQUARE

Category B

Numbers 4 & 5 St Andrew Square are categorised as one building because of their close similarity to each other. Both buildings retain original Italianate façades, in Polished cream ashlar sandstone. Interiors completely replaced by modern offices grouped around large central atrium in 1993. Linked with Numbers 6 & 7.



Authenticity: Exteriors intact. Interiors replaced in 1993.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Linked to numbers 6 & 7.

Social Value: Formerly home to the National Bible Society.

Period: No. 4 dates from 1883. No. 5 dates from 1903.

Artist: John McLachlan (No. 4) and John A Carfrae (No. 5)

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Limited	Moderate	Moderate	Moderate	Moderate	Good

8

1 & 2 ST ANDREW SQUARE & 16-22 (EVEN NO'S) SOUTH ST ANDREW STREET

Category B

This four storey mezzanine and attic Early Renaissance building on the corner site of St Andrew Square and South St Andrew Street is the former home of the Prudential Insurance Company offices. Dating from the late 19th century. The building's polished red sandstone ashlar exterior remains intact, including corner tower and spire. Entire interior gutted and rebuilt in 1993 with exception of rooms facing St Andrew Square and public bar on ground floor.



Authenticity: Majority of interior replaced, 1993. Terracotta decoration in ground floor remains.

Rarity/Innovation: The terracotta detail provides an element of rarity value.

Townscape/Group Value: Prominent corner building.

Social Value: Occupied at ground floor level by prominent public bar.

Period: Dates from 1892-95.

Artist: Designed by Alfred Waterhouse & Son.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Moderate	Considerable	Moderate	Moderate	Moderate	Good

9

14 SOUTH ST ANDREW STREET, FORMER YOUNG MEN'S CHRISTIAN ASSOCIATION

Category B

Four storey and double attic building with polished cream sandstone ashlar exterior that remains intact since construction. Formerly home to the Young Men's Christian Association, is now occupied by offices, with restaurant at basement and ground floors. Rusticated Ground Floor exterior, with giant Ionic columns dominating façade on 1st and 2nd floors. Interiors of upper floors not seen recently, but ground floor hall boasts columns and a compartmental ceiling with decorative plaster cornices.



Authenticity: Majority of building intact.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Groups well with neighbouring property.

Social Value: Formerly home to the Young Men's Christian Association.

Period: Dates from 1914-15.

Artist: Designed by George Washington Browne.

Condition: The building is well maintained

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Limited	Considerable	Moderate	Limited	Considerable	Good

10

8 & 10 SOUTH ST ANDREW STREET

Category B

Free Renaissance style 5 storey and attic building used as office block, with shop at ground floor. Polished cream sandstone ashlar exterior with polished red granite facing at ground floor, remains intact as built. Ground and 4th floors arcaded, as are 2nd floor windows. 3rd floor arched windows are encased by balustrated balconies and a turret protrudes from the corner of the 5th floor. Interior has been adapted but remains largely intact. Shop at No. 8 retains elaborate cornice and decorative doorpiece. Offices at No. 10 have compartmental ceilings and ornate cornices at the 1st floor, with lowered ceilings on the upper floors.



Authenticity: Slightly adapted interior.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Groups well with adjoining buildings.

Social Value: Limited

Period: Dates from 1900.

Artist: Designed by Cousin, Ormiston & Taylor.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Limited	Moderate	Limited	Moderate	Moderate	Good

CONSERVATION STATEMENT: PRINCES STREET BLOCK 7

Site Description

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 at the far eastern end of Princes Street, opposite the Balmoral Hotel and Waverley Station. 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 Lane; and an irregular polygonal-plan group containing the Guildford Pub and Café Royal. It is located within the New Town Conservation Area and the World Heritage Site.

Built originally for housing, the block is now used mainly for retail and office space as well as accommodation and public houses. The buildings on the block vary from classical to modern architecture.



Relation to Kirkwood's Plan (1813)

On Block 7, only 3 original buildings remain that were shown on Kirkwood's early 19th century plan, two of which occupy the corner of South St Andrew Street opposite Waverley Rail station. The other remaining building marked on Kirkwood's Plan is 5-17 West Register Street, a small converted tenement hidden away from Princes Street. The rest of the buildings on the block have all been converted since 1813 with the most notable of those on the Princes Street elevation being The Royal British Hotel. The South St Andrew Street elevation is dominated by a 1970's office block that does not compliment the rest of the block well architecturally.

Historical 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.

James Craig's original feuing plan for the site allocated ten buildings with frontages to Princes Street and five 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. 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.

Construction of the block began in 1767 and was complete by 1773. 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, fleshers, physicians, architects and more are recorded at addresses in Princes Street, while St. Andrew Street housed further trades such as grocers 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.

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.

From the mid-19th Century onwards, significant retail activity began to occur at the ground floor of Princes Street and South St. Andrew Street. 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). 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.

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, representing a step-change in the height of the roofline in Block 7. Perhaps the most significant alteration to Princes Street came in 1923 with the replacement of the Crown Hotel (at the East of Block 7, opposite Register House) 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.



1

10-15 PRINCES STREET

Category C(S)

Three-storey and attic polished cream sandstone ashlar building, former Woolworths department store. Retains Inter-war monumental classical front with corner dome. Giant Roman Doric order to 1st and 2nd floors with cornice. Above, Mansard roof with rectangular attic windows. Rear is early 19th Century classical. Ground floor occupied by retail and convenience food outlet. Upper floors occupied by storage/vacant space.



Authenticity: The exterior maintains original fabric with a modified shop frontage. The interior is converted to modern retail use and no historic features are visible.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: The building occupies almost half of the length of the Princes Street facing side of Block 7. It has little relation to adjacent buildings.

Social Value: Former Woolworths Department Store.

Period: Dates from 1925.

Artist: Designed by W Priddle (architect for Woolworth)

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Limited	Moderate	Limited	Moderate	Limited	Good

2

16-18 PRINCES STREET

Category B

Classical four storey and attic polished cream sandstone ashlar building. Neo-Greek block with modern shopfront at ground surmounted by original scrolled balustrade. 1st and 2nd floors articulated by giant Tower of the Winds order fluted columns supporting heavy entablature; 3rd floor attic storey with later mansard attic above. Exterior largely intact as built, except at ground floor, which has had both façade and interior converted for modern retail use. Upper floors not seen recently.



Authenticity: The exterior maintains original fabric with a modified shop frontage. The interior has been converted for modern retail use on the ground floor and no historic features are visible.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: This building's façade has little relation with surrounding buildings, but occupies a prominent site on Princes Street, opposite Waverley station.

Social Value: Limited

Period: Dates from 1864.

Artist: Designed by W Hamilton Beattie.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Limited	Moderate	Limited	Considerable	Considerable	Good

3

19 & 20 PRINCES STREET

Category B

Free renaissance style 4-storey and double attic building, home to the Royal British Hotel. Modern shopfront introduced to ground floor in late 20th Century. On the Eastern side, 2 bays with pair of large bowed tripartite windows to 1st and 2nd floors (mullions and polished granite columns at 1st floor, fluted pilasters at 2nd), linked by shaped 3rd floor balcony. Cornice and solid parapet broken by ashlar bipartite dormers with Dutch gables and wallhead stack between, with a further 4 pedimented timber dormers above. On the Western side, 5-storey tower bay with arched window at 1st floor, bipartite at 2nd, aedicule at 3rd, and 3 small arched windows at 4th. Carved ornamental panels between 1st and 2nd floors.



Authenticity: Exterior intact. Interior largely intact, apart from ground floor retail conversion.

Rarity/Innovation: Variety of different style windows and external features, combined with corner tower.

Townscape/Group Value: Prominent building, significantly taller than surrounding buildings on Block 7, opposite Waverley Station. Linked to 21-23 Princes Street via upper floors.

Social Value: Home to the Royal British Hotel.

Period: Dates from 1898.

Artist: Designed by J MacIntyre Henry

Condition: The building is generally well maintained

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Considerable	Moderate	Considerable	Good

4

21-23 PRINCES STREET

Category C(S)

A Classical four storey and attic tenement building, dating from the late 18th Century. 18th Century fabric appears to survive on both front and rear exteriors, except the ground floor, which has had both façade and interior converted for modern retail use. Painted lined render with ashlar dressings. Canted window added to No. 21 in 19th Century and bowed 1st floor window added to No. 23 in early 20th Century. The interiors of the upper floors have not been seen recently.



Authenticity: Façade and interior retain significant original features.

Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: Façade has group value in terms of its relationship with adjoining buildings. Linked to Royal British Hotel via upper floors.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain, and as a good surviving example of its early adaption as shops.

Period: Dates from circa 1770.

Artist: Architect unknown

Condition: The building is generally well maintained

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Exceptional		Good

5

24 & 25 PRINCES STREET

Category B

Classical four storey and attic building, dating from late 18th Century with early 19th Century additional storey. Exterior of painted lined render with ashlar dressings. 18th Century fabric appears to survive on both front and rear exteriors. The ground floor, has had both façade and interior converted for modern retail use. The upper floor's interior has not been seen recently.



Authenticity: Façade and interior retain significant original features.

Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: Façade has group value in terms of its relationship with adjoining buildings.

Social Value: Significant surviving part of the original fabric of Edinburgh's New Town, one of the most important and best preserved examples of urban planning in Britain, and as a good surviving example of its early adaption as shops.

Period: Dates from circa 1770.

Artist: Architect unknown, altered late 20th Century by Carr & Matthew.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Considerable	Considerable	Moderate	Exceptional		Good

6

3 SOUTH ST ANDREW STREET

Not Listed

3 storey and Mansard-roofed attic building with Red Dumfriesshire sandstone façade. Built in the early 20th Century, with ground floor food retail shopfront added later in the century. The interior of the upper floors has not been seen recently, but ground and 1st floors have been converted for restaurant use and no visible historic features remain. The building is linked to 5-9 South St Andrew Street at ground and 1st floor.



Authenticity: The exterior maintains original fabric with a modified shop frontage. The interior has been converted for modern retail use on the ground and 1st floors and no historic features are visible.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Façade has group value in terms of its relationship with adjoining buildings.

Social Value: Limited

Period: Dates from early 20th century.

Artist: Architect unknown

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Limited	Limited	Limited	Moderate		Good

7

5-9 (ODD NO'S) SOUTH ST ANDREW STREET

Category B

Late Greek Revival four storey and attic building, dating from the late 19th Century, with 20th Century shopfronts. Polished cream sandstone ashlar exterior is largely intact as built. Upper floors framed by 2 orders of pilasters rising from 1st floor to eaves cornice. The attic comprises 3 arched wallhead dormers, breaking cornice and parapet with moulded skews and acroteria, bipartite at centre. The upper floor's interior has not been seen recently. The walls in No. 7 have been removed to form open plan, decorative plasterwork and Art Nouveau lincrusta dado.



Authenticity: Exterior intact but much altered interior.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Late Greek Revival style façade similar to other adjacent buildings ON South St Andrew Street.

Social Value: Limited

Period: Dates from 1883.

Artist: Designed by Knox & Hutton.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Limited	Moderate	Limited	Moderate	Limited	Good

8

11-23 SOUTH ST ANDREW STREET

Not Listed

Built in 1978 by Ian Burke Associates, 11-23 South St Andrew Street comprises two buildings of 5 and 6 storeys respectively, each with an attic. Both are used as offices, with retail use at ground floor. The modern exterior is largely intact as built and has a brick fontage facing West Register Street Lane. The interior is utilised as an open plan office space. Two bridges link the building to 42 St Andrew Square and 28-48 West Register Street to the North.



Authenticity: Exterior and interior remain intact. Alteration to ground floor retail unit made since construction.

Rarity/Innovation: The building does not demonstrate features of particular rarity, uniqueness or innovation.

Townscape/Group Value: Linked to 42 St Andrew Square and 28-48 West Register Street by pedestrian bridges.

Social Value: Limited

Period: Dates from 1978.

Artist: Designed by Ian Burke Associates.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Limited	Moderate	Limited	Limited	Moderate	Good

9

28-48 (EVEN NO'S) WEST REGISTER STREET

Category B

An early 19th Century tenement joined to an 1864 warehouse and printer's premises, with late 20th Century alterations, including the roof. Venetian Gothic style of architecture dominates this 4 storey and attic building. Exterior includes warehouse ogee windows, polychromatic stonework and sculpted portraits by William Brodie of the Cowans. The interior has been adapted for office use, but the warehouse retains cast-iron columns above the ground floor and a cast-iron staircase. The building is linked to Nos. 11-23 South St Andrew Street by bridge.



Authenticity: Exterior is largely intact and whilst interior has been adapted, some original features still remain.

Rarity/Innovation: One of the earliest Gothic-style buildings in Edinburgh's New town.

Townscape/Group Value: Relates well with adjacent buildings on West Register Street.

Social Value: Former warehouse and printer's premises.

Period: Dates from early 19th century.

Artist: Designed by W Hamilton Beattie.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Moderate	Moderate	Moderate	Considerable	Considerable	Good

10

WEST REGISTER STREET, CAFÉ ROYAL

Category A

Although hidden from Princes Street, The Café Royal is one of the finest buildings on Block 7. The French Second Empire style 3-storey and double attic building is the only building on the block with category A listed status. It was built in 1861 as gas fitting showrooms, then converted to a hotel and oyster bar. It is now home to bars, a restaurant, function rooms and a hostel. The exterior remains largely intact with the exception of a missing cast-iron cresting. The ground and first floors retain their opulent decorative interiors, including timberwork, wrought-ironwork, glazed tiles, bevelled mirrors and etched and stained glass windows.



Authenticity: Exterior and interiors retain significant original features.

Rarity/Innovation: Probably the first city centre building to employ a Mansard roof in the French style. Historical interior features of outstanding quality.

Townscape/Group Value: Considerable corner site building and relates well with the other buildings on West Register Street.

Social Value: Home to the Café Royal, one of the best known public houses in Edinburgh.

Period: Dates from 1861, altered 1893-5.

Artist: Robert Paterson. Altered by A W MacNaughton. Interiors and alterations by J MacIntyre Henry.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Exceptional	Exceptional	Considerable	Exceptional	Considerable	Moderate	Good

11

5-17 (ODD NO'S) WEST REGISTER STREET

Category C(S)

A late 18th Century 3-storey building, originally built as a tenement, occupies numbers 5-17 West Register Street. The exterior is similar to that shown on Kirkwood's 1819 plan and elevation. First floor is rendered (white), but 3rd floor retains original stone exterior. Inside, no original features are visible in the ground floor shops, with the top floor occupied as part of Voodoo Rooms, attached to Café Royal.



Authenticity: Much altered interior and exterior.

Rarity/Innovation: Significant surviving part of the original fabric of Edinburgh's First New Town.

Townscape/Group Value: Little relation to surrounding buildings. Linked to Café Royal at 3rd floor (Voodoo Rooms).

Social Value: Limited

Period: Dates from late 18th century.

Artist: Architect unknown.

Condition: The building is poorly maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Moderate	Considerable	Moderate	Limited	Exceptional		Poor

12

1 WEST REGISTER STREET & 1-3 GABRIEL'S ROAD, GUILDFORD ARMS

Category B

Originally an early 19th Century tenement, the building at 1 West Register Street was converted into a Hotel, before being reconstructed in 1895-6, converting it into its present use as a public house. The 4-storey and Mezzanine building contains the Guildford Arms, which has a double height interior, with the mezzanine level combined with ground floor. The red line stucco exterior boasts a pedimented doorpiece at the corner, flanked by Ionic columns with polished granite shafts. Ground and mezzanine elevations with varnished timber arcade, Ionic fluted pilasters; bipartite windows at ground divided by colonnettes; cornice. The interior is richly decorated with panelling, a Jacobean panelled ceiling, etched glass windows and timberwork by Scott Morton & Co.



Authenticity: Significant external and internal original features remain intact.

Rarity/Innovation: Double-height interior bar at ground level

Townscape/Group Value: Prominent corner site building, visible from Princes Street. Relates well with other buildings on West register Street.

Social Value: Home to the popular public house, the Guildford Arms.

Period: Dates from 1895-96.

Artist: Designed by Robert Macfarlane Cameron.

Condition: The building is generally well maintained.

Authenticity	Rarity/ Innovation	Townscape/ Group Value	Social Value	Period	Artist	Condition
Considerable	Moderate	Considerable	Considerable	Moderate	Moderate	Good