



Princes Street & the Waverley Valley

Statement of Heritage Significance

June 2026

On behalf of City of Edinburgh Council & Edinburgh World Heritage



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Section 1 - Executive Summary	3	Provides an overview of the aims and key themes of this report.	Section 6 - Assessment of Significance	52	Thematic Significance: Sets out the overall significance of the Study Area, including its contribution to Outstanding Universal Value of World Heritage Site, and its architectural, artistic, social, cultural, historic, and archaeological interest, as well as its setting and views.	
Section 2 - Introduction	5	Summarises the purpose and scope of this report and how it should be used.			Component Significance: Sets out the significance of individual parts of the Study Area, listed below:	
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Executive Summary

- 1.1 This Statement of Heritage Significance sets out the cultural heritage significance of Princes Street and the Waverley Valley (the Study Area).

1.2 It will inform the development of the 'Princes Street and Waverley Valley Strategy' which will underpin the vision for the area.

1.3 This document should be consulted at the outset of the design process. It provides designers, decision-makers and interested parties with a baseline understanding of the importance of the Study Area, and explains how the area contributes to the Outstanding Universal Value (OUV) of the World Heritage Site (WHS).

1.4 When working with features in the Study Area, every section of this Statement should be consulted for information relevant to the specific site location and project themes. Some repetition is present, as certain features are relevant across multiple sub-sections. This should be supplemented by more detailed assessments for individual sites as specific proposals are developed.

1.5 This will ensure that designers and decision-makers are well-informed, enabling appropriate design choices to be made, and will ensure adverse heritage impacts are avoided, whether they involve changes to buildings, streetscapes, gardens, pathways or through new interventions.

1.6 To achieve this, the Statement summarises the historical development of the Study Area, and identifies its key features,
- including designated heritage assets, green spaces, monuments, materials, movement corridors and street furniture. It then sets out the cultural heritage significance of the Study Area, both as a whole and through its constituent elements. Risks, vulnerabilities and opportunities for enhancing the cultural heritage of the Study Area are identified, along with potential threats to the historic environment, including those from climate change.

1.7 The Study Area lies at the heart of the WHS and enables an appreciation of the juxtaposition between the medieval Old Town and the 18th-century New Town. The development of Princes Street and the Waverley Valley are integral components of the First New Town, illustrating its formal grid layout and the inclusion of gardens within the urban plan.

1.8 The single-sided nature of Princes Street and its axial arrangement enables spectacular views towards the architectural features and dramatic topography of the area, which has been exploited to impressive effect and strongly contributes to the OUV. Emerging proposals must preserve the planned layout and key views.

1.9 The setting and Study Area are inextricably linked, with unrivalled views from Princes Street, its Gardens and the bridges that cross the valley, towards key natural and architectural landmarks. Collectively, they create a distinctive skyline, which must be preserved.
- 1.10 Princes Street and the Waverley Valley also possess intangible value derived from their social, cultural and historical associations. Since the 19th century, Princes Street has attracted generations of shoppers, while East and West Princes Street Gardens have been enjoyed as places of informal leisure since becoming public parks. Waverley Station remains the 'Gateway to Scotland', offering a distinctive 'upwards' arrival experience, and the area as a whole has hosted numerous events, gatherings and parades that contribute to its collective memory. These intangible attributes must also be protected.

1.11 These highly significant elements are not a barrier to future change but they must be preserved and, where possible, enhanced.

1.12 For example, the Study Area contains a large number of architecturally significant structures, as such, emerging proposals must be conservation-led and respond sensitively to historic precedent. High-quality design and materials, together with appropriate scale and massing, must be employed to preserve and enhance this rich and stylistically diverse townscape.

1.13 Proposals are emerging for specific locations within the Study Area, including Waverley Station and West Princes Street Gardens, with potential changes to the Ross Bandstand, the listed shelters and the north banks.
- 1.14 For these areas, this Statement provides a baseline understanding of their history and significance, which should be supplemented by further research and carefully considered designs to protect the WHS.

1.15 There are also opportunities to consider the interpretation of monuments in line with the recommendations of the Edinburgh Slavery and Colonialism Legacy Review, and to conduct a survey of the distribution of monuments across the city.

1.16 There are opportunities to address risks and vulnerabilities within the Study Area, including reversing low-quality interventions and easing pressures on transport infrastructure and visitor capacity.

1.17 Opportunities to incorporate climate resilience should be acted on, including measures to mitigate extreme rainfall, flooding and overheating, to ensure the continued enjoyment and appreciation of Princes Street and the Waverley Valley.



Figure 1.1 Princes Street as seen from the roof top terrace of Johnnie Walker Princes Street.

Purpose and Objectives

- 2.1. This Statement of Heritage Significance for Princes Street and the Waverley Valley (the 'Study Area') has been prepared on behalf of the City of Edinburgh Council (The Council) in partnership with Edinburgh World Heritage (EWH). It builds on the existing body of knowledge and is intended to inform the development of the Princes Street and the Waverley Valley Strategy, which brings together the remits of multiple service areas within The Council, to establish an overarching vision for the revitalisation of the area.
- 2.2. This Statement of Heritage Significance will assist designers and decision-makers in protecting, preserving and enhancing the cultural heritage of the area, to retain the authenticity, integrity and special character of the World Heritage Site (WHS) through a coordinated approach.
- 2.3. This document sets out the history and significance of Princes Street and the Waverley Valley. It is a baseline from which to assess current and future proposals for heritage impacts. It is, therefore, a vital tool in the future management of the World Heritage Site (WHS) and will enable well-informed proposals to be developed. This will in turn avoid and reduce negative impacts to the significance of the area, by protecting its cultural heritage and Outstanding Universal Value (OUV), and, in some cases, better revealing the significance.

Study Area

- 2.4. The Study Area comprises the full extent of Princes Street, its significant junctions, East and West Princes Street Gardens, the Mound, Waverley Station, Waverley Bridge, and Market Street. The area is shown indicatively in Figure 2.1.
- 2.5. The area is located within the Old and New Towns of Edinburgh World Heritage Site (WHS). It encompasses a large part of The New Town Gardens, included in as a group in the Inventory of Gardens and Designed Landscapes.
- 2.6. It includes sections of 3 Conservation Areas
 - New Town Conservation Area
 - Old Town Conservation Area
 - West End Conservation Area.
- 2.7. It includes 77 listed buildings, of which
 - 44 listed buildings lie along Princes Street and Waterloo Place,
 - 15 listed buildings or structures are located within the Waverley Valley, including bridges, churches and Waverley Station (excluding monuments),
 - 15 are listed monuments, of these, 13 are located in East and West Princes Street Gardens, one is located outside General Register House, and one is located on North Bridge, and,
 - 3 are former police boxes which are located around the Study Area.

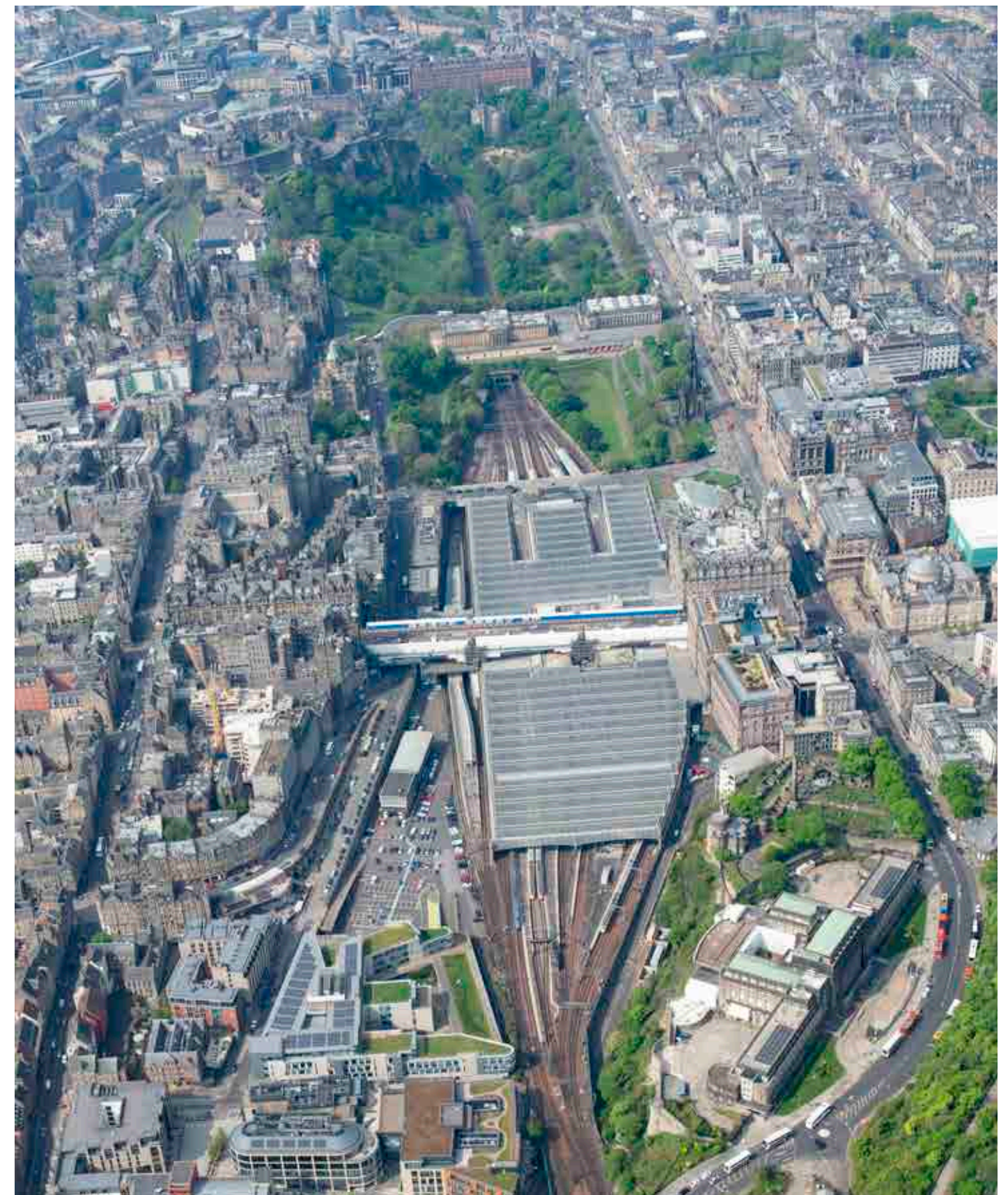


Figure 2.1 Aerial view of Princes Street and the Waverley Valley, the Study Area.

Document Structure

- 2.8. This Statement of Heritage Significance:
- Sets out the relevant **planning legislation, policy and guidance** in Section 3.
 - Describes the **history and development** of Princes Street and the Waverley Valley in Section 4.
 - Identifies **heritage and townscape features** within the Study Area in Section 5.
 - Sets out the **cultural heritage significance** of the Study Area as a whole, including its contribution to the attributes of the **OUV of the WHS** in Section 6.
 - Evaluates the nature and **significance of the built heritage and townscape elements** which make up the Study Area including their relationship to one another and their wider setting, also in Section 6.
 - Identifies **risks and vulnerabilities** to the cultural heritage of the Study Area, and **opportunities** to be better reveal its significance, also in Section 6.

How to use this Document

- 2.9. This document should be consulted at the outset of the design process by designers and decision-makers for any proposals affecting Princes Street and/or the Waverley Valley. This includes any works to buildings, structures, green spaces, roads, pavements, street furniture or transport infrastructure.
- 2.10. This document provides a baseline analysis of Princes Street and the Waverley Valley, with particular emphasis on their cultural-heritage significance. It examines how various elements, such as the appearance of buildings, the presence of gardens, street furniture, street layout, materials, topography, movement corridors, and key views, contribute to the cultural heritage of the area and the WHS.
- 2.11. These elements are considered both collectively and as individual components. Additionally, the document highlights examples of positive change within the area and identifies opportunities for further enhancement.
- 2.12. Consulting this document at the outset of the design process will therefore enable designers and decision-makers to gain a foundational understanding of the area’s special interest and its contribution to the OUV, as well as risks to its significance and opportunities for it to be better revealed.
- 2.13. It should be noted that this document only provides a high-level overview of the area’s significance. Further historical research and more detailed significance assessments will be required for individual sites.
- 2.14. Design teams should undertake or commission initial Heritage Impact Assessments (HIAs), Heritage Statements, or Townscape Visual Impact Assessments (TVIAs) involving suitable heritage expertise, as appropriate, to gain a thorough understanding of specific sites or locations.
- 2.15. Proposals should only begin to be developed once there is a clear and well-founded understanding of the history and significance of a site within the Study Area, and how that significance can be preserved and/or enhanced.
- 2.16. As proposals evolve, this Statement of Heritage Significance, along with baseline reports and advice from heritage professionals, should continue to inform the design process. This must be an iterative process, ensuring that proposals actively preserve and enhance our cultural heritage.
- 2.17. By the time proposals are finalised, any potential negative heritage impacts should have been designed out, or, where unavoidable, minimised or appropriately mitigated. Opportunities for enhancement should also be fully incorporated.
- 2.18. Where proposals affecting Princes Street and Waverley Valley are submitted for planning or listed building consent. The Council will use this Statement of Heritage Significance to assess their heritage-related impacts. This will ensure a consistent and informed approach to all proposed development within the Study Area.
- 2.19. By providing a baseline analysis of the Study Area’s significance, this document supports best-practice conservation by guiding design decisions that avoid or mitigate loss and negative impacts to the area’s heritage, character and values. This will protect and preserve the cultural heritage of the area and, by extension, its OUV for future generations.

2 | Introduction

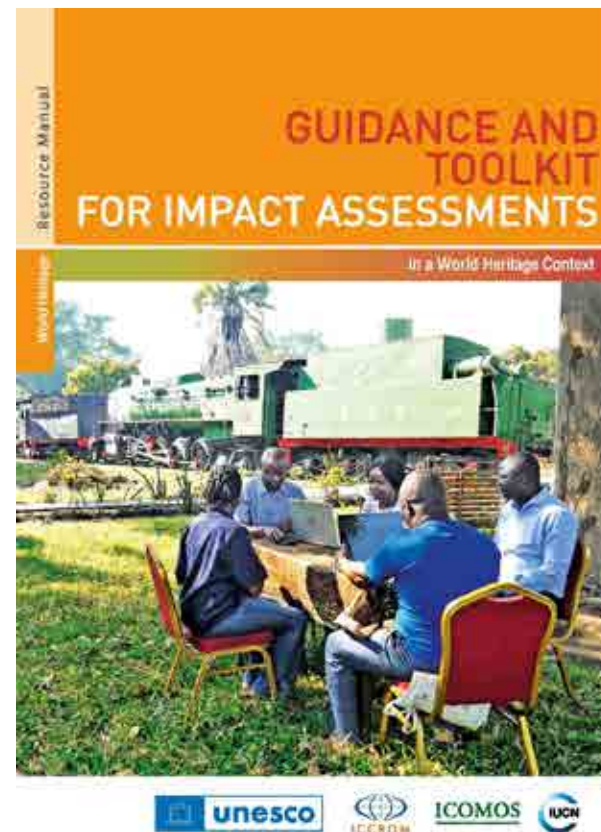
Summarises the purpose and scope of this report and how it should be used

Assessing Heritage Impact

- 2.20. When proposals are assessed for cultural heritage impacts, the existing body of guidance should be drawn upon.

UNESCO & World Heritage Guidance

- 2.21. UNESCO and the Advisory Bodies to the World Heritage Committee have produced guidance that should be used to assess impacts from projects that could potentially affect the world's most precious heritage places. It aims to help find the best possible solutions to meet both conservation priorities and development needs.



Historic Environment Scotland Guidance

- 2.22. The Historic Environment Scotland (HES) [Environmental Impact Assessment Handbook](#) and [Managing Change Guidance on World Heritage](#) offers practical guidance and information to allow for better informed decisions.

Edinburgh World Heritage Guidance

- 2.23. The 2025-2035 Old and New Towns of Edinburgh World Heritage Site Management Plan contains the attributes of the Outstanding Universal Value of the World Heritage Site that must be protected.

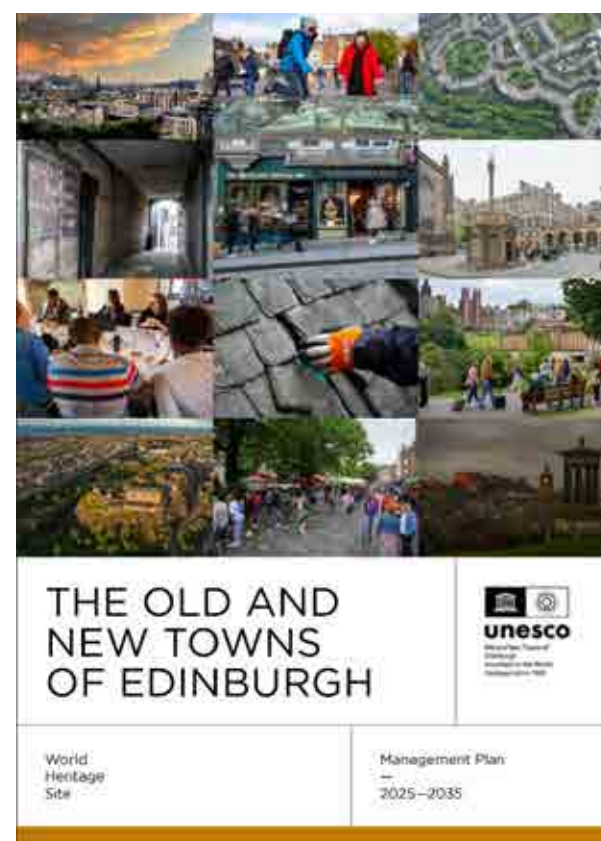


Figure 2.2 Cover pages of UNESCO Guidance and Toolkit for Impact Assessment and EWH Management Plan 2025-2035.

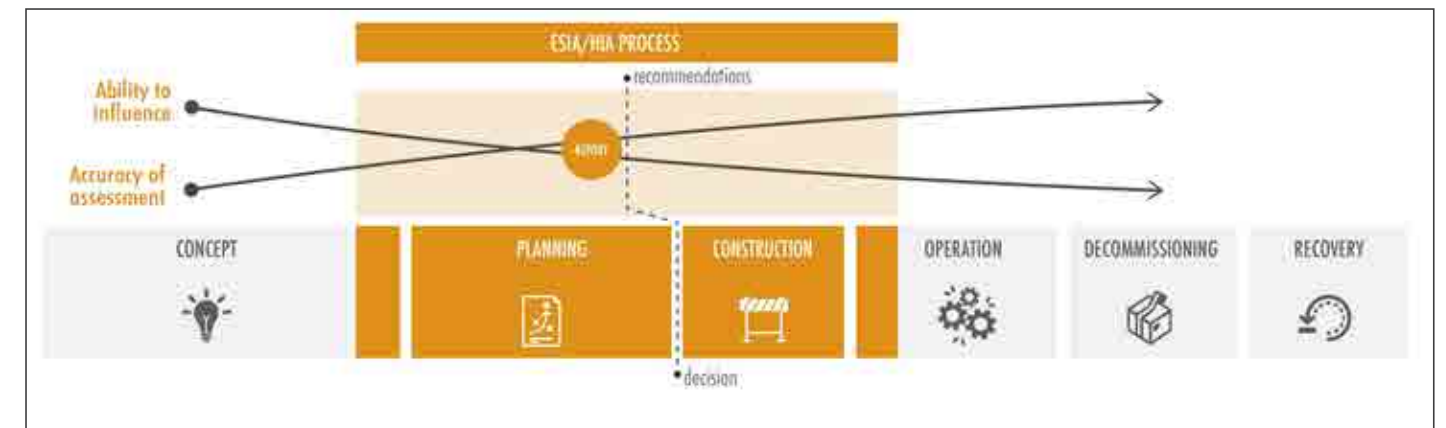


Figure 2.3 Development and implementation of a proposed action. An impact assessment needs to take place at an appropriate point in the lifecycle of a proposed action so that it can influence that planning process and inform decision-making. Note: depending on the type of the proposed action, the 'construction' phase might instead involve other forms of preparations; while the 'operation' phase could be any longer-term implementation and running of the proposed action. (UNESCO's Guidance and Toolkit for Impact Assessments).

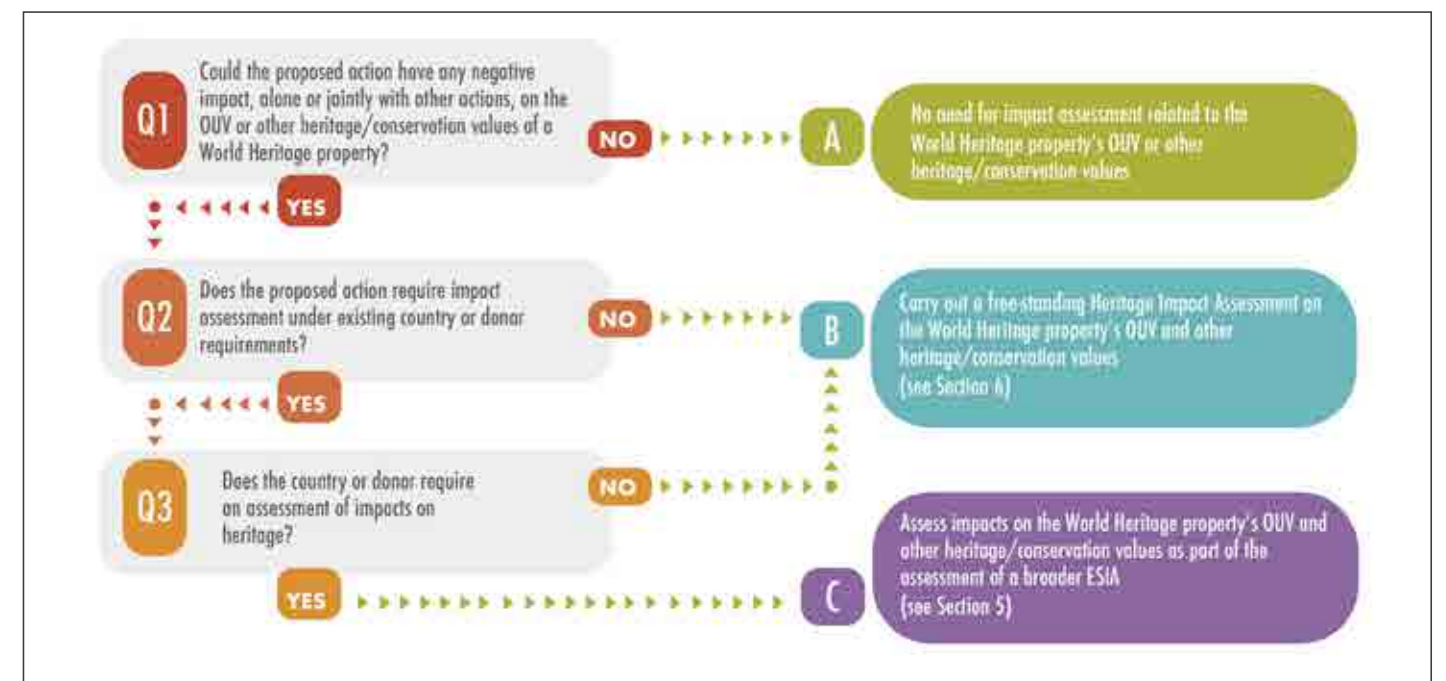


Figure 2.4 Indicative flowchart for determining the type of impact assessment needed for actions potentially affecting World Heritage properties (UNESCO's Guidance and Toolkit for Impact Assessments).

Legislation

- 3.1 The primary legislation regarding the historic environment is the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the Ancient Monuments and Archaeological Areas Act 1979, both of which were modified by the Historic Environment (Amendment) (Scotland) Act 2011.
- 3.2 Also of relevance are the Town and Country Planning (Scotland) Act 1997 (as amended by the Planning (Scotland) Act 2019), the Planning etc. (Scotland) Act 2006 and the City of Edinburgh District Council Order Confirmation Act 1991.

National Policy and Guidance

National Planning Framework 4 (NPF4) 2023

- 3.3 NPF4 is Scotland's national spatial strategy to 2045, integrating long-term spatial aims with national planning policies to guide development and land use. It forms part of the statutory development plan, guiding planning decisions in conjunction with local development plans (LDPs). Relevant policies can be found in Appendix 3.

Historic Environment Policy for Scotland (HEPS) 2019

- 3.4 HEPS is a policy statement directing decision-making for proposals that affect the historic environment. It outlines how changes in the historic environment should be managed. It is a material consideration in the planning process (non-statutory). Details can be found in Appendix 3.

Managing Change, Historic Environment Scotland (HES)

- 3.5 Managing Change is a series of guidance notes produced by Historic Environment Scotland (HES). They support good decision making in the historic environment and set out the key things to think about when changes are proposed.
- 3.6 This includes guidance on
- Managing change affecting WHSs.
 - Managing change affecting Gardens and Designed Landscapes (GDL).
 - Managing change affecting the setting of historic assets.
- 3.7 A list of relevant Managing Change guidance notes is included in Appendix 3.

Local Policy and Guidance

City Plan 2030

- 3.8 [City Plan 2030](#) is Edinburgh's LDP; it sets out policies and proposals to guide development for the period 2024-35. It protects places of value, sets out locations for new homes and businesses and ensures essentials for a good quality of life are in place. Sitting alongside NPF4, it forms part of the statutory development plan.
- 3.9 Policy Place 1: Edinburgh and City Centre, sets out requirements for development in this area. This is further supported by the Environment Policies, which ensure the historic environment is protected, preserved and enhanced. Details of relevant heritage and townscape policies can be found in Appendix 3.

- 3.10 The WHS receives planning policy protection through the Development Plan, including for its skyline, and requires certain proposals to be assessed for their heritage, townscape and/or environmental impacts. Statutory consents apply in terms of Listed Buildings and Conservation Areas.
- 3.11 The Study Area largely falls within the New Town Conservation Area, with the Old Town Conservation Area embracing the southern part of the Waverley Valley. The character and appearance of these areas must be preserved and enhanced through planning decisions.
- 3.12 The majority of Princes Street's buildings are statutorily listed due to their special architectural and historic interest.
- 3.13 Princes Street Gardens form part of the nationally important New Town Gardens, included within the Inventory of Gardens and Designed Landscapes. The Gardens are held as common good land, they are owned by the Council and historically vested for the benefit of the local community, with legal restrictions on their use and disposal.
- 3.14 Princes Street and the Waverley Valley hold significant archaeological importance, which City Plan 2030 seeks to protect and enhance.
- 3.15 Castle Rock forms part of the Arthur's Seat Volcano Site of Special Scientific Interest and many local planning policies serve to protect its open space, trees, biodiversity, and landscape qualities, whilst ensuring

the sustainability and design quality of new developments. Edinburgh Castle, on Castle Rock, and is a nationally important scheduled monument

Local Guidance

- 3.16 Key guidance documents relevant to the Study Area include:
- [Edinburgh Design Guidance](#)
 - [Street Design Guidance](#)
 - [Guidance for Businesses](#)
 - [Guidance on Listed Buildings and Conservation Areas](#)
 - [City Centre Shopping & Leisure Guidance](#)
 - [Conservation Area Character Appraisals](#)

Related Strategies

- 3.17 Alongside the Princes Street and the Waverley Valley Strategy, other related strategies are:
- [City Mobility Plan](#)
 - [Climate Ready Edinburgh Plan 2024-2030](#)
 - [Edinburgh City Centre Transformation](#)
 - [Future Streets: a circulation plan for Edinburgh](#)
 - Green Blue Network, Open Space Strategy, Water Vision, and Biodiversity Action Plan
 - [Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035](#)
 - [Thriving Greenspaces 2050](#).

4 | Historical Development

Describes the historical changes to Princes Street and the Waverley Valley

Early History

Geological Formation & Prehistoric Settlement

- 4.1 Edinburgh's development was informed by its dramatic topography. Castle Rock is a plug of hard dolerite rock, the remains of a volcano that erupted 350 million years ago. The surrounding softer rock was scoured away around 2 million years ago leaving the distinctive 'crag and tail' formation.
- 4.2 Human activity in the area dates back to prehistoric times, with Mesolithic hunter gatherers present as early as 8,500 BCE. Excavations within Edinburgh Castle confirmed activity at the site around 972–830 BCE, during the late Bronze Age or early Iron Age, and evidence of Roman use during the 1st and 2nd centuries CE.

Medieval Development

- 4.3 A hill fort was constructed on Castle Rock in the early Middle Ages, with a town developing on the 'tail' ridge alongside. From the 7th–10th centuries, the area formed part of the Anglican Kingdom of Northumbria before becoming a royal stronghold for Scottish monarchs. Edinburgh was recognised by royal charter in the early 12th century and was seen as Scotland's capital by the mid-14th century.
- 4.4 During this period, the land to the north of the city comprised open ground and small villages such as Broughton, Calton, Canonmills, Dean, Picardy and Stockbridge. Due to the city's topography and the Nor' Loch, a stagnant body of water created as a defensive measure in the 1450s, the land to the north was difficult to access from Edinburgh until the construction of North Bridge in the 18th century.

18th Century

Political Context and Need for Expansion

- 4.5 Following a period of complex political and economic instability, culminating in the Second Jacobite Rebellion of 1745, Scotland entered an era of relative peace, enabling Edinburgh's expansion beyond its medieval boundaries.
- 4.6 In 1752, Lord Provost George Drummond proposed extending the city northwards to the open land beyond the Nor' Loch. In 1759, as part of the proposed city expansion, the loch started to be drained. This was followed by the laying of the foundation stone for the first North Bridge in 1763, providing access over the Nor' Loch Valley (later known as the Waverley Valley). Designed by William Mylne, the three-arched stone bridge was completed in 1772 (fig. 4.1).

James Craig's plan for the First New Town

- 4.7 In 1766, the Town Council held a design competition for the proposed extension of the city. The winning proposal by James Craig reflected Enlightenment ideals of rational planning and, in its layout and street names, celebrated the idea of the United Kingdom under the Hanoverian King George III (fig. 4.2). Craig proposed a wide central avenue, George Street, lying on an east-west axis flanked by Princes Street and Queen's Street. Each of these main streets would feature large individual town houses for the city's elite. These avenues were terminated by two squares, St Andrew Square and St George's (Charlotte) Square, grand formal spaces intended for the wealthiest residents.



Figure 4.1 1829 North Bridge with Calton Hill in the background, some development can be seen on the south side of Princes Street (City of Edinburgh Council – Libraries www.capitalcollections.org.uk).

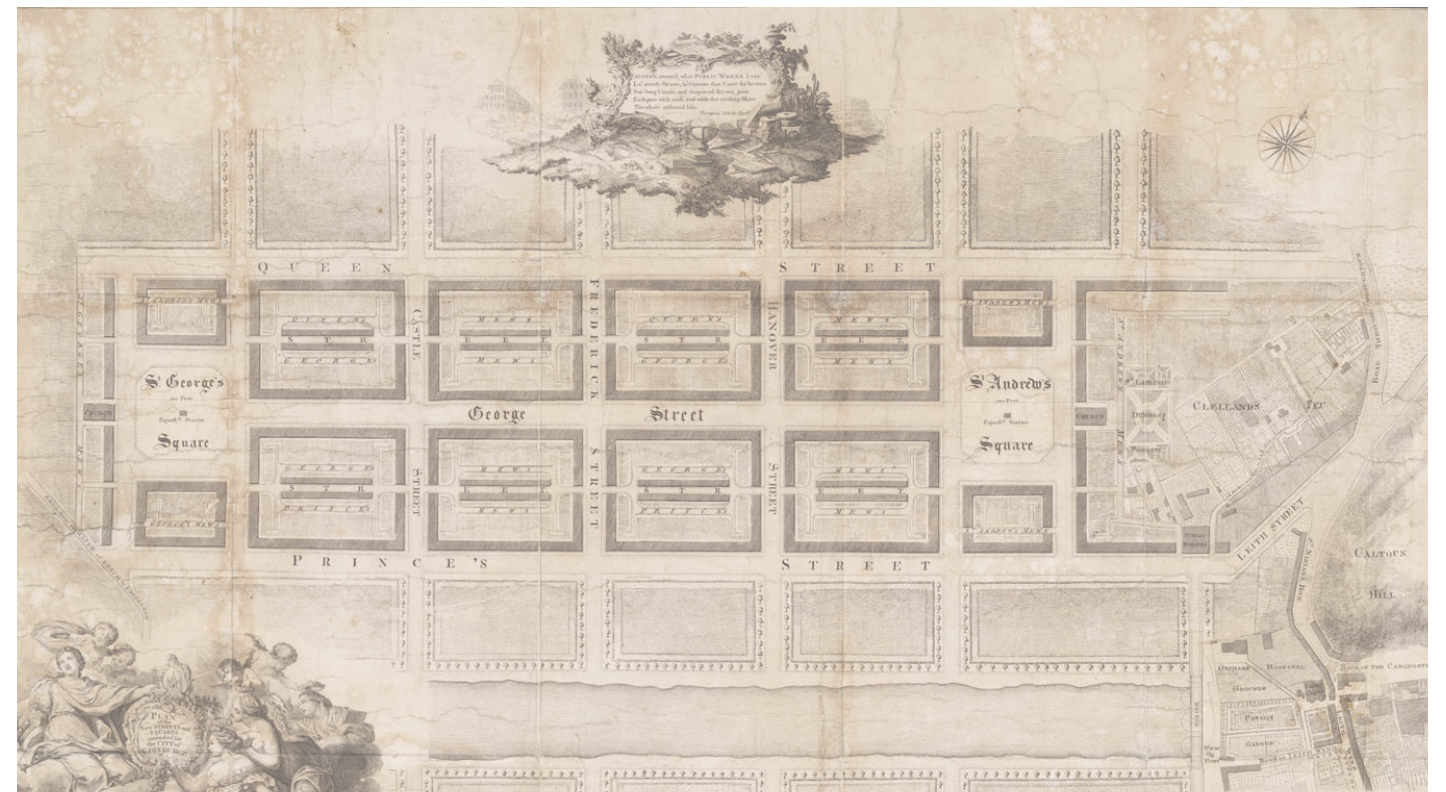


Figure 4.2 1767 James Craig Plan for Edinburgh New Town (CC-BY NLS).

4 | Historical Development

Describes the historical changes to Princes Street and the Waverley Valley

- 4.8 The plan had narrower, north-south aligned streets, Castle Street, Frederick Street and Hanover Street, which featured high-quality tenement buildings for middle-class professionals and merchants. While narrower streets, Rose Street and Thistle Street, and mews lanes, ran east-west between the principal avenues and included properties for artisans. The proportions of the streets illustrated the social and urban hierarchy of the residential area, with the original widths of George Street to Frederick Street, to Rose Street set in a ratio of 4:3:1.
- 4.9 Views were a key part of Craig's plan, exploiting the topography of the landscape and positioning key buildings and monuments for symbolic and dramatic effect. For example, on Princes Street, Calton Hill terminates views looking east, while views south display the length of Edinburgh's medieval Old Town and Castle.

Start of construction of the First New Town

- 4.10 Construction of Edinburgh's First New Town progressed east to west, beginning with St Andrew's Square around 1770 and continued along Princes Street (fig 4.3). The New Town was directly connected to the Old Town by North Bridge. Views along the bridge to the north, were terminated by Robert Adam's Register House (started 1774), an exemplary classical building with a projecting central Corinthian portico, intended to encourage development on the north side of the valley.
- 4.11 The open-sided nature of Princes Street, as envisioned by Craig, was secured by a

1771 Bill of Suspension and Interdict, which prevented feuing of the Nor' Loch Valley. By this date, some construction had already started at the south-east end of Princes Street which was allowed to be completed. These can be seen on Kincaid's 1784 plan of Edinburgh, which also shows the completion of St Andrew Square (fig 4.3).

Surviving houses from the First New Town

- 4.12 Some of the original 18th-century town houses still survive along Princes Street, albeit often concealed by later additions. Examples include Nos. 21-23 and Nos. 24-25 Princes Street, located towards the east end. Others include Nos. 61-62, 74-75 and 76-77, located between South St David Street and Hanover Street. Nos. 78, 79, 88-90, 94-96 and 97-98, between Hanover Street and Frederick Street. Nos. 99-99a, and 106 between Frederick Street and Castle Street. And Nos. 119-120, 123, 129, 130, 131-133 and 134 between Castle Street and South Charlotte Street.

19th Century

Continued construction of the First New Town

- 4.13 Construction of the New Town progressed westwards. Kirkwood's 1819 plan shows the elevations of the First New Town, which was largely complete by this time. The town houses along Princes Street, which were comparatively less grand than those on George Street and Queen Street, were typically three storeys over a basement, as stipulated by a 1781 enactment. Kirkwood's plan also shows that they had private gardens to the rear (extract shown in fig 4.4)

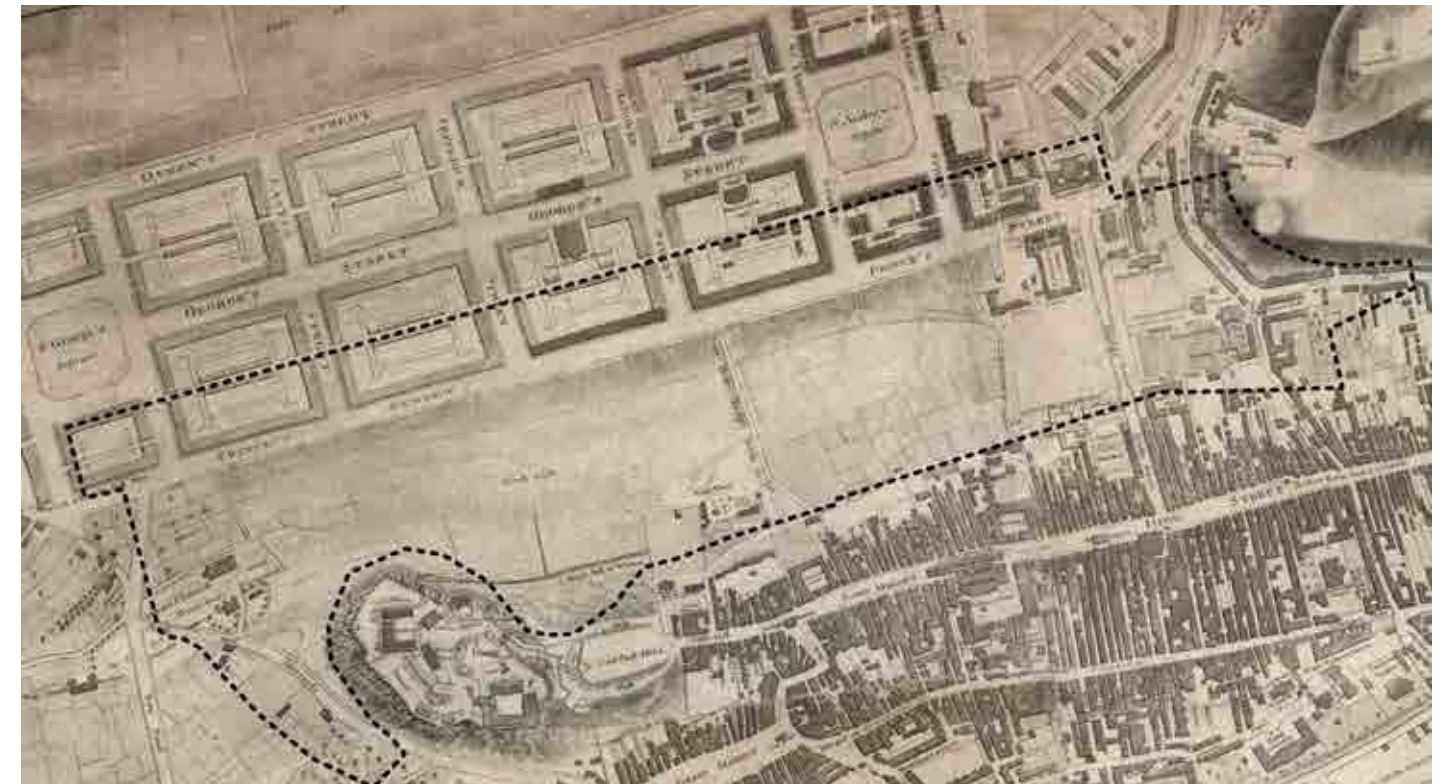


Figure 4.3 1784 Kincaid's plan of Edinburgh showing extent of development (CC-BY NLS).

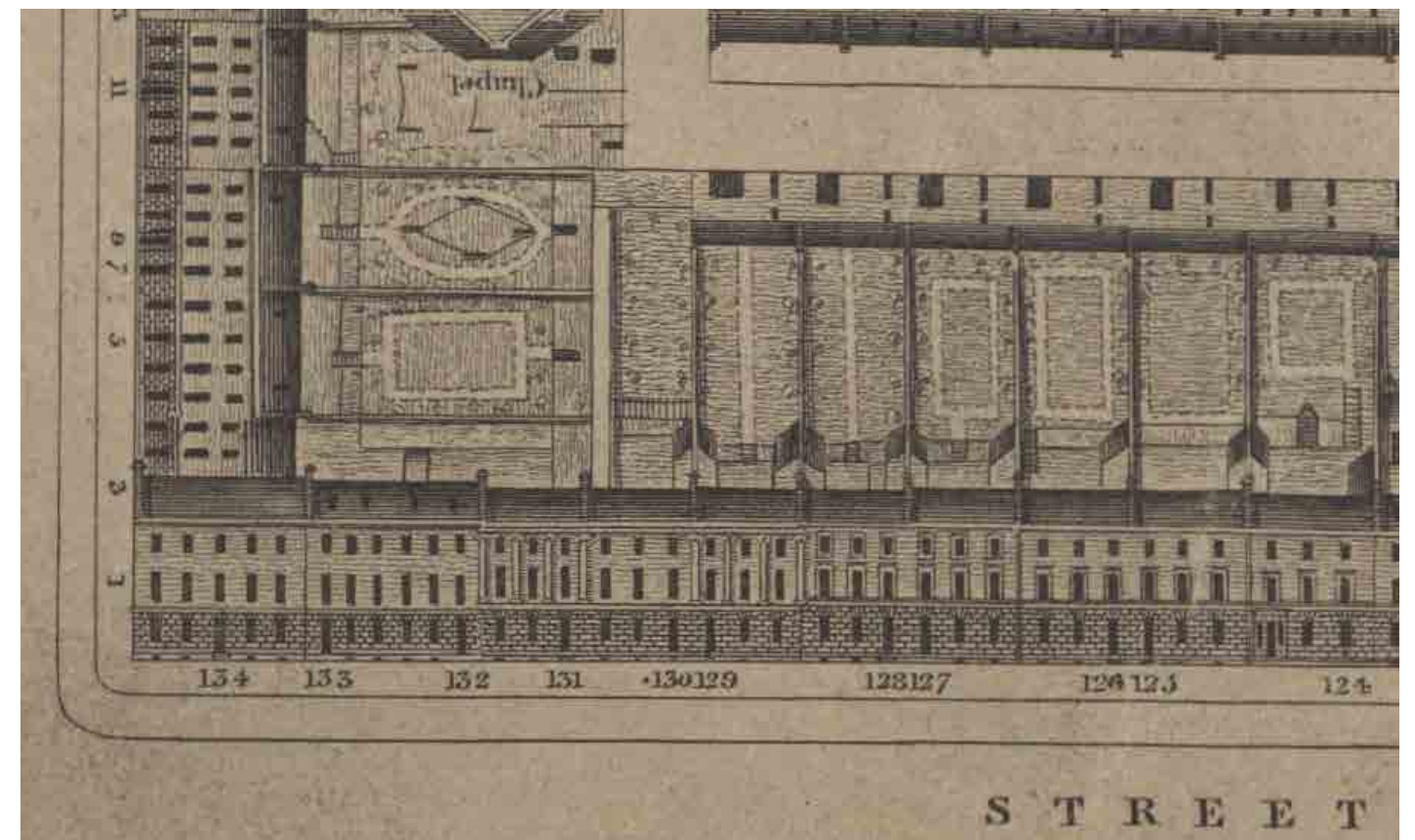


Figure 4.4 Detail of 1819 Kirkwood Plan (CC-BY NLS).

Materiality of the First New Town

4.14 The First New Town was constructed using Edinburgh's local sandstone for walls and elevations, and highland slate used for roofs. In the early 19th century, the systematic paving of Edinburgh's streets took place using dolerite, a hard igneous rock also known as basalt or whin. Footpaths were covered with slabs of Edinburgh or Arbroath stone and later dark grey slabs from Caithness. Around the same time, there was a reduction of colour in the streetscape. Previously, window frames were painted, typically white, green, brown or other rich colours, alongside railings and other street furniture; by this time the variety of colour had diminished.

The Mound

4.15 The construction of the New Town, particularly the excavation of basements, generated an excess of earth; some two million cartloads between 1781 and 1830. The earth was used to create a causeway, The Mound, across the valley connecting the Old and New Towns and dividing the valley into two. From 1834, after competing proposals were suggested, the Town Council carried out Thomas Hamilton's design for a formal road across The Mound leading to the Lawn Market.

Early development within the Waverley Valley and the creation of West Princes Street Gardens

4.16 In 1816, the Gothic Revival St John's Church, located on the south-west corner of Princes Street, was built, designed by William Burn. In the same year, the Princes Street Proprietors, made up of householders between Hanover Street and Hope Street, secured the lease of the western half of the Nor' Loch Valley in order to transform it into a pleasure garden, as per Craig's original plan. This area later became known as West Princes Street Gardens. They engaged James Skene, a leading landscape painter, to produce a plan for an informal countryside garden with trees, bushes and woodland walks for their private use.

4.17 The private Pleasure Ground opened in 1821 and cost 4 guineas a year for a key. It was intended for walking and promenading before being locked at night. The original picturesque planting character has largely been lost except along the southern boundary, and few illustrations of it survive.

Construction of the National Galleries on The Mound

4.18 Between 1822 and 1826, the Royal Institution, an art gallery now known as the Royal Scottish Academy (RSA), was constructed on The Mound by the Board of Manufactures and Fisheries for the Royal Society, the Institution for the Encouragement of the Fine Arts and the Museum of the Society of Antiquaries.

Creation of East Princes Street Gardens

4.21 In 1829, ground works were carried out to the eastern half of the Nor' Loch Valley (later becoming East Princes Street Gardens), on behalf of the Town Council, to create a Pleasure Ground, something they had intended to do since they took possession of the land in 1776. An ornamental terrace was added to the north, as suggested by Playfair, and Patrick Neil laid out a planting scheme along the terraces and slopes. In 1832, the grounds were leased to Thomas Cleghorn's nursery with admittance costing 10s. 6d per year for a key. The nursery included footpaths, shrubberies, artificial rockwork, a moss house, a keeper's cottage, a greenhouse and a conservatory.



Figure 4.5 Alexander Nasmyth, *Princes Street with the Commencement of the Building of the Royal Institution, 1825* (National Galleries of Scotland. Presented by Sir David Baird 1991).

4 | Historical Development

Describes the historical changes to Princes Street and the Waverley Valley

The Scott Monument

- 4.22 Between 1840 and 1844, the Sir Walter Scott Monument was constructed (fig. 4.6). Located on a widened terrace in Thomas Cleghorn's nursery (East Princes Street Gardens), the impressive Gothic 5-tiered spire was designed by George Meikle Kempe, at the time relatively unknown, employed in the office of William Burn. It was built using money raised by public subscription after Scott's death in 1832. Kempe's design, completed with a statue of Scott by Sir John Steell, achieved the romantic ideal of the Gothic shrine, popular in the early 19th century, with archaeologically correct detail, based on studies of Melrose Abbey. The monument terminates views down South St David Street and is a key feature in views along Princes Street, from Princes Street Gardens, and from the Old Town.



Figure 4.6 Sir Walter Scott Monument under construction (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).

Arrival of the railways and changes to East Princes Gardens

- 4.23 Between 1844 and 1847, the first railway lines were constructed through the Nor' Loch Valley, which included tunnelling through The Mound, to reach three railway termini located on the site of the present-day Waverley Station, named after the famous novel by Scott (fig. 4.7 & 4.8). The original termini were operated by three different companies, North British Railway, Edinburgh & Glasgow Railway, and Edinburgh, Perth & Dundee Railway.
- 4.24 As a result of the construction of the railways, Thomas Cleghorn's nursery was reduced by a quarter, and much of its planting laid out by Patrick Neill was destroyed. Consequently, the area was brought back under the control of the Town Council and the gardens were re-arranged by David Cousin from 1849-50, before being reopened as a public Pleasure Ground in 1851.
- 4.25 Cousin's basic layout survives today. He widened the top terrace and installed a gravel walk along it bordered by grass and trees. He added a low wall of 'gothic character' along with steps down to a lower terrace walk. The gardens had long axial paths with looping routes and the railway was enclosed by a wall and embankment. He also planted clusters of trees and laid turf. More monuments were later added to the top terrace, along with ornamental flower planting, replacing the gravel path. The looping paths were also later removed.
- 4.26 East Princes Street Gardens can be seen on the 1852 OS map of Edinburgh alongside West Princes Street Gardens, which remained a private pleasure ground.



Figure 4.7 1854 View from North Bridge showing Waverley Station and Waverley Bridge (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).



Figure 4.8 c. 1845 engraving showing the Royal Institution, the Scott Monument, an early iteration of Waverley Bridge, and Mylne's North Bridge (DP 135406 © Courtesy of HES).

4 | Historical Development

Describes the historical changes to Princes Street and the Waverley Valley

Creation of Edinburgh Waverley Station

4.27 In 1854, Waverley Station was formally created as the separate railway companies began to merge. This process was completed by 1865 when Edinburgh & Glasgow Railway was acquired by North British Railway. The following year, North British launched a design competition to rationalise the station, won by Charles Jopp, with the company's engineer, James Bell, carrying out the scheme between 1868 and 1874. Most of the old buildings were demolished, 12 lines of through track were substituted for three wide platforms, and the whole area was covered with a glazed roof. A new stone bridge, Waverley Bridge, was also built across the valley, replacing an earlier one. The redevelopment displaced the Vegetable Market, which was relocated and rehoused in a new building to the north of the station, designed by Robert Morham (1874–76). Its roof gardens can be seen in fig. 4.9. However, the expansion of the station was hampered by the large piers of North Bridge (it had also been widened in 1873).

Early to mid 19th century commercialisation of Princes Street

4.28 The commercialisation of Princes Street was evident by the early 19th century, with Dean of Guild records showing the introduction of shops and hotels along the street even before 1800. Residential properties along Princes Street, starting at the eastern end, were steadily developed into commercial premises. Shops were introduced at ground level, and upper levels were converted into

hotels, social clubs and department stores. Many properties were refaced or extended, often over the private rear gardens.

4.29 The 1852 map and fig 4.9 shows the commercialisation and remodelling of Princes Street, particularly along the eastern half, where many shops had been installed at ground level and several rear private gardens had been built over. William Burn's New Club (1837, rebuilt in 1966) is labelled on the 1852 map, diagonally opposite The Mound, one of several social clubs to be built along Princes Street in the nineteenth century.

19th century streetscape

4.30 The commercialisation of the street also led to many of the basements being built over, thereby extending the width of the pavement along the north side of Princes Street. Some basements, not yet covered over, can be seen in the 1858 photograph of Princes Street (fig. 4.10). The photo also shows that by this date the pavement had been laid with flags and the road was laid with setts. Cast-iron street lamps had been installed along the length of the street and an early example of railings had also been installed around West Princes Street Gardens (seen to the right of the frame).



Figure 4.9 c. 1895 view from Scott Monument to Calton Hill, showing the roof garden of Waverley Market and the buildings present before the building of the North British Hotel (SC 1096260 © Courtesy of HES (Scottish Colorfoto Collection)).



Figure 4.10 1858 Princes Street showing the setted street, paved pavements, decorative street lamps and the survival of some basements along the pavement line (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).

4 | Historical Development

Describes the historical changes to Princes Street and the Waverley Valley

Transformation of West Princes Street Gardens

- 4.31 In 1876, West Princes Street Gardens was re-acquired by the Town Council and opened to the public (fig 4.11). The change from private to public reflected both the change of use of Princes Street, from residential to commercial, with fewer residents to make use of the private grounds, and changing attitudes, as public parks came to be seen as an essential feature of cities in the second half of the 19th century.
- 4.32 Since its opening in 1821 as essentially a wooded park for promenading, West Princes Street Gardens and its use and character had been gradually altered, with seating slowly introduced, military bands starting to play concerts from 1853, and the Ross Fountain added in 1862.
- 4.33 After its acquisition, the gardens were further altered, re-shaped by Robert Morham. The top terrace was removed to accommodate the widening of Princes Street, creating a pavement on the south side of Princes Street. The present broad level walk below street level was created in the Gardens along with horonised ramps to access it. Greenhouses were also added in 1877, along with a bandstand in 1880, and the red sandstone cottage, Gardener's Lodge, at the east end in 1886.
- 4.34 Under the direction of John McHattie (c.1859-1923), the Superintendent of Edinburgh's Parks, the gardens became more ornate, including the addition of extensive borders of spring and summer bedding, and, in 1902, the Floral Clock. More monuments were also gradually added in the late 19th century and throughout the 20th.

Late 19th century redevelopment of Princes Street

- 4.35 The character of Princes Street also continued to shift in the later decades of the 19th century. Tram lines were added in 1871. The first trams were horse-drawn, replacing an earlier coach system, before cable-hauled trams were later introduced.
- 4.36 Many late-18th and early-19th-century buildings were replaced by much larger structures in the late 19th and early 20th centuries (fig. 4.12).
- 4.37 This redevelopment phase differed from earlier in the century, when incremental alterations or extensions had been carried out rather than wholesale reconstruction.
- 4.38 112-114 Princes Street were replaced by R. Rowand Anderson's Scottish Conservative Club (1882-84, most recently Debenhams). A Victorian palazzo-style building for the Royal Bank of Scotland (RBS) replaced 142-144 Princes Street (1888, remains in RBS use). John Armstrong's Free Renaissance Old Waverley Hotel (1883), one of several competing hotels along Princes Street, replaced 44-46 Princes Street (still operates under this name).
- 4.39 Others included the Palace Hotel (1888) at 113-117 Princes Street (now replaced by 7 Castle Street), and the Baroque Revival North British Station Hotel (1902, now the Balmoral), located above Waverley Station. It was designed to compete directly with the Caledonian Railway's hotel (1898-1902, now The Caledonian) at the west end of Princes Street by M. Peddie & G. Washington Browne, designed in a French Baroque style using red Dumfriesshire



Figure 4.11 1875 West Princes Street Gardens with views to Edinburgh Castle (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).



Figure 4.12 1880 East end of Princes Street showing redevelopment of eighteenth century buildings (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).

4 | Historical Development

Describes the historical changes to Princes Street and the Waverley Valley

sandstone. This departed from the traditional local blond sandstone and is also seen at 70-71 Princes Street (1886-8), built as the Edinburgh Café (most recently Great Scott gift shop) in an Early North European Renaissance style, illustrating how the railways increasingly enabled a wider variety of stone to be transported from further afield.

- 4.40 Cragg sandstone was transported from the north of England for 78 Princes Street, better known as Jenners (1893-5), after its earlier home in converted houses on the same site burned down in 1892. Designed by W. Hamilton & Beattie in a Renaissance style, it is the pre-eminent example of a department store on Princes Street. Resplendent in architectural detail, it makes lavish use of strapwork, paired columns and caryatids, culminating with a canted 7-storey corner tower.

Redevelopment of Edinburgh Waverley Station

- 4.41 The 1890s saw another major redevelopment of Waverley Station, driven by significant capacity pressures following the completion of the second Tay Bridge in 1887 and the Forth Bridge in 1890, becoming Britain's largest station until London's new Waterloo Station opened in 1922.
- 4.42 Much of the station's current character dates from the 1890 redevelopment. The plans were prepared by the engineers Blyth and Westland, who designed the ridge-and-furrow glass roof, set out the general design for the rebuilding of North Bridge, and acted as engineers for another

reconstruction of Waverley Bridge. Their work also included the north and south carriage ramps and the booking hall (fig. 4.13). North British Railway's chief engineer, James Bell, designed the island platforms and the new tunnels under The Mound.

- 4.43 Also constructed during this period were the former Parcels Office (now Wetherspoons) on Waverley Bridge and the warehouses and offices at 31-39 Market Street. The warehouses accommodated fruit and vegetable brokering and wholesaling, with direct access to the rail tracks via goods lifts. To the rear, the buildings are cantilevered and supported by riveted steel columns.
- 4.44 The oldest part of the station survives in the building on the corner of Waverley Bridge and Market Street. Parts of its elevations belong to the former Passenger Terminus from the earlier Canal Street Station, and were reused in the 1980s for a railway agents' office (now the Waverley Bridge Travel Hub).

20th Century

Early 20th century continued redevelopment of Princes Street

- 4.45 Princes Street continued to be a commercial hub into the early 20th century with the addition of another department store. R. W. Forsyth's flagship store (later Top Shop) was constructed in place of 30-31 Princes Street between 1906 and 1907. Designed by Sir John James Burnet, it was another sumptuous Free-style Renaissance example and the first fully steel-framed building in Scotland.



Figure 4.13 Booking Hall in Edinburgh Waverley Station created as part of the 1890s redevelopment (image taken 1969) (SC2661508 © Crown Copyright: HES).



Figure 4.14 1946 general view Princes Street showing 135 - 149 Princes Street (SC1008707 © Courtesy of HES).

4 | Historical Development

Describes the historical changes to Princes Street and the Waverley Valley

- 4.46 Also dating from the start of 20th century are a number of timber-framed glazed extensions, generally seen on 18th-century former residences at ground and first floor level. These extensions were used as early tea rooms. Several can be seen surviving on the block between Castle Street and South Charlotte Street, partially obscuring the original 18th-century façades.
- 4.47 The Goad Insurance Plans (1892-1935) illustrate the variety and density of commercial operations along Princes Street at the turn of the century. They show the continued presence of numerous hotels and department stores, alongside home-goods retailers, social clubs, and offices.
- 4.48 During the interwar period, 145-147 Princes Street was remodelled, becoming Binns department store (later House of Fraser, now Johnnie Walker Princes Street), introducing an interwar classical design to the west corner of Princes Street (fig. 4.14).

Addition of the Ross Bandstand and Air Raid Shelters to East and West Princes Street Gardens

- 4.49 In 1935 the Ross Bandstand (also known as the Ross Theatre) replaced a 19th-century bandstand on the same site in West Princes Street Gardens (fig. 4.15). Designed by Thomas Smith in the City Architect's Department, overseen by E. J. Macrae, the classical interwar public theatre was originally a self-contained box-like design with a stage and seating in front enclosed by a ring of small trees. It provided a public amphitheatre for theatrical and musical performances. Two side wings containing WCs were later added in 1966, elongating the facade.

- 4.50 In September 1939, trenches were dug into the bank of East Princes Street Gardens to form air-raid shelters, damaging some of the flower planting. The shelters were removed and infilled in December 1945. However, the shelters constructed into the bank of West Princes Street Gardens in July 1940 were retained and, after the war, converted into sheltered pavilions with seating. One was later adapted for use as a refreshment kiosk in the early 21st century.

The Abercrombie Plan and Princes Street Panel

- 4.51 In 1949, urban planners Patrick Abercrombie and Derek Plumstead published their Civic Survey and Plan for the City and Royal Burgh of Edinburgh (fig. 4.16). Known as the Abercrombie Plan, it set out an ambitious, city-wide vision. Among its proposals were a second road beneath Princes Street as part of a new integrated road and rail system to alleviate traffic, and the comprehensive rebuilding of Princes Street to restore architectural uniformity - only three buildings along the entire street were considered worthy of retaining. In a similar tone, Moray McLaren condemned Princes Street in 1960 as 'one of the most chaotically tasteless streets in the United Kingdom'.
- 4.52 The Abercrombie Plan was followed by the formation of the Princes Street Panel in 1954, which, inspired by the 1949 Plan, also proposed the rebuilding of the street with contemporary buildings featuring first-floor balconies, which would eventually form a continuous elevated walkway. These ambitions materialised in the form of 85 Princes Street, where Burn's New Club was

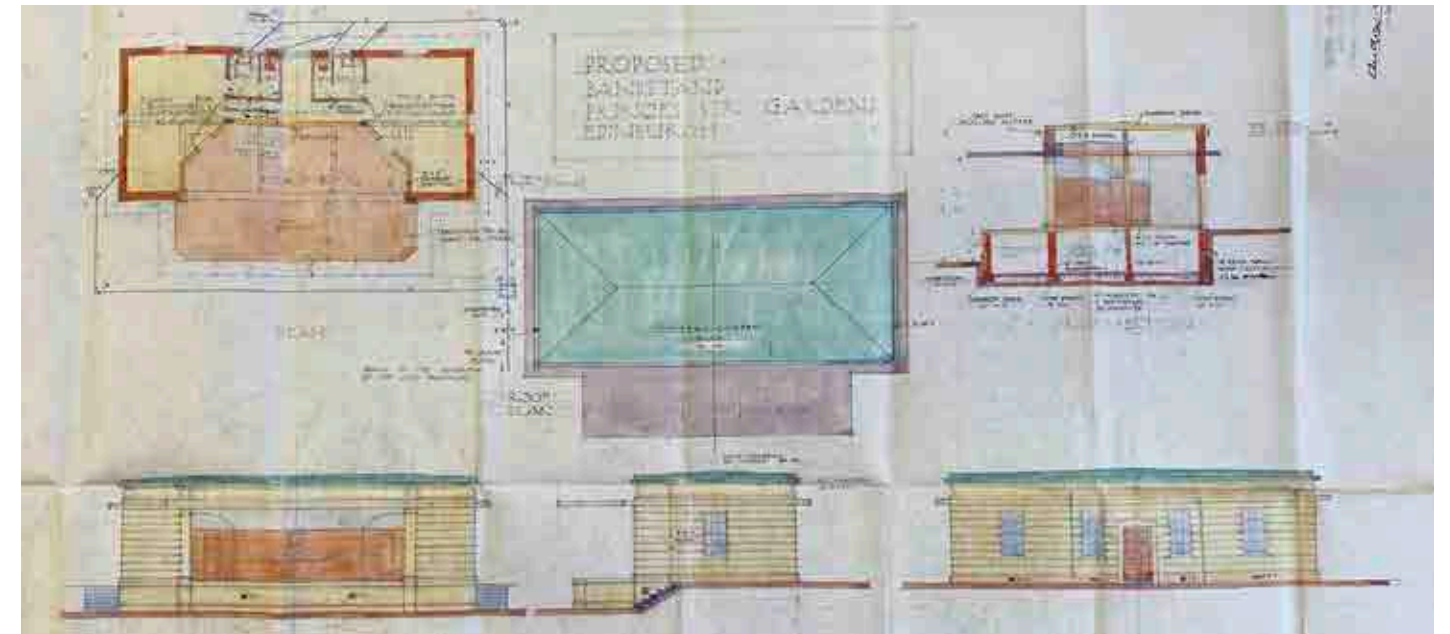


Figure 4.15 1935 Plans for the Ross Bandstand in West Princes Street Gardens, prepared by the City Architect's Department (City of Edinburgh Plan Store).



Figure 4.16 1949 model of Proposed Princes Street Scheme showing the redevelopment of Princes Street and a new road south of Waverley Valley (SC 2656729 © Courtesy of HES).

4 | Historical Development

Describes the historical changes to Princes Street and the Waverley Valley

replaced by a design by Alan Reich (1966). It featured panels of bluish granite above a projecting walkway.

- 4.53 This was followed by the rebuilding of 64 Princes Street (now Uniqlo), opening in 1968. Designed by Robert Matthew, Johnson-Marshall & Partners, it used a similar architectural language with granite panels and projecting upper storeys.
- 4.54 Public opposition to the extent of demolition along Princes Street (and elsewhere in the city) led to the abandonment of the redevelopment plan. Around the same time it was recognised that there was a need for the conservation and restoration of the New Town at large.
- 4.55 Buildings built in accordance with the recommendations of the Princes Street Panel include:
- 64 Princes Street (former BHS, now Uniqlo, listed Category B),
 - 63 Princes Street (M&S and The Mount Royal Hotel),
 - 91-93 Princes Street (demolished, formerly Littlewoods, redeveloped as Primark),
 - 80-83 Princes Street (The Abbey Business Centre),
 - 84-87 Princes Street (the New Club, listed Category A),
 - 101-103 Princes Street (Boots),
 - 107-108 Princes Street (demolished, formerly Next, now being redeveloped), and
 - 124-125 Princes Street (Urban Outfitters).

- 4.56 33-38 Princes Street (demolished, formerly C&A Modes) was rebuilt in 1956 following a fire. It is unclear whether the redesign followed the Princes Street Panel's recommendations, as it lacked the characteristic first-floor balconies. It was refaced in the 1980s and demolished in the early 2000s when it was replaced by H&M.

Late 20th century conservation, changes and UNESCO inscription

- 4.57 In 1970 the Edinburgh Architectural Association carried out a survey, which was followed by an international conference, which led in turn to the establishment of the Edinburgh New Town Conservation Committee. It utilised Government and City aid to initiate a major programme of repair and rehabilitation. Along Princes Street, a more sensitive approach to redevelopment was attempted in the form of facade retention.
- 4.58 112 Princes Street, vacated by the Scottish Conservative Club in the 1970s (part of a wider decline of social clubs during this period), was subject to a facade retention for a department store scheme by Debenhams. Similarly, 142-144 Princes Street, which houses a branch of the Royal Bank of Scotland, retained its 1888 palazzo facade as part of a 1979 scheme by Sir Basil Spence, Glover & Ferguson. It is surrounded by a modernist elevation of banded stone and glass.



Figure 4.17 C. 1980 view towards Princes Street showing its architectural variety with West Princes Street Gardens and seating for the Ross Bandstand in the foreground (SC 2656612 © HES).



Figure 4.18 2007, East Princes Street Gardens following a program of improvements in the late 20th century (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).

4 | Historical Development

Describes the historical changes to Princes Street and the Waverley Valley

4.59 During the same period, Waverley Market, earlier known as the Vegetable Market, next to the station, was declared structurally unsafe and demolished. The 1870s building had a large U-plan hall with a central row of cast iron columns supporting a roof garden at Princes Street level. It was replaced by the present design completed in the 1980s.

4.60 In 1991, the Palace Hotel on the corner of Princes Street and Castle Street burned down. In its place, an uncomplicated modern office block, '7 Castle Street', was constructed, the first major development on Princes Street since the 1970s.

4.61 In 1995 the Old and New Towns of Edinburgh became a UNESCO World Heritage Site, recognising the city's 'remarkable blend of the urban phenomena of organic medieval growth and 18th and 19th century town planning' (ICOMOS, 1995).

Late 20th century changes to East and West Princes Street Gardens

4.62 From 1989, an extensive programme of improvements was undertaken across Princes Street Gardens, with new planting introduced and lost elms replaced with lime trees. By this date, paths in the Gardens had been laid with asphalt and edged with granite setts. The gardens continue to be places for informal gathering and are used by both residents and visitors. They also play host to large-scale public events, including concerts, Christmas markets, and fun-runs.

History of parades and celebrations in the area

4.63 In 1903, King Edward VII and Queen Alexandra paraded from Waverley Station to Holyrood, following Edward's coronation the previous year (fig. 4.19).

4.64 He was not the first monarch to use the street for ceremonial parades, with King George IV, the first reigning monarch to visit Scotland in nearly two centuries, parading down The Mound and along Princes Street in 1822. In 1911 King George V paraded along Princes Street in celebration of his coronation, as did Queen Elizabeth II in 1953. Pope John Paul II did so in 1982.

4.65 Princes Street, The Mound and Princes Street Gardens have also paid host to other types of parades and festivals with the largest recorded activity in 1951 with the March of a Thousand Pipers, as part of the Festival of Britain, a clan gathering which attracted over half a million spectators. Others have included, a 1960s a charity parade along Princes Street organised by students as part of 'Rag Week', the former Edinburgh Festival Parade which inaugurated the start of Edinburgh's festival season, as well as parades for Diwali and Chinese New Year. Since 1993 Princes Street has been the focus of Edinburgh's Hogmanay celebrations, while, recently, the inaugural Edinburgh Tartan Parade took place in May 2025.



Figure 4.19 1903 Princes Street, decorated for visit of King Edward VII and Queen Alexandra (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).



Figure 4.20 2015 festival crowds and street performers on the Mound (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).

21st Century

Early 21st century changes to Princes Street

- 4.66 Between 2002-04, 33-41 Princes Street was constructed for H&M. It comprised a large facade with glazing and sandstone panels and replaced two 20th centuries buildings on the site: Nos. 33-38, a C&A department store built in the 1950s and, Nos. 39-41, a former Jays Department Store turned Burberry outlet, a 1930s building which was listed at the time.
- 4.67 The modern tram route along Princes Street opened in May 2014, connecting the airport and York Place. An extension to Newhaven opened in June 2023. Princes Street forms part of a safeguarded tram corridor for potential future extensions, particularly to the south-east of the city.

Heritage Strategies for Princes Street

- 4.68 In 2007, the City Centre Princes Street Development Framework was developed to address significant challenges faced by Princes Street at the time. There was a perceived decline in the street's status as a prime retail location due to competition from retail parks outside the city centre. It was also recognised that the upper floors of buildings were underutilised, and some buildings were falling into decay due to low occupancy rates.
- 4.69 Further challenges were identified concerning the pedestrian experience, including noise, limited walking space, interrupted footpaths, lack of space to linger, domination of buses, overcrowding of pavements, and poor-quality paving. The

regeneration strategy became known as the 'string of pearls', where each block or 'pearl' of Princes Street was seen as possessing its own character and opportunity for regeneration.

- 4.70 In the following years, efforts to revitalise the street saw the development of the present-day Primark store (opened 2011), resulting in the demolition of the Princes Street Panel building at Nos. 91-93. Nos. 121-123 was redeveloped for New Look and Premier Inn, No. 123 was retained while Nos. 121-122, a listed late 19th century building was demolished (opened 2012). Nos.10-15, an interwar former Woolworths building, was redeveloped becoming an Apple Store and hotel (opened 2014).

Princes Street and the Waverley Valley today

- 4.71 Writing in 2026, many of the challenges identified in the 2000s remain and have been exacerbated due to the Covid-19 Pandemic and the opening of the St James Quarter. Combined with the shift towards online retail and the cost-of-living crisis, several large department stores have closed (e.g. Debenhams, Jenners and Topshop) or relocated to the St James Quarter (e.g. New Look, Next and Zara).
- 4.72 Despite these challenges, and while some vacant units remain, Princes Street is starting to achieve mixed use redevelopment. This is supported by the Council's 2020 planning guidance which encourages a greater mix and flexibility of uses in the city centre, aligned with the City Centre Transformation.

- 4.73 Redevelopment schemes initiated prior to the Covid-19 pandemic have opened. The Johnnie Walker Experience (Nos. 145-147, formerly Binns and House of Fraser) is an strong example of a sensitively restored classical interwar department store (opened 2021) (fig. 4.21). Similarly, Uniqlo restored the modernist 64 Princes Street, retaining the commercial character of the purpose-built retail store (opened 2024). While 100 Princes Street, a boutique hotel, re-purposed the late-19th-century Royal Over-Seas League's Edinburgh clubhouse (opened 2024). These are strong examples of reuse and revitalisation using existing historic structures.
- 4.74 Mixed use schemes, converting large former department stores into retail, hotel and café/bar spaces have been consented and several are under construction. Jenners at No. 78 (18/04085/FUL), Topshop at Nos. 47-52 (22/00326/FUL), Next and Zara at Nos. 104-108 (23/01417/FUL) and Debenhams at Nos. 109-112 (24/05733/FUL). These schemes retain a retail element, reuse the upper floors, and carry out conservation repairs.
- 4.75 Other regeneration schemes are also under consideration in the vicinity of Princes Street, including the Waverley Station Masterplan, which seeks to provide a more functional and efficient gateway station to Edinburgh; and the Ross Bandstand, where improvements to the structure and layout are proposed along with a reconsideration of the events hosted.



Figure 4.21 145-147 Princes Street (now The Johnnie Walker Experience, formerly Binns and House of Fraser) is an strong example of a sensitively restored building on Princes Street (2026).

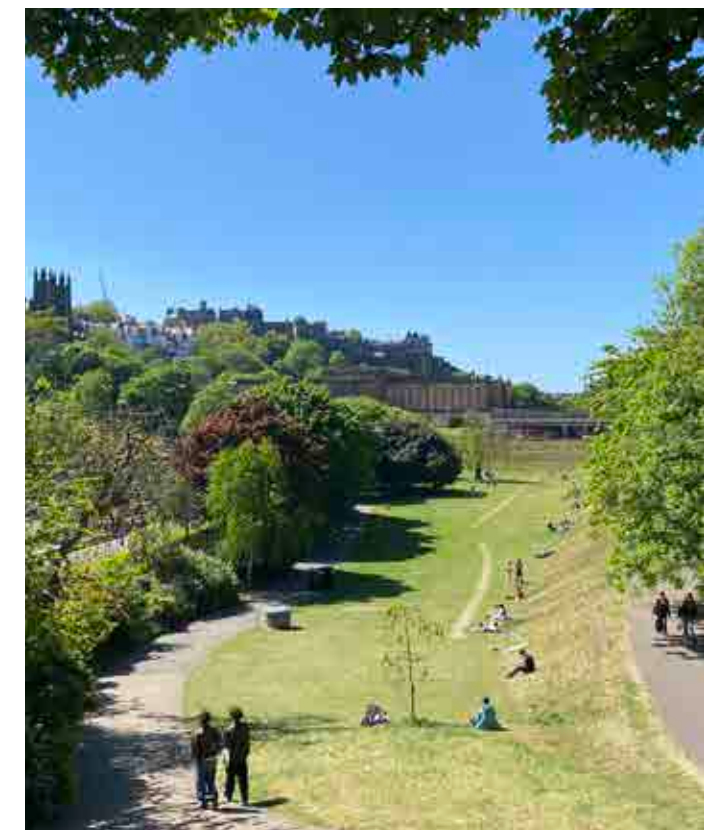


Figure 4.22 View over Waverley Bridge across East Princes Street Gardens to The Mound and Old Town (2025).

5 | Description of the Study Area

Identifies the different features which make up the Study Area

Scope of the Study Area

- 5.1 The Study Area comprises the full length of Princes Street, its significant junctions, East and West Princes Street Gardens, The Mound, Waverley Station, Waverley Bridge, and Market Street. It is shown in figure 5.1, outlined by a permeable yellow boundary, reflecting that these spaces are not enclosed but flow into the surrounding townscape.
- 5.2 The Study Area lies at the heart of Edinburgh, north of the Old Town. It includes part of the First New Town, the landscaped gardens in the Waverley Valley, and Edinburgh's principal railway station.
- 5.3 There are a number of notable buildings and features immediately outside the Study Area which influence the overall reading of it. These include the Caledonian Hotel which bounds the west end of the valley, and the Old Town ridge, with Edinburgh Castle, which defines the southern extent of valley.
- 5.4 The following sections detail the heritage and townscape elements which contribute to the character and appearance of the Study Area.

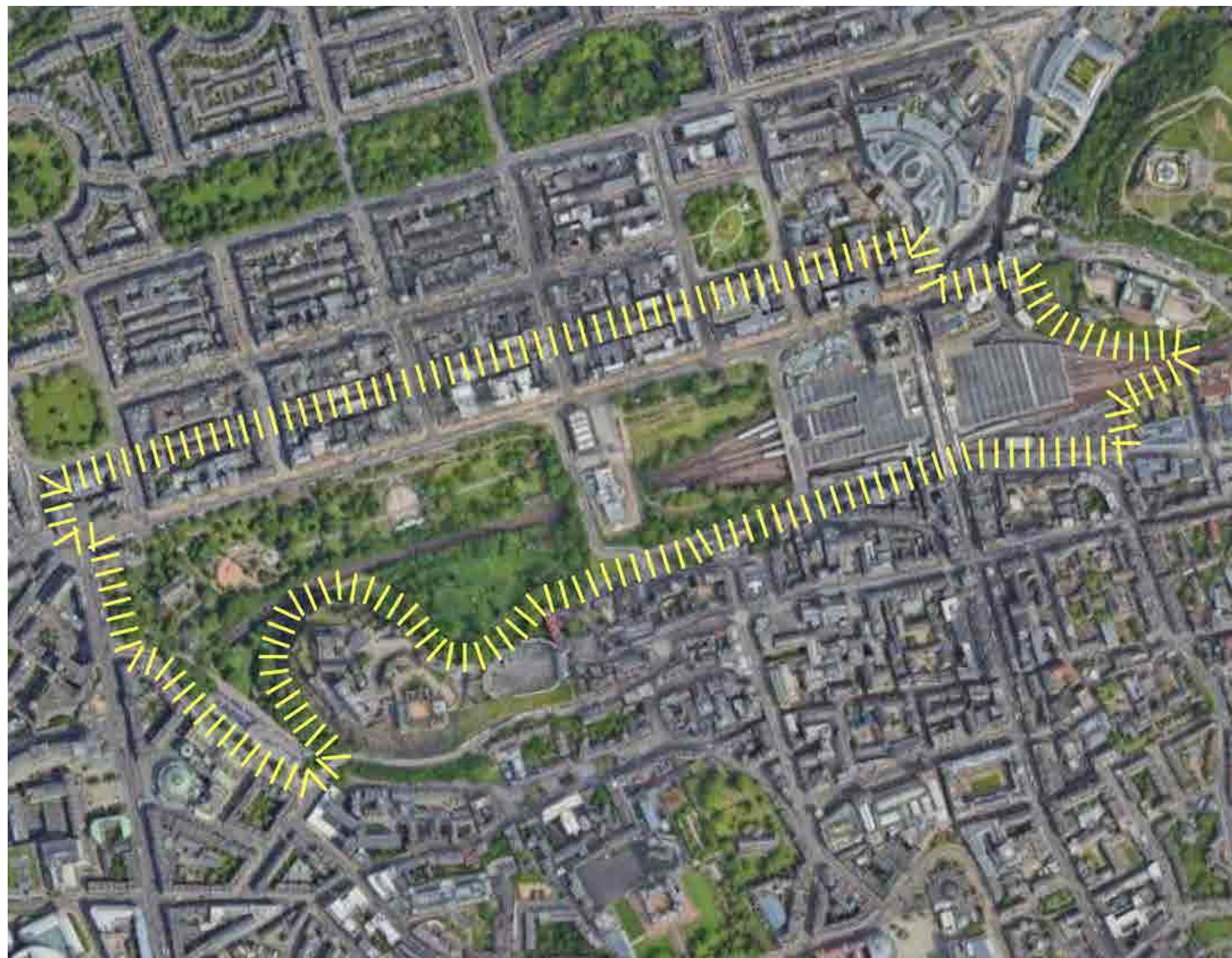


Figure 5.1 Princes Street and the Waverley Valley, the Study Area, shown within the permeable yellow boundary line.

5 | Description of the Study Area

Identifies the different features which make up the Study Area

Heritage assets

World Heritage Site

- 5.5 The Study Area lies at the heart of the Old Town and the New Town of the Edinburgh World Heritage Site (WHS). UNESCO inscribed it as a WHS in 1995. Within the WHS are conservation areas, gardens and designed landscapes, listed buildings and scheduled monuments. The inscription recognised the striking contrast and quality between the medieval Old Town and the Georgian New Town. These internationally-important urban developments are sited on an impressive landscape of hills and valleys which combine to create a distinctive skyline with stunning views.
- 5.6 The Study Area reflects changes in European urban planning. The First New Town represents 18th-century Enlightenment thinking and is considered the best-preserved example of new concepts in town planning, of which Princes Street was an early part. The Study Area also offers impressive views of the contrasting Old and New Towns, with opportunities to appreciate their combined skyline and dramatic landscape.
- 5.7 The configuration of the Study Area - an urban street with crossing points and landscaped gardens - makes a significant contribution to the integrity and authenticity of the WHS. This value is further enhanced by its many architecturally important buildings and monuments. Unusually for the WHS, Princes Street has undergone a comparatively high level of change to its buildings. Preserving the configuration of the Study Area is fundamental to protecting the WHS.

Conservation Areas

- 5.8 The majority of the Study Area lies within the New Town Conservation Area. The southern section of the Study Area is within the Old Town Conservation Area, while a small section to the southwest corner falls in the West End Conservation Area.
- 5.9 The New Town Conservation Area is characterised by formal grid layouts, stone terraces, classical elegance, and a hierarchy of primary and secondary streets, circuses and crescents. The early conversion of Princes Street from residential to commercial use contrasts with the predominantly residential character of the rest of the area.

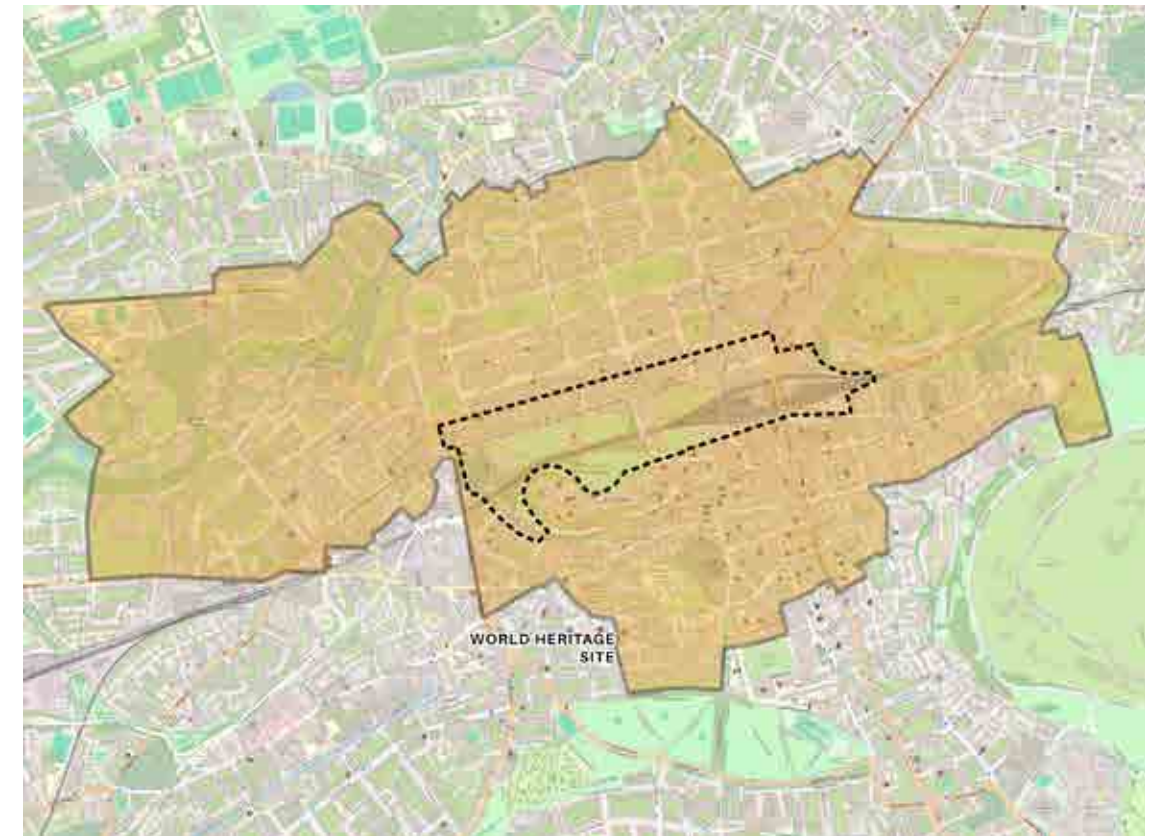


Figure 5.2 Extent of World Heritage Site in relation to the Study Area.

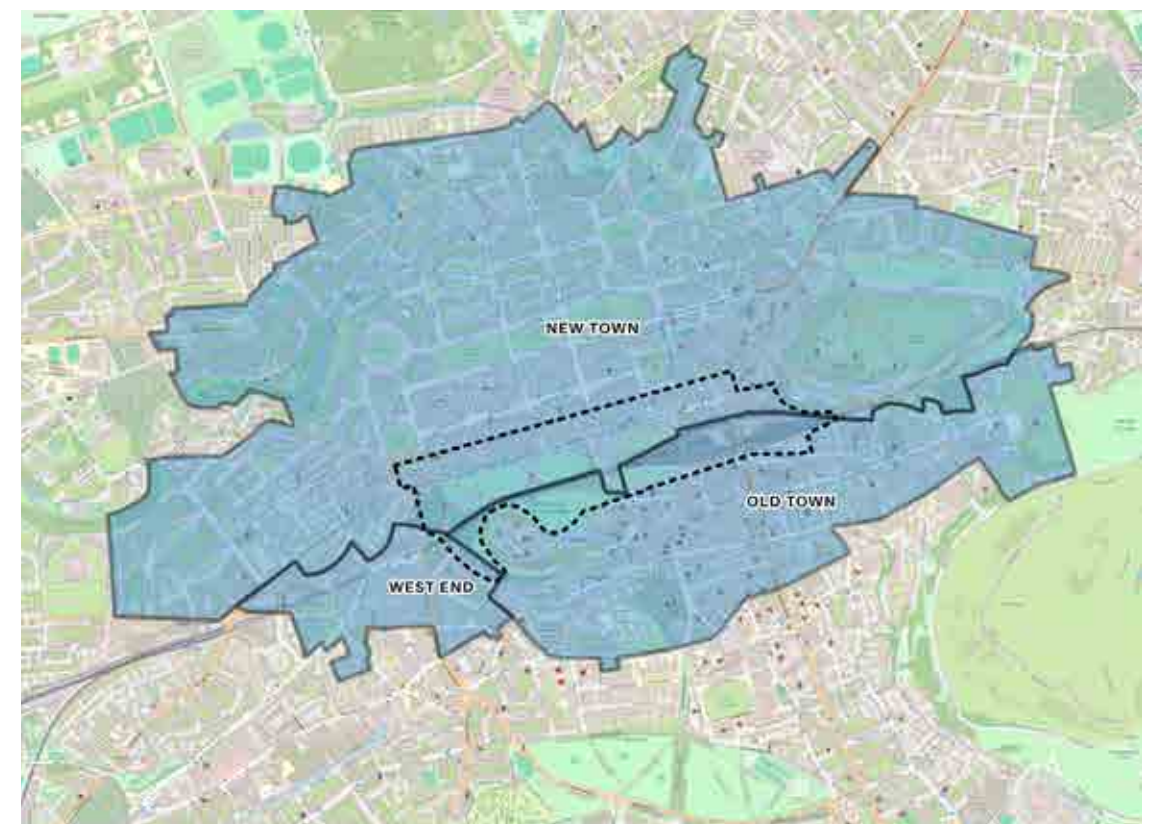


Figure 5.3 Extent of Conservation Areas in relation to the Study Area.

5 | Description of the Study Area

Identifies the different features which make up the Study Area

Garden and Designed Landscape

- 5.10 The majority of the Study Area falls within the New Town Gardens, which are included on the Inventory of Gardens and Designed Landscapes. The Inventory recognises grounds intentionally laid out for artistic effect that are of national importance.
- 5.11 The New Town Gardens comprise a series of 18th- and 19th-century town gardens, squares, and walks. They are integral to the neo-classical town plan and are informed by the area's topography.
- 5.12 East and West Princes Street Gardens occupy a significant part of the Study Area. Located in the former Nor' Loch Valley, they lie at a lower level than the surrounding streets, meaning there are good views into the Gardens from Princes Street, The Mound, and the Castle. Views out of the Gardens are more limited and are dominated by The Mound and views towards the Old Town.
- 5.13 East and West Princes Street Gardens began as private pleasure grounds before becoming public parks in the 19th century. With their long promenades, tree belts, and flower beds, they reflect the character and appearance of 19th-century public parks. They are also home to several monuments that form focal points within the Gardens' layout.

Listed Buildings

- 5.14 77 listed buildings are located within the indicative Study Area. These buildings, each significant in their own right, combine to create an architecturally-rich historic townscape. Of these
- 44 listed buildings lie along Princes Street and Waterloo Place,
 - 15 listed buildings or structures are located within the Waverley Valley, including bridges, churches, Waverley Station and the galleries on the Mound,
 - 15 are listed monuments, of these, 13 are located in East and West Princes Street Gardens, one is located outside General Register House, and one is located on North Bridge, and,
 - 3 are former police boxes located around the Study Area.
- 5.15 Of these 77 listed buildings:
- 26 are Category A listed, shown in red.
 - 44 are Category B listed, shown in blue.
 - 7 are Category C listed, shown in pink.



Figure 5.4 Extent of New Town Gardens in relation to Study Area.



Figure 5.5 Extent of Listed Buildings in relation to the Study Area.

5 | Description of the Study Area

Identifies the different features which make up the Study Area

Setting of Princes Street and the Waverley Valley

- 5.16 Lying at the heart of the WHS, the setting of the Study Area is dense with listed buildings and scheduled monuments.
- 5.17 Within 1000m of the Study Area there are 2,001 listed buildings. While these are not all visible from the Study Area, they contribute to its wider setting through their richness, diversity and value. There are
- 687 Category A listed buildings
 - 1060 Category B listed buildings
 - 254 Category C listed buildings
- 5.18 There are seven scheduled monuments within 1000m of the Study Area. These are as follows:
- Edinburgh Castle (SM90130)
 - Edinburgh Town Wall, Flodden Wall and Telfer Wall, Heriot Place (SM2901)
 - Edinburgh Town Wall, Flodden Wall, Drummond Street to Pleasance (SM3013)
 - Edinburgh Town Wall, Flodden Wall, Johnston Terrace to Grassmarket (SM3012)
 - Holyrood Abbey, precinct and associated remains (SM13031)
 - Holyrood Park (SM13032)
 - Union Canal, Fountainbridge to River Almond (SM11097)
- 5.19 Of these, Edinburgh Castle and Holyrood Park are prominent in views out of the Study Area. They make significant contributions to the setting of the Study Area through their topography, appearance and skylining.



Figure 5.6 Map showing listed buildings and scheduled monuments located within 1000m of the Study Area.

5 | Description of the Study Area

Identifies the different features which make up the Study Area

Views

5.20 Views are an essential aspect of the Study Area and were incorporated into the design of the First New Town. Views into and out of the Study Area allow an appreciation of its natural and built features and their setting. They also provide an appreciation of the largely unaltered skyline of the WHS, a critical attribute of its OUV. The views in Figure 5.7 were identified in earlier studies, with additional ones identified by this study.

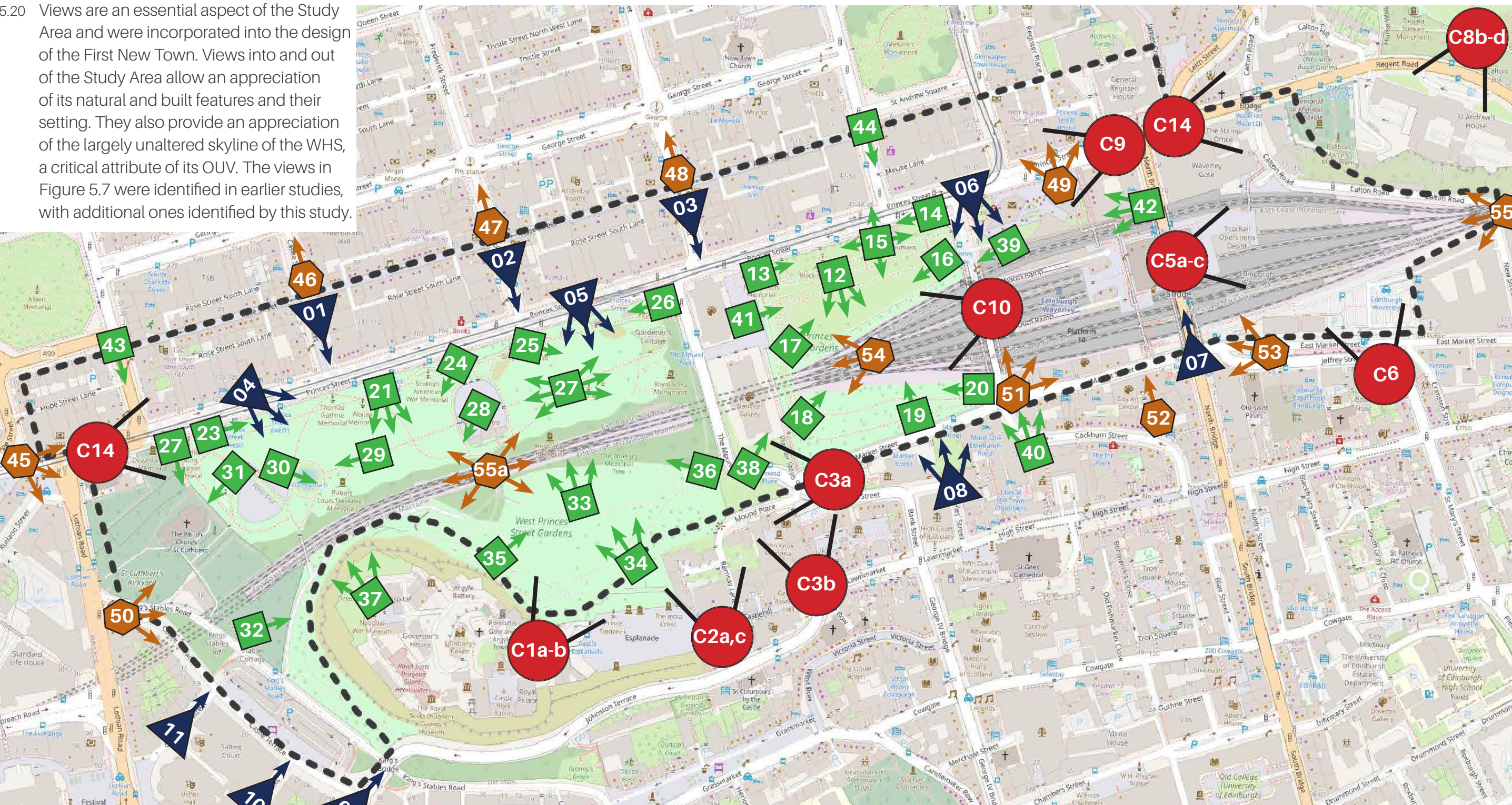


Figure 5.7 Views identified in and around the Study Area as part of previous reports, with additional views identified as part of this study (PSWV SoHS).



Protected View from Skyline Study



Important View from Conservation Area Character Appraisals (terminated views & panoramic vistas)



Important View from Princes Street Gardens Conservation Management Plan (terminated views & panoramic vistas)



New Views from PSWV SoHS (terminated views & panoramic vistas)

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5 | Description of the Study Area

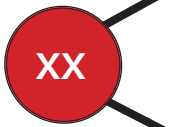
Identifies the different features which make up the Study Area

Protected Views from Skyline Study

5.21 The adjacent map and the table below show **Edinburgh’s Protected Views** relevant to the Study Area, either within it or looking across it at close range.

5.22 These spectacular views enable an appreciation of the city’s dramatic topography, the planned alignments of key buildings, and its iconic skyline - attributes of the World Heritage Site.

5.23 They are protected by The Council and are a material consideration in planning applications. They were defined in the 2010 Skyline Study by Colvin & Moggridge, which built on the 1972 High Buildings Policy.

	Location of Protected View/s

C1a	Castle Ramparts to Calton Hill
C1b	Castle Rampart to Inchkeith Island
C2a	Calton Hill from top of Camera Obscura
C2c	Junction of Ramsay Lane and Castle Hill to Firth of Forth
C3a	North Bank Street to Corstorphine Hill
C3b	Milne’s Close to Firth of Forth
C5a	North Bridge to Calton Hill
C5b	North Bridge to Firth of Forth
C5c	North Bridge to Salisbury Crags
C6	Jeffrey Street and Cranston Street to Calton Burial Ground monuments
C8b	Calton Hill to Pentland Hills
C8c	Calton Hill to Castle, Hub spire, St Giles crown and Tron spire
C8d	Calton Hill along Princes Street
C9	Waterloo Place and Princes Street to St Mary’s spires
C10	Waverley Bridge to Castle and National Gallery
C14	Princes Street to Calton Hill

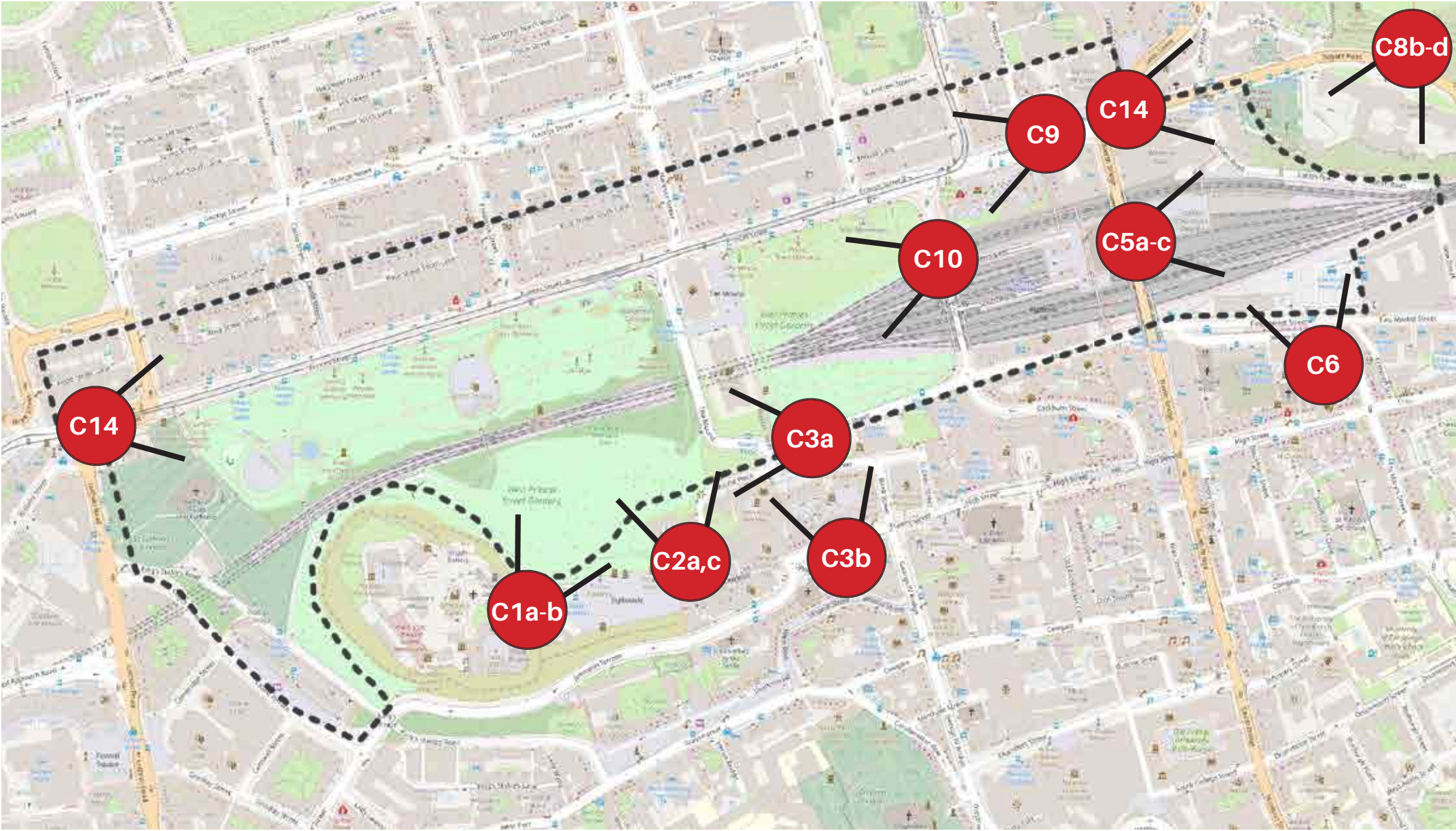


Figure 5.8 Protected Views located within, or looking across, the Study Area.

5 | Description of the Study Area

Identifies the different features which make up the Study Area

Important Views from Conservation Area Character Appraisals

- 5.24 The adjacent map and the table below show important views identified in **Conservation Area Character Appraisals** for the New Town (2005), Old Town (2005) and West End (2006), located within and around the Study Area.
- 5.25 These views enable an appreciation of the character and appearance of the

01	Castle Street to Castle (terminated view in New Town Appraisal)
02	Frederick Street south to Castle Banks (terminated view in New Town Appraisal)
03	Hanover Street to Mound (terminated view in New & Old Town Appraisals)
04	West end of Princes Street over Gardens to Castle and Old Town (vista/panorama in New & Old Town Appraisals)
05	Middle of Princes Street to Old Town and New College (vista/panorama in New & Old Town Appraisals)
06	Waverley Bridge to Old Town (vista/panorama in New Town Appraisal)
07	North Bridge to Register house (terminated view in New & Old Town Appraisals)
08	View from St Giles' Street to Scott Monument (vista/panorama in Old Town Appraisals)
09	Cambridge Street to Princes Street Gardens (framed view in West End Appraisal)
10	Cornwall Street to Castle Rock (framed view in West End Appraisal)
11	Spittal Street to Castle Rock(framed view in West End Appraisal)

conservation areas. For example, the topography of the Old Town makes it highly visible, affording a range of dramatic views. While, the New Town and West End are characterised by a variety of notable views that formed an integral part of eighteenth-century town planning and design, often intentionally utilising the Old Town as a backdrop.

- 5.26 The views are identified as being either terminated/framed views or as vistas/panoramas.
- 5.27 For clarity, they have been numbered in this report. Views from Calton Hill, Edinburgh Castle, Jeffrey Street, and the east end of Princes Street have not been shown as they are already captured by the Protected Views.

	Terminated/Framed view
	Vista/Panorama

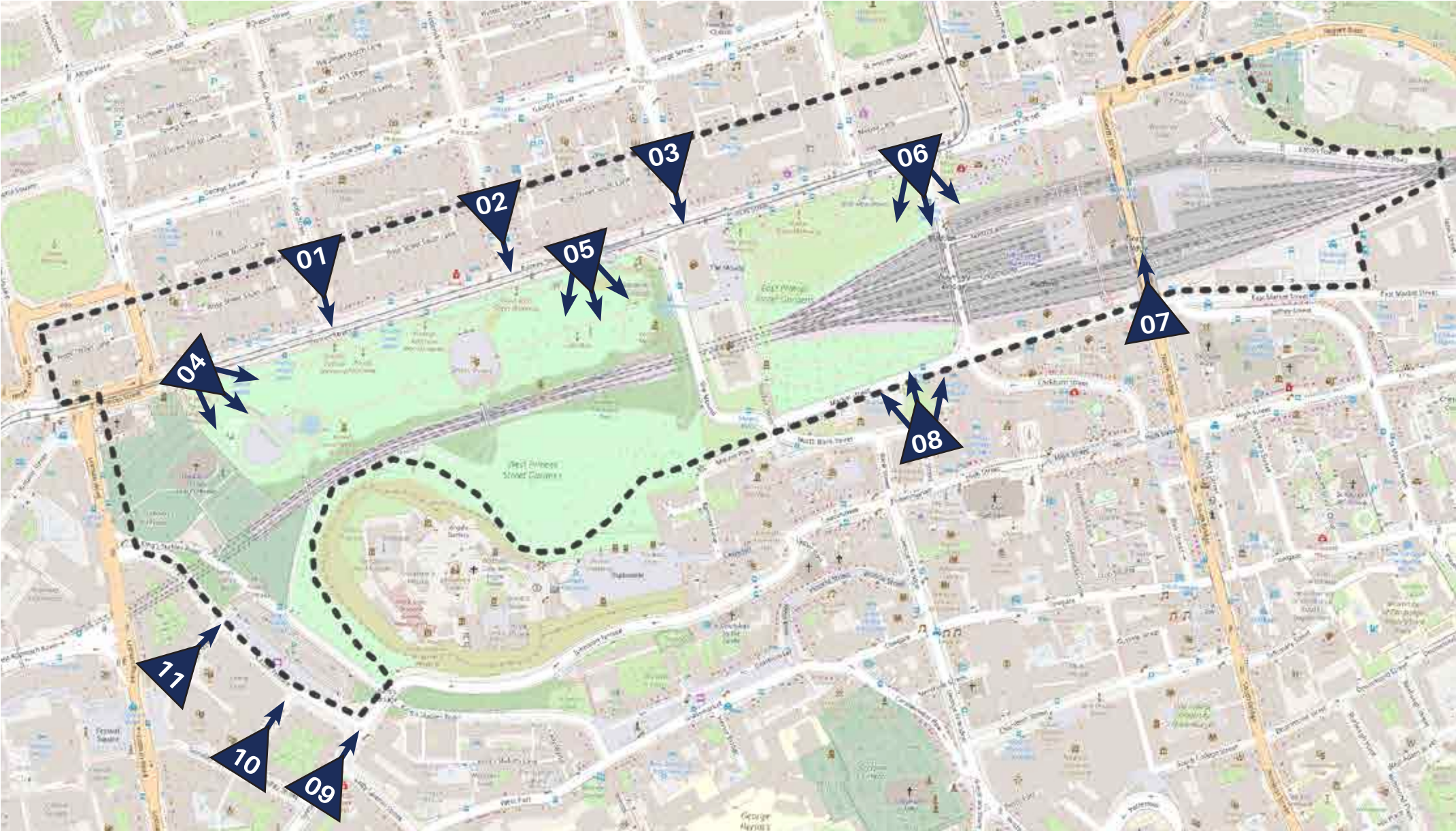


Figure 5.9 Important Views identified within Conservation Area Character Appraisals located in and around the Study Area.

Important Views from Princes Street Gardens Conservation Management Plan

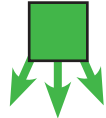
- 5.28 The adjacent map and tables (next page) show key views identified in the 2003 **Princes Street Gardens Conservation Management Plan** (CMP) by Peter McGowan. These views are set out in the text and maps of the CMP.
- 5.29 These views enable an appreciation of the Gardens as an integral component

of Edinburgh’s townscape, and provide a setting for the surrounding buildings and monuments. They also allow for an appreciation of the designed vistas and focal points within the Gardens themselves.

- 5.30 The CMP defines three categories of views: panoramic views, outstanding views from terrace walks, and significant views within or across the Gardens. For consistency,

the first two categories are grouped here as vistas/panoramas, and the third as terminated/framed views.

- 5.31 For clarity within this report, the views have been numbered. Views designated as Key Views or included in the Conservation Area Character Appraisals are not repeated here.
- 5.32 The views are listed in the tables below.

	Terminated/Framed view
	Vista/Panorama

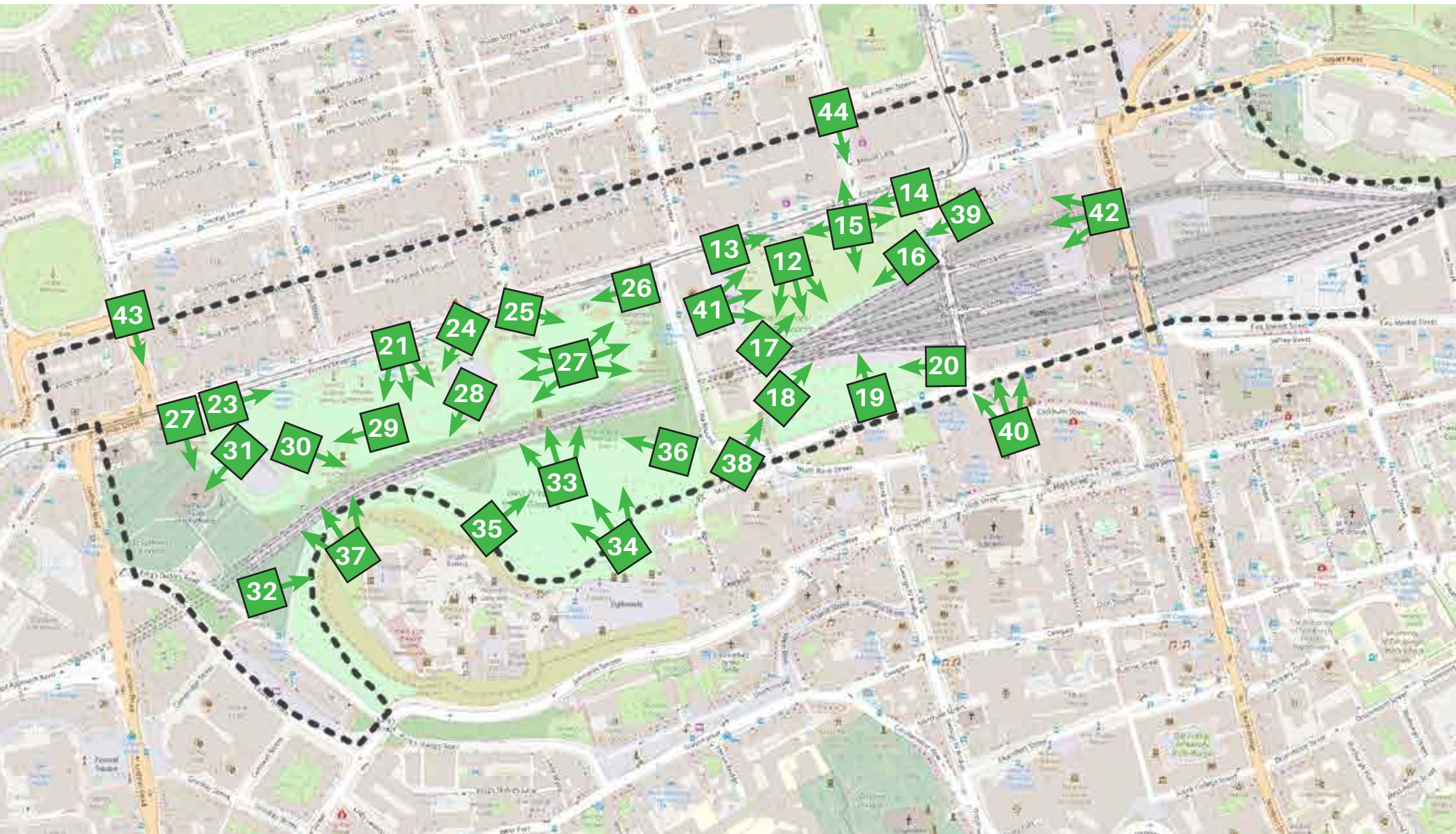


Figure 5.10 Important Views identified within the Princes Street Gardens Conservation Management Plan located within the Study Area.

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12	Sequential views from upper terrace, looking south to Old Town (vista/panorama)
13	View from west terrace entrance, looking east to Scott Monument (terminated)
14	View from east terrace entrance, looking west to Scott Monument (terminated)
15	Elevated views from various levels of Scott Monument (vista/panorama)
16	View from valley floor, looking west to The Mound (terminated)
17	View from valley floor, looking east to Scott Monument (terminated)
18	View from south of railway line, looking east to Scott Monument (terminated)
19	View from south of railway line, looking north to Scott Monument (terminated)
20	View from south of railway line, looking west to The Mound (terminated)

Important Views from Princes Street Gardens Conservation Management Plan	
No.	Description: Views in West Princes Street Gardens
21	Sequential views from upper terrace walk, looking south to Old Town (vista/panorama)
22	View from west terrace entrance, looking south to churches (terminated)
23	View from west terrace entrance, looking east along terrace(terminated)
24	View from upper terrace, looking south over Ross Bandstand to Castle (terminated)
25	View from east terrace entrance, looking to Ramsay Gardens and New College (terminated)
26	View from east terrace entrance, looking west along terrace (terminated)
27	Sequential views from valley floor, various directions (vista/panorama)
28	View from valley floor, south west to Castle (terminated)
29	View from valley floor, west to Ross Fountain (terminated)
30	Views of Ross Fountain seen against the Castle (terminated)
31	Views from west end of Gardens, looking west to churches (terminated)
32	View from south of railway line, looking upwards to Castle (terminated)
33	View from lower path of Castle Banks, looking north (vista/panorama)
34	View from upper path of Castle Banks, looking north (vista/panorama)
35	View from west end of Castle Banks, looking east to The Mound and Scott Monument (terminated)
36	View from east end of Castle Banks, looking east to spires of St Mary's (terminated)

Important Views from Princes Street Gardens Conservation Management Plan	
No.	Description: Views into East and West Princes Street Gardens
37	Views from Castle, looking into and across Gardens (vista/panorama)
38	View from Mound Place, looking north east to Scott Monument and Calton Hill (terminated)
39	View from Waverley Market (corner of roof garden), looking south west into East Princes Street Gardens
40	Views from Old Town, and its buildings, looking north across Gardens to Princes Street (vista/panorama)
41	Views from Mound Precinct, looking east over East Princes Street Gardens (vista/panorama)
42	Views from North Bridge, looking west over Waverley Valley (vista/panorama)
43	View from South Charlotte Street, looking south to St John's Church and monuments (terminated)
44	View from South St David's Street, looking south to Scott Monument (terminated)



Figure 5.11 Inset showing Important Views identified within the Princes Street Gardens Conservation Management Plan located within the Study Area.

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Identifies the different features which make up the Study Area

New Views identified by Princes Street and the Waverley Valley Statement of Heritage Significance (PSWV SoHS)

5.33 The adjacent map and table below show **New Views from PSWV SoHS** which are considered to contribute to the understanding and appreciation of the Study Area and are not specifically included in any of the above studies. They have been identified as part of this study.

45	Gateway view arriving to Princes Street from the west (vista/panorama)
46	View from Castle Street, looking north to Chalmers Statue (terminated)
47	View from Frederick Street, looking north to Pitt Statue (terminated)
48	View from Hanover Street, looking north to George IV Statue (terminated)
49	View from Waverley Steps to Princes Street (vista/panorama)
50	View from King's Stables Road to West Gardens and Castle Rock (vista/panorama)
51	View from corner of Waverley Bridge and Market Street (vista/panorama)
52	View from Fleshmarket Close to Market Street (framed view)
53	View from East Market Street to North Bridge and Princes Street (vista/panorama)
54	Glimpsed views from Edinburgh Waverley Station platforms and stationary trains, looking to Princes Street and to Old Town (vista/panorama)
55	Glimpsed/emerging views of Princes Street and the Old Town when arriving into or departing from Edinburgh. Views from west coast (46a) and east coast (46b) lines (vista/panorama).

- 5.34 These new Views should be taken into account in future assessments of relevant schemes.
- 5.35 For consistency, they have been again grouped into two categories: vistas/panoramas and terminated/framed views, with more detail provided in the description in the table below.

	Terminated/Framed view
	Vista/Panorama

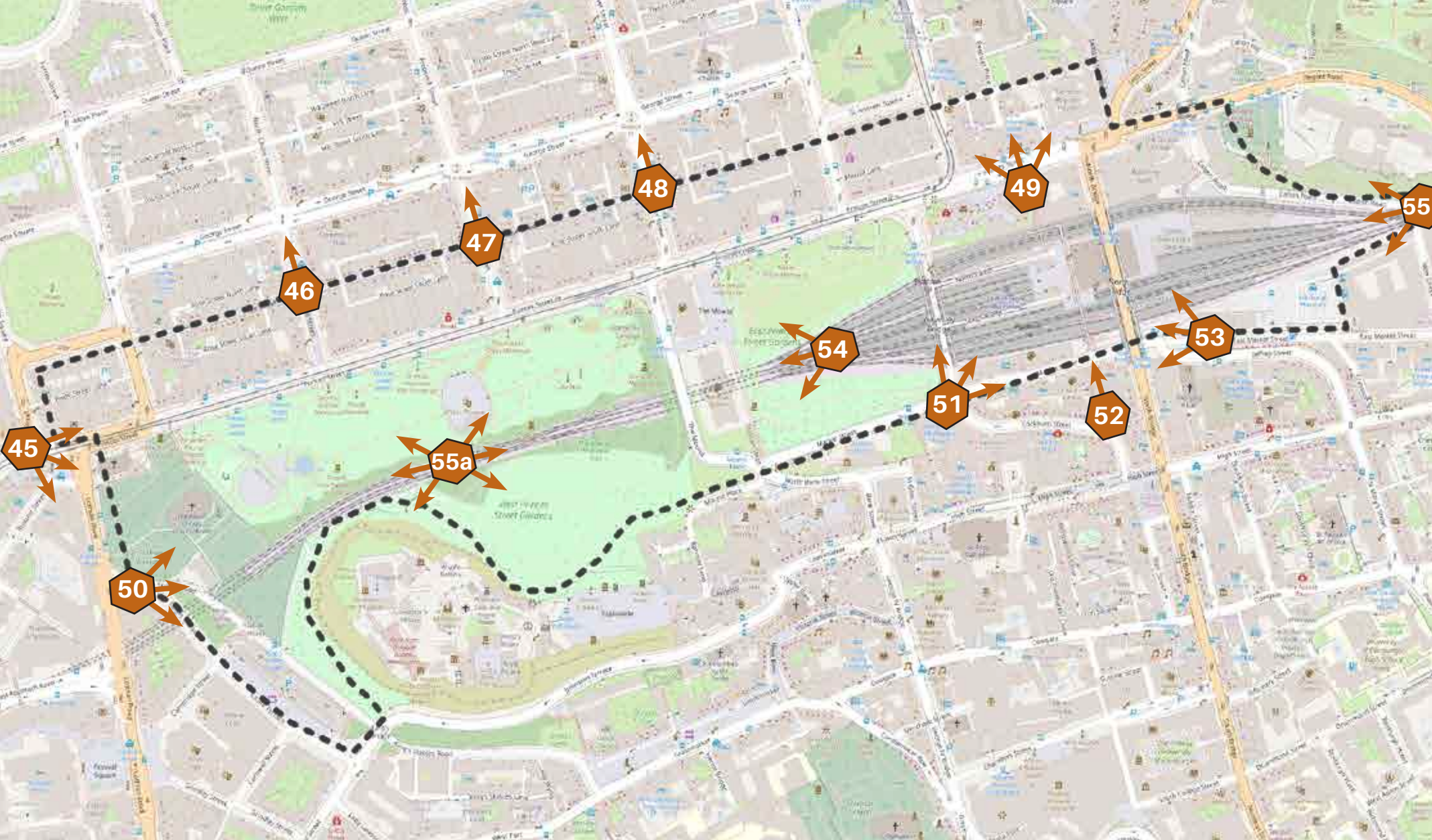


Figure 5.12 New Views identified as part of the PSWV SoHS.

5 | Description of the Study Area

Identifies the different features which make up the Study Area

Street Plan and Urban Grain

Street Proportions and Layout

- 5.36 James Craig's New Town is a simple, self-contained grid with three main streets: George Street, Queen Street and Princes Street, all running east-west. Princes Street is single-sided, with a long presentation facade.
- 5.37 Three evenly spaced north-south streets, namely Hanover Street, Frederick Street, and Castle Street, bisect the three east-west roads. In addition, smaller roads like Rose Street and Thistle Street, along with service and mews lanes, run in-between.
- 5.38 The street proportions and the design of the original buildings are hierarchical and in proportion to each other. The widths of George Street to Frederick Street, to Rose Street were set in a ratio of 4:3:1.

Urban Grain

- 5.39 The urban layout of the Study Area has two clear contrasting themes, Craig's grid plan for the First New Town, and the large open area of Waverley Valley. The grid plan is a dense, urban, symmetrical development. Aside from the morphing of many of the individual plots, it's rigid layout, has remained largely unchanged since its was originally set out and constructed.
- 5.40 Waverley Valley is a large open area within the urban plan. Its topography, central to Edinburgh's unique character, enables impressive views between the Old and New Towns. St Cuthbert's Church, St John's Episcopal Church, and their respective graveyards lie at the west end of the valley. Their origins pre-date the landscaping of the Waverley Valley.
- 5.41 There have been few buildings constructed in the valley since becoming landscaped gardens in the 19th century. The notable exception to this Waverley Station which occupies the eastern end of the valley. Other isolated examples of development include, the Ross Bandstand and the galleries at the foot of the Mound. Castle Terrace car park lies beyond the valley to the southwest.

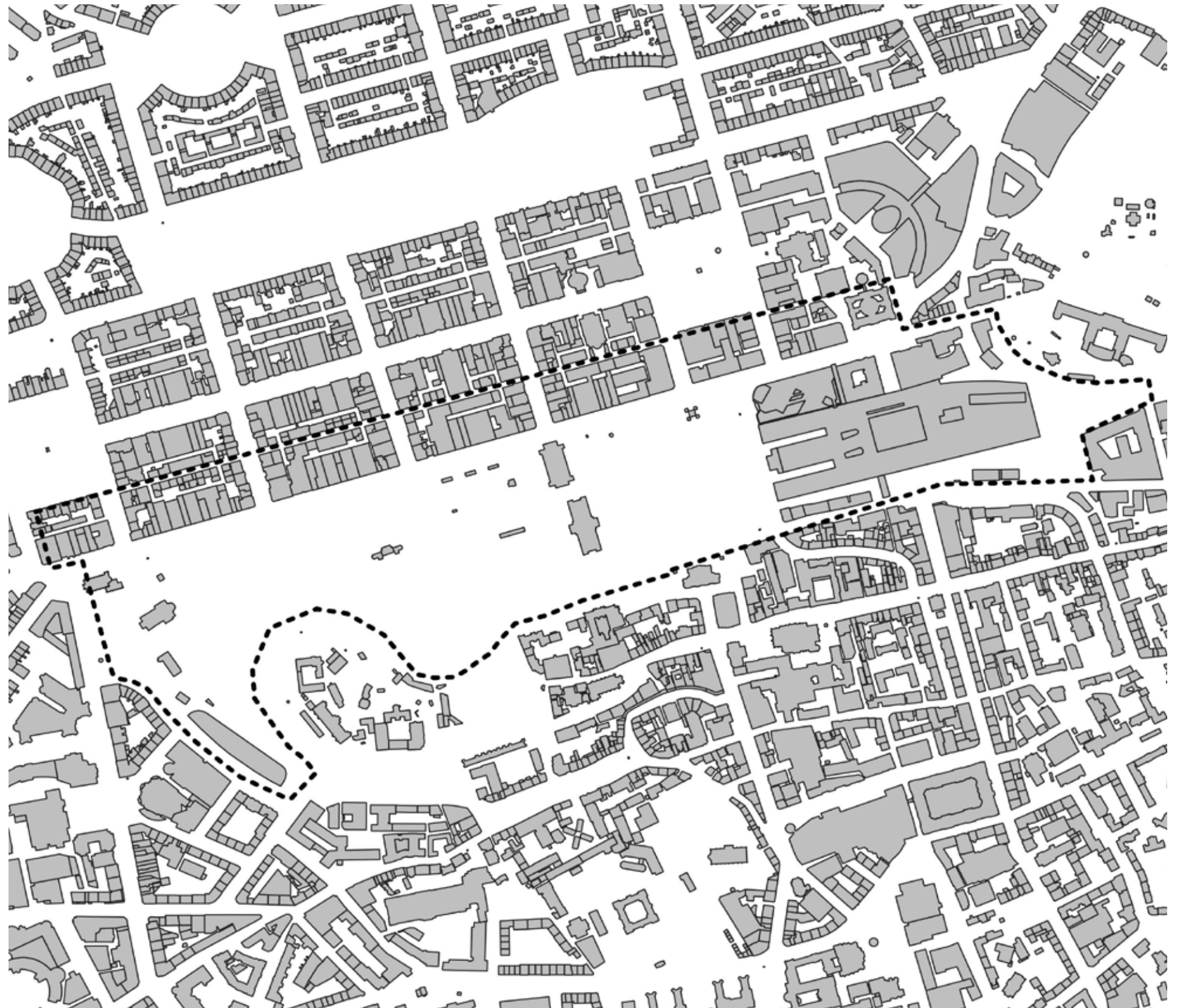


Figure 5.13 Urban grain map of the Study Area.

5 | Description of the Study Area

Building Materials

Sandstone Walling

- 5.42 Edinburgh's New Town is renowned for its finely-dressed ashlar sandstone façades. The pale buff or cream-coloured sandstone, historically sourced from Craigleith quarry, can weather to grey, contributing to the New Town's visual homogeneity. Stone had been the standard building material in Edinburgh since 1674, before the construction of the New Town.
- 5.43 The original residences along Princes Street had ashlar façades, some of which can still be seen above ground floor level particularly towards the west of Princes Street. Some of the earliest residences at the east end however, were constructed of rubblework with stucco or render to resemble ashlar.
- 5.44 By the mid-19th century, the advent of the railways enabled different types of stone to be transported economically to Edinburgh. Combined with the commercialisation of Princes Street, this led to a shift in the appearance of its buildings, which became increasingly varied. Granite was brought from Aberdeenshire, while red sandstone was transported from Dumfriesshire. Nos. 70–71 Princes Street and the Caledonian Hotel use red sandstone, while Jenners Department Store was constructed from pink Cragg sandstone sourced from the north of England. Later developments, including those influenced by the Princes Street Panel recommendations, introduced further variety, such as travertine marble, their house material, or granite panels, as seen at the New Club.

Slate Roofing

- 5.45 Ballachulish slate was the most common roofing material historically. Its widespread use on pitched roofs is most easily appreciated in views from elevated vantage points. Some later developments and modern interventions use Mansard or flat roofs to maximise roof space, and can feature specific materials like copper or aluminium cladding.

Window Glazing

- 5.46 Historic and modern examples of glazed windows are present. Some historic timber sash-and-case windows survive in late-18th and 19th century buildings along Princes Street, particularly towards the west end. The most extensive use of glazing in the Study Area is the roof of Waverley Station, which enables visitors glimpses of buildings in the Old and New Towns from the station concourse.

Decorative Details

- 5.47 Cast and wrought iron were extensively used for architectural features such as railings, balconies, and street lamps. More recently, metal cladding has been used, while acrylic and aluminium signage feature on shop frontages.

Identifies the different features which make up the Study Area



Figure 5.14 Sandstone details and walling of RSA.



Figure 5.15 Slate roof of Gardener's Cottage.



Figure 5.16 Glazed roof of Waverley Station.



Figure 5.17 Princes Street with other stone types.



Figure 5.18 Shop signage examples.

5 | Description of the Study Area

Townscape and Hard Landscaping Materials

5.48 The hard landscaping materials used across Princes Street and the Waverley Valley have changed over time. The townscape today reflects both historic and modern materials.

Roads

5.49 In the early 19th century, Princes Street and surrounding roads were laid with setts, typically granite or whin, paving over the original dirt or rough surface. Traditional setts were relatively long in proportion to their width. In the mid-20th century, the setted road surface was tarmacked over, as seen today. The tarmacked surface is painted with road markings and is damaged in places. Since 2014, modern tram lines have been set into the road surface.

5.50 A stepped kerb was introduced along the centre of Princes Street, separating the two carriageways of traffic, in the mid-20th century. Street lighting was set into this central reservation. Today, poles for tramlines, with street lighting incorporated, are set into the central stepped kerb, which is infilled with modern setts.

Pavements

5.51 Stepped footways were present along both the north and south sides of Princes Street by the early 19th century, as illustrated in Nasmyth's 1825 painting (fig. 5.19). The north pavement was notably wider than the south and was open to basements below. These pavements were originally laid with sandstone flags, likely sourced from the Hailes or Craighleith quarries, with whinstone kerbs incorporating mounting blocks.

5.52 Historic mapping indicates that both pavements were widened in the 1870s. On the north side, the progressive loss of basement entrances during the 19th century allowed further widening, historic records note the use of large Caithness stone slabs to cover former basement areas. The north pavement was widened again in the late 20th century. At

the junction of Princes Street and South St Andrew Street, the pavement was further widened by 2014 in association with the modern tram installation.

5.53 Today, the pavements along Princes Street are predominantly surfaced with pre-cast concrete flags dating from the 1990s, with granite kerbs, roughly double the width of their whin predecessors. The pavements show damage in many areas. Some Caithness stone flags are present on the south pavement near The Mound.

Garden Paths

5.54 The pathways within East Princes Street Gardens were originally gravel / crushed stone, but were surfaced with asphalt with granite sett edging in the late 20th century. Stone steps and stone retaining walls are used to negotiate some of the level changes in the gardens. Steep ramps into West Princes Street Gardens from Princes Street have horonised surfaces. The term horonised refers to a specific material or finish made of 'slivers of spoil from stone working'.

Other Paving Materials

5.55 Modern square setts have been laid in The Mound Precinct, while sandstone flags have been used outside the east entrance to the National Galleries of Scotland.

Street Furniture

5.56 Painted cast-iron was historically employed for street furniture, such as railings, post-boxes, street lamps, fountains, and former police boxes, with historic and replica examples within the streetscape. Modern introductions, including bins, benches, tram poles, traffic signage and bus stops, are typically constructed from aluminium, steel and composite materials. These modern alternatives are now commonly used for street furniture but generally age less well than traditional materials. Street furniture is discussed further in the following section.

Identifies the different features which make up the Study Area



Figure 5.19 Detail of Nasmyth's 1825 Princes Street painting showing historic road layout. (National Galleries of Scotland. Presented by Sir David Baird 1991).



Figure 5.20 Detail of 1958 photograph showing road and pavement surfaces and central kerb (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).



Figure 5.21 2025 image showing widened pavement laid with concrete slabs and tarmacked road surface with tram lines.

5 | Description of the Study Area

Identifies the different features which make up the Study Area

Walls, Railings and Boundaries and Street Furniture

Walls, railings and boundaries

- 5.57 Waverley Valley itself, acts as a boundary, separating the Old and New Towns both visually and physically.
- 5.58 One of the clearest and most defined boundaries in the Study Area are the decorative railings which separate East and West Princes Street Gardens from the surrounding urban realm. While historic railings have since been replaced, the present examples replicate those from the 19th century and contribute to the character of the WHS, the New Town Conservation Area, and New Town Gardens. They enable the gardens to be locked at night, both historically and in recent times.
- 5.59 Other boundaries in the Study Area include churchyard boundary walls and the boundary walls around General Register House. These represent historic delineations of space.
- 5.60 There are other more subtle boundaries within the Study Area. Such as stepped kerbs, creating a boundary between pavements and roads, and property boundaries between different premises.



Figure 5.22 Waverley Valley acts as a natural boundary between the Old and New Towns.



Figure 5.23 The railings along the boundaries of East and West Princes Street Gardens are one of the clearest examples of boundaries within the Study Area.



Figure 5.24 St Cuthbert Churchyard with boundary walls and gates.



Figure 5.25 Stepped kerbs marking the delineation between the road and pavement.

5 | Description of the Study Area

Street Furniture

- 5.61 Street furniture is defined as an accessory or piece of equipment on or next to a road that is of public use. There are historic and modern examples within the Study Area.

Street Lamps

- 5.62 Prior to the 1940s, the vast majority of lamp standards were made of cast iron, often possessing considerable design merit. In the Study Area, replicas of historic examples are present along the Princes Street Gardens railings, North Bridge and The Mound. They contribute strongly to the character of the area. Modern examples are also present along Princes Street, where they are mounted on tramline columns.

Bus Shelters, Traffic Lights and Signage

- 5.63 Modern street furniture on Princes Street is typically functional in design and uses metal with a powder-coated finish. Examples include bus shelters, traffic lights and traffic signs.



Figure 5.26 Replica historic lamp incorporated into the railings along Princes Street Gardens.



Figure 5.27 Modern tramline pole with high level wires and integrated street lighting.

Converted Police Boxes

- 5.64 There are three early 20th-century former police boxes located within the Study Area. One is located near the north west corner of East Princes Street Gardens, opposite The Mound Precinct. One is located near the north east corner of West Princes Street Gardens, on Princes Street close to the junction with Charlotte Street. A third police box is located near to the south east entrance into East Princes Street Gardens on the corner of Market Street and Waverley Bridge. All three are Category B listed. Their principal elevations feature two pilastered bays, each with a door embossed with the city coat of arms and saltire patterned glazing. All three have been converted into information points or refreshment outlets.

Benches

- 5.65 Modern benches with a traditional design are located throughout the Study Area. In East and West Princes Street Gardens, they provide opportunities for resting and enjoying views across the Gardens and the wider cityscape. Many are



Figure 5.28 Former Police Box (Category B listed) converted into a food outlet.

Identifies the different features which make up the Study Area

memorial benches with commemorative plaques and are regularly maintained.

- 5.66 Additional memorial benches are located at the west end of Princes Street, adjacent to the railings of West Princes Street Gardens.

Public Bins

- 5.67 The wire bins that formerly sat between benches in East and West Princes Street Gardens have been replaced with large, round, timber-clad bins set into the ground to increase their capacity. These are generally located close to pathways within the Gardens. Additional capacity has also been provided through the introduction of foot-operated black metal bins and movable wheeled waste bins.
- 5.68 Bins along Princes Street are rectangular, constructed from metal and painted black, as elsewhere in the city.



Figure 5.29 Modern benches with a traditional design, located at the west end of Princes Street, other examples are found in the Gardens.



Figure 5.30 Modern waste bins installed in East and West Princes Street Gardens.

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Movement Corridors

Footways

Princes Street Pavements

- 5.69 Pavements lie along the roads and connecting bridges, following the urban grid plan. They are used by residents and visitors, to traverse the length of Princes Street and navigate through into and out of the Study Area. The pavements, largely surfaced with pre-cast concrete flags, show damage in many areas.

East and West Princes Street Gardens Paths

- 5.70 East and West Princes Street Gardens have paths for walking and wheeling, enabling visitors to move through the gardens taking in views and points of interest. Pathways within the gardens range from formal axial walkways and terraces to more intimate paths, as part of the designed landscape experience.
- 5.71 Stone steps and steep horonised access ramps are used to negotiate the level change in the gardens. These can be difficult to navigate for people with disabilities, for example, using a wheelchair, or parents/carers of young children with pushchairs.
- 5.72 The condition of the horonised ramps is varied, with issues including slippage or settlement of the retaining edge, which leads to movement and opening up of the horonised surface. In 2002 part of the east Guthrie ramp collapsed and was closed (it has since been repaired) . The steep and uneven horonising in the Ross auditorium paths has similar deficiencies and is not fully accessible.



Figure 5.31 Pavements allow for walking/wheeling along the length of Princes Street, following the perpendicular lines of the historic urban grid.



Figure 5.33 Paths set at different levels in East Princes Street Gardens, providing various routes, views and experiences of the Gardens.

Identifies the different features which make up the Study Area



Figure 5.32 Path in West Princes Street Gardens, along the valley floor, enabling visitors to move through the area appreciating views and points of interest.



Figure 5.34 Steep horonised access ramps in West Princes Street Gardens used to negotiate the level change between Princes Street and the Gardens.

5 | Description of the Study Area

Road Users

- 5.73 Princes Street functions as a major thoroughfare and is the dominant public transport route in Edinburgh. The main users of roads are buses, trams and taxis, with cars diverted away from Princes Street towards Queen Street.
- 5.74 The road layout reflects Craig's original grid plan. Traffic moves east and west along Princes Street, with connections to the north-south roads that lie perpendicular to Princes Street.
- 5.75 More recently some roads, such as Castle Street have been partly pedestrianised. Whilst there is still definition of where the carriageway and footways were historically located, as a result of the careful choice of materials, it has changed the way people move through and across Castle Street.
- Trams*
- 5.76 There is a tram stop on Princes Street between Hanover Street and Frederick Street. Trams run along both carriageways of Princes Street, either side of a central stepped kerb. Within this central reservation are columns that support the tram overhead line equipment, together with integrated street lighting, providing power supply for the tram system.
- 5.77 Princes Street forms part of the safeguarded tram route for potential future extensions, particularly linking to the south-east of the city.
- 5.78 Trams disappeared from Princes Street and The Mound when the final service ran on 16 November 1956. This marked the end of the original Edinburgh Corporation Tramways, which had operated since the 19th century.
- 5.79 They were replaced by buses, which were seen as more flexible and modern. Trams were reintroduced to Princes Street in 2014, with Princes Street forming a key part of the route through the city centre. The initial line connected Edinburgh Airport to York Place, and was subsequently extended to Newhaven via Leith Walk by 2023.

Buses

- 5.80 Princes Street is central to Edinburgh's bus network, with around 600 buses per hour using it. This volume of buses can create a physical and visual barrier, as well as noise.
- 5.81 The majority of local, regional and inter-city buses use Princes Street, along with Lothian Road and the bridges. As such, the area is a major hub of the city's public transport network.

Bicycles

- 5.82 Existing cycle provision consists mainly of on-street, painted lanes along Princes Street and the Mound. Aside from the west end junction, Princes Street is only categorised as a strategic cycle connection east of South St David Street, with this section of the 'primary' cycle network forming an important link between George Street / Waverley Station and Leith Street, Regent Road and North Bridge.
- 5.83 The City Centre Circulation Plan defines Princes Street's functions as a priority for place, for walking/wheeling and public transport, with access for cycles and operational vehicles. Various cycle provision schemes are being developed for the city, including the proposed Meadows to George Street scheme, which would introduce a segregated north-south cycle route connecting these areas via Hanover Street and the Mound.
- 5.84 Bicycles have become a reliable and widely used form of transport since their invention in the early 19th century. They appear in photographs of Princes Street from the late 19th century.

Identifies the different features which make up the Study Area



Figure 5.35 Trams were reintroduced to Princes Street in 2014, connecting it to the airport, and later to Newhaven.



Figure 5.36 Princes Street is central to Edinburgh's bus network with around 600 buses using it every hour.



Figure 5.37 Cycle provision consists mainly of on-street painted lanes.

5 | Description of the Study Area

Identifies the different features which make up the Study Area

Railways

- 5.85 Edinburgh Waverley Station is a major transport hub and Scotland's second busiest station, with an estimated 22,755,164 entries and exits between April 2024 and March 2025. Situated on the floor of the Waverley Valley, it forms a substantial, low-lying structure between the Old and New Towns and provides a distinctive 'upwards' arrival experience for residents and visitors. Masterplans are currently being prepared to upgrade the station to meet future needs.
- 5.86 The station is Category A listed and lies within the Old Town Conservation Area and the WHS. The site has been in use as a railway terminus since 1846, although much of its character dates from the 1890s reordering, which included the reconstruction of North Bridge and Waverley Bridge.
- 5.87 The station contains 20 platforms. Platforms 1, 2, 7, 8, 9, 10, 11, 19 and 20 are through (island) platforms, while platforms 3, 4, 5, 6, 12, 13, 14, 15, 16, 17 and 18 are terminal platforms. They are arranged clockwise and spanned by a ridge-and-furrow glazed roof introduced during the 1890s reordering. The roof is a key feature, allowing glimpsed views out from the station and views across the valley between the Old and New Towns.
- 5.88 The main station building, near the central concourse, contains the decorative booking hall, which dates from the 1890s and was altered in the late 20th century. Also from this period are the carriage ramps, which are considered to be the main point of arrival and provide a distinctive 'upwards' arrival onto Waverley Bridge. Additional access is provided via lifts, escalators and stairs from Princes Street (Waverley Steps), steps from Market Street, and lifts or steps from Calton Road.
- 5.89 Other historic station buildings include the former Parcels Office (now a Wetherspoons) on Waverley Bridge, the former warehouses and offices along Market Street, and the former railway agent's office (now the Waverley Bridge Travel Hub) on the corner of Waverley Bridge and Market Street. This building contains the oldest surviving fabric of the station, with parts of its elevations dating from an earlier development phase.
- 5.90 The station car park is located to the south-east, adjacent to the City Council offices.



Figure 5.38 c. 1845 engraving showing railway line through Waverley Valley with an early version of Waverley Bridge (right of centre) (DP 135406 © Courtesy of HES).



Figure 5.39 1854 Waverley Station from North Bridge when it was used by three separate companies (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).



Figure 5.40 1885 Waverley Station after it had been rationalised (1868-74) and the companies merged as the North British Railway (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).



Figure 5.41 1938 Waverley Station after its second major reordering in the 1890s (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).



Figure 5.42 2026 view from North Bridge over the glazed roof of Edinburgh Waverley Station.

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Identifies the different features which make up the Study Area

Open Space and Greenery In and Around the Study Area

- 5.91 A significant proportion of the Study Area comprises open, often green, space, numbered on the map below (fig.5.43). The numbered zones in East and West Princes Street Gardens are derived from the Princes Street Gardens Conservation Management Plan (CMP) (2003).
- 5.92 Pleasure grounds and public squares were a key aspect of the design of Edinburgh's New Towns. Visitors and residents

have ample access to green spaces around the Study Area. Greenery is confined within designated areas, with a clear distinction between urban and green space.

- 5.93 East and West Princes Street Gardens are premier parks lying in the Waverley Valley. The East Gardens covers an area of 3.2 hectares, whilst the larger West Gardens is 12.8 hectares in size. Other green spaces are St Cuthbert's Churchyard and the small tree-planted area of Castle Terrace Gardens.

- 5.94 Within the wider setting of the Study Area are additional green spaces, including garden squares such as Charlotte Square (private) and St Andrew Square, located at either end of George Street. Also within the setting are prominent landscape features, including Castle Rock, Calton Hill and Arthur's Seat, the latter forming part of the Arthur's Seat Volcano Site of Special Scientific Interest (SSSI). Due to their elevated topography, these landscape features are visible from multiple locations within the Study Area, contributing to a strong and distinctive presence of greenery within the urban realm.

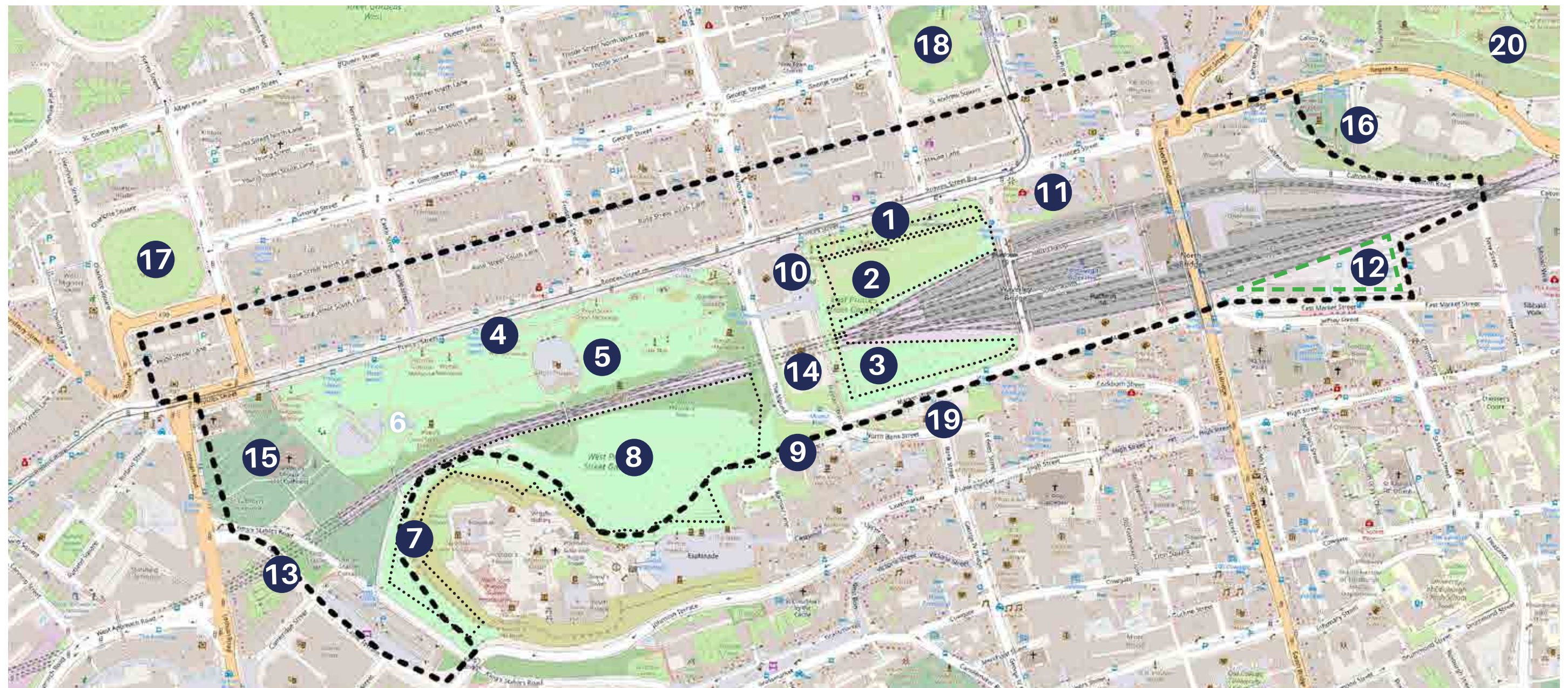


Figure 5.43 Diagram showing open and green spaces in and around the Study Area, the numbered zones are described on the following pages.

5 | Description of the Study Area

Gardens and Designed Landscape

- 5.95 The New Town Gardens are included on the Inventory of Gardens and Designed Landscapes. These are grounds laid out for artistic effect and form an important element of Scotland's historic environment and landscape.
- 5.96 East and West Princes Street Gardens are included within the New Town Gardens. They are nationally-important designed landscapes integral to the New Town layout and hold international significance.
- 5.97 East and West Princes Street Gardens are planted with mature trees, shrubs, and flowers with large lawns, filling much of Waverley Valley with greenery and vegetation. In character and appearance they reflect 19th-century public parks and have benefited from a replanting scheme in the early 1990s, which looked to provide year-round colour and interest. The gardens are home to over 2000 trees, comprising twenty species, including Dawn Redwood, Ginkgo biloba and some surviving elms.
- 5.98 East and West Princes Street Gardens were mapped into nine distinct character zones in the 2003 Conservation Management Plan. Each zone has specific planting characteristics and historical context.



Figure 5.45 View from East Gardens Terrace (zone 1) looking towards zone 2 and The Mound (2025).

East Princes Street Gardens: Zones 1-3

5.99 East Princes Street Gardens has three distinct zones:

- **Zone 1 - East Garden Terraces**, located beside Princes Street, are notable for their rows of lime trees (replacing elms after 1989-92) forming a green street edge, along with circular annual bedding displays. This area is dominated by the Scott Monument.
- **Zone 2 - East Garden Valley Floor**, is a low-lying, flattish triangular grass area. Its planting is sparse, with few mature trees and a narrow screen of trees and shrubs near the railway.
- **Zone 3 - East Garden South of Railway**, encompasses lush valley banks and a floor with mature trees, shrubs, and herbaceous plants, largely established during the 1989-92 redesign that followed railway electrification.

5.100 Lying within the Waverley Valley there are views into the gardens from Princes Street, The Mound, and Waverley Bridge. Views out feature the Old Town and Galleries on The Mound. The Scott Monument and Livingstone Statue, amongst other monuments, are located in the East Gardens. In addition, there is small hexagonal pavilion, in the style of a traditional cast-iron park bandstand, used as a refreshment kiosk.



Figure 5.46 Zone 1 with rows of lime trees, the refreshment kiosk and the Scott Monument (2025).

Identifies the different features which make up the Study Area



Figure 5.44 c.1875 looking east from Princes Street across East Princes Street Gardens (© The Francis Frith Collection (E24510)).

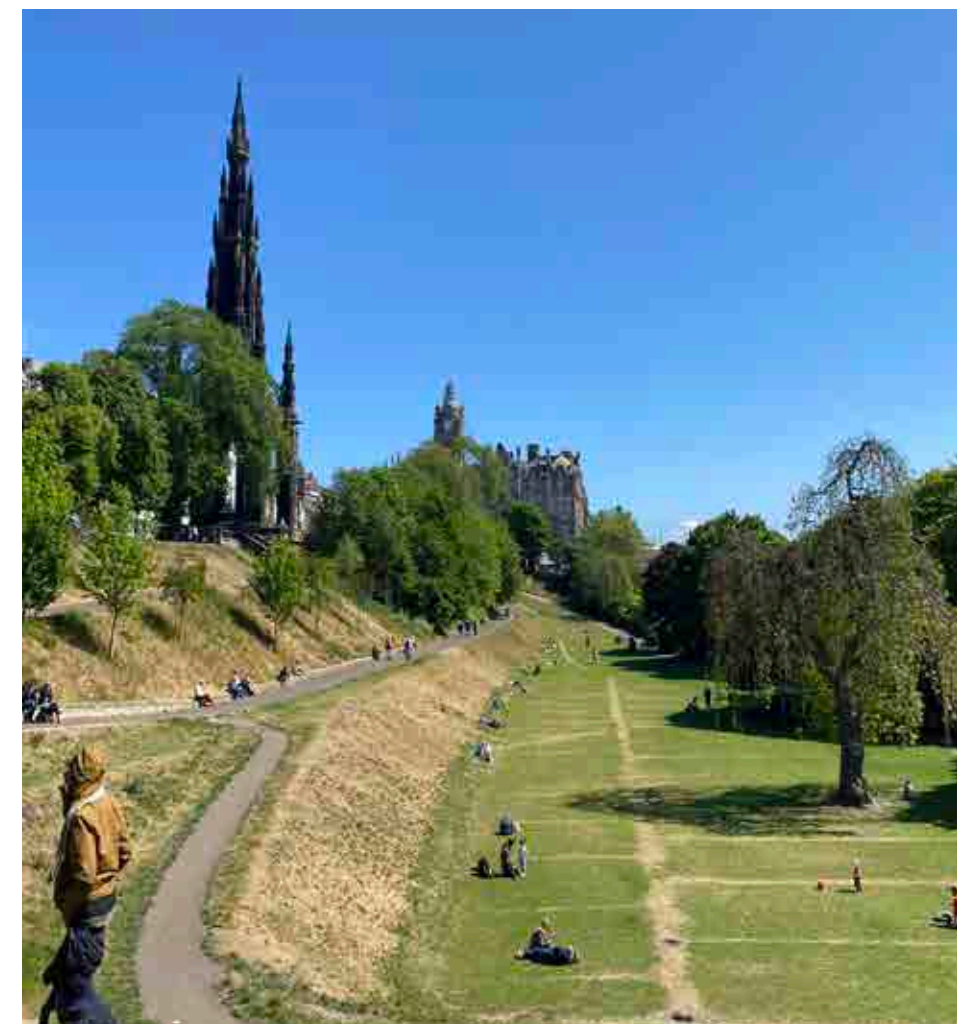


Figure 5.47 View from zone 2, looking east across the valley floor (2025).

5 | Description of the Study Area

Identifies the different features which make up the Study Area

West Princes Street Gardens - Zones 4 - 9

5.101 West Princes Street Gardens has six distinct zones, including Mound Place:

- **Zone 4 - West Garden Terrace Walk**, land steeply sloping down from Princes Street and running the length of West Princes Street Garden, with a wide walk positioned 5m below street level and above the more gentle sloping valley side below. The steep slope from Princes Street, features varied plantings of trees, bedding, roses, and shrubs, and includes the horonised ramps.
- **Zone 5 West Garden Main Valley**, consists predominantly of ornamental lawns interspersed with mature trees and a dense shrubbery screening the railway line.
- **Zone 6 -West Garden West End**, includes areas around the children's playground and the Ross Bandstand, with corresponding tree and shrub planting.

- **Zone 7 - King's Stables Road Banks**, are the gentler western slopes below Castle Rock, characterised by mature trees, grass, and scrub. The Wellhouse Tower (or St Margaret's well) is located within this zone at the north base of Castle Rock.
- **Zone 8 - Castle Banks**, are steep, rough-grass slopes with scattered mature trees, rising towards Edinburgh Castle, in character it is most similar to the original planting scheme. This zone is part of the Arthur's Seat Volcano Site of Special Scientific Interest (SSSI), valued for its geological importance and species-rich grasslands.
- **Zone 9 - Mound Place** is a small, elevated area of grass slope located at the east end of West Princes Street Gardens. It is physically contained by The Mound road and is considered spatially more a part of The Mound itself than of Princes Street Gardens. It is dominated by the towers of New College and overlooks the gallery buildings below.

5.102 Lying within the Waverley Valley, there are views into the gardens from Princes Street, The Mound and the Castle. Views out of the Gardens are limited due to its valley location and tree planting.

5.103 West Princes Street Gardens contains various commemorative monuments, other statues, war memorials, a children's playground with a red blaes finish, along with the Ross Bandstand and the Ross Fountain. The Floral Clock, installed in 1903, is considered the oldest floral clock in the world and has high historical, horticultural, and social significance. It forms an important point of interest within West Princes Street Gardens, near the east entrance.



Figure 5.48 Views towards the Ross Fountain and the Castle from zone 6 (2025).



Figure 5.49 West Garden Terrace Walk (zone 4) a wide walk negotiating the change in height between Princes Street and the valley floor (2025).



Figure 5.50 Mound Place (zone 5) at the east end of West Princes Street Gardens and Lawn adjacent to Playfair Steps (zone 14) (2026).

5 | Description of the Study Area

Identifies the different features which make up the Study Area

Other Green and/or Open Spaces in the Study Area

The Mound Precinct

- 5.104 **Zone 10 - The Mound Precinct** comprises an open public terrace next to the Royal Scottish Academy and the National Galleries of Scotland. It provides opportunities to dwell and is used for events and gatherings. It also forms a key north-south pedestrian link, connecting Princes Street and the East Gardens with the Old Town via the Playfair Steps.

Waverley Mall Roof Terrace

- 5.105 **Zone 11 - Waverley Mall Roof Terrace**, located between the station and Princes Street, it provides paved, publicly accessibly open space and features vegetation in planters. It is located on the Site of the Waverley Market.

Station Car Park

- 5.106 **Zone 12 - Station Car Park** is located east of Edinburgh Waverley Station, near the valley floor. Now used for parking, it formerly housed a station goods shed, which was demolished in the second half of the 20th century. The tarmacked area affords views north towards Calton Hill and Old Calton Cemetery.

Castle Terrace Gardens

- 5.107 **Zone 13 - Castle Terrace Gardens** is a small, steeply sloping bank planted with trees, formerly forming part of a larger garden prior to the construction of Castle Terrace car park.

Lawn adjacent to Playfair Steps

- 5.108 **Zone 14 - Lawn adjacent to Playfair Steps**, is a sloping grassed area. Considered spatially part of The Mound and National Galleries, it is bounded by The Mound road to south and west and the Playfair Steps to the east.

Cemeteries and Burial Grounds in and near Study Area

St Cuthbert's & St John's Churchyards

- 5.109 **Zone 15- St Cuthbert's and St John's Churchyards** are located at the west end of the Waverley Valley and are enclosed by stone walls and railings. Used for burials from at least the late 16th century (St Cuthbert's) and from 1818 (St John's) until the later 19th and mid-20th centuries respectively, they contain numerous funerary monuments. They have grassed areas and mature tree planting. Both churchyards are areas of archaeological sensitivity.

Old Calton Cemetery and Calton Craigs

- 5.110 **Zone 16 - Old Calton Cemetery and Calton Craigs** - The cemetery and its monuments are Category A Listed. Calton Craigs (or Craggs) are the steep slopes that run up to Calton Hill at the western end. Located near to Calton Hill the cemetery opened in 1817 for use by the villagers of Calton who had previously buried their dead in South Leith.



Figure 5.51 The Mound Precinct (2026).

Other Open Spaces the setting of the Study Area

Charlotte Square

- 5.111 **Zone 17 - Charlotte Square**, sits at the west end of George Street and provides private green space close to the Waverley Valley. Originally laid out in a circular form in 1808 and revised to a square in 1861. It was the primary venue for the Edinburgh Book Festival from 1983-2019.

St Andrew Square

- 5.112 **Zone 18 - St Andrew Square**, sits at the east end of George Street and provides additional green space in close proximity to the Waverley Valley. St Andrew Square was redesigned and opened to the public in 2008, although remains privately owned and managed. Within the square is the Melville Monument, which was completed in 1827.

Bank of Scotland & The News Steps

- 5.113 **Zone 19 - Bank of Scotland & The News Steps**, located between Market Street and North Bank Street, on either side of the building are small green areas enclosed by railings. They contain mature and young trees, along with small lawns and some self-seeded shrubbery, particularly near the News Steps.

Calton Hill

- 5.114 **Zone 20 - Calton Hill**, visible from a wide range of locations, it is a public open space and in the setting of the Study Area, and part of the Arthur's Seat SSSI. It is the location of several recognisable monuments including Nelson's Monument, The National Monument, and The Burns Monument.

Holyrood Park (not shown on map)

- 5.115 Also known as Arthur's Seat, it is an extinct volcano and a SSSI. Holyrood Palace Gardens and the Scottish Parliament lie to the north and west. Arthur's Seat is a key landscape feature in views from Princes Street and the Waverley Valley, and also provides vantage points for views back towards them.

5 | Description of the Study Area

Identifies the different features which make up the Study Area

Significant Built features within the Waverley Valley

5.116 A number of structures of varying scales are located within the Waverley Valley. These range from national infrastructure, such as Waverley Station, to public facilities, including the Ross Bandstand and shelters within West Princes Street Gardens.

5.117 The locations of these structures are shown and numbered on the map below (fig. 5.52), with further details provided on the following pages.

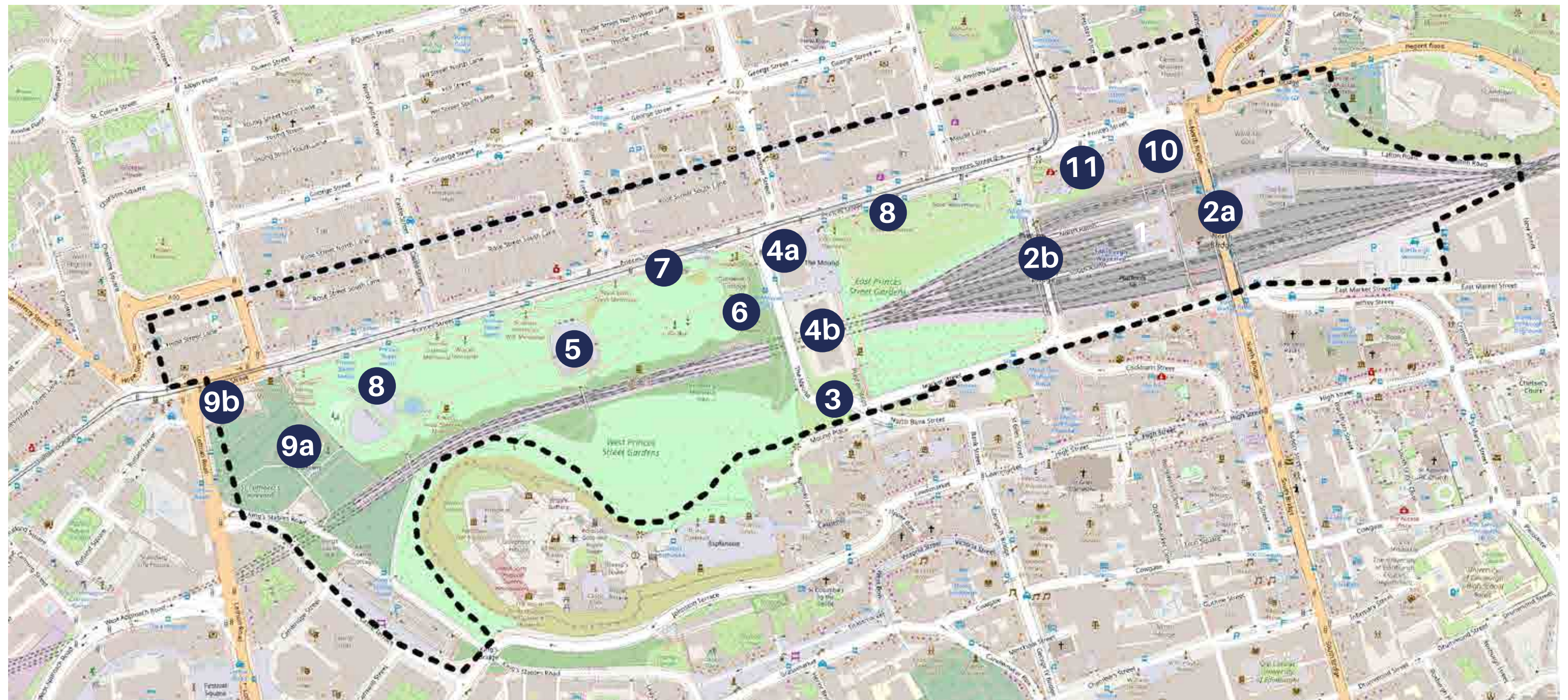


Figure 5.52 Diagram showing boundaries and built features within the Study Area.

5 | Description of the Study Area

1. Waverley Station

- 5.118 Waverley Station is the largest structure within the Waverley Valley. Its substantial mass terminates the eastern end of the valley at a low level. The station platforms and concourse lie within the valley, with steps and escalators providing pedestrian access up to street level, including Princes Street to the north and Market Street to the south.
- 5.119 Ramps located on either side of the former Parcels Office (now Wetherspoons) connect the station to Waverley Bridge. They provide pedestrian access to and from the station alongside restricted servicing access, and were formerly used for taxi pick-up and drop-off.
- 5.120 Waverley Station is a Category A listed building and is part of a group which includes Waverley Bridge. The station began life as three separate stations starting in the 1840s. These were rationalised into a single station in 1868. Key features include the Booking Hall with its elaborate ceiling, and the ridge-and-furrow roof which enables uninterrupted views across the valley. Glimpsed views of the city are possible from train windows and through the glazed roof of the station, before emerging up into Edinburgh itself. These contribute to the experiential nature of the station.

2. Bridges - North Bridge (a) & Waverley Bridge (b)

- 5.121 North Bridge dates from the 1890s reordering of Waverley Station. At the time of writing, it is undergoing extensive structural repairs. There has been a bridge in this location, connecting the Old and New Towns, since William Mylne constructed the original three-arched stone North Bridge, completed in 1772.
- 5.122 Waverley Bridge also dates from the 1890s reordering of Waverley Station. Fibreglass cladding currently conceals the sides of the bridge and restricts views. The current bridge replaced an earlier bridge constructed between 1868 and 1874.

3. The Mound

- 5.123 The Mound is a man-made structure which bridges the Waverley Valley and divides Princes Street Gardens. The construction of the New Town, particularly the excavation of basements, generated an excess of earth; some two million cartloads between 1781 and 1830. The earth, and other demolition debris, was used to create the causeway. A formal road, designed by Thomas Hamilton in 1834, was constructed on it, and led to the Lawn Market.

4. National Galleries of Scotland - Royal Scottish Academy (a) & the Scottish National Gallery (b)

- 5.124 Located on The Mound, are two galleries designed by Playfair in a Greek Revival Style.
- 5.125 The Royal Scottish Academy, an impressive Doric Temple, was constructed between 1822 and 1826 by the Board of Manufactures and Fisheries for the Royal Society, the Institution for the Encouragement of the Fine Arts and the Museum of the Society of Antiquaries.
- 5.126 The Scottish National Gallery, was constructed between 1850 and 1859, as a cruciform Ionic temple. It was funded by the Treasury and Board of Trustees for the exhibition galleries of RSA and the National Gallery. The two galleries appear in views directed across the valley.

5. The Ross Bandstand

- 5.127 The Ross Bandstand, also known as the Ross Theatre, is located in West Princes Street Gardens, with Edinburgh Castle as its backdrop. Consideration has recently been given to the refurbishment and upgrading of the Ross Bandstand, as it is in need of repairs and existing facilities are considered inadequate for modern requirements.
- 5.128 A bandstand has existed on the site since 1877 and was used for performances by military bands. The present Ross Bandstand dates from 1935 and acts as a public amphitheatre for cultural performances. Two wings with WCs were later added on either side of the performance stage.

Identifies the different features which make up the Study Area



Figure 5.53 Edinburgh Waverley Station with ramps to Waverley Bridge (2026).



Figure 5.54 North Bridge (2026).



Figure 5.55 Ross Bandstand, built 1935 and extended in the 1940s and 1960s (2025).

5 | Description of the Study Area

6. Gardener's Cottage

5.129 Gardener's Cottage, also known as Gardener's Lodge, was built in 1886 to designs by Robert Morham, replacing an earlier structure from 1822. The asymmetric Victorian picturesque cottage is a single-storey-and-attic building, constructed of red sandstone and set within a well-tended garden.

5.130 The Category C listed building is used as a base by Parks Department staff and rangers. It was refurbished in 2017 by the Ross Development Trust.

7. Shelters, West Princes Street Garden

5.131 Three shelters in West Princes Street Gardens are located at the east end of the Terrace Walk and are built into the bank below Princes Street. They are constructed of reinforced concrete with brick and ashlar detailing. The shelters have been vulnerable to vandalism and anti-social behaviour, resulting in ongoing maintenance issues, and are currently boarded up. They are Category B listed.

5.132 Originally constructed as air-raid shelters in 1940, they were converted in 1947 for use as shelters providing weather protection for visitors to the Gardens.

8. Food Outlets within the Waverley Valley

5.133 There are food and drink outlets located in East and West Princes Street Gardens. In the East Gardens is small hexagonal pavilion, in the style of a traditional cast-iron park bandstand, used as a refreshment kiosk with outdoor seating. In West Princes Street Gardens is a temporary modern structure with picnic benches, near the Ross Fountain. Both are popular with visitors to the Gardens.

9. St Cuthbert's Church (a) & St John's Episcopal Church (b)

5.134 Located at the western end of West Princes Street Gardens, St Cuthbert's is thought to be the location of Edinburgh's old Christian settlement. The church that currently occupies the site was built between 1892-1894 in the Romanesque Revival style, on the remains of at least seven other former churches. The church is located within its own grounds which are a cemetery, now divided by the railway line. St John's sits at the junction of Princes Street and Lothian Road. It was designed by William Burn in the Gothic Revival style and was consecrated in 1818.

10. The Balmoral Hotel

5.135 The North British Station Hotel was opened in 1902 at the corner of North Bridge and Princes Street, to serve Waverley Station. It is a landmark building, designed by architect W. Hamilton Beattie, it is quadrangular block in plan, with an ornate skyline and carried out with Scots Baronial accents. The hotel was renamed The Balmoral in 1991 following significant investment. It plays an important role in framing the streetscape at the eastern end of Princes Street, with the clock tower forming part of the recognised skyline of Edinburgh.

11. Waverley Mall

5.136 Before its construction, the site was occupied by a fruit and vegetable market from 1869. The structure, which sat below the level of Princes Street, was made from ornate cast iron with large glass rooflights. It had an ornamental roof garden at the same level as Princes Street. The building was demolished in the 1970s after becoming structurally unstable. Princes Mall opened as a subterranean shopping mall in 1984, and attempted to introduce new retail without compromising the historic skyline to this part of Princes Street. The mall has been re-branded and provides an important link to the station.

Identifies the different features which make up the Study Area



Figure 5.56 Gardener's Cottage was built in 1886 to designs by Robert Morham (2025).



Figure 5.57 Boarded up shelters in West Princes Street Gardens, originally built as air raid shelters (2025).



Figure 5.58 St Cuthbert's Church and St John's Episcopal Church located at the western end of Waverley Valley (2025).

5 | Description of the Study Area

Identifies the different features which make up the Study Area

Monuments

5.137 There are a large number of monuments located within the Study Area. The below map (fig. 5.59) shows the location of these various monuments, memorials, sculptures and fountains.

5.138 East and West Princes Street Gardens are home to the majority of monuments in the Study Area. There are three types of monuments in the Gardens. The first type commemorates

influential 18th- and 19th-century Scottish men, such as the Scott Monument. The second type commemorates those who have died fighting in wars or as a result of wars, such as the Memorial to the Spanish Brigade. The third type includes miscellaneous sculptures and monuments, such as the Ross Fountain, or animal sculptures, such as Wojtek the Bear.

5.139 Other monuments are located on North Bridge, in front of Register House, and in churchyards.

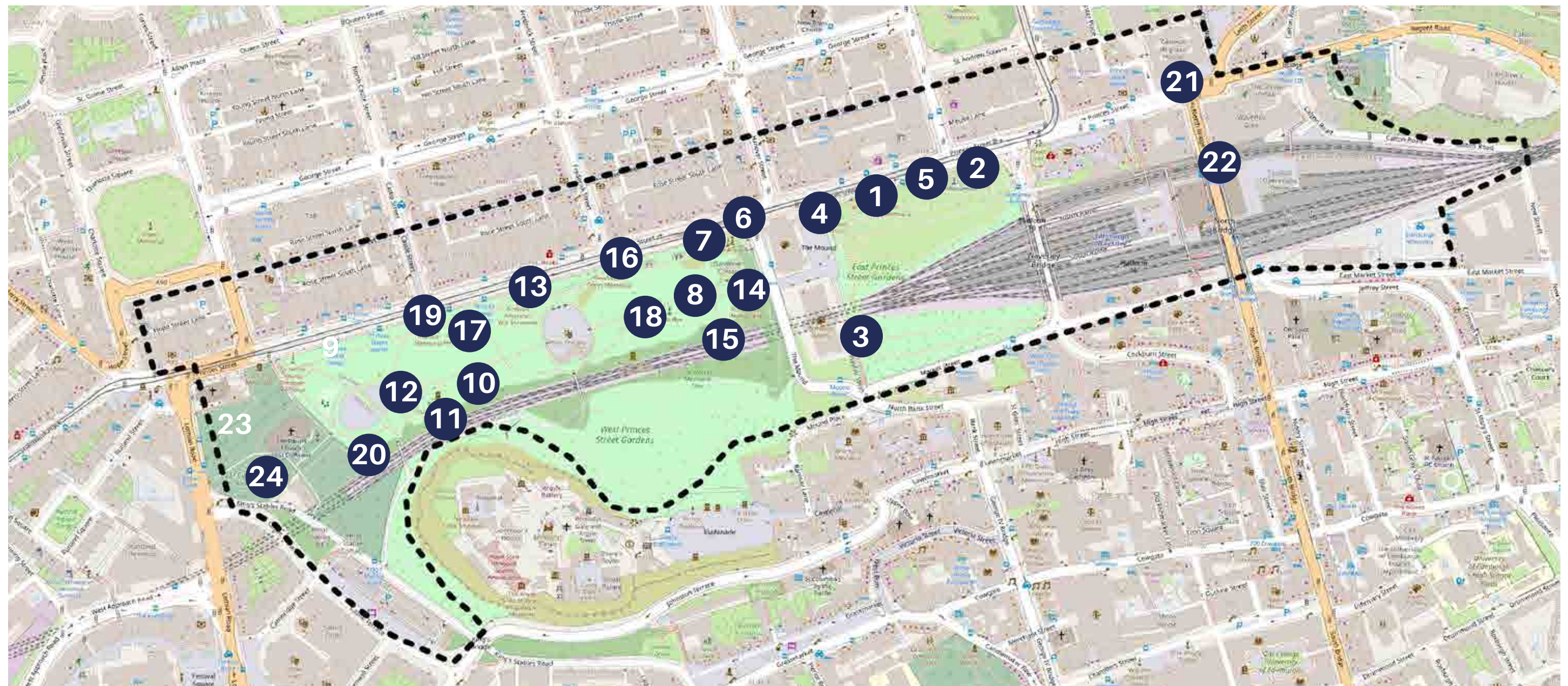


Figure 5.59 Diagram showing boundaries and location of monuments within the Study Area.

5 | Description of the Study Area

Identifies the different features which make up the Study Area

East Princes Street Gardens Monuments

5.140 East Princes Street Gardens monuments:

- 1: Adam Black Statue
- 2: David Livingstone Statue
- 3: Memorial to the Spanish Brigade
- 4: Professor John Wilson Statue
- 5: Scott Monument

5.141 Timber benches are also present in East Princes Street Gardens which are funded by members of the public and dedicated to individuals through memorial plaques.



Figure 5.60 Adam Black Statue, East Princes Street Gardens (2025).



Figure 5.61 Royal Scots War Memorial, West Princes Street Gardens.



Figure 5.62 The Holocaust Memorial, West Princes Street Gardens.



Figure 5.63 Wojtek the Bear, West Princes Street Gardens.

West Princes Street Gardens Monuments

5.142 West Princes Street Gardens monuments:

- 6: Allan Ramsay Statue
- 7: Floral Clock
- 8: Genius of Architecture Statue
- 9: James Young Simpson Statue
- 10 Norwegian Memorial Stone
- 11: Robert Louis Stevenson Memorial
- 12: Ross Fountain
- 13: Royal Scots War Memorial
- 14: Scottish-American War Memorial
- 15: The Holocaust Memorial
- 16: The Royal Scots Greys Monument
- 17: Forget-me-not Elephant
- 18: Wojtek the Bear
- 19: Dr Thomas Guthrie Monument
- 20: Bum the dog

5.143 Timber benches are also present throughout West Princes Street Gardens and are similarly funded by members of the public and dedicated to individuals through memorial plaques.

5.144 The West Gardens also contain The Falklands' Memorial Garden, which is identified by a commemorative plaque, and is located close to the Scottish-American War Memorial.

Monuments on Princes Street

5.145 Monuments along Princes Street:

- 21: Monument to Duke of Wellington.

Monuments on North Bridge

5.146 Monuments along North Bridge

- 22: Kings Own Scottish Borderers' Memorial

5.147 In addition, there is a plaque commemorating the completion of the bridge.

St Cuthbert's and St John's Churchyards

5.148 There are further monuments located with the churchyards at the west end of the Waverley Valley:

- 23: St Cuthbert's Church (Church Of Scotland), Churchyard and Monuments
- 24: St John's Church (Episcopal), Hall, Churchyard and Monuments



Figure 5.64 Monument to Duke of Wellington, Register House.



Figure 5.65 Funerary monuments, St Cuthbert's Churchyard.

5 | Description of the Study Area

Identifies the different features which make up the Study Area

The Scott Monument

5.149 The Scott Monument is located in East Princes Street Gardens. It is a highly prominent and recognisable monument, featuring in a significant number of views and is a key element in Edinburgh's skyline. It is close to Princes Street from where it can be accessed directly, via pathways located to either side of the monument's lawn. The monument is placed on axis with South Saint David Street.

5.150 The Gothic Revival monument was designed by George Meikle Kempe, following a competition in 1836. Dedicated to Sir Walter Scott, the five spires are intricately decorated with archaeologically-correct detail and niches hosting sculptures of characters from Scott's novels. It has a viewing platform at the very top, offering views across the city. To accommodate the Scott Monument, the top terrace in the East Gardens was more than doubled in width in the 1840s to support the structure, and featured a gravel walk lined with trees. These alterations aimed to create an integrated setting for the monument. The gravel walk was later replaced by beds of flower planting and a lawn. Further monuments were erected along the same line.

The Ross Fountain

5.151 Designed in the Victorian classical style, the fountain features allegorical female figures representing science, arts, poetry, and industry. It was cast in 1862 in France and was on show at the International Exhibition of the same year in London, where it was seen and purchased by Daniel Ross, who gifted it to the city. It was installed in West Princes Street Gardens in 1872 directly below the castle where it sits on a slightly raised platform. It was restored in 2018.



Figure 5.66 Scott Monument.

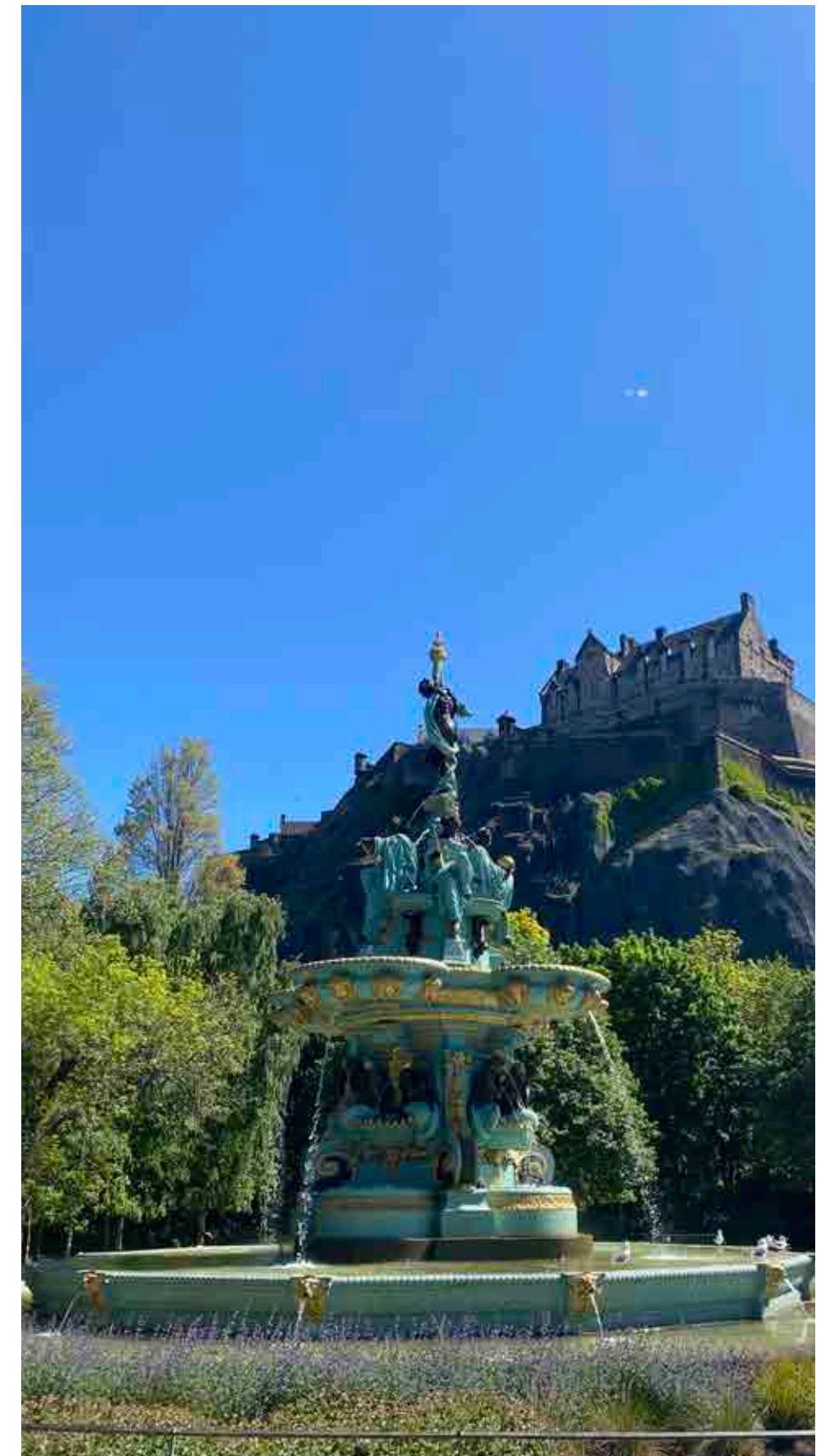


Figure 5.67 Ross Fountain.

6 | Assessment of Thematic Significance

Contribution to Outstanding Universal Value

Juxtaposition of the Old & New Towns

- 6.1 A central contributor to the Outstanding Universal Value (OUV) of the WHS is the juxtaposition of the Old and New Towns. This duality can be appreciated from within the Study Area. For example, walking along Princes Street, the visual contrast between the architecture and layout of the Old and New Towns is evident, highlighting the contrasting styles of urban development.

Impressive Skyline & Views

- 6.2 The dramatic topography of the Study Area and its setting have been exploited by the Old and New Towns for aesthetic value and land use. Combined with the planned alignments of key buildings this has resulted in unique and spectacular views and an impressive skyline. Princes Street, its Gardens, and Waverley Bridge provide vantage points from which to appreciate the picturesque skyline of the Old Town and the buildings, spires and monuments which punctuate it.

Urban Layout & High Quality Architecture

- 6.3 The authenticity of the WHS is recognised for the remarkable preservation of its urban layout and high-quality buildings. The grid layout of Princes Street has been preserved. It was one of the earliest parts of the First New Town to be constructed, the first of a series of planned towns which were highly influential in European town planning. The Study Area contains a high number of architecturally important structures, including the Royal Scottish Academy, the Scott Monument, Waverley Station, and the former Jenners department store, highlighting the diversity and richness, stylistically and typologically, within the Study Area and the WHS at large.

Administrative & Cultural Capital

- 6.4 The authenticity of the WHS is also recognised for its continued role as the administrative and cultural capital of Scotland. Although the present and former government

buildings lie outside the Study Area, it does include important administrative buildings, such as Robert Adam’s Register House, along with cultural buildings, such as the Ross Bandstand and the National Galleries of Scotland. It is also the site of cultural events, such as Hogmanay, celebrated in West Princes Street Gardens since 1993, as well as parades and protests, which pass through the area and often gather on The Mound.

Consistent & Coherent Entity

- 6.5 The integrity of the WHS is recognised for being a remarkably consistent and coherent entity, which was developed and adapted over time. Although there have been changes to the Study Area, its configuration: an urban street, landscaped gardens, and crossing points, has remained remarkably consistent since its inception. Likewise, details such as the streetscape, landscape design, and choice of building materials reflect a consistent approach.

Continuity of Use & Layout

- 6.6 Within this unifying structure, the buildings of Princes Street have experienced a comparatively high degree of change over time, with a varied mix of 18th-, 19th-, 20th- and 21st-century buildings. It therefore lacks the visual conformity seen elsewhere in the New Town. However, there remains a remarkable degree of continuity throughout the Study Area. Since the early 19th century, and continuing through to today, Princes Street has been a centre for retail and commerce, serving residents and visitors, alike. Its urban grid plan, with blocks and thoroughfares, has been retained, along with its landscaped gardens.

Integrated & Intact Green Spaces

- 6.7 Located within the Waverley Valley, the great arena in the heart of Edinburgh, the Gardens were intended to occupy the valley from the inception of Craig’s 1765 plan. Their survival

Explains the collective importance of Princes Street and the Waverley Valley
Read in conjunction with the Component Significance (below)

and integration within the townscape and their high level of intactness further contribute to the integrity of the WHS. Although originally private, East and West Princes Street Gardens became public parks in the mid-to-late 19th century. They remain open to the public and represent relatively intact examples of Victorian public parks. They are home to a fine collection of monuments, representing a variety of personalities and peoples who were significant in their time. The monuments contribute to the architectural richness and diversity of the Study Area.

Gateway to Scotland

- 6.8 The presence of Waverley Station in the valley since the mid-19th century means that the Study Area has been a gateway for visitors to Edinburgh, providing a unique experiential arrival for nearly two hundred years. It is also the only station in the UK named after a novel, thereby associating it with the renowned author Sir Walter Scott.



Figure 6.1 View southwest from East Princes Street Gardens towards the Mound, the Castle and New College.

6 | Assessment of Thematic Significance

Architectural & Artistic Interest

Layout & Planning

Influential Urban Layout

- 6.9 Princes Street forms an essential and early part of Edinburgh's First New Town. The first in a series of successive, high-quality urban developments which set the architectural standard for Scotland and exerted a major influence on 18th and 19th-century European town planning.
- 6.10 The strict regularity of James Craig's plan has been successfully preserved through the retention of the planned urban blocks. The separation of vehicles and pedestrians has also been preserved through the delineation between roads and pavements, with different paving and stepped kerb providing a visual and physical distinction.



Figure 6.2 View east along Princes Street towards Calton Hill.

Preservation of Planned Views

- 6.11 Princes Street is noted for being preserved as a one-sided street, secured by a 1771 Bill of Suspension and Interdict, it successfully exploits the topography of the area to provide spectacular views over Waverley Valley towards the Old Town and Edinburgh Castle. This is one of several designed viewpoints. The axial planning of Princes Street means that important views are terminated with landmark features. These include natural and built features within, and in the setting of, the Study Area.

Clarity and Delineation within Urban Plan

- 6.12 Seen together, Princes Street and the Waverley Valley highlight the clarity of the urban plan. They demonstrate a strong delineation between the built and landscaped environments and reflect 18th-century Enlightenment ideals



Figure 6.3 View from Castle Street towards Princes Street terminated by Castle Rock.

Explains the collective importance of Princes Street and the Waverley Valley

Read in conjunction with the Component Significance (below)

of rational planning and humanity's dominance over nature. The incorporation of green space within the townscape is a key feature of the New Town, an example of the picturesque landscape principle 'rus in urbe', which brings the countryside into the city. The design and presence of the gardens later contributed to the development of the garden city concept.

Exploitation of Waverley Valley

- 6.13 The Waverley Valley forms a great arena within the heart of the city. It is part of a complicated geological pattern of sediments, extinct volcanoes, lava flows and igneous intrusions, which informed the layout of the city. The geology of the valley has been overlaid by landscaping, creating a series of paths, planting and points of interest. The presence and layout of the gardens enhances the appearance of the Study Area and its setting and provide further viewing and leisure opportunities. The valley also contains churches, historic burial grounds and Waverley Railway Station.



Figure 6.4 View from Johnnie Walker Princes Street.

6 | Assessment of Thematic Significance

Architectural & Artistic Interest

Architecture & Built Fabric

High Quality Architecture

- 6.14 Princes Street and the Waverley Valley are home to a significant number of celebrated buildings and monuments. The area is architecturally diverse and can be viewed as a microcosm for urban development in Scotland since the middle of the 18th century. The area possesses a remarkable degree of survival and did not suffer the same level of bomb damage as other UK cities during the Second World War.

Survival of 18th Century Buildings

- 6.15 Several 18th-century residences survive along Princes Street, albeit often concealed by later additions. They are illustrative of the early development of the First New Town as a suburban residential area for the nobility and merchant classes. They demonstrate an evolution of Edinburgh's urban layout, not only in terms of the grid plan, but also in terms of introducing a hierarchical segregation of the population through building types and street hierarchy, in contrast to the Old Town, where all the social classes effectively lived on top of each other. The original 18th-century residences had a largely consistent overall height. However, their appearance was more varied than later New Town developments, for example Kirkwood's 1819 plan shows buildings with pilasters, balconies and gables, some of which still survive. Robert Adam's Register House also dates from the 1770s-80s. It was designed to terminate views along North Bridge and attract development north of the valley.

Public and Commercial Architectural Monuments

- 6.16 Although intended to be residential, the New Town proved attractive to business, leading to the commercialisation of Princes Street in the 19th century. The impressive commercial monuments along Princes Street are illustrative of this, in the

form of hotels, department stores and banking premises, along with former social clubs and cafés. The area also became the location of some of the finest public buildings and commemorative monuments, such as the Royal Scottish Academy and the Scott Monument, respectively. Their exceptional quality and design contribute strongly to the architectural and aesthetic interest of the Study Area. Statues and other monuments were also added to the townscape and gardens during this period, enhancing the architectural quality and interest of the area.

- 6.17 Princes Street continued to be a commercial and cultural hub in the early 20th century, with the construction of R. W. Forsyth's flagship store (later Top Shop) in a Free Renaissance style, the classical interwar Binns department store (now the Johnnie Walker Experience) and the Ross Bandstand. These further contribute to the architectural richness of the area. The mid-20th-century modernist structures along Princes Street contribute to this architectural diversity and are illustrative of the Princes Street Panel's intentions to restore visual uniformity to the street through a post-war redevelopment scheme.

Materiality

- 6.18 From its earliest beginnings, the First New Town used high-quality, robust and durable materials, initially comprising local sandstone and slate. The quality of materials used enhances the architectural interest of the area. Other types of stone and other materials were gradually introduced to the townscape following the inception of rail transport. This has led to greater visual and material variety in the townscape, further enhancing its architectural interest, illustrating the impact of industry on the built environment. The quality of construction of the buildings and monuments demonstrates a high level of workmanship, further contributing to the architectural interest of the Study Area.

Explains the collective importance of Princes Street and the Waverley Valley

Read in conjunction with the Component Significance (below)



Figure 6.5 The Royal Scottish Academy.



Figure 6.6 Examples of surviving 18th century buildings, with alterations.

6 | Assessment of Thematic Significance

Explains the collective importance of Princes Street and the Waverley Valley

Read in conjunction with the Component Significance (below)

Social, Cultural & Historic

- 6.19 As well as tangible, or physical, heritage, Princes Street and the Waverley Valley also possess intangible attributes: connections to past lives and events, enduring traditions, shared ideas and collective experiences.

Experience & Use

- 6.20 Princes Street and the Waverley Valley are especially experiential places for both visitors and residents alike, which contributes to their intangible cultural heritage. Within the Study Area are distinct areas, each with its own defined character which provide an enduring collective experiences for residents and visitors.

Experience & Use of Princes Street

- 6.21 Princes Street, with its buses, trams and crowds of people, is particularly frenetic. It has a busy atmosphere and a strong retail character, with outlets along its length catering to tourists and residents for generations. The types of shops have changed over time, from home goods and services in the 19th century, to the emergence of large department stores in the late 19th and early 20th centuries, to leisure and experience-based shops in recent decades. These retail outlets have sat alongside social clubs, cinemas, and hotels at various points of Princes Street's history. The shared shopping experience and general busyness of Princes Street is a major part of its intangible heritage.



Figure 6.7 Princes Street has a busy atmosphere with retail and hospitality venues, and public transport connections.

Experience & Use of Princes Street Gardens

- 6.22 Conversely, Princes Street Gardens is a peaceful oasis, a green space in the centre of the city providing the opportunity to sit, relax and take a leisurely stroll while enjoying nature and spectacular views towards the Old Town, the Castle and Balmoral Hotel. Locations such as the Ross Bandstand, used for theatrical and musical performances, and the children's play park, which creates opportunities for formative memories from a young age, also contribute to the experience and wider use of the gardens, and to the Study Area's intangible value.

Experience & Use of Edinburgh Waverley Station

- 6.23 Waverley Station is a busy interchange of arrivals and departures, with a continual sense of motion as visitors and residents enter and leave the city. This creates a busy atmosphere characterised by constant movement.
- 6.24 The station is referred to as the 'Gateway to Scotland'. As well as being a functioning area of critical infrastructure, its name celebrates the station as a gateway for thousands of tourists to the 'Wild and Romantic Scotland' that Sir Walter Scott created in his 'Waverley' novels and that still endures as the defining image of Scotland today.



Figure 6.8 People sat in West Princes Street Gardens, enjoying the sun and views of the Castle: a shared leisure experience for residents and tourists.

- 6.25 It provides a world-class sense of arrival to residents and tourists. Glimpses of the Gardens and the Old and New Towns are possible from the train windows, while the ramp exit onto Waverley Bridge slowly reveals unrivalled panoramic views across the Waverley Valley towards Edinburgh Castle and the Old and New Towns, providing an exceptional and memorable upwards arrival into the city.

- 6.26 Waverley Station therefore, plays a fundamental role in people's experience of the city. It is also a place of meetings and farewells and therefore can hold an intimate and emotional place in the hearts and minds of Edinburgh's residents as well as visitors to Edinburgh.

Experience & Use of The Mound

- 6.27 The Mound possesses significant cultural associations. Home to the Royal Scottish Academy and the National Galleries of Scotland, The Mound serves as a focal point for artistic expression and activity. Beyond these, The Mound, itself, is used for cultural events, such as outdoor exhibitions and street performances. Nearby venues such as the City Arts Centre and Fruitmarket Gallery further enrich the cultural associations of the Study Area. Together these long-standing, and more recent, connections to artistry and culture contribute to the area's intangible value.



Figure 6.9 Edinburgh Waverley Station, the 'Gateway to Scotland', is a busy interchange of arrivals and departures.

6 | Assessment of Thematic Significance

Social, Cultural & Historic

Gatherings and Parades

- 6.28 Shared celebration at events such as parades and cultural showcases, as well as a sense of arrival when travelling by train, also contribute to the area's intangible heritage.

Gatherings and Parades on Princes Street & The Mound

- 6.29 Both in recent and historic times, Princes Street and The Mound have been locations for large gatherings, such as parades. King George IV, the first reigning monarch to visit Scotland in nearly two centuries, was watched by large crowds as he processed down The Mound, along Princes Street and towards Holyrood House in 1822. Later monarchs have also paraded along Princes Street in celebration of their coronations, including King George V in 1911 and Queen Elizabeth II in 1953. Pope John Paul II also paraded along Princes Street in his pope-mobile in 1982.



Figure 6.10 1903 Princes Street, decorated for visit of King Edward VII and Queen Alexandra (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).

- 6.30 Princes Street and The Mound have also regularly been used for other types of parades and celebrations. The largest recorded activity was the March of a Thousand Pipers, which took place in 1951 as part of the Festival of Britain, a clan gathering which attracted over half a million spectators. Others include, a 1960s a charity parade along Princes Street organised by students as part of 'Rag Week', the former Edinburgh Festival Parade which inaugurated the start of Edinburgh's festival season, as well as parades for Diwali and Chinese New Year. Since 1993 Princes Street has been the focus of Edinburgh's Hogmanay celebrations. Recently, the inaugural Edinburgh Tartan Parade took place in May 2025.
- 6.31 Princes Street and The Mound, therefore, have strong associative value, however, the recent installation of the tram network has curtailed the ability to use the length of Princes Street for parades. The, open space next to the Royal Scottish Academy on The Mound remains an important location for public gatherings and celebrations, contributing to the Study Area's intangible cultural heritage.



Figure 6.11 2015 crowds watching a Fringe performance on the Mound Precinct (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).

Explains the collective importance of Princes Street and the Waverley Valley

Read in conjunction with the Component Significance (below)

Gatherings in Princes Street Gardens

- 6.32 Princes Street Gardens have also been used for gatherings. Music performed at the original 19th-century bandstand attracted crowds in the same way as the Ross Bandstand does today. The Gardens are also the location of modern events such as Hogmanay, the Santa Run, and the Christmas Markets, as well as fireworks displays and performances at the Ross Bandstand. These recurring place-based events have become local traditions and endear a sense of collective memory for the individuals who participate in them.
- 6.33 Princes Street Gardens are also associated with more informal gatherings, such as for leisure, socialising and, for children, playing in the play park. Enjoying the gardens for leisure is an experience shared by generations of visitors and residents, contributing to the Study Area's intangible value.



Figure 6.12 2025 people enjoying the sun and views in West Princes Street Gardens.

6 | Assessment of Thematic Significance

Explains the collective importance of Princes Street and the Waverley Valley

Read in conjunction with the Component Significance (below)

Social, Cultural & Historic

Historical Associations

Associative Significance of Princes Street and the First New Town

- 6.34 Princes Street and the Waverley Valley are also associated with past lives and events, which confer historical interest. It is associated with the 1707 Acts of Union, which merged the English and Scottish parliaments, and with Scotland entering a more peaceful era by the mid-17th century this enabled the northward expansion of Edinburgh with an overtly unionist plan. It is also associated with architectural movements and styles, such as the Greek Revival and post-war Modernism.

Associative Significance of Princes Street Gardens

- 6.35 East and West Princes Street Gardens are associated with the 19th-century provision of public parks in urban areas and with the Garden Cities movement, which it later influenced. The Study Area is also associated with individuals commemorated by statues in the Gardens, most prominently Sir Walter Scott, with the largest monument in the world dedicated to any

writer. Other monuments are dedicated to Adam Black, Allan Ramsay, David Livingstone, James Young Simpson, Professor John Wilson, Robert Louis Stevenson, and Thomas Guthrie.

Associations with Sir Walter Scott

- 6.36 In addition to the Scott Monument in East Princes Street Gardens, Edinburgh Waverley Station is strongly associated with Sir Walter Scott, with the name 'Waverley' taken from his first novel. The name was also applied to North British Railway's Carlisle-Edinburgh 'Waverley Route', which opened in 1862. The strength of the association is demonstrated by British Rail's failed attempt to remove the name in 1981, after a petition to keep the Waverley name amassed 5000 signatures.

Associations with Historic Individuals

- 6.37 The Study Area is associated with other historic individuals, including famous architects and designers including James Craig, Robert Adam, Sir John Steell, William Henry Playfair, William Burn, David Bryce, Sir John James Burnet, Alan Reiach and Robert Matthew, Johnson-Marshall & Partners.

Cultural Associations

- 6.38 The cultural associations of the Study Area continue to evolve, with various locations within it featuring in contemporary culture, through film, literature and television. Recent examples include Sunshine on Leith (2012), Trainspotting (1996) and T2: Trainspotting (2017), Avengers: Infinity War (2018), Eurovision Song Contest: The Story of Fire Saga (2020), Rebus (2024), and Department Q (2025).

Transmission of Skills

- 6.39 With its historic buildings and landscaped gardens, the Study Area requires regular conservation repairs and ongoing maintenance, which are carried out by skilled tradespeople, including stone masons, lead workers, blacksmiths and gardeners. This ensures not only the conservation of the built environment but also the preservation of traditional skills and techniques. This process involves the transmission of skills and knowledge through generations and contributes to the Study Area's intangible heritage.



Figure 6.13 Princes Street and the Waverley Valley are associated with past lives and events (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).



Figure 6.14 1925 Maule's Corner after Rain, Robert Easton Stuart (City of Edinburgh Council - Museums & Galleries www.capitalcollections.org.uk).



Figure 6.15 Detail view of Cousin's 'gothic character' stone balustrade within East Princes Street Gardens.

Setting & Views

6.40 A full list of key views is included in Section 5 (page 28).

Views from North Bridge and Waverley Bridge

6.41 North Bridge and Waverley Bridge straddle Waverley Valley, connecting the Old and New Towns. They provide exceptional opportunities to appreciate panoramic views of the Study Area and its setting. They provide an unrivalled opportunity to appreciate the contrast between the Old and New Towns, a key attribute of the WHS, and the landscape features which have informed their layout.

6.42 These locations also provide opportunities to appreciate landmarks and groups of buildings, such as the vertical towers of the Balmoral, the former Forsyth’s building, the former Jenners building, and the Scott Monument. There are more open views from the footways of North Bridge, as reflected in a number of protected views, which are further revealed to bus passengers. Due to the fibreglass panels along the sides of Waverley Bridge, the ability to appreciate these views at street level is restricted.

Views from Princes Street

6.43 The one-sided nature of Princes Street and the sunken situation of Princes Street Gardens and Waverley Station, mean that there are spectacular views across the Waverley Valley to the south towards the Old Town, with its defensive castle, lofty church spires, and the high towers and cupolas of public buildings. The Old Town is appreciated as both a medieval walled city and a locus for late 19th-century revivalism and conservation with its distinctive Baronial style.

Planned Views

6.44 There are also intentionally planned alignments of buildings or groups of buildings to create designed views. Views west along Princes Street frame the spires of St Mary’s Episcopal Cathedral, while views along Hanover Street are centred on the Royal Scottish Academy, the spires of New College and the spire of the former General Assembly Hall.

Views towards Princes Street & the Waverley Valley

6.45 There are several vantage points in the setting of the Study Area which provide excellent views towards Princes Street and the Waverley Valley and enable an appreciate of its urban layout. These locations include Edinburgh Castle, Ramsay Gardens and Calton Hill.

New Views

6.46 Recent developments have also created the opportunity to create new views towards the Study Area and its setting, example include the rooftop bar of Johnnie Walker Princes Street and new floor-to-ceiling windows in the National Galleries extension.

Setting of Princes Street & the Waverley Valley

6.47 The Study Area, comprising Princes Street and the Waverley Valley, is inextricably linked with its setting. It is part of a geological landscape and is linked with its setting both visually and topographically.

6.48 The setting is an indispensable part of the character of the Study Area; it comprises both natural and built features, which have been exploited to impressive effect. The setting of Princes Street and the Waverley Valley is key to the appearance and understanding of the area, and collectively, they are of exceptional significance and are fundamental to the OUV of the WHS.



Figure 6.16 View to Calton Hill from Edinburgh Castle.

Natural Landscape Features

6.49 To the south of the landscaped Waverley Valley is the crag-and-tail formation of Castle Rock and the Old Town, while to the east and south-east are the volcano protrusions of Calton Hill and Arthur’s Seat, respectively. There is a fortuitous contrast between the green valleys and hills, with the dark natural rock faces of Castle Rock and Salisbury Crags, contributing to the inherent beauty of the Study Area and its surroundings. Together, these landforms illustrate how the Old Town was contained within natural buffers and how the New Town exploited these for dramatic effect.

6.50 The layout of the First New Town and the planned location of buildings and monuments in the Old and New Town maximise the appreciation of Edinburgh’s natural assets, located in the setting of the Study Area. Calton Hill is framed in views east along Princes Street and contains monuments symbolic of Scotland’s past. They are grouped in the aspiration to build ‘the Athens of the North’ and create a classical alternative to the Gothic citadel of Edinburgh Castle. The Castle, on a volcanic plug, dominates views from the west end of Princes Street and Gardens and is framed in views along Castle Street. From the east end of Princes Street and its Gardens, Arthur’s Seat and the Firth of Forth can be seen beyond the Old Town.

6 | Assessment of Thematic Significance

Archaeological Interest

- 6.51 There has been a significant amount of research regarding Edinburgh's development over time, and as such, there is a strong understanding of how it has changed over the centuries, particularly from the medieval period onwards.
- 6.52 With specific regard to the Study Area, there is detailed knowledge of the construction, development and use of Princes Street and the Waverley Valley from the mid-18th century. This knowledge has been derived from the surviving built fabric as well as the surviving documentary evidence, and dissemination by way of numerous historical accounts.
- 6.53 Nevertheless, Princes Street and the Waverley Valley have the potential to reveal further evidence of past lives and events through future careful investigation and recording.

Above-Ground Archaeological Interest

- 6.54 The wealth of existing documentary evidence which relates to Princes Street and the Waverley Valley highlights the extent of change and rebuilding which has taken place in the Study Area since the 1770s. All the buildings along Princes Street, Waverley Station, St John's Church and St Cuthbert's Church have been altered over time, and therefore they may contain information relating to earlier decorative schemes and/or evidence of former buildings, particularly through surviving basements and walling fabric. Therefore, there is a high level of above-ground archaeological interest in the form of building archaeology. Archival records held by Edinburgh City Archives relating to Edinburgh's Dean of Guild Court and Building Warrants would support future research in this area.

Opportunities & Risks

- 6.55 Development in the Study Area presents an opportunity for further research. Where there are changes to buildings, Historic Building Recording can be carried out to document changes and discoveries and result in a better understanding of individual sites. Ground-breaking works also present an opportunity to carry out below-ground archaeological investigations and reveal further evidence about the past.
- 6.56 Uninformed development risks the destruction of above and below-ground archaeology. The archaeological interest of Princes Street and the Waverley Valley is therefore vulnerable to loss of knowledge, and archaeological advice should be sought before any development is taken forward on a site within the Study Area.
- 6.57 Edinburgh's local development plan, City Plan 2030, states (para. 2.49):

Edinburgh has a wealth of archaeological resources covering over 10,000 years, from buildings to buried remains and marine wrecks, dating from early prehistory to the 20th century. This archaeological resource is finite and non-renewable. It contains unique information about how the city's historic and natural environment developed over time. In addition to providing a valuable insight into the past, archaeological remains also contribute to a sense of place and bring leisure, wellbeing and tourism benefits. Care must be taken to ensure that these are not needlessly destroyed by development.

Explains the collective importance of Princes Street and the Waverley Valley

Read in conjunction with the Component Significance (below)



Figure 6.17 1702 North Prospect of Edinburgh, John Slezer, detail showing former buildings in the Waverley Valley (CC-BY NLS).



Figure 6.18 1851 (surveyed) Edinburgh Town Plan OS, Sheet 29, detail showing entrance to Scotland Street Tunnel (CC-BY NLS).



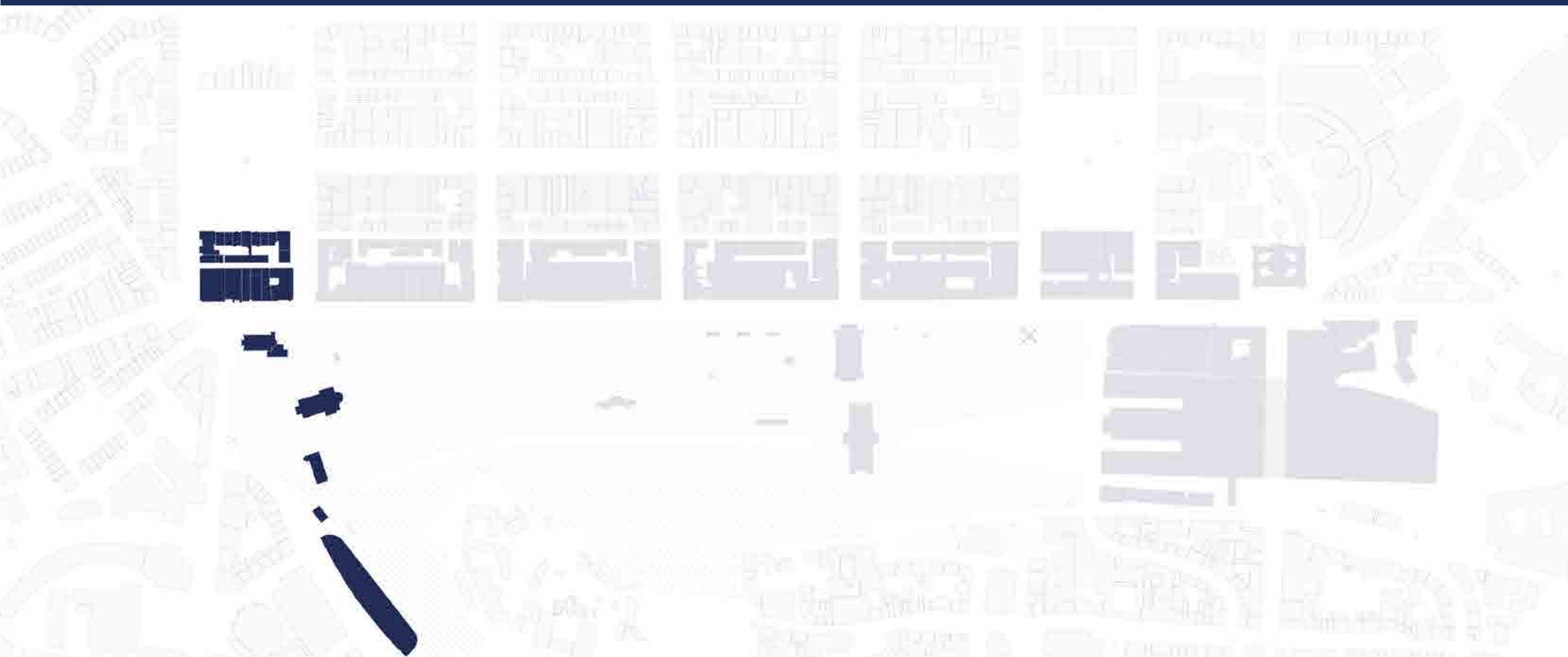
Figure 6.19 1895 view showing former buildings along Princes Street, on the site of the Balmoral Hotel, on the location of the Waverley Market (SC 1096260 © Courtesy of HES (Scottish Colorfoto Collection)).



Figure 6.20 This gable has been temporarily exposed as part of consented development works on Princes Street, revealing earlier phases, including a former gable that has been incorporated into later fabric.



Block 1



6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements
Read in conjunction with the Thematic Significance (above)

Block 1: Hope Street to South Charlotte Street & West Waverley Valley

Location

- 6.58 This unit of assessment comprises 11 listed buildings. 7 are located between Hope Street and South Charlotte Street and form 'Block 1'. 6 are located at the west end of the Waverley Valley.
- 6.59 Block 1 is located at the west end of Princes Street, and terminates the north end of Lothian Road. The ecclesiastical buildings lie on the east side of Lothian Road and King's Stables Road. The Johnnie Walker Experience Princes Street (144-147 Princes Street, formerly Binns) and St John's Episcopal Church are key gateway buildings and are often seen in conjunction with The Caledonian Hotel opposite.

Listed Buildings

6.60 Block 1, listed from east to west:

- 135 & 136 Princes Street and 2-8 (even nos) South Charlotte Street, Charlotte House (LB29522), Cat. B.
- 137 & 138 Princes Street (LB30148), Cat. B.
- 139 & 140 Princes Street and 5 Hope Street Lane (LB30149), Cat. A.
- 141 Princes Street (LB30300), Cat. B.
- 142 & 143 Princes Street (LB29523), Cat. B.
- 144-147 (inclusive nos) Princes Street (LB43328), Cat. B.
- 3 Hope Street (LB43307) Cat. B

6.61 Other listed buildings at the west end of the Waverley Valley include

- Lothian Road, St John's Church (Episcopal), Hall, Churchyard, Boundary Walls, Steps, Railings, Gatepiers, Vaults and Monuments (LB27401), Cat. A
- Lothian Road, St Cuthbert's Church (Church Of Scotland), Churchyard and Monuments, Boundary Walls Gatepiers and Railings (LB27339), Cat A
- King's Stables Road, St Cuthbert's Church Halls, including Boundary Walls, Railings, Gates, Gatepiers and Lamp Standards (LB47883), Cat. C
- King's Stables Road, St Cuthbert's Churchyard, Former Toolhouse (LB47884), Cat. C
- King's Stables Road and Lothian Road, St Cuthbert's Churchyard, Watch Tower (LB27346), Cat. B
- Castle Terrace Car Park including external concrete steps and painted steel railings, Castle Terrace and King's Stables Road, Edinburgh (LB52510), Cat. B



Figure 6.21 The west entry to Princes Street, with 144-147 Princes Street, now the Johnnie Walker Experience, marks the gateway. 144-147 Princes Street is a strong example of the successful conversion of a former department store.



Figure 6.22 St John's Episcopal Church in the foreground, together with St Cuthbert's Church, forms part of the gateway to Princes Street from the west, with Edinburgh Castle visible in the background.



Figure 6.23 Castle Terrace Car Park is located on the edge of the Study Area and represents Scotland's first multi-storey car park.

6 | Assessment of Component Significance

Block 1: Hope Street to South Charlotte Street & West Waverley Valley

Summarised History

- 6.62 Construction of Block 1 began in the early 1790s and continued until about 1805. Only two buildings from the original phase remain: 137–138 and 139–140 Princes Street.
- 6.63 Opposite Block 1, St John's Episcopal Church was built between 1816 and 1818 to designs by William Burn. The Perpendicular Gothic church was later extended in the late 19th, early 20th, and 21st centuries.
- 6.64 Block 1 remained residential until the 1860s, by which time banks and shops had taken over. In 1873, the tenements at the corner of Princes Street and Hope Street were remodelled as the Osborne Hotel, complete with a domed corner tower. It was damaged by fire in 1879. By 1877, all the main door flats had become shops or banks, with only the garden behind 141 Princes Street undeveloped.
- 6.65 Between 1892 and 1895, the current St Cuthbert's Church was built on a site used for worship since the medieval period. Designed by Hippolyte J. Blanc, it featured Renaissance and Baroque details while retaining the 18th-century steeple. A

new church hall was also built, replacing the previous one demolished for the adjacent railway. Two earlier structures survive in the grounds: an 1827 round watchtower and a narrow 1838 toolhouse set into the churchyard wall.

- 6.66 In 1903, a tall L-plan Free Baroque style shop and tearoom were built for McVities Guest & Co. (now Charlotte House), with later extensions. In 1926, 141 Princes Street was replaced by a classical building by J M Dick Peddie & Walker Todd for the Ladies' Branch of the Bank of Scotland. In 1976, Basil Spence, Glover & Ferguson demolished all of the buildings at 142–144 Princes Street with the exception of the 1888 façade at 142–143 for the Royal Bank of Scotland.
- 6.67 Between 1956 and 1966, the Castle Terrace car park was built by Edinburgh's City Engineers. Its oblong form used traditional materials with exposed concrete to create Scotland's first modern multi-storey car park.
- 6.68 In 2021, the Johnnie Walker Experience opened in the former Binns department store, designed in 1935 by John Ross Mackay.



Figure 6.24 View from Lothian Road looking north to Block 1.



Figure 6.25 Only two buildings in block 1 date from the original construction phase, 137-138 and 139-140 Princes Street, which can be seen to the right of this image.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

Cultural Heritage Significance

- 6.69 Block 1 is part of the highly influential First New Town, one of the most important and best-preserved examples of urban planning in the world.
- 6.70 The appearance and fabric of its historic buildings, which reflect various styles and development phases, confer architectural interest. The 18th-century former residences represent the earliest phase of the First New Town and, showcase high-quality materials and well-preserved original façades with comparatively few external alterations.
- 6.71 The block is visually dominated by buildings from the 20th century. From the early 20th century, Charlotte House (Nos. 135-136) showcases a Free Baroque style, while Johnnie Walker Princes Street and the former Ladies' Branch of the Bank of Scotland demonstrate an inter-war classicism. Their appearance and quality confer architectural interest.
- 6.72 Dating from the mid-to-late 20th century, the facade retention at the Royal Bank of Scotland building (Nos. 142-144) is illustrative of a move away from the recommendations of the Princes Street Panel, and is associated with a notable 20th



Figure 6.26 Charlotte House dominating the corner plot at the east end of Block 1.

6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

Block 1: Hope Street to South Charlotte Street & West Waverley Valley

century architectural practice, conferring historic interest. The high-quality design and materiality of the retained facade confers architectural interest.

- 6.73 Block 1 holds historic interest through its association with Princes Street's original development and early residents, who established West Princes Street Gardens.
- 6.74 Block 1 is associated with the commercialisation of the street and the prevalence of landmark department stores. It is also linked with the rise of tearooms in the early 20th century. Block 1 contributes to Princes Street's retail character and is associated with gathering and socialising.
- 6.75 The recently restored clock on Johnnie Walker Princes Street (Nos. 144-147) has historically been a popular meeting place and contributes to the intangible cultural heritage of the Study Area.
- 6.76 The corner blocks, Charlotte House (Nos. 135-136) and Johnnie Walker Princes Street (Nos. 144-147), dominate Block 1 in both appearance and scale from most view points.
- 6.77 Block 1 forms a gateway entrance to Princes Street, with the corner block, 144-147 Princes Street (Johnnie Walker) terminating views along Shandwick Place. It is often viewed in conjunction with buildings in its immediate setting, most notably St John's Episcopal Church and the Caledonian Hotel, opposite, formerly an arrival point to the city via Princes Street station. The setting of Block 1, and its ability to contribute to the setting of other buildings, confers special interest.
- 6.78 St John's Episcopal Church is a key gateway building, located at the west junction of Princes Street. Its silhouette and situation means it makes a strong contribution to its setting. Its Perpendicular Gothic exterior contrasts with the classicism of the New Town, but visually connects with the medieval castle to the south. The architects of the church and its design confer architectural and historic interest.

- 6.79 It is often seen in conjunction with St Cuthbert's Church, which derives significant historic interest from its association with earlier churches. It also derives interest from the architect who designed the church and the Renaissance and Baroque design.
- 6.80 Castle Terrace car park derives special interest from its role as the first modern multi-storey car park in Scotland and its early use of a continuous ramp. It is also notable for sensitively responding to its historic setting.
- 6.81 The churchyards of St John's and St Cuthbert's are areas of archaeological sensitivity. St Cuthbert's incorporates elements from earlier churches, and Block 1 has been continually adapted meaning it may retain evidence of earlier buildings and decorative schemes, conferring archaeological interest.
- 6.82 There are important views towards Block 1 and St John's from the west end of Princes Street and approaching from Shandwick Place. However, these views are often disrupted by traffic, particularly around the west-end junction.



Figure 6.27 1925 Maule's Corner after Rain, Robert Easton Stuart (City of Edinburgh Council – Museums & Galleries www.capitalcollections.org.uk).

- 6.83 The design and experience of the west-end junction is busy and unresolved, creating a disrupted and inadequate entry and exit to Princes Street. This is detracting to the OUV.
- 6.84 Low-quality signage, inadequate repairs, and inappropriate materials also diminish appreciation of the block's significance.

Key Attributes

- 6.85 For Block 1, key attributes from the WHS Management Plan include:
- A wealth of internal features and a remarkable survival of many historic interiors, especially in the New Town
 - There is a wide variety of building types from many periods throughout the city
 - The New Town has a remarkably large area of buildings covered with classical ashlar faced architecture
 - The highest concentration of protected buildings in Scotland
 - High standard of late Victorian and early 20th century commercial architecture



Figure 6.28 View from Johnnie Walker Princes Street featuring Princes Street, West Princes Street Gardens, Edinburgh Castle and the Old Town.

6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements
Read in conjunction with the Thematic Significance (above)

Block 1: Hope Street to South Charlotte Street & West Waverley Valley

Risks & Vulnerabilities

- 6.86 Where buildings in Block 1 are unoccupied, or only occupied at ground level, their building fabric could be vulnerable to deterioration through neglect or lack of maintenance. For example, the upper levels of 137–138, 139–140 and 141 Princes Street should be in use (where not already occupied) and maintained.
- 6.87 The retail character of Princes Street is vulnerable if units are unoccupied for long periods of time.
- 6.88 The architectural and aesthetic interest of the block is vulnerable to low-quality signage and to temporary commercial advertising.
- 6.89 There is an absence of comprehensive data on the surviving original New Town buildings along Princes Street, as such there is a risk of loss of historic knowledge. In this block, 137–138 and 139–140 Princes Street are known to be from the original phase.
- 6.90 The skyline and massing of the block is very vulnerable to inappropriate development which would adversely impact the integrity and authenticity of the WHS. The lower-scale buildings at 137–138, 139–140 and 141 Princes Street are particularly vulnerable to insensitive upwards development.
- 6.91 St John’s and St Cuthbert’s are in active use as places of worship, although they may be vulnerable to deterioration if there is a lack of funding for repairs (see also ‘Monuments’ and ‘Other Green Spaces’ in relation to the churchyards).
- 6.92 Uninformed alterations or development poses risks to the cultural heritage significance, as it may result in inappropriate change and/or loss of historic fabric and archaeology. Early engagement with the pre-application process, careful assessment through the planning system, and adequate enforcement can avoid or minimise these risks.
- 6.93 Climate change poses a risk. Extreme rain damages buildings, causes flooding, and leads to disruption for businesses and communities. Buildings are vulnerable to water ingress and dampness, exacerbated by inadequate or poorly maintained rainwater goods, as well as overheating due to warmer temperatures.

Opportunities

- 6.94 There is an opportunity to ensure that residents and visitors continue to experience a vibrant city centre with the right mix of land uses, supported through the emerging Princes Street and Waverley Valley Strategy (see also ‘Use’ section).
- 6.95 Conservation-led development presents the opportunity to carry out sensitive change, using appropriate materials, massing, and high-quality design. This preserves special interest and keeps historic buildings in use. Removing detracting elements enhances the appearance and quality of individual listed buildings and the WHS at large. The recent conversion of Johnnie Walker Princes Street at 144–147 Princes Street is a strong example of the sensitive reuse of a former department store, successfully utilising all levels of the building.
- 6.96 Unsatisfactory shopfronts present an opportunity for improvement, particularly where they are poorly designed, inappropriately styled, or badly maintained. There may also be opportunities to unify frontages, for example where a single landlord exists. Larger buildings, such as Charlotte House at 135–136 Princes Street, which contain multiple ground-floor units, may present an opportunity for this approach
- 6.97 There is an opportunity to ensure that all the floors of the buildings are utilised effectively. Well-considered mixed-use schemes provide opportunities for this, both Johnnie Walker Princes Street (nos. 144–147) and Charlotte House (nos. 135–136) are examples of this.
- 6.98 The scale of 18th century buildings may provide for independent and boutique retail or food and drink use seeking a unique and characterful setting. For example, 137–138 and 139–140 Princes Street, which are part of the original development phase.
- 6.99 There is an opportunity to carry out research on the extent of surviving original New Town Buildings on Princes Street.
- 6.100 Buildings located towards the west end of Princes Street, for example all the buildings in Block 1, present potential opportunities to capitalise on the impressive views of the Castle, as has already been done at Johnnie Walker Princes Street (nos. 144–147).

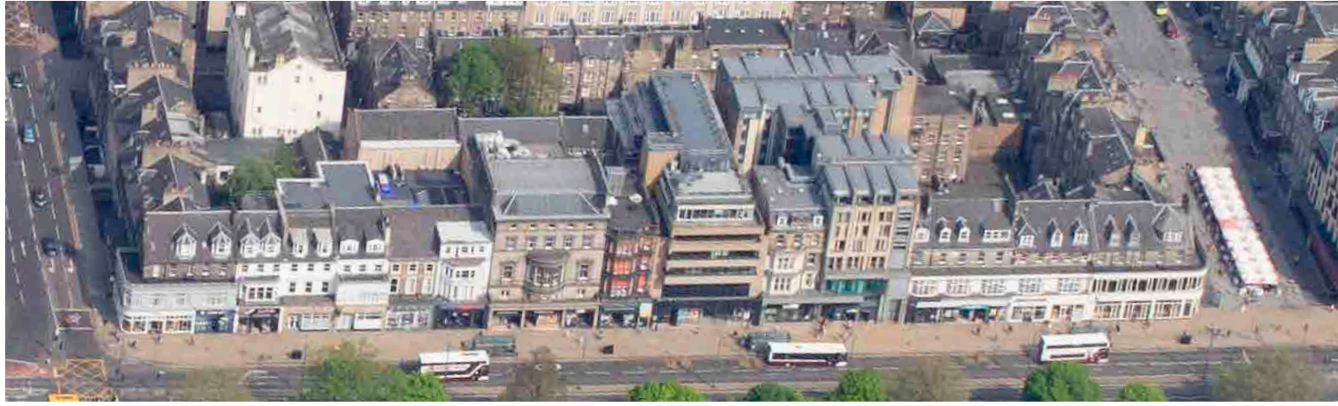
- 6.101 During construction works, there are opportunities to use 1:1 netting images of buildings on scaffolding.
- 6.102 When occasions arise, opportunities should be taken to de-clutter and rationalise the public realm, particularly around the west end of Princes Street (fig. 6.29). Any changes, repairs or renewal work should be carefully detailed and carried out to the highest standards using appropriate materials and techniques. This would ease walking and wheeling and enhance the appearance and appreciation of the WHS.

Local Guidance and Related Strategies

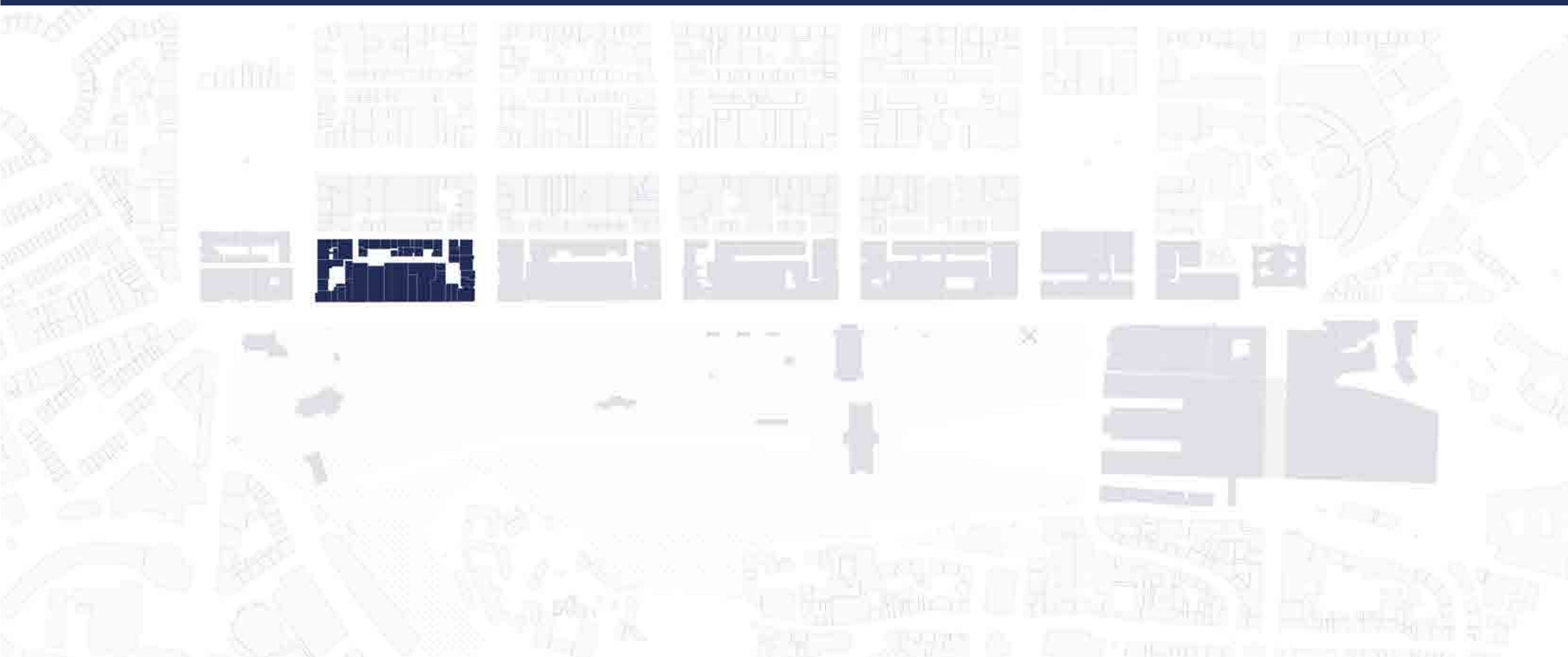
- 6.103 Alongside NPF4, the City Plan 2030, and HES guidance, relevant local guidance includes:
 - Edinburgh Design Guidance
 - Guidance for Businesses
 - Guidance on Listed Buildings and Conservation Areas
 - City Centre Shopping & Leisure Guidance
 - Climate Ready Edinburgh Plan 2024-2030.
 - Princes Street and the Waverley Valley Strategy
 - Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035
 - Relevant Street Design Guidance



Figure 6.29 The west end of Princes Street presents an opportunity to de-clutter and rationalise the public realm.



Block 2



6 | Assessment of Component Significance

Block 2: South Charlotte Street to Castle Street

Location

- 6.104 This unit of assessment comprises 9 listed buildings located between South Charlotte Street and Castle Street. It has a mix of large commercial buildings and more modest scaled properties.
- 6.105 Block 2 is located towards the west end of Princes Street and has an open aspect to the south, allowing views to and from the Castle, West Princes Street Gardens, and the spire of St John's Episcopal Church.

Listed Buildings

6.106 Listed from east to west:

- 118 Princes Street & 2 Castle Street (LB43325), Cat. B.
- 119, 119a & 120 Princes Street (LB43326), Cat. B.
- 123 Princes Street (LB29513), Cat. B.
- 125a & 126 Princes Street (LB29514), Cat. B.
- 127 & 128 Princes Street (LB29515), Cat. B.
- 129 Princes Street (LB29516), Cat. B.
- 130 Princes Street (LB29517), Cat. B.
- 131-133 Princes Street (LB29518), Cat. B.
- 134 Princes Street & 1 & 3 South Charlotte Street (LB29251), Cat. B.

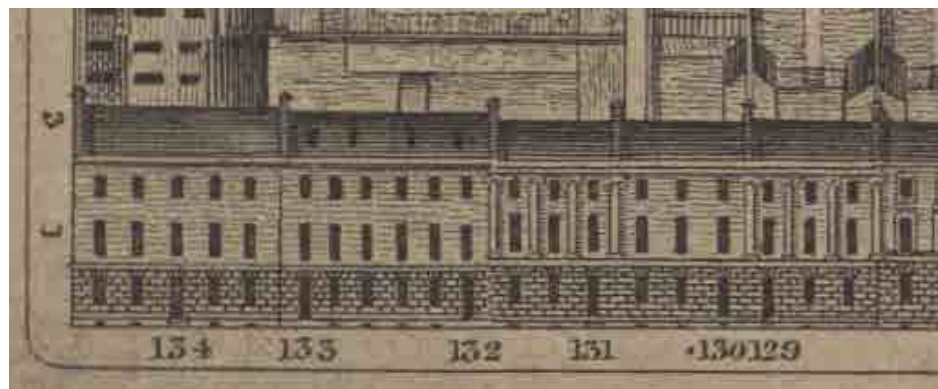


Figure 6.30 Kirkwood's 1819 plan showing the original development phase. Some of these properties still survive, concealed under later alterations. The Ionic pilasters on No. 131 can be seen both on this plan and on the same building today.

Summarised History

- 6.107 Construction of Block 2 began in the mid-1780s and continued until around 1805. It contains a high percentage of original residential buildings, albeit hidden behind later alterations, in the form of modern retail units at ground floor and glazed timber early 20th century extensions, used for tearooms and restaurants, at first floor.
- 6.108 Kirkwood's 1819 Plan shows the row of 3-storey buildings numbered 118-134, with Nos. 129 and 131 decorated with giant Ionic pilasters (fig. 6.30). No. 131 still survives with the pilasters partially concealed behind an early 20th century glazed timber extension at first floor level (fig. 6.31).
- 6.109 The block remained residential until the mid 19th century, when it was used for hotels and a University Club. 127-128 Princes Street is a former University Club building designed by Peddie & Kinnear in 1866. A Graeco-Italian elevation, it has a central bow window with Ionic columns and frieze. The ground floor was redeveloped as shops in 1964 and the facade retained in 1991. It now houses a Waterstones.
- 6.110 It includes one 20th century building (not listed) at 124-125 Princes Street, by Ian Burke, which was associated to the Princes Street Panel criteria in 1970. In 2009 consent was granted for a retail and hotel development at 121-123 Princes Street, which included the substantial demolition of 121-122 Princes Street, a Category B listed building.



Figure 6.31 Giant Ionic pilasters seen on 131 Princes Street as seen on Kirkwood's 1819 plan.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)



Figure 6.32 At the west end of Block 2 are a number of buildings from the original development phase of Princes Street, partially concealed behind later alterations.



Figure 6.33 A mix of building types and styles, including the Graeco-Italian elevation of 127-128 Princes Street, a former University Club, now a Waterstones.



Figure 6.34 Unlisted 124-125 Princes Street (centre) designed to the Princes Street Panel criteria. To the far left is the redeveloped 121-122 Princes Street, redeveloped as a Premier Inn.

6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

Block 2: South Charlotte Street to Castle Street

Cultural Heritage Significance

- 6.111 Block 2 is part of the highly influential First New Town, one of the world's most important and best-preserved examples of urban planning. It retains more original 18th-century buildings than most Princes Street blocks, enhancing the World Heritage Site's integrity and authenticity.
- 6.112 The block holds architectural interest through its varied styles and development phases. The 18th-century former residences represent the earliest phase and feature high-quality materials, for example No. 131's Ionic pilasters are a rare original detail. Alterations reflect adaptation for commercial use. The Graeco-Italian façade at 127-128 Princes Street shows 19th-century redevelopment, while 124-125 represents post-war rationalisation.
- 6.113 Block 2 also holds historic interest through its ties to Princes Street's early development and residents, who created and used West Princes Street Gardens. Ground-floor retail units mark the shift toward commercialisation. Nos. 118-120, with glazed timber extensions, reflect the early 20th-century rise of tearooms (fig. 6.35). Nos. 124-125 relate to the Abercrombie Plan and the Princes Street Panel.



Figure 6.35 118-120 Princes Street with glazed timber framed extensions, associated with the rise of tearooms in the early 20th century.

- 6.114 In the late 19th and early 20th centuries, Block 2 housed hotels and is linked to Edinburgh's tourism history. It also included cafés, restaurants, and social clubs, making it a long-standing hub of gathering, a function that continues today. Ongoing retail and hotel use supports Princes Street's identity as a commercial and tourist destination.
- 6.115 The continual adaptation of these buildings means that they may retain early decorative schemes internally. Some 18th-century structures may still have original basements, roof timbers, or interior details. Archival research could reveal more about past occupants and alterations, offering archaeological interest.
- 6.116 Block 2's open aspect provides striking views of its setting. Views south lead directly to the Castle, revealing the contrast between the Old and New Towns, a key WHS attribute. Tree planting in West Princes Street Gardens enhances the cultural value and shows how the First New Town used topography to shape views.



Figure 6.36 Terminated view along Castle Street, between Blocks 2 and 3.

- 6.117 Because of the block's length, the frontages aren't perceived as a single group. At street level, they're experienced as part of an evolving townscape, with individual buildings occasionally drawing focus.
- 6.118 Viewing opportunities contribute to the understanding and experience of the block. North-south views along Princes Street show the block alongside the greenery of the Gardens. However, views from the south pavement to the block are disrupted by traffic. There are glimpsed views to the block from the Gardens and from vantage points like the Castle.
- 6.119 Low-quality signage detracts from the block's cultural significance. Inappropriate repairs, poor materials, and hidden historic features also undermine appreciation. The demolition of Nos. 121-122 further reduced the block's historic value.

Key Attributes

- 6.120 For Block 2, key attributes from the WHS Management Plan include:
- There is a long tradition of classicism within the culture and historic fabric of the city
 - A wealth of internal features and a remarkable survival of many historic interiors, especially in the New Town
 - There is a wide variety of building types from many periods throughout the city
 - The New Town has a remarkably large area of buildings covered with classical ashlar faced architecture
 - The highest concentration of protected buildings in Scotland
 - High standard of late Victorian and early 20th century commercial architecture

6 | Assessment of Component Significance

Block 2: South Charlotte Street to Castle Street

Risks & Vulnerabilities

- 6.121 Where buildings in Block 2 are unoccupied, or only occupied at ground level, their building fabric could be vulnerable to deterioration through neglect or lack of maintenance. For example, if the upper levels of buildings which date from the original development phase of Princes Street, Nos. 118-120 and 129-134 are vulnerable if not occupied and maintained.
- 6.122 The retail character of Princes Street is vulnerable if units are unoccupied for long periods of time.
- 6.123 The architectural and aesthetic interest of the block is vulnerable to low-quality signage and to temporary commercial advertising. Block 2 contains a large number of individual retail units, particularly at the west end, and poorly conceived frontages could therefore have a cumulative negative effect.
- 6.124 There is an absence of comprehensive data on the surviving original New Town buildings along Princes Street, as such there is a risk of loss of historic knowledge. In this block there are a number of surviving examples.
- 6.125 The concentration of 18th-century buildings within this block confers a more modest scale on this section of the street, its corresponding rear lanes, and Rose Street. Therefore, the skyline and massing of the block is very vulnerable to inappropriate development which would adversely impact the integrity and authenticity of the WHS.
- 6.126 Uninformed alterations or development poses risks to the cultural heritage significance of the block, as it may result in inappropriate change and/or loss of historic fabric. Early engagement with the pre-application process, careful assessment through the planning system, and adequate enforcement can avoid or minimise these risks.
- 6.127 Climate change poses a risk. Extreme rain damages buildings, causes flooding, and leads to disruption for businesses and communities. Buildings are vulnerable to water ingress and dampness, exacerbated by inadequate or poorly maintained rainwater goods, as well as overheating due to warmer temperatures, which may be experienced by Nos. 118-120 with their large areas of glazing.

Opportunities

- 6.128 There is an opportunity to ensure that residents and visitors continue to experience a vibrant city centre with the right mix of land uses, supported through the emerging Princes Street and Waverley Valley Strategy. (See also 'Use' section).
- 6.129 Conservation-led development presents the opportunity to carry out sensitive change, using appropriate materials, massing, and high-quality design. This preserves special interest and keeps historic buildings in use. Removing detracting elements enhances the appearance and quality of individual listed buildings and the WHS at large. The recent conversion of 118 Princes Street into a Starbucks has repaired and sensitively lit the timber glazing.
- 6.130 Making efficient use of the existing building envelopes within this block will retain the attractiveness of the rear lanes and Rose Street without overshadowing buildings, streets, or public spaces.
- 6.131 Unsatisfactory shop fronts present an opportunity to improve their quality, particularly where they are poorly designed, inappropriately styled, or badly maintained. There may be opportunities to unify frontages, for example where a single landlord exists.
- 6.132 There is an opportunity to ensure that all the floors of the buildings are utilised effectively. Mixed-use schemes provide opportunities for this, for example 122-123 Princes Street has a restaurant at ground floor (Bar & Block) and hotel rooms above (Premier Inn). 127-128 Princes Street, Waterstones is another example, with multiple retail floors and an upstairs café, which provides spectacular views towards the Castle.
- 6.133 Buildings located towards the west end of Princes Street, for example those in Block 2, present potential opportunities to capitalise on the impressive views of the Castle, as is the case with the cafe in Waterstones (Nos. 127-128).
- 6.134 During construction works, there are opportunities to use 1:1 netting images of buildings on scaffolding.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

- 6.135 The scale of 18th century buildings provide for independent and boutique retail or food and drink use seeking a unique and characterful setting. For example, Nos. 118-120 and 129-134, at the east and west ends of the block.

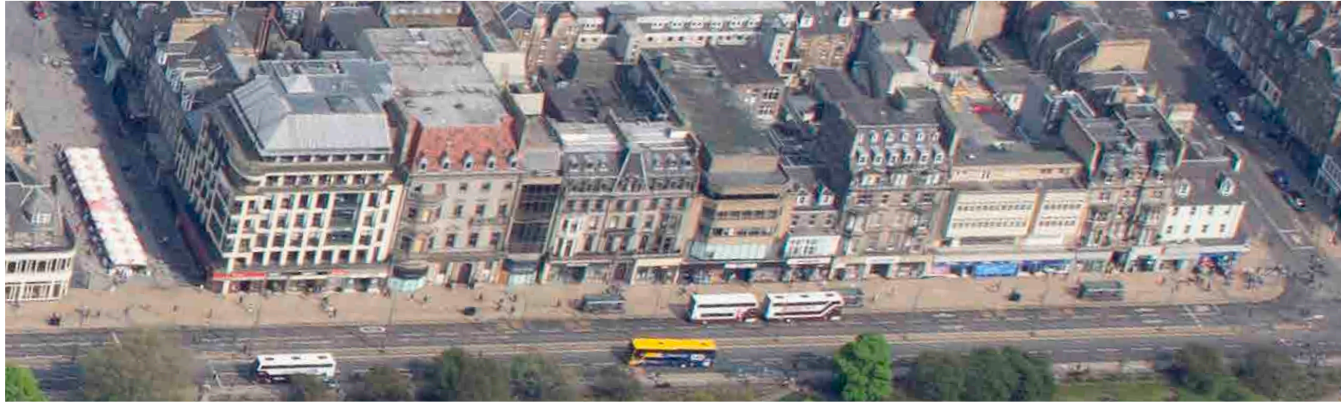
- 6.136 There is an opportunity to carry out research on the extent of surviving original New Town Buildings on Princes Street.

Local Guidance and Related Strategies

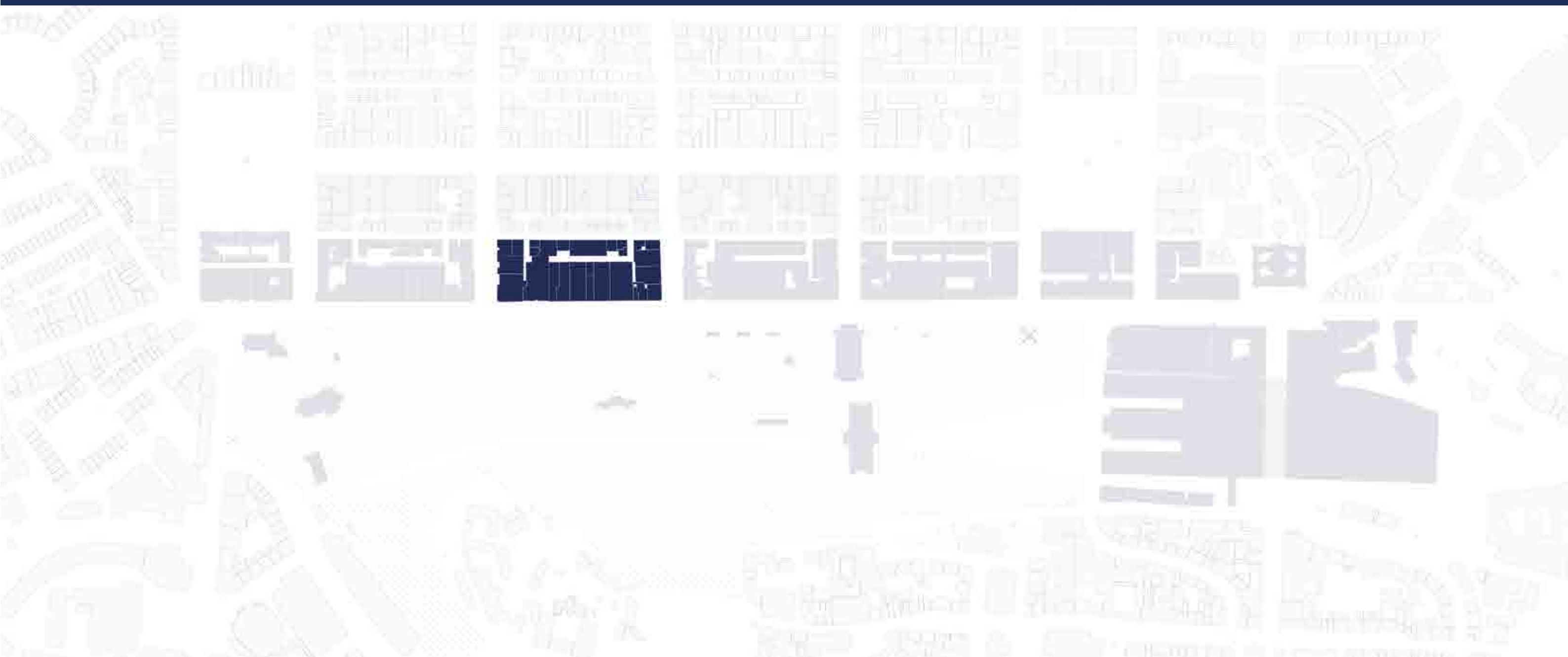
- 6.137 Alongside NPF4, the City Plan 2030, and HES guidance, relevant local guidance includes:
- Edinburgh Design Guidance
 - Guidance for Businesses
 - Guidance on Listed Buildings and Conservation Areas
 - City Centre Shopping & Leisure Guidance
 - Climate Ready Edinburgh Plan 2024-2030.
 - Princes Street and the Waverley Valley Strategy
 - Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035
 - Relevant Street Design Guidance



Figure 6.37 118-Princes Street, with a glazed timbered framed extension, now houses a Starbucks and has been recently restored and refitted.



Block 3



6 | Assessment of Component Significance

Block 3: Castle Street to Frederick Street

Location

- 6.138 This unit of assessment comprises 5 listed buildings located between Castle Street and Frederick Street. It has a mix of more modest scaled properties and large commercial buildings with a steady increase in height from east to west.
- 6.139 Block 3 is located just west of the centre point of Princes Street, and its appearance is dominated by the modern seven-storey building at 113–117 Princes Street and 7 Castle Street. The block has an open southern aspect, allowing views to and from the Castle and West Princes Street Gardens, with the Ross Bandstand located directly to the south. When seen across West Princes Street Gardens, Block 3 sits centrally within the composition.

Listed Buildings

- 6.140 Listed from east to west:
- 99 And 99a Princes Street and 2 and 4 Frederick Street (LB29509), Cat. B
 - 99b, 100 And 100a Princes Street, Incorporating Royal Overseas House (LB29510), Cat. B
 - 104 And 105 Princes Street (LB29511), Cat. B
 - 109, 110 And 111 Princes Street (LB30147), Cat. B
 - 112 Princes Street (former Conservative Club) (LB29512), Cat. B.
- 6.141 Although not included in this assessment, it should be noted that 112 Princes Street is connected to another listed building to the rear: 144–150 (Even Nos) Rose Street (LB29650).

Summarised History

- 6.142 Block 3 was likely built between the mid-1770s and mid-to-late 1780s. Only two buildings survive from this phase: Nos. 99–99A and 106, shown on Kirkwood's 1819 Plan as part of a row of three-storey residences.
- 6.143 The 1851 OS map shows Block 3 largely retained its original layout, though commercial changes had occurred. Three properties extended into their rear gardens, several basements were built over, and a hotel called the 'Caledonian' occupied the west corner plot.
- 6.144 In 1869, the Palace Hotel (Nos. 109–110) was redeveloped by John Lessels in a French Renaissance style, making it 50% taller than the original. After the hotel moved premises, it was later home to the Scottish Liberal Club. The left-hand shop unit was a galleried display saloon for John Taylor & Sons. Similar large-scale developments followed at Nos. 100, 104–105, 107–108, 112, and 113–117 in the late 19th century.
- 6.145 Two Princes Street Panel projects are found in Block 3: Nos. 101–10 which was constructed in 1966, and 107–108 which was built in 1971. Between 1978–81, the former Scottish Conservative Club (No. 112) underwent a façade retention scheme for Debenhams, which extended into Nos. 109–110 via a glazed link. In 1991, the corner plot Nos. 113–117 was destroyed by fire and replaced with a seven-storey modern block, now known as 7 Castle Street.
- 6.146 Recent retail changes have resulted in several buildings with large floor plates within this block becoming vacant. Nos. 109–112 became vacant after Debenhams went into administration in 2020, it now has consent for a hotel conversion (24/05733/FUL). Nos. 104–108 were vacated by Zara and Next after the retailers relocated to the St James Quarter following its opening in 2021. It is currently being converted into a hotel with associated uses. However, the scheme involved the demolition of the Princes Street Panel building at Nos. 107–108, seen in fig 6.41 (23/01425/CON).

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)



Figure 6.38 Nos. 99 & 99a (right) and Nos. 99b, 100 & 100a (centre).



Figure 6.39 An unlisted Princes Street Panel building at Nos. 101–103. To the left is Nos. 104–108 covered in scaffolding and undergoing redevelopment.



Figure 6.40 112 Princes Street was built for the Scottish Conservative Club, the facade was retained in 1978–81 when it was converted to a Debenhams, consent has been granted for its conversion into a hotel with associated uses.

6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

Block 3: Castle Street to Frederick Street

Cultural Heritage Significance

6.147 Block 3 is part of the highly influential First New Town, one of the most important and best-preserved examples of urban planning in the world.

6.148 It holds architectural interest through the appearance and fabric of its historic buildings, which mainly reflect late-19th and mid-20th century redevelopment. Nos. 100, 104–106, 109–110, and 112 are strong 19th-century examples in a Free Renaissance style, showing Princes Street's historic mix of hotels, social clubs, and retail units. The galleried ground floor interior at 109–110 Princes Street (most recently River Island) is rare, one of only three galleried saloons in Scotland, holding architectural, artistic, and historic value.

6.149 Nos. 101–103 (and, until recently, 107–108) illustrate the recommendations of the Princes Street Panel conferring historic interest. Nos. 101–103 uses the Panel's house material, travertine marble, and was designed by C. Sinclair Oakes, it was later extended by Dick, Peddie & McKay. It holds some architectural and historic interest.

6.150 Nos. 99–99A and 106 are original 18th-century residences. Their connection to the First New Town's development and early residents, who created and used West Princes Street Gardens, confers historic value.

6.151 Block 3 strongly represents the 19th-century commercialisation of Princes Street. It is linked to notable occupiers including the Palace Hotel, John Taylor & Sons, the Scottish Liberal Club, and the Scottish Conservative Club.

6.152 With its former hotels and social clubs, the block has long associations with Edinburgh's tourism industry and civic life. The continued presence of shops and recent hotel consents reinforce Princes Street's commercial and tourism roles.

6.153 Block 3 may also hold archaeological interest. The recent demolition of Nos. 107–108 revealed the masonry gables of the adjacent buildings, providing an opportunity to gain insight into their construction. Some of the 18th- and 19th-century buildings in may retain undocumented historic features. Archival research could further illuminate past occupants and alterations.

6.154 Its open aspect offers striking views, especially south towards the Castle, enabling an appreciation of the contrast between the Old and New Towns, a key WHS attribute. The setting, including tree planting in West Princes Street Gardens, adds cultural value and illustrates how the First New Town used topography to shape views.

6.155 Due to the block's length, the frontages aren't perceived as a unified group. At street level, they are experienced as part of a changing townscape along Princes Street, with certain buildings occasionally drawing attention.

6.156 North-south views along Princes Street show the block against the greenery of the Gardens. Views from the south pavement views are often disrupted by traffic. Some limited views are available from the Gardens and the Edinburgh Castle Esplanade, filtered through tree planting. However, Block 3 is visually prominent from the Castle Banks and ramparts.

6.157 Due to its scale and massing, 113–117 Princes Street & 7 Castle Street visually dominates the block. Its flat façade and extensive glazing contrast with the rest of Block 3 and sit uncomfortably in the wider context.

Key Attributes

6.158 For Block 3, key attributes from the WHS Management Plan include:

- There is a long tradition of classicism within the culture and historic fabric of the city
- A wealth of internal features and a remarkable survival of many historic interiors, especially in the New Town
- There is a wide variety of building types from many periods throughout the city
- The New Town has a remarkably large area of buildings covered with classical ashlar faced architecture
- The highest concentration of protected buildings in Scotland
- High standard of late Victorian and early 20th century commercial architecture



Figure 6.41 C.1980 view, over West Princes Street Gardens, towards the east end of Block 3. The recently demolished Princes Street Panel building (Nos. 107-108) can be seen to the left of the frame (SC 2656612 © HES).

6 | Assessment of Component Significance

Block 3: Castle Street to Frederick Street

Risks & Vulnerabilities

- 6.159 The rear extensions of the majority of buildings within Block 3 mean that they have large footprints and deep floor plans with limited natural light, making their re-use and viability challenging. In response to this, the consented development at Nos. 109-112 incorporates 'hotel pods' in this location.
- 6.160 If buildings are not occupied, or only occupied at ground level, their fabric is vulnerable to deterioration through neglect or lack of maintenance. There is also a risk to the retail character of Princes Street if units are left unoccupied.
- 6.161 The architectural and aesthetic interest of the block is vulnerable to low-quality signage and to temporary commercial advertising.
- 6.162 There is an absence of comprehensive data on the surviving original New Town buildings along Princes Street, as such there is a risk of loss of historic knowledge. In this block 99-99a and 106 Princes Street are known to date from this phase.
- 6.163 The skyline and massing of the block is very vulnerable to inappropriate development which would adversely impact the integrity and authenticity of the WHS, particularly as the west end of Block 3 is already taller than most other buildings on Princes Street.
- 6.164 Uninformed alterations or development pose risks to the cultural heritage significance of the block, as it may result in inappropriate change and/or loss of historic fabric. Early engagement with the pre-application process, careful assessment through the planning system, and adequate enforcement can avoid or minimise these risks.
- 6.165 Climate change poses a risk. Extreme rain damages buildings, causes flooding, and leads to disruption for businesses and communities. Buildings are vulnerable to water ingress and dampness, exacerbated by inadequate or poorly maintained rainwater goods, as well as overheating due to warmer temperatures, which may be experienced by the buildings with large floor plates (e.g. Nos. 104-108 & 109-112) or large windows (e.g. Nos. 113-117, also known at 7 Castle Street).

Opportunities

- 6.166 There is an opportunity to ensure that residents and visitors continue to experience a vibrant city centre with the right mix of land uses, and supported through the emerging Princes Street and Waverley Valley Strategy. (See also 'Use' section).
- 6.167 Conservation-led development presents the opportunity to carry out sensitive change, using appropriate materials, massing, and high-quality design. This preserves special interest and keeps historic buildings in use. Removing detracting elements enhances the appearance and quality of individual listed buildings and the WHS at large. Retrofit and reuse may be appropriate options in specific instances, and have been consented at Nos. 104-108 & 109-112.
- 6.168 Unsatisfactory shop fronts present an opportunity to improve their quality, particularly where they are poorly designed, inappropriately styled, or badly maintained. There may be opportunities to unify frontages, for example where a single landlord exists, Nos. 113-117 (7 Castle Street) may present an opportunity for this approach.
- 6.169 There is an opportunity to ensure that all the floors of the buildings are utilised effectively. Mixed-use schemes provide opportunities for this, and recently consented schemes at 104-108 and 109-112 Princes Street provide templates for this.
- 6.170 There is an opportunity to carry out research on the extent of surviving original New Town Buildings on Princes Street.
- 6.171 During construction works, there are opportunities to use 1:1 netting images of buildings on scaffolding.
- 6.172 The scale of 18th century buildings provides for independent and boutique retail or food and drink use seeking a unique and characterful setting, for example at 99 & 99a Princes Street.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

Local Guidance and Related Strategies

- 6.173 Alongside NPF4, the City Plan 2030, and HES guidance, relevant local guidance includes:
- Edinburgh Design Guidance
 - Guidance for Businesses
 - Guidance on Listed Buildings and Conservation Areas
 - City Centre Shopping & Leisure Guidance
 - Climate Ready Edinburgh Plan 2024-2030.
 - Princes Street and the Waverley Valley Strategy
 - Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035
 - Relevant Street Design Guidance



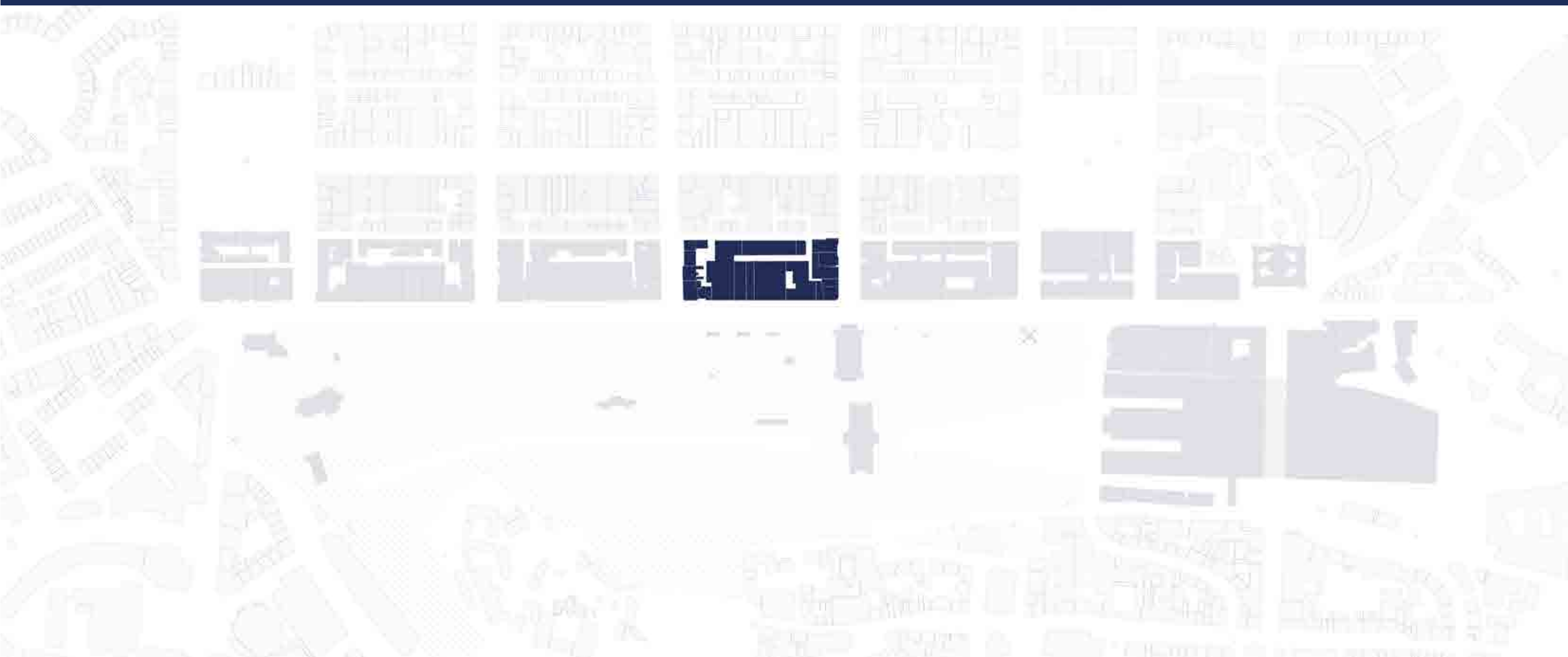
Figure 6.43 113-117 Princes Street (known as 7 Castle Street) was built in the 1990s following a fire, it may present an opportunity for unified frontages.



Figure 6.42 Part of Block 3 seen from West Princes Street Gardens, filtered through tree planting.



Block 4



6 | Assessment of Component Significance

Block 4: Frederick Street to Hanover Street

Location

6.174 This unit of assessment comprises 6 listed buildings located between Frederick Street and Hanover Street. It has a mix of more modest scaled properties and larger commercial buildings, all with a similar roof height when viewed from the street. The Panel buildings at Nos. 80-83 and Nos. 84-87 have towers to the rear.

6.175 Block 4 is located around the centre point of Princes Street. It is diagonally opposite The Mound, which lies to the south-east. It has an open aspect to the south, allowing views to and from the Royal Scottish Academy, New College, the Ramsay Garden apartments, and the Castle.

Listed Buildings

6.176 Listed from east to west:

- 78 Princes Street And 2-4 Hanover Street (LB43320), Cat. B
- 79 And 79a Princes Street (LB43321), Cat. C
- 84-87 (inclusive Nos.) Princes Street, incorporating The New Club (LB43322), Cat. A
- 88-90 (Inclusive Nos) Princes Street (LB43323), Cat B
- 94-96 (Inclusive Nos) Princes Street (LB29507), Cat. A
- 97, 97a And 98 Princes Street And 1 And 3 Frederick Street (LB29508), Cat. B.



Figure 6.44 1852 Edinburgh (sheet 2), six inch showing development over rear gardens and presence of multiple hotels (CC-BY NLS).

Summarised History

6.177 Construction of Block 4 likely took place between the mid-1770s and the mid-to-late 1780s. Surviving buildings from this original phase, though altered to varying degrees, are located at the east and west ends of the block, Nos. 78-79 and 94-98, respectively, as well as Nos. 88-90, which has been largely concealed by 19th-century alterations.

6.178 By the 1820s, most of the street level had been converted to retail use, with Dean of Guild records showing applications to turn basements and ground-floor flats into shops. The 1851 OS map shows several buildings extended over rear gardens, and four had been converted into hotels. William Burn's New Club House (1834) was the block's first major alteration, later extended by David Bryce in 1859. In 1855, architect David Rhind designed the extravagant Life Association of Scotland building at Nos. 81-83.

6.179 Both the New Club and Life Association buildings were later demolished as part of the post-war redevelopment, which sparked controversy at the time. Alan Reiach replaced the New Club in 1966 with a building noted for its sculptural form and detailed interiors, arguably the finest of the Princes Street Panel buildings. Newman, Levison & Partners replaced the Life Association building and its neighbour at No. 80 in 1967, but they lacked the architectural quality of the New Club. Another Panel building appeared at Nos. 91-93, replaced in 2010 by a modern Primark store. With three Panel buildings, Block 4 came closest to the Panel's ideal of architectural unity and two-level shopping with a continuous first floor walkway.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)



Figure 6.45 88-90 Princes Street, part of the original 18th century development phase of Princes Street, with 19th century additions.



Figure 6.46 The New Club, 84-87 Princes Street, designed by Alan Reiach, it is arguably the finest of the Princes Street Panel Buildings and its Category A listed.



Figure 6.47 Primark, 91-93 Princes Street, built in 2010 replacing a Princes Street Panel building on the site.

6 | Assessment of Component Significance

Block 4: Frederick Street to Hanover Street

Cultural Heritage Significance

- 6.180 Block 4 is part of the highly influential First New Town, one of the most important and best-preserved examples of urban planning in the world.
- 6.181 It retains several late 18th-century buildings whose survival and appearance contribute to the area's architectural interest by demonstrating the original phase of development. Their 19th- and 20th-century additions show how they were adapted for commercial use, adding further architectural value. Their connection to the First New Town's original development and residents, who created and used West Princes Street Gardens, confers historic interest.
- 6.182 Nos. 80–83 and 84–87 (The New Club) reflect the recommendations of the Princes Street Panel, adding historic interest significance. While nos. 80-83 lack architectural rigour, the New Club is an exceptional example, with a sculptural exterior and a finely detailed mid-century interior, including Robert Lorimer's 1906 dining room. As a social club, the New Club has been a continuous site of gathering and discussion since its inception, adding social interest. The block's former hotels link it to Edinburgh's tourism industry. However, the front entrance is a detracting element of this architecturally exceptional building.
- 6.183 Shops have lined the block since the 1820s, making it a long-standing place of commerce. Generations of tourists and residents have used these shops, contributing to the character of Princes Street and conferring special interest.
- 6.184 Block 4 may also hold archaeological value. Its 18th-century buildings could retain original features such as basements, roof structures, and internal details. Archival research could uncover more about past occupants and alterations, while the 20th-century structures may offer insights into modern construction and changes.

- 6.185 The open aspect of Block 4 provides key views: the Royal Scottish Academy (RSA) to the southeast, New College and Ramsay Garden to the south, and the Castle to the southwest. When viewed obliquely, it appears with these landmarks and the tree planting in West Princes Street Gardens.
- 6.186 It also forms part of view corridors toward Calton Hill in the east and St Mary's Episcopal Cathedral in the west. This setting enhances the block's significance and illustrates how the First New Town used topography and axial views, key WHS attributes.
- 6.187 The modest scale of the 18th-century buildings at the corners of the First New Town layout helps to frame axial views across the valley and along the cross streets. For example, the corner buildings on Block 4, together with those on Block 5, frame views south along Hanover Street towards the RSA.
- 6.188 Views to the block from the south pavement are disrupted by heavy traffic, though there are glimpses of the block from the Gardens and Edinburgh Castle Esplanade.
- 6.189 The frontages are seen together from the north end of the Mound, but their contrasting styles mean they aren't perceived as a unified group. Instead, they're experienced as part of an evolving townscape along Princes Street, with occasional buildings drawing focus.
- 6.190 The scale, massing, and projecting forms of the Panel buildings visually dominate the block. However, the east corner building, No. 78 Princes Street, has a projecting ground and first-floor extension that provides a continuous visual line around the corner.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

Key Attributes

- 6.191 For Block 4, key attributes from the WHS Management Plan include:
- There is a long tradition of classicism within the culture and historic fabric of the city
 - A wealth of internal features and a remarkable survival of many historic interiors, especially in the New Town
 - There is a wide variety of building types from many periods throughout the city
 - The New Town has a remarkably large area of buildings covered with classical ashlar faced architecture
 - The highest concentration of protected buildings in Scotland
 - High standard of late Victorian and early 20th century commercial architecture



Figure 6.48 78-79 Princes Street, Block 4 is bookended by surviving 18th century buildings with alterations.



Figure 6.49 94-98 Princes Street, Block 4 is bookended by surviving 18th century buildings with alterations.

6 | Assessment of Component Significance

Block 4: Frederick Street to Hanover Street

Risks & Vulnerabilities

- 6.192 If buildings are not occupied, or only occupied at ground level, their fabric is vulnerable to deterioration through neglect or lack of maintenance. For example, the upper levels of 78-79, 88-90 and 94-98 Princes Street should be in use (where not already occupied) and maintained.
- 6.193 There is also a risk to the retail character of Princes Street if units are left unoccupied.
- 6.194 The architectural and aesthetic interest of the block is vulnerable to low-quality signage and to temporary commercial advertising.
- 6.195 There is an absence of comprehensive data on the surviving original New Town buildings along Princes Street, as such there is a risk of loss of historic knowledge. 78-79, 94-98 and 88-90 Princes Street are known to date from this phase.
- 6.196 The skyline and massing of the block is very vulnerable to inappropriate development which would adversely impact the integrity and authenticity of the WHS, and the appearance of key views. Centrally located along Princes Street, the block is particularly prominent in views from Castle Esplanade and The Mound, where it is often experienced in conjunction with the Royal Scottish Academy and the National Galleries of Scotland. Within Block 4, the Princes Street Panel Buildings (Nos. 80-83 and 84-87 (The New Club)) incorporate taller elements set back from the principal elevation (Fig. 6.50). These elements are noticeably larger in scale and less articulated than the remainder of the block and are visible from elevated vantage points, including Castle Esplanade and The Mound.
- 6.197 Uninformed alterations or development poses risks to the cultural heritage significance of the block, as it may result in inappropriate change and/or loss of historic fabric. Uninformed alterations to unlisted buildings, such as the Princes Street Panel Building at Nos. 80-83 and the modern Primark development at 91-93 Princes Street, can also impact the WHS and New Town Conservation Area. Early engagement with the pre-application process, careful assessment through the planning system, and adequate enforcement can avoid or minimise these risks.

- 6.198 Climate change poses a risk. Extreme rain damages buildings, causes flooding, and leads to disruption for businesses and communities. Buildings are vulnerable to water ingress and dampness, exacerbated by inadequate or poorly maintained rainwater goods as well as overheating due to warmer temperatures, which may be experienced by Nos. 84-87 (The New Club) and 91-93 (Primark) with their large areas of glazing.

Opportunities

- 6.199 There is an opportunity to ensure that residents and visitors continue to experience a vibrant city centre with the right mix of land uses, supported through the emerging Princes Street and Waverley Valley Strategy. (See also 'Use' section).
- 6.200 Located at the foot of The Mound, there are views to Block 4 approaching Princes Street from The Mound. Conservation-led development presents the opportunity to carry out sensitive change, using appropriate materials, massing, and high-quality design. This preserves special interest and keeps historic buildings in use. Removing detracting elements enhances the appearance and quality of individual listed buildings and the WHS at large. Retrofit and reuse may be appropriate options in specific instances.
- 6.201 Unsatisfactory shop fronts present an opportunity to improve their quality, particularly where they are poorly designed, inappropriately styled, or badly maintained. There may be opportunities to unify frontages, for example where a single landlord exists. There is an opportunity to improve the appearance of the New Club entrance.
- 6.202 Sensitive design could be employed to activate the blank façades of the taller elements of Nos. 80-83 and 84-87 (The New Club), improving distant views.
- 6.203 There is an opportunity to carry out research on the extent of surviving original New Town Buildings on Princes Street.
- 6.204 During construction works, there are opportunities to use 1:1 netting images of buildings on scaffolding.

Collates the history, importance, risks & opportunities of individual elements
Read in conjunction with the Thematic Significance (above)

- 6.205 There is an opportunity to ensure that all the floors of the buildings are utilised effectively, Primark and the New Club already achieve this. Mixed-use schemes also provide opportunities for this.
- 6.206 The scale of 18th century buildings provide for independent and boutique retail or food and drink use seeking a unique and characterful setting.
- 6.207 There is an opportunity to carry out research on the extent of surviving original New Town Buildings on Princes Street.

Local Guidance and Related Strategies

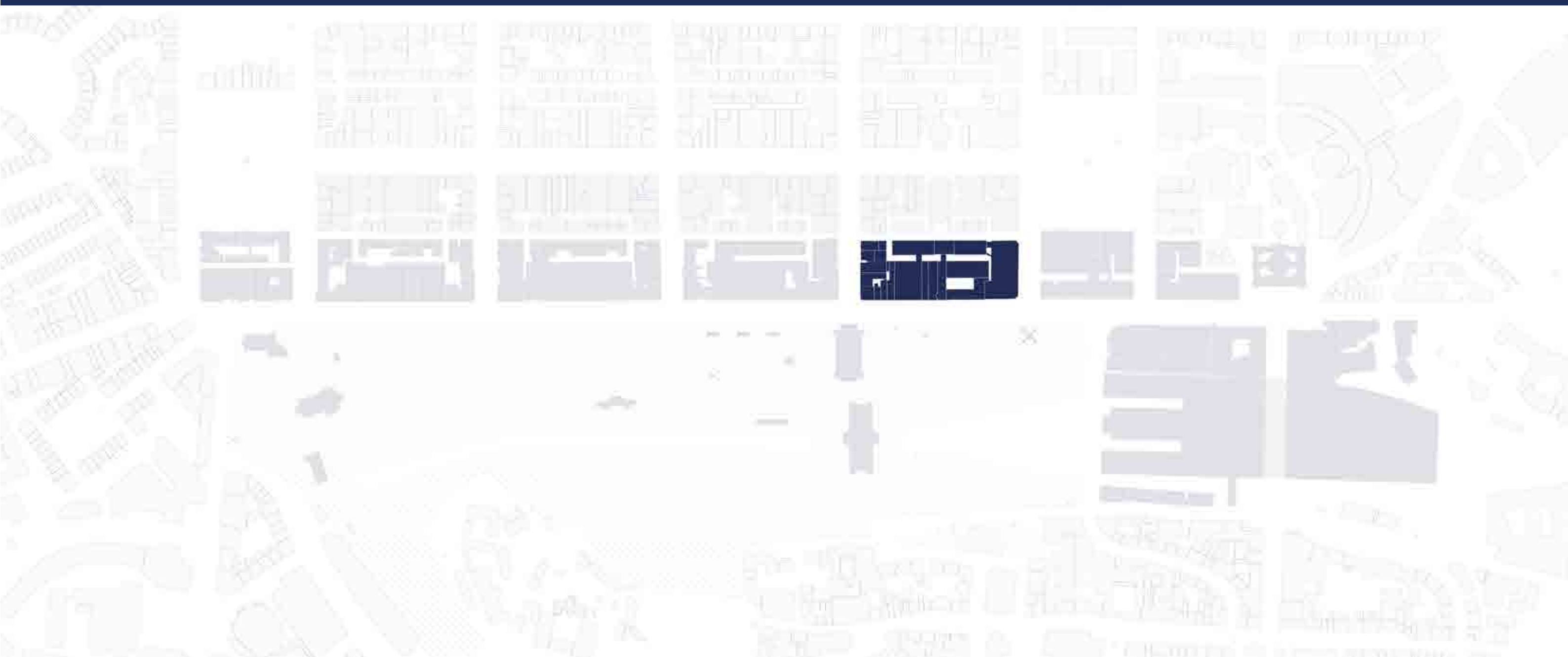
- 6.208 Alongside NPF4, the City Plan 2030, and HES guidance, relevant local guidance includes:
 - Edinburgh Design Guidance
 - Guidance for Businesses
 - Guidance on Listed Buildings and Conservation Areas
 - City Centre Shopping & Leisure Guidance
 - Climate Ready Edinburgh Plan 2024-2030.
 - Princes Street and the Waverley Valley Strategy
 - Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035
 - Relevant Street Design Guidance



Figure 6.50 Block 4, showing 80-83 and 84-87 Princes Street with taller set back elements, featuring blank façades, visible from elevated vantage points.



Block 5



6 | Assessment of Component Significance

Block 5: Hanover Street to South St David Street

Location

- 6.209 This unit of assessment includes eight listed buildings between Hanover Street and South St David Street. It has smaller-scale properties at the west end, increasing in height and scale towards larger commercial buildings at the east end.
- 6.210 Block 5 sits just east of Princes Street's centre. The corner tower of the former Jenners store is a key focal point, one of several tall features at the street's east end. The block has an open southern aspect, with views to and from the Scott Monument, the Old Town, The Mound and East Princes Street Gardens.

Listed Buildings

- 6.211 Listed from east to west:
- 47-52 (inclusive Nos) Princes Street and South St David Street, Jenners Department Store (LB29505), Cat. A
 - 60 Princes Street (LB30145), Cat. B
 - 61-2 Princes Street, Romanes & Paterson (LB29506), Cat. A
 - 64 Princes Street, British Home Stores (LB51249), Cat. B
 - 70 and 71 Princes Street (LB30146), Cat. B
 - 72 And 73 Princes Street (LB43317), Cat. B
 - 74-75 Princes Street (LB43318), Cat. B
 - 76 and 77 Princes Street and 1 Hanover Street (LB43319), Cat. B

Summarised History

- 6.212 Block 5 was likely built between the mid-1770s and mid-1780s. The only surviving buildings from this early residential phase are the west-end blocks (Nos. 74–77). By the 1820s, most ground floors had been converted to retail. Alexander Nasmyth's 1825 painting shows colourful signage on the block's ground and first floors.
- 6.213 The 1851 OS map shows most buildings extended over rear gardens. Two were marked as the North British Insurance Office and the Royal Hotel. In the mid-19th century, 72–73 Princes Street was redeveloped into a four-storey shop in polished ashlar. In 1870, Robert Raeburn remodelled Nos. 61–62 for drapers Romanes & Paterson, who later added a tearoom. Hippolyte J. Blanc remodelled Nos. 70–71 in 1886–88 in an Early North European Renaissance style using red sandstone, and No. 60 in 1903 with a narrow Jacobean gabled frontage.
- 6.214 Jenners was rebuilt after a fire in 1893-95 by W. Hamilton and Beattie in a Renaissance style. It remains the leading example of a department store on Princes Street. It was most recently occupied by House of Fraser from 2005-20 and is currently being redeveloped as a mixed-use scheme (22/00326/FUL). It will feature a hotel with a bar and restaurant above retail space.
- 6.215 In the 1950s and 60s, the Royal Hotel, which had expanded across several plots, roughly spanning Nos. 53-59, was replaced in two stages for Marks & Spencer's. The floor plate also extends into the Jacobean Revival 60 Princes Street.
- 6.216 Between 1964 and 1968, Robert Matthew, Johnson-Marshall and Partners rebuilt Nos. 64–66 for BHS, the first Princes Street Panel building. It reopened in 2024 as Uniqlo with a hotel above and new retail units fronting onto Rose Street.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)



Figure 6.51 2021 view of Jenners Department Store, 47-52 Princes Street (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).



Figure 6.52 Marks & Spencer's, 54 Princes Street, extends into the Category B listed 60 Princes Street (left).



Figure 6.53 West end of Block 5 showing a range of architectural styles (Nos. 64-77), ranging from the 18th to 20th centuries.

6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

Block 5: Hanover Street to South St David Street



Figure 6.54 1860 view of Jenners on the corner of Princes Street and South St David Street (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).



Figure 6.55 1885 view of Jenners adjacent to 19th century development (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).

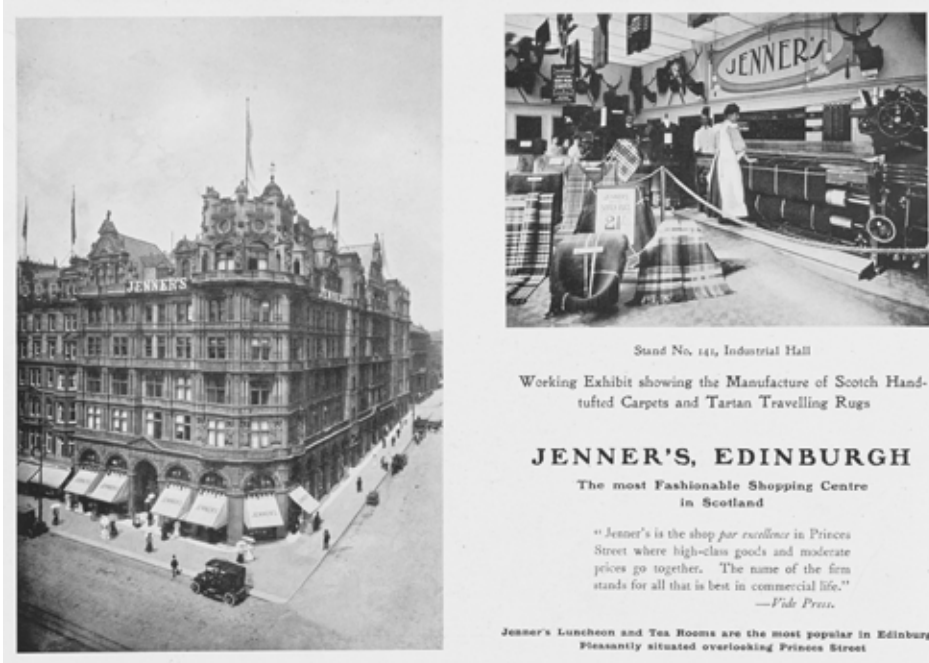


Figure 6.56 1908 advert for Jenners following its rebuilding after a fire in 1893, it remains the leading example of a department store on Princes Street (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).

Cultural Heritage Significance

6.217 Block 5 is part of the influential First New Town, one of the world's most important and best-preserved examples of urban planning. Only the west end buildings, Nos. 74 to 77, survive from this original phase and were significantly altered in the 19th century for retail use. Their ability to show both the early residential layout and later commercialisation confers architectural interest.

6.218 The block features multiple late 19th-century buildings with varied styles and exceptional sculptural detail, contributing architectural and artistic interest. These buildings are linked to Princes Street's commercial growth and to prominent architects and firms, conferring historic significance.

6.219 The former Jenners building is the most prominent example. Rich in architectural detail, it features strapwork, paired columns, caryatids and a seven-storey corner tower. It is a defining landmark in views of the area.

6.220 Nos. 64-66 Princes Street have architectural and historic interest as the first realisation of the Princes Street Panel's aims and are associated with key post-war architects and redevelopment efforts.

6.221 Shops have occupied the block since the 1820s, establishing it as a long-standing centre of commerce. Generations of residents and tourists have used these shops, contributing to Princes Street's character and special interest.

6.222 The block has also long been a place for socialising. Cafés like Romanes and Paterson, and now within Uniqlo, continue the early 20th-century tearoom tradition.

6.223 Block 5 may hold archaeological value. Some 18th and 19th-century buildings could retain original features like basements, roof structures, and past decorative schemes. Archival research could reveal more about former occupants and changes, while 20th-century buildings may offer insight into modern construction.

6.224 Block 5 has an open southern aspect, offering views towards the Balmoral, the Scott Monument, the Old Town and the Royal Scottish Academy. When seen obliquely, it appears alongside these landmarks and the tree planting in East Princes Street Gardens. It also forms part of view corridors toward Calton Hill in the east and St Mary's Episcopal Cathedral in the west.

6.225 Jenners is one of several tall towers at the east end of Princes Street, alongside the Scott Monument, Balmoral Tower, and the former Forsyth's tower. Together, they create a group of sculptural landmarks that contribute to the WHS skyline. They are seen with Nelson Monument on Calton Hill in views east.

6.226 Its remarkable setting enhances the block's significance and demonstrates how the First New Town made use of topography and axial views, key attributes of the WHS.

6.227 There are strong views of the block from The Mound, Waverley Bridge and North Bridge. Views from the south pavement are broken by traffic, though glimpses can be seen from the Gardens.

6.228 Because of townscape layout, the frontages aren't seen as a unified group. Instead, they are experienced in sequence while moving along Princes Street, with certain buildings drawing focus.

Key Attributes

6.229 For Block 5, key attributes from the WHS Management Plan include:

- There is a long tradition of classicism within the culture and historic fabric of the city
- A wealth of internal features and a remarkable survival of many historic interiors, especially in the New Town
- There is a wide variety of building types from many periods throughout the city

6 | Assessment of Component Significance

Block 5: Hanover Street to South St David Street

- The highest concentration of protected buildings in Scotland
- High standard of late Victorian and early 20th century commercial architecture

Risks & Vulnerabilities

- 6.230 If buildings are not occupied, or only occupied at ground level, their fabric is vulnerable to deterioration through neglect or lack of maintenance. For example, the upper levels of 70-77 Princes Street should be in use (where not already occupied) and maintained.
- 6.231 There is also a risk to the retail character of Princes Street if units are left unoccupied. For example, 63 Princes Street (most recently occupied by The Works) is presently unoccupied.
- 6.232 The architectural and aesthetic interest of the block is vulnerable to low-quality signage and to temporary commercial advertising.
- 6.233 There is an absence of comprehensive data on the surviving original New Town buildings along Princes Street, as such there is a risk of loss of historic knowledge. 74-77 Princes Street are known to date from this phase.
- 6.234 The skyline and massing of the block is very vulnerable to inappropriate development which would adversely impact the integrity and authenticity of the WHS, and the appearance of key views. The buildings within this block gradually step up in height from west to east. Centrally located along the length of Princes Street, the block is particularly prominent in views to and from East Princes Street Gardens and is often seen in conjunction with the Scott Monument, the Royal Scottish Academy and the National Galleries of Scotland.
- 6.235 Uninformed alterations or development poses risks to the cultural heritage significance the block, as it may result in inappropriate change and/or loss of historic fabric. Uninformed alterations to unlisted buildings, such as 54 Princes Street (Marks & Spencer's) can also impact the WHS and New

Town Conservation Area. Early engagement with the pre-application process, careful assessment through the planning system, and adequate enforcement can avoid or minimise these risks.

- 6.236 Climate change poses a risk. Extreme rain damages buildings, causes flooding, and leads to disruption for businesses and communities. Buildings are vulnerable to water ingress and dampness, exacerbated by inadequate or poorly maintained rainwater goods, as well as overheating due to warmer temperatures.

Opportunities

- 6.237 There is an opportunity to ensure that residents and visitors continue to experience a vibrant city centre with the right mix of land uses, supported through the emerging Princes Street and Waverley Valley Strategy. (See also 'Use' section).
- 6.238 Conservation-led development presents the opportunity to carry out sensitive change, using appropriate materials, massing, and high-quality design. This preserves special interest and keeps historic buildings in use. The recent refurbishment and retrofit of Nos. 64-66 (formerly British Home Stores, now Uniqlo) is an excellent example of this.
- 6.239 Removing detracting elements enhances appearance and quality of individual listed buildings and the WHS at large. The upper levels of 54 Princes Street (Marks & Spencer's) represent a low architectural standard and could be sensitively re-imagined.
- 6.240 Unsatisfactory shop fronts present an opportunity to improve their quality, particularly where they are poorly designed, inappropriately styled, or badly maintained. There may be opportunities to unify frontages, for example where a single landlord exists.
- 6.241 During construction works, there are opportunities to use 1:1 netting images of buildings on scaffolding.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

- 6.242 There is an opportunity to ensure that all the floors of the buildings are utilised effectively, the mixed use scheme of the former Jenners building, which is currently under construction, is a prime example of this.
- 6.243 The scale of 18th century buildings provides for independent and boutique retail or food and drink use seeking a unique and characterful setting. For example 70-77 Princes Street.

Local Guidance and Related Strategies

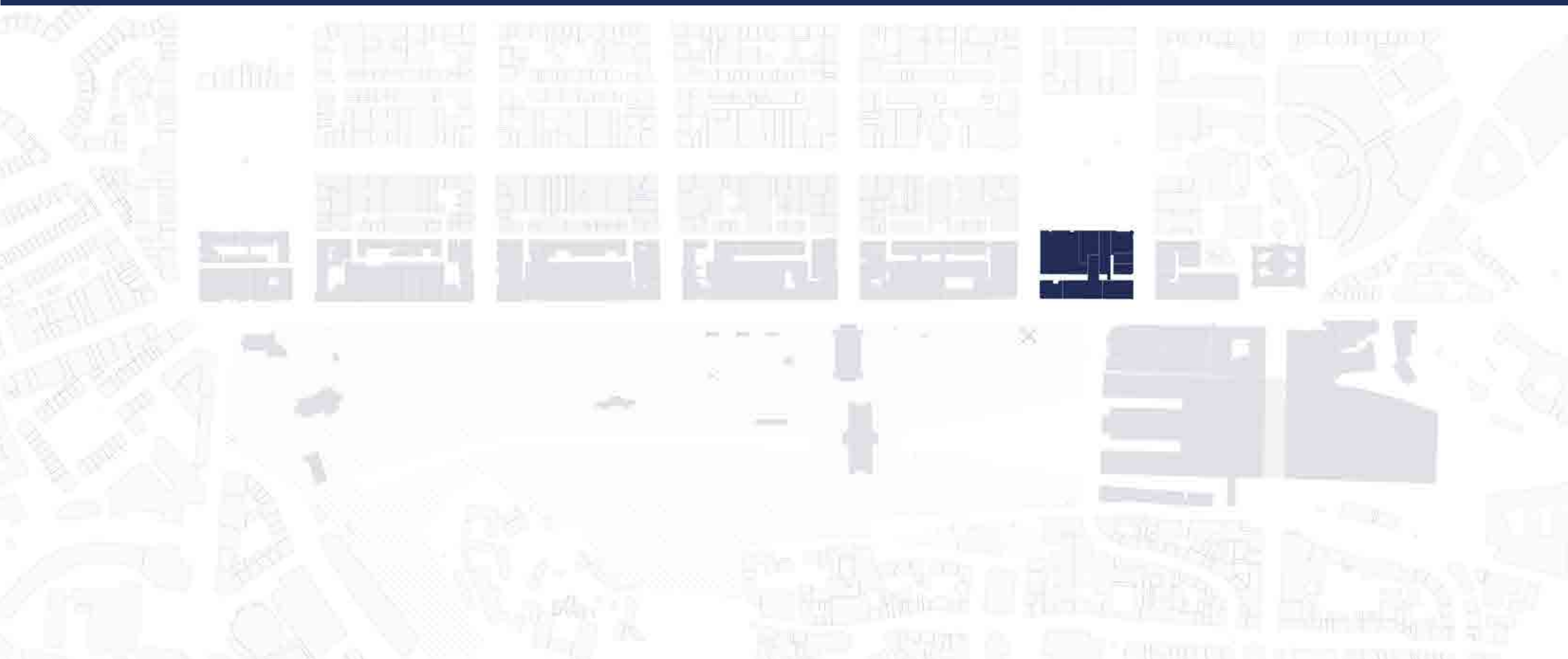
- 6.244 Alongside NPF4, the City Plan 2030, and HES guidance, relevant local guidance includes:
- Edinburgh Design Guidance
 - Guidance for Businesses
 - Guidance on Listed Buildings and Conservation Areas
 - City Centre Shopping & Leisure Guidance
 - Climate Ready Edinburgh Plan 2024-2030.
 - Princes Street and the Waverley Valley Strategy
 - Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035
 - Relevant Street Design Guidance



Figure 6.57 61-2 Princes Street (left), remodelled in 1870 for the drapers Romanes & Paterson with a tearoom later added.



Block 6



6 | Assessment of Component Significance

Block 6: South St David Street to South St Andrew

Location

- 6.245 This unit of assessment comprises 2 listed buildings located between South St David Street and South St Andrew Street. It has several large-scale commercial buildings.
- 6.246 Located towards the east end of Princes Street, it forms a gateway to the city from the east and Waverley Station. It addresses Waverley Bridge and encloses St Andrew Square.

Listed Buildings

6.247 Listed from east to west:

- 30 Princes Street and south St Andrew Street, formerly Forsyth's (LB29503), Cat A
- 42-46 (inclusive nos) And 42a Princes Street And 1 South St David Street, incorporating The Old Waverley Hotel (LB29504), Cat. B



Figure 6.58 Old Waverley Hotel, 42-46 Princes Street, the oldest surviving building within Block 6.

Summarised History

- 6.248 Feuing of Block 6 began in 1768 and continued into the early 1780s. It was among the first blocks developed, and one of the first to be redeveloped. It is the only Princes Street block that retains no original buildings.
- 6.249 The arrival of the railways in the 1840s and the block's proximity to the stations encouraged the opening of several hotels. The Waverley Temperance Hotel, the Star Hotel and the London Hotel appear on the 1851 OS map, along with offices for the Norwich Insurance Company and the Scottish Widows Fund.
- 6.250 The oldest surviving building on the block is the Old Waverley Hotel, designed by John Armstrong in 1882. This busy six-storey Free Renaissance building stands on the block's west corner. At the east end is the former Forsyth's flagship store. Designed by J. J. Burnet, it was built from 1906 to 1907 and extended west by Burnet, Son and Dick in 1923 to 1925. It is a six-storey Free Renaissance structure with a corner tower that draws the eye. Its interiors were equally impressive, and it was the first fully steel-framed building in Scotland. The store closed in 1970, was sold to the Burton Group, and is now being converted for mixed use with a retail, hotel and hospitality offering (21/06258/FUL).
- 6.251 Between these two sits a modern redevelopment built in 2003 for Redevco. It replaced two empty buildings: the 1950s C&A department store (nos. 33-38), and the 1930s former Jays department store turned Burberry outlet (nos. 39-41) which was listed at the time. The replacement building features extensive glazing with sandstone panels and currently houses an H&M store and offices.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)



Figure 6.59 2018 R. W. Forsyth's flagship store (No. 30) with a corner tower and a steel-frame structure, currently being converted (CC BY-SA 4.0).



Figure 6.60 33-41 Princes Street, built in 2003, currently houses H&M with offices above.

6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

Block 6: South St David Street to South St Andrew

Cultural Heritage Significance

6.252 Block 6 is part of the highly influential First New Town, one of the most important and best-preserved examples of urban planning in the world. Although it no longer retains any 18th-century buildings, it still reflects the original layout of the block, and is bookended by 19th century listed buildings.

6.253 With a former department store at one end and a large hotel at the other, the block represents the two key services that dominated the commercial history of Princes Street.

6.254 As a long-standing place of commerce, with a recognisable department store, the block has formed part of the shopping route for generations of residents and tourists, and continues offer retail and hospitality options today. This shared experience contributes to the character and intangible value of Princes Street.

6.255 The former Forsyth's department store is opulent, rich in architectural detail, and is notable for being the first fully steel-framed building in Scotland. It possesses architectural and historic interest. Designed by J. J. Burnet, the Free Renaissance building incorporates giant Ionic columns and oversized keystones, culminating in a mullioned tower with a gilded openwork sphere.

6.256 It is one of several tall towers at the east end of Princes Street, alongside the Scott Monument, Balmoral Tower, Nelson's Column and the former Jenners tower. Together, they create a group of sculptural landmarks that contribute to the WHS skyline.

6.257 The Old Waverley Hotel by John Armstrong, is another Free Renaissance building, busy with carved architectural detail. Dating from 1882, it is tall for its age, with 6 storeys and another 2 floors in its mansard roof, and was served by hydraulic lifts. It possesses architectural and historic interest.

6.258 The modern block sandwiched between them, which replaced the C&A department store does not possess any special interest and contributes minimally to the character and appearance of Princes Street. Its horizontal articulation and large areas of glazing are out of step with the verticality and extensive use of stone exhibited by its neighbours.

6.259 Block 6 may possess some archaeological interest. The two historic buildings may retain some unknown original features, such as past decorative treatments, and archival research could uncover more about their construction and alterations.

6.260 There are views towards the block from Waverley Bridge and from Princes Street where they are seen as a part of evolving townscape. The prominent corner buildings draw focus in views towards it.

6.261 The block terminates views north along Waverley Bridge, in this view the former Forsyth's tower is a prominent vertical element. Views to the block from the north end of Waverley Bridge and the south pavement of Princes Street are disrupted by heavy traffic

6.262 The block forms part of view corridors towards Calton Hill in the east and St Mary's Episcopal Cathedral in the west. This setting enhances the block's significance and illustrates how the First New Town used topography and axial views, key WHS attributes.

6.263 The open aspect of Block 6 provides key views south, towards the Scott Monument and to the Old Town, with its picturesque composition of rooftops, gables, turrets, and spires.

Key Attributes

6.264 For Block 6, key attributes from the WHS Management Plan include:

- There is a long tradition of classicism within the culture and historic fabric of the city
- A wealth of internal features and a remarkable survival of many historic interiors, especially in the New Town
- There is a wide variety of building types from many periods throughout the city
- The New Town has a remarkably large area of buildings covered with classical ashlar faced architecture
- High standard of late Victorian and early 20th century commercial architecture



Figure 6.61 1880 Princes Street (Blocks 6 and 7) showing redevelopment of 18th century buildings, note Forsyth's has not yet been constructed (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).

6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements
Read in conjunction with the Thematic Significance (above)

Block 6: South St David Street to South St Andrew

Risks & Vulnerabilities

- 6.265 If buildings are not occupied, or only occupied at ground level, their fabric is vulnerable to deterioration through neglect or lack of maintenance. For example, if the office spaces or hotel rooms in any of the buildings become unoccupied.
- 6.266 There is also a risk to the retail character of Princes Street if units are left unoccupied.
- 6.267 The architectural and aesthetic interest of the block is vulnerable to low-quality signage and to temporary commercial advertising.
- 6.268 The skyline and massing of the block is very vulnerable to inappropriate development which would adversely impact the integrity and authenticity of the WHS, and the appearance of key views. For example, the ‘Forsyth Sphere’, which crowns the tower of 30 Princes Street, is a recognisable landmark within Edinburgh. Views towards it, and its clarity within the skyline, should be protected.
- 6.269 Uninformed alterations or development poses risks to the cultural heritage significance of the block, as it may result in inappropriate change and/or loss of historic fabric. Uninformed alterations to unlisted buildings, such as 33-41 Princes Street (H&M and offices), can also impact the WHS and New Town Conservation Area. Early engagement with the pre-application process, careful assessment through the planning system, and adequate enforcement can avoid or minimise these risks
- 6.270 Climate change poses a risk. Extreme rain damages buildings, causes flooding, and leads to disruption for businesses and communities. Buildings are vulnerable to water ingress and dampness, exacerbated by inadequate or poorly maintained rainwater goods, as well as overheating due to warmer temperatures, which may be experienced by 33-41 Princes Street (H&M and offices) with its large areas of glazing.

Opportunities

- 6.271 There is an opportunity to ensure that residents and visitors continue to experience a vibrant city centre with the right mix of land uses, supported through the emerging Princes Street and Waverley Valley Strategy. (See also ‘Use’ section).
- 6.272 Conservation-led development presents the opportunity to carry out sensitive change, using appropriate materials, massing, and high-quality design. This preserves special interest and keeps historic buildings in use. The redevelopment of the former Forsyth’s building (30 Princes Street) is an example of this.
- 6.273 Removing detracting elements enhances appearance and quality of individual listed buildings and the WHS at large. The large quantity of glazing at the H&M is not in keeping with the rest of Princes Street, and in the future this building could be more sensitively retrofitted to reflect character and appearance of its context.
- 6.274 Unsatisfactory shop fronts present an opportunity to improve their quality, particularly where they are poorly designed, inappropriately styled, or badly maintained. There may be opportunities to unify frontages, for example where a single landlord exists. The Old Waverley Hotel, 42-46 Princes Street, which has multiple retail units at ground floor level may present an opportunity for this approach.
- 6.275 During construction works, there are opportunities to use 1:1 netting images of buildings on scaffolding.
- 6.276 There is an opportunity to ensure that all the floors of the buildings are utilised effectively, a prime of example being the mixed use scheme for a retail, hotel and hospitality offering in the former Forsyth’s building (No. 30).

Local Guidance and Related Strategies

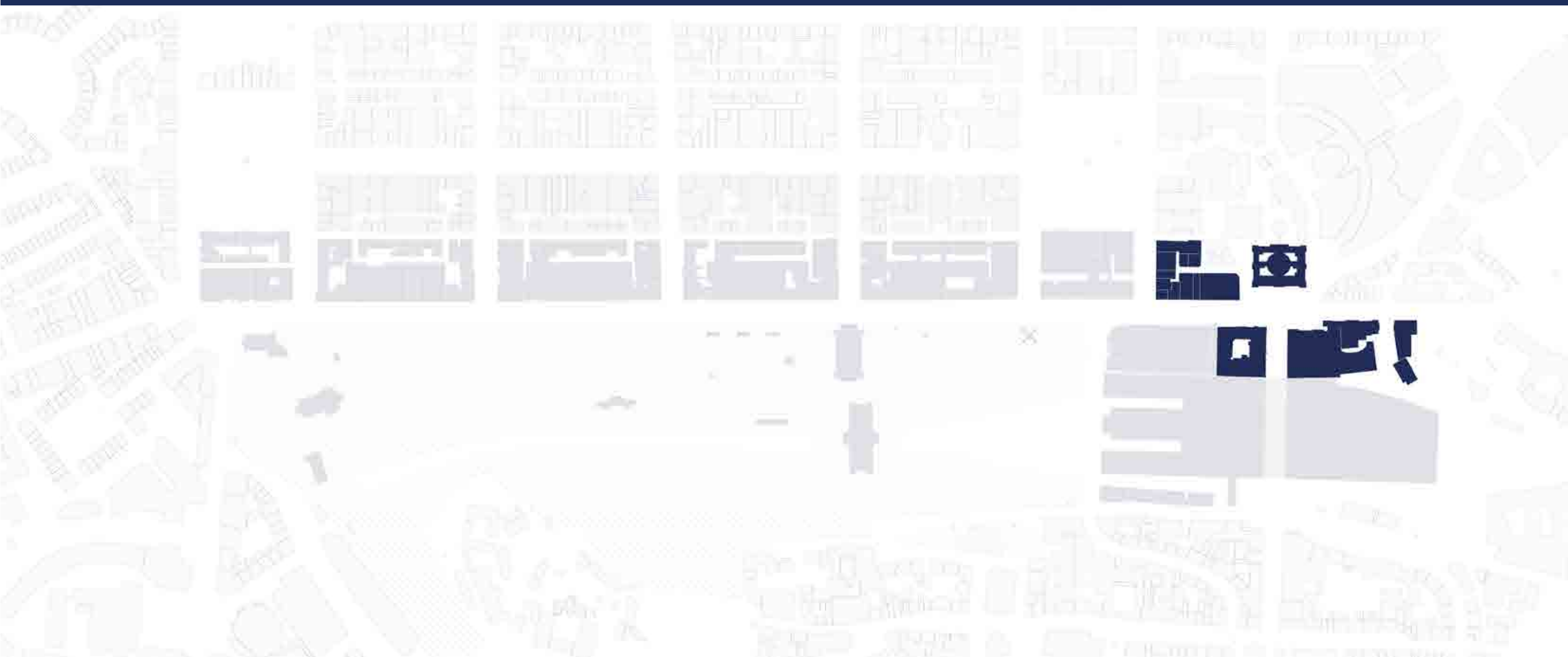
- 6.277 Alongside NPF4, the City Plan 2030, and HES guidance, relevant local guidance includes:
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 - Guidance on Listed Buildings and Conservation Areas
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 - Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035
 - Relevant Street Design Guidance



Figure 6.62 1938 View from the Old Town towards the east end of Block 6 (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).



Block 7



6 | Assessment of Component Significance

Block 7: South St Andrew St to Leith St & East Waverley Valley

Location

6.278 This unit of assessment comprises 12 listed buildings. 7 are located on the north side of Princes Street between South St Andrew Street and Leith Street. 5 listed buildings lie on the south side of Princes Street and Waterloo Place.

Listed Buildings

6.279 On the north side of Princes Street, listed from east to west:

- Princes Street, General Register House With Area Walls And Steps To Front (LB27636), Cat. A
- Princes Street, Monument To Duke Of Wellington (LB27879), Cat. A
- 10-15 (Inclusive Nos) Princes Street (LB43313), Cat. C
- 16-18 (Inclusive Nos) Princes Street (LB29501), Cat. B
- 19 And 20 Princes Street, Incorporating The Royal British Hotel (LB29502), Cat. B
- 21-23 (Inclusive Nos) Princes Street (LB43314), Cat. C
- 24 And 25 Princes Street (LB43315), Cat B

6.280 On the south side of Princes Street and Waterloo Place, listed from east to west:

- 16-20 (Even Nos) Waterloo Place (LB29899), Cat. A
- Regent Bridge Carrying Waterloo Place Over Calton Road Including Railings (LB27945), Cat. A
- 6-14 (Even Nos) Waterloo Place (LB29898), Cat. A
- Waterloo Place And North Bridge And 10 Calton Road, Waverley gate (Former General Post Office) Including Wall And Lamp Standards (LB27631), Cat. A
- 1 Princes Street And 2-18 (Even Nos) North Bridge, The Balmoral Hotel (Former North British Hotel) (LB30315), Cat. B

Summarised History

6.281 Block 7 was built between 1767 and 1773. That year's Post Office directory lists residents by name and occupation, merchants, wrights, smiths, fleshers, physicians, and architects, but gives no building numbers. While the block may have been purely residential, trade likely occurred here from early on. Nos. 21-25 survive from this early development period, they have painted lime render with ashlar dressings, their height has been increased by a storey.

6.282 Between 1774 and 1788, General Register House, designed by Robert Adam, was built. This neo-classical building was the first purpose-built record office in Britain and remains in use today. The site, which terminates views along North Bridge, is located on land given by the City to encourage New Town development. The Duke of Wellington Monument was installed in front of it thereafter (1849-52).

6.283 Between 1815 and 1819, leading early 19th-century architect Archibald Elliot designed and built three key structures on the south side of Waterloo Place, including Regent's Bridge. Working with engineer Robert Stevenson, they created a semi-circular span linking Princes Street and Calton Hill, topped by two classical screens in the form of triumphal arches. Flanking these are two classical office buildings: 6-14 Waterloo Place, featuring an Ionic portico on its west side, and 16-20 Waterloo Place, originally the General Post Office until it outgrew the site.

6.284 Between 1861 and 1865, a larger General Post Office was built at the corner of North Bridge and Waterloo Place. Designed by Robert Matheson, it is a well-detailed Italian High Renaissance office building, later extended by W.W. Robertson (1891-92) and W.T. Oldrieve (1907-10).

6.285 On Princes Street, Nos. 16-18 was built in 1864 by W. Hamilton Beattie of George Beattie & Son. This slender block is a late expression of the Greek Revival, showing Beattie's early purity, with a scrolled balustrade and ashlar sandstone. Next door, the lively Royal British Hotel (also Nos. 19-20) was built from 1896-98, designed by J. Macintyre Henry.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

6.286 Opposite, on the south side of Princes Street, the North British Station Hotel was completed in 1902. W. Hamilton Beattie's competition winning design is bold in its bulk, and rich in 16th-century Franco-German detail. Its 58m clock tower remains one of Edinburgh's most recognisable landmarks, confidently asserting itself on the skyline.

6.287 To the east of General Register House, a Woolworths building was erected on the corner plot in 1925 (Nos. 10-15), likely designed by in-house architect W. Priddle. It features interwar classicism and an octagonal corner tower, and was extended west in 1956. It is currently an Apple store and a hotel.



Figure 6.63 View east along Princes Street featuring Block 7 (left) and the Balmoral Hotel (Former North British Hotel) (right).



Figure 6.64 1895 view showing the buildings formerly on the site of the Balmoral Hotel (Former North British Hotel) (SC 1096260 © Courtesy of HES (Scottish Colorfoto Collection)).

6 | Assessment of Component Significance

Block 7: South St Andrew St to Leith St & East Waverley Valley

Cultural Heritage Significance

6.288 Block 7, along with General Register House, forms one of the earliest parts of the highly influential First New Town, one of **the world's** most important and best-preserved examples of urban planning.

6.289 General Register House is a key building within the New Town. Designed by the renowned architect Robert Adam, its long frontage with corner towers stands prominently at the New Town's entrance, intended to encourage its development. It is of exceptional architectural and historic interest. As the first purpose-built record office in Britain, still in use today, it contributes to the authenticity of the WHS.

6.290 The Balmoral Hotel (formerly the North British Hotel) is a prominent landmark on Princes Street. Its clock tower is the centrepiece of the design and one of Edinburgh's most recognisable features, contributing strongly to the city's skyline and its OUV. The richly detailed elevations and association with W. Hamilton Beattie confer special interest.

6.291 The former General Post Office (1861–65), opposite, has a strong cityscape presence. Its crowning urns on the balustrade, suggested by Prince Albert, contribute to the WHS skyline. Designed by Robert Matheson, its richly detailed High Renaissance Italian-style elevations add to the decorative quality of the townscape. Its classical design was emulated in later extensions, overlooking the east end of the Waverley Valley.

6.292 Together with the Balmoral, it frames the entrance to the New Town from North Bridge and the approach to General Register House.

6.293 The west end of Block 7 retains some late 18th-century buildings (Nos. 21–25), whose survival contributes to the area's architectural interest by illustrating the original phase of development. Their alterations reflect how they were later adapted.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

6.294 Other buildings in the block reflect the 19th and early 20th-century adaptation of Princes Street. The Royal British Hotel (Nos. 19–20) is an eclectic mid-19th-century building, with a pair of bowed windows and a lively roof-line featuring Dutch gables and a corner tower. Nos. 16–18 is a late Greek Revival building by W. Hamilton Beattie. The former Woolworths on the corner plot (Nos. 10–15) is an example of inter-war classicism and represents another of Princes Street's former department stores.

6.295 These buildings hold architectural and aesthetic interest for demonstrating stylistic diversity and for contributing to the character of Princes Street. Their association with noted architects and the history of hotels and department stores adds further historic interest.

6.296 The properties have been used for retail and trade for most of their existence, making the block a long-standing centre of commerce. Generations of tourists and residents have



Figure 6.65 View from Waverley Bridge, over Waverley Station to Block 7 and the Balmoral Hotel (Former North British Hotel).



Figure 6.66 Mix of building styles and ages within Block 7.



Figure 6.67 View east from Princes Street/Waterloo Place to Calton Hill.

6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

Block 7: South St Andrew St to Leith St & East Waverley Valley

frequented these shops, shaping the character of Princes Street. The block's proximity to the station encouraged the establishment of several hotels, reinforcing its historic association with hospitality.

6.297 Archibald Elliot, one of Edinburgh's leading early 19th-century architects, designed the structures along Waterloo Place, which are of exceptional architectural and historic interest. Regent's Bridge crosses Calton Road and, with its triumphal screen, commemorates the Battle of Waterloo. It is one of the WHS's many neoclassical monuments, contributing to its OUV.

6.298 The Ionic portico on the west elevation of 6–14 Waterloo Place mirrors 1–21 Waterloo Place (separately listed), form a triumphal exit from Princes Street and are a key WHS view.

6.299 Elliot's former Post Office (Nos. 16–20 Waterloo Place) has an austere classicism and is a major example of his Greek Revival work.

6.300 All buildings in this assessment unit may hold archaeological value and could retain original features such as basements, roof structures, or decorative details. Archival research may also reveal more about alterations, occupants, and past uses.

6.301 The buildings feature in several key views, including views east along Princes Street and Waterloo Place to Calton Hill, framed by Ionic porticoes; and views along North Bridge towards General Register House, flanked by the Balmoral and General Post Office. In this view the spiral turret of the St James Centre breaks above the roof line of General Register House.

6.302 In westward views along Princes Street, the Balmoral and 10–15 Princes Street (the former Woolworths store) act as gateway buildings within a busy, evolving streetscape.

6.303 The Balmoral has one of several tall towers at the east end of Princes Street, alongside the Scott Monument, former Forsyth's tower, and former Jenners tower. Together, they form a group of sculptural landmarks contributing to the WHS skyline.

6.304 The open aspect of much of Block 7 provides important views across Waverley Station to the Old Town, with its picturesque composition of rooftops, gables, turrets, and spires.

6.305 However, many views around this area are disrupted by heavy traffic and large crowds. The junction at the north end of North Bridge is especially busy and frenetic, creating a challenging environment in which to appreciate key views and important buildings.

Key Attributes

6.306 For Block 7, key attributes from the WHS Management Plan include:

- There is a long tradition of classicism within the culture and historic fabric of the city
- A wealth of internal features and a remarkable survival of many historic interiors, especially in the New Town
- There is a wide variety of building types from many periods throughout the city
- The New Town has a remarkably large area of buildings covered with classical ashlar faced architecture
- The highest concentration of protected buildings in Scotland
- High standard of late Victorian and early 20th century commercial architecture



Figure 6.68 10-15 Princes Street (former Woolworths building, now Apple Store), built 1925 and later extended.



Figure 6.69 The clock tower of the Balmoral Hotel (Former North British Hotel), completed in 1902, has become a recognisable landmark on Edinburgh's skyline.

6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

Block 7: South St Andrew St to Leith St & East Waverley Valley

Risks & Vulnerabilities

- 6.307 Due to the busyness of the east end of Princes Street, stemming from bus connections, train passengers, taxis and general traffic, the area is prone to overcrowding, risking the intangible experience of the WHS.
- 6.308 If buildings are not occupied, or only occupied at ground level, their fabric is vulnerable to deterioration through neglect or lack of maintenance. There is also a risk to the retail character of Princes Street if units are left unoccupied. For example, the upper levels of buildings which date from the original/early development phase, such as Nos. 16-18 and 21-25, are vulnerable if not occupied and maintained.
- 6.309 The architectural and aesthetic interest of the block is vulnerable to low-quality signage and materials and to temporary commercial advertising.
- 6.310 There is an absence of comprehensive data on the surviving original New Town buildings along Princes Street, as such there is a risk of loss of historic knowledge. 21-25 Princes Street are known to date from this phase.
- 6.311 The skyline and massing of the block are very vulnerable to inappropriate development, which would adversely impact the integrity and authenticity of the WHS, and the appearance of key views, particularly given the important skyline elements in this section of the Study Area. This includes the Balmoral Hotel clock tower, the dome of Register House and the monuments on Calton Hill.
- 6.312 Uninformed alterations or development poses risks to the cultural heritage significance the block, as it may result in inappropriate change and/or loss of historic fabric. Early engagement with the pre-application process, careful assessment through the planning system, and adequate enforcement can avoid or minimise these risks.
- 6.313 Climate change poses a risk. Extreme rain damages buildings, causes flooding, and leads to disruption for businesses and communities. Buildings are vulnerable to water ingress and dampness, exacerbated by inadequate or poorly maintained rainwater goods, as well as overheating due to warmer temperatures, which may be experienced by Nos. 10-15 (formerly Woolworths, now Apple) with its large areas of glazing.

Opportunities

- 6.314 Opportunities to address the significant challenges presented by the east end of Princes Street should be taken to ensure that residents and visitors continue to experience a vibrant city centre, with the right mix of land uses and a high-quality public realm, supported through the emerging Princes Street and Waverley Valley Strategy. (See also 'Use' section).
- 6.315 When occasions arise, opportunities should be taken to de-clutter and rationalise the public realm, particularly around the east end of Princes Street. Any changes, repairs or renewal work should be carefully detailed and carried out to the highest standards using appropriate materials and techniques. This would ease walking and wheeling and enhance the appearance and appreciation of the WHS.
- 6.316 Conservation-led development presents the opportunity to carry out sensitive change, using appropriate materials, massing, and high-quality design. This preserves special interest and keeps historic buildings in use. Removing detracting elements enhances appearance and quality of individual listed buildings and the WHS at large.
- 6.317 Where there are unsatisfactory shop fronts, there is an opportunity to encourage the improvement of the quality of these, particularly the minority of shops which are poorly or inappropriately designed or badly maintained.
- 6.318 There is an opportunity to ensure that all the floors of the buildings are utilised effectively.
- 6.319 There is an opportunity to carry out research on the extent of surviving original New Town Buildings on Princes Street.
- 6.320 During construction works, there are opportunities to use 1:1 netting images of buildings on scaffolding.
- 6.321 The scale of 18th century buildings provide for independent and boutique retail or food and drink use seeking a unique and characterful setting, for example Nos. 21-25 which survive from the earliest development phase.
- 6.322 Well-designed and carefully sited interpretation could potentially be introduced to communicate the history and significance of this area.

Local Guidance and Related Strategies

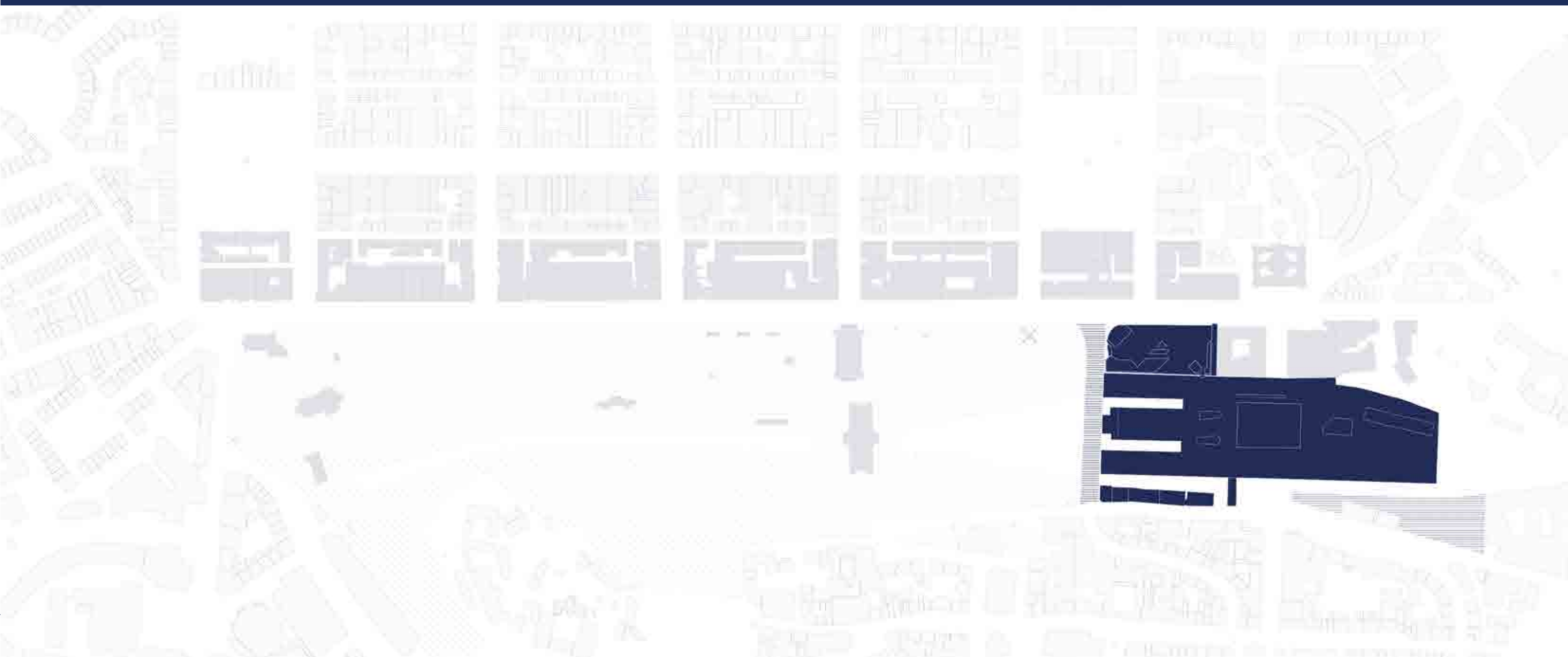
- 6.323 Alongside NPF4, the City Plan 2030, and HES guidance, relevant local guidance includes:
- Edinburgh Design Guidance
 - Guidance for Businesses
 - Guidance on Listed Buildings and Conservation Areas
 - City Centre Shopping & Leisure Guidance
 - Climate Ready Edinburgh Plan 2024-2030.
 - Princes Street and the Waverley Valley Strategy
 - Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035
 - Relevant Street Design Guidance



Figure 6.70 View north, from top deck of bus, along North Bridge to Register House with the Balmoral Hotel (Former North British) to the left and Waterloo Place (Former General Post Office) to the right.



Edinburgh Waverley Station, Bridge & Mall



6 | Assessment of Component Significance

Edinburgh Waverley Station, Waverley Bridge & Waverley Mall

Location and Further Information

- 6.324 This unit of assessment comprises 5 listed buildings. It includes Edinburgh Waverley Station, Waverley Bridge, the former Parcels Office, the Travel Hub, the buildings along Market Street, the Police Box on Waverley Bridge, Waverley West Signal Box and the station car park.
- 6.325 These structures are located at the east end of the Waverley Valley. They form a gateway into the city when arriving by rail.
- 6.326 For a more detailed discussion of the history and significance, see 'Edinburgh Waverley Station Statement of Heritage Significance' (2019) prepared by Alan Baxter for Network Rail.

Listed Buildings

- 6.327 Listed from east to west:
- Waverley Station (4 Waverley Bridge), Former Parcels Office (17 Waverley Bridge), and Waverley Bridge, (excluding Waverley Steps), Edinburgh (LB30270), Cat. A
 - Princes Street Gardens, Waverley West Signal Box (LB52052), Cat. B
 - 31 and 33 Waverley Bridge (Travel Shop), Edinburgh (LB52352), Cat. B
 - 31, 32-35 And 36-39 (Inclusive Numbers) Market Street, Edinburgh (LB52353), Cat. B

Summarised History

- 6.328 The first railway termini at the east end of the Waverley Valley were constructed in the 1840s. By 1865, the three operating companies had merged to become North British Railway. Between 1868 and 1874, the station was rationalised: most original buildings were demolished, 12 through lines replaced three broad platforms, and a vast glazed roof was added. Waverley Bridge was rebuilt in stone, and the Vegetable Market was moved from the south to the north side of the valley.
- 6.329 A second major reordering in the 1890s addressed growing capacity needs. Much of the current station fabric dates from this period, including the ridge-and-furrow glass roof and the Booking Hall. The Booking Hall originally contained a timber octagonal booking office which was removed along with the tiled floor in 1970. North Bridge and Waverley Bridge were again rebuilt during the 1890s, and warehouses and offices were constructed along Market Street. These buildings are cantilevered and supported by riveted steel columns to the rear, they formerly accommodated fruit and vegetable brokering and wholesaling, with direct access to the rail tracks via goods lifts. The former Parcels Office (now Wetherspoons) was also built fronting onto Waverley Bridge. A stone elevation from an earlier station building was reused for a railway agents' office on the corner of Waverley Bridge and Market Street, now the Waverley Bridge Travel Hub.
- 6.330 In 1936, a bespoke signal box, made of reconstituted stone and concrete, was built into a western siding wall, featuring a glazed operations room. The original Vegetable Market, included an ornamental roof garden, but the structure was deemed unsafe in the 1970s and replaced in the 1980s by the present-day Waverley Market. The present roof terrace, with its varying levels and roof structures, has several planters featuring trees and shrubs. Also in the second half of the 20th century, a station goods shed southwest of the station was demolished and replaced by the station car park. Archaeological works at New Street, Waverley Vaults in 2003 recorded 19th century brick railway goods yard vaults under the car park and on the site of the Council Offices.
- 6.331 Network Rail took over Waverley Station in the early 2000s, and have upgraded its accessibility and capacity: refurbishing entrances, re-glazing the roof and altering platforms.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)



Figure 6.71 Interior of Edinburgh Waverley Station, much of the current station fabric dates from the 1890s reordering including the ridge-and-furrow glass roof.



Figure 6.72 The oldest part of the station survives as the Travel Hub, on the corner of Waverley Bridge and Market Street which reused parts of an earlier station building. Along Market Street are former warehouses and offices dating from the 1890s reordering.



Figure 6.73 A bespoke signal box made from reconstituted stone and concrete, built 1936.

6 | Assessment of Component Significance

Edinburgh Waverley Station, Waverley Bridge & Waverley Mall

Cultural Heritage Significance

- 6.332 The station, as seen today, principally dates from the 1890s redesign by the engineers Blyth & Westland. The main contributor to its architectural interest is its ability to integrate its functional requirements within a sensitive and confined site. It contains little elaborate decoration except for the (compromised) central Booking Hall and column detailing.
- 6.333 The role of the building in its setting is an important aspect of its architectural interest. Its ridge-and-furrow roof enables the station to fit within the valley between the Old and New Towns without breaking any major views, and also provides glimpsed views from the station concourse to the New Town.
- 6.334 In the absence of a grand entrance to the station, the ramps are generally considered to form the main point of arrival. As carriage ramps, they supported the original functioning of the station, and their design incorporated decorative motifs and cast-iron panelling. Importantly, the ramps provide a distinctive 'upwards' arrival onto Waverley Bridge, offering unfolding panoramic views and creating a memorable arrival into the city.
- 6.335 Combined with glimpses of the Gardens and the Old and New Towns from train windows, which heighten the sense of arrival, the station is an especially experiential place. It carries strong meaning for the generations of people who have passed through it.
- 6.336 The station predominantly derives historic interest from its role, as well as the role of the two predecessor stations, in the development of Edinburgh. It is associated to Sir Walter Scott through its name which references his first novel, Waverley. It is associated with the East Coast Route and journeys to Scotland. These associations confer a high level of intangible value.
- 6.337 Waverley Bridge is part of the 1890s station redesign and is associated with its expansion. When rebuilt, it incorporated cast iron parapets from the previous design and is a good example of 19th century engineering. It therefore has both architectural and historic interest.



Figure 6.74 Booking Hall in Edinburgh Waverley Station created as part of the 1890s redevelopment (image taken 1969) (SC2661508 © Crown Copyright: HES).



Figure 6.75 Booking Hall in Edinburgh Waverley Station as seen in 2026 with the original octagonal booking office now removed.



Figure 6.76 1895 showing former Vegetable Market with roof top gardens which was deemed unsafe and removed in the 1980s (SC 1096260 © Courtesy of HES (Scottish Colorfoto Collection)).



Figure 6.77 Waverley Mall, as seen from the Scott Monument.

6 | Assessment of Component Significance

Edinburgh Waverley Station, Waverley Bridge & Waverley Mall

6.338 The design of Waverley Bridge responds sensitively to its context, providing a datum which reinforces the valley topography. It provides panoramic views across the valley and towards the Old and New Towns, reinforcing key views which contribute to the OUV.

6.339 The fibreglass cladding that is fixed along the sides of Waverley Bridge conceals its appearance and restricts views, particularly to the west. The cladding is therefore detracting to the significance of the bridge and negatively impacts the OUV.

6.340 The Travel Hub on the corner of Waverley Bridge and Market Street is believed to use fabric from an earlier station building conferring architectural and historic interest. The former Parcel Office has strong architectural details and is associated with the 1890s redesign.

6.341 The former warehouses and offices along Market Street (31-39 Market Street) were also erected as part of the redesign and define the southern boundary of the station. They have an unusually high level of architectural treatment, reflecting the quality of their wider setting. They employ an innovative early steel frame construction, which can be appreciated from the station platforms, and provide an opportunity for further research.

6.342 The signal box is part of a rare and distinct building type and is one of a relatively small number of early 20th century examples. It is a bespoke interwar design and its use of reconstituted stone and concrete reflect material shortages at that time.

6.343 Waverley Mall is associated with the former Vegetable Market on the site, which had roof top gardens at street level. The fabric and design of the current shopping centre does not contribute to the significance of the station or the wider area.

6.344 The station car park, itself, does not possess any architectural or historic interest. However, the 19th century vaults underneath the car park have potential for further research. Likewise, the buildings formerly located on the car park site, have potential for further research.

Key Attributes

6.345 For the station, bridge and mall, key attributes from the WHS Management Plan include:

- The Waverley Valley forms a great arena within the heart of the city
- The WHS retains most of its significant buildings and spaces
- Monument bridges
- Dramatic changes in level reflect the topography and setting
- Edinburgh was built to create many important views and vistas



Figure 6.78 View from a platform into the station with Waverley Bridge above, note the fibreglass cladding which conceals the appearance of the bridge and restricts views.



Figure 6.79 Glimpsed views to the Old and New Towns are afforded from the trains and platforms.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)



Figure 6.80 Former warehouses and offices along Market Street (31-39 Market Street).



Figure 6.81 Cantilevered steel frame supporting former warehouses and offices along Market Street (31-39 Market Street), seen from within station and southernmost platforms.

6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements
Read in conjunction with the Thematic Significance (above)

Edinburgh Waverley Station, Waverley Bridge & Waverley Mall

Risks & Vulnerabilities

- 6.346 As the station is an important transport hub, and a key piece of infrastructure, there is a risk that the operational requirements of the station are prioritised at the expense of its cultural heritage significance.
- 6.347 The high architectural and aesthetic interest of the station is vulnerable to low-quality signage or poorly designed commercial offerings
- 6.348 The ability to appreciate views of the WHS is vulnerable to uninformed change, for example increasing building heights, such as the Waverley Market or station roof, above existing levels.
- 6.349 The unique and memorable upward arrival into the city would be vulnerable if access via the station’s ramps were restricted.
- 6.350 Climate change poses a risk. Extreme rain damages buildings, causes flooding, and disrupts transport networks. Buildings are vulnerable to water ingress, dampness and, in the case of the station, rusting and corrosion. The glazed roof of the station may mean it is prone to overheating in the summer due to warmer temperatures.



Figure 6.82 Aerial view of the car park next to Edinburgh Waverley Station.

Opportunities

- 6.351 The planned reconfiguration of the station by Network Rail provides an opportunity to preserve and enhance the significance of the Category A-listed station. This could include sensitive improvements to the Booking Hall and increasing public access to the upper levels.
- 6.352 The elements which contribute to the special interest of the station should first be understood, and then preserved and/or enhanced as part of any proposed changes. Careful consideration will be required to balance the operational needs of the station with its cultural heritage significance. Adverse heritage impacts should be avoided, or minimised where necessary. The design process for the station will be inherently complex, involving multiple policy considerations, and therefore, early pre-application discussions will be essential. Any changes should be conservation-led, display high-quality design, use appropriate materials and massing, and employ a high-level of craftsmanship and detailing.
- 6.353 If opportunities arise to make changes to Waverley Bridge, they should strengthen the connections between it and the city and, preserve and/or enhance the sense of arrival associated with it. Any changes should be conservation-led, use high-quality design and appropriate materials, and preserve its panoramic views. The appearance of the bridge and views from it could be enhanced by removing the fibreglass cladding on Waverley Bridge.
- 6.354 There is an opportunity to re-imagine the roof terrace of Waverley Mall and its interaction with Princes Street. The former roof gardens in this location could serve as inspiration. Any changes must be of high-quality design, use appropriate materials and protect views across the valley.
- 6.355 The appearance of the car park next to the station does not contribute to the appearance or character of the WHS. Any changes to this area should enhance its appearance and connection with the surrounding area, particularly given that it is well-placed to provide views across the valley.

- 6.356 There is an opportunity for further research into the less well understood areas of the station, such as the cantilevered steel frame supporting former warehouses and offices along Market Street (31-39 Market Street) and station car park with the 19th century vaults below.

Local Guidance and Related Strategies

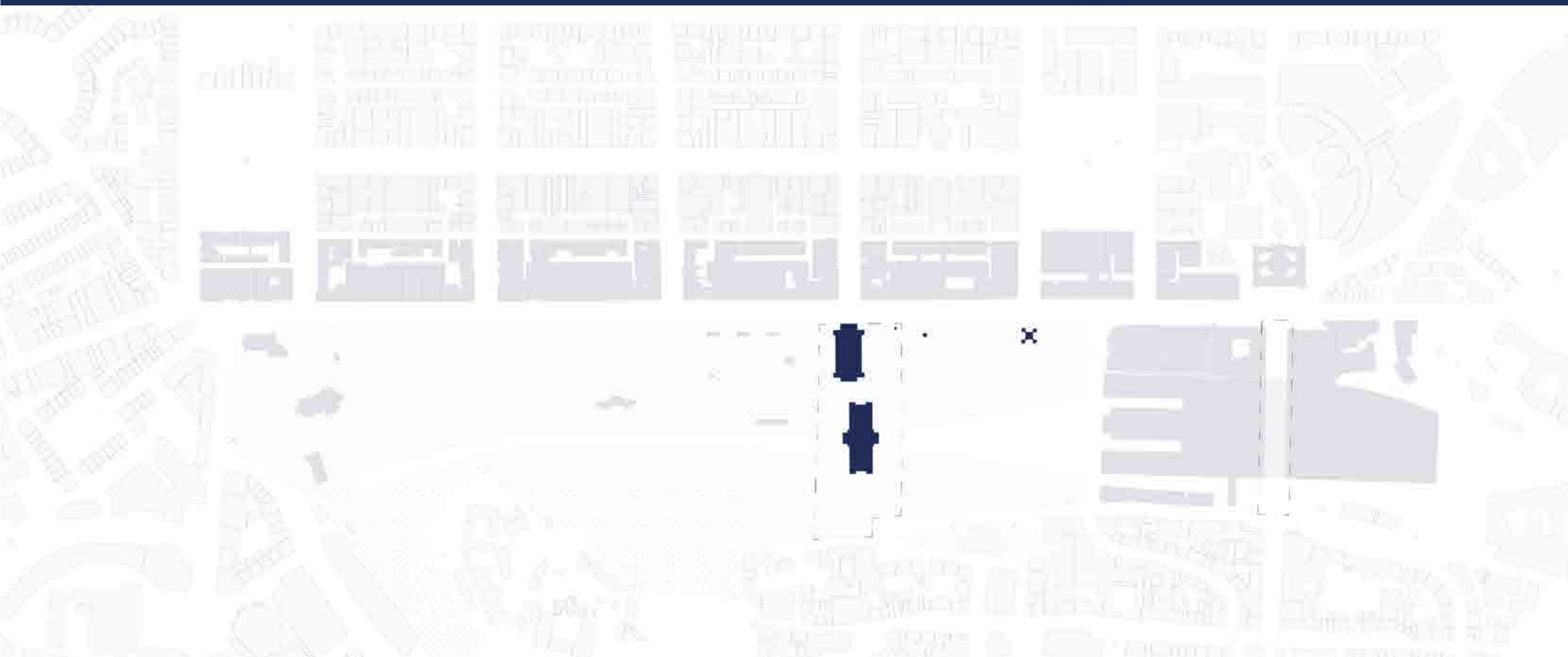
- 6.357 Alongside NPF4, the City Plan 2030, and HES guidance, relevant local guidance includes:
 - Edinburgh Design Guidance
 - Guidance for Businesses
 - Guidance on Listed Buildings and Conservation Areas
 - City Centre Shopping & Leisure Guidance
 - Princes Street and the Waverley Valley Strategy
 - City Mobility Plan
 - Edinburgh City Centre Transformation
 - Climate Ready Edinburgh Plan 2024-2030.
 - Edinburgh Waverley Station Masterplan
 - Green Blue Network, Open Space Strategy, Water Vision, and Biodiversity Action Plan
 - Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035



Figure 6.83 View to car park next to Edinburgh Waverley Station from Platform 5.



North Bridge & The Mound



6 | Assessment of Component Significance

North Bridge & The Mound

Location

6.358 This unit of assessment comprises 3 listed buildings and The Mound. They are all located across the Waverley Valley.

6.359 Waverley Bridge is included in the above section which covers Waverley Station, bridge and mall. The listed South African War Memorial (also known King's Own Scottish Borderer's) on North Bridge is included in the below section which covers Monuments.

Listed Buildings

6.360 Listed from east to west:

- North Bridge (LB30035), Cat A
- 77a Princes Street, Royal Scottish Academy (LB27744), Cat. A
- 1 The Mound, National Gallery of Scotland with Railings (LB27679), Cat. A



Figure 6.84 View from East Princes Street Gardens to the Royal Scottish Academy and the National Gallery of Scotland.

Summarised History

6.361 The foundation stone for the first North Bridge was laid in 1763. The three-arched stone bridge, designed by William Mylne, was completed in 1772, connecting the Old and New Towns. It was widened in 1873. The present bridge dates to the 1890s redesign of Waverley Station. It was designed by Blyth & Westland with architectural details by Robert Morham.

6.362 The Mound is a man-made earthen structure which spans the Waverley Valley. It was constructed between 1781 and 1830 primarily using excess earth from the construction of the New Town and demolished buildings from the Old Town. A formal access road was built on it in 1834 designed by Thomas Hamilton. Railway tunnels were later built through it.

6.363 Both the Royal Scottish Academy (RSA) and National Gallery for Scotland were designed by William Playfair. The RSA was commissioned by the Board of Manufacturers and Fisheries and was constructed between 1822 and 1826. Its design is an impressive Greek Revival Doric Temple.

6.364 The National Gallery sits harmoniously alongside it. Constructed between 1850 and 1859, it takes the form of a cruciform Ionic Temple and was funded by the Treasury and the gallery's Board of Trustees.

6.365 Building on the earlier Weston Link, completed in 2004 and designed by John Miller and Partners, new exhibition spaces were opened at the National Gallery in September 2023 which transformed the display of Scottish art. There is direct access between the 21st century extensions and East Princes Street Gardens.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)



Figure 6.85 1829 view of Mylne's North Bridge (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).



Figure 6.86 1885 view of Waverley Station with North Bridge (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).



Figure 6.87 View from Market Street to the recently conserved North Bridge, this version of the bridge dates from the 1890s reordering of the station.

6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

North Bridge & The Mound



Figure 6.88 View along North Bridge to General Register House



Figure 6.89 View across East Princes Street Gardens to the Royal Scottish Academy and the National Gallery of Scotland..



Figure 6.90 View along Hanover Street to the Royal Scottish Academy and the Old Town.

Cultural Heritage Significance

6.366 North Bridge possesses a very high degree of architectural and historic interest. It is the original crossing point between the Old and New Towns, linking the two spheres of Edinburgh's development. It is beautifully designed, with decorative cast-iron arcading, and is associated with the bridge that preceded it, as well as the redesign of Waverley Station. There are views of it from Waverley Bridge, The Mound, Princes Street, and Market Street.

6.367 North Bridge acts as a gateway into the New Town, with views north to Register House. The bridge also provides panoramic views across the WHS, enabling an appreciation of the OUV.

6.368 From North Bridge, there are views to the New Town, featuring the towers of the Balmoral Hotel, the former Jenners store and Forsyth's buildings, and the Scott Monument. To the south are views towards the Scotsman building, the Bank of Scotland and New College. To the west are views over East Princes Street Gardens to the Mound. To the east are views of Calton Hill, Arthur's Seat and the Firth of Forth. These outstanding views are available from the level of the bridge and the upper deck of a bus.

6.369 The Mound has a high level of historic and archaeological interest. It is associated with the construction of the New Town and the redevelopment of the Old Town. It also has significant research potential through future excavation.

6.370 The Mound also has high intangible value. In both historic and recent times it has been a place for processions and parades, and the open terrace to the east of the RSA has become a place of gathering for protests, festivals and parades, as well as **outdoor exhibitions and other events**. It is therefore associated with Edinburgh's social and cultural life, and is central to the intangible value of the WHS.

6.371 The galleries on The Mound have very high architectural and historic interest. They are of exceptional design quality and key examples of the Greek Revival in Scotland, associated with Edinburgh's sobriquet, 'The Athens of the North'. They are associated with their architect, William Playfair, and the development of the New Town. As artistic institutions they are associated with dissemination of high art and Edinburgh's cultural value.

6.372 The galleries on The Mound make an exceptional contribution to the OUV through their design and layout, often appearing in key views across Waverley Valley.

Key Attributes

6.373 For North Bridge and The Mound, key attributes from the WHS Management Plan include:

- The city hosts a wide range of national museums, galleries, archives, and libraries
- The Neo-Greek architecture of the city leading to it being known as the 'Athens of the North'
- There are multiple historic magnificent educational institutions
- The city was built by some of the greatest architects of their generations
- The city stands as an architectural symbol of nationhood
- North Bridge is an urban viaduct and main artery between the Old and New Towns
- Dramatic changes in level reflect the topography and setting
- Edinburgh was built to create many important views and vistas

6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

North Bridge & The Mound

Risks & Vulnerabilities

- 6.374 The archaeological potential of The Mound is vulnerable to uninformed ground breaking works.
- 6.375 The architectural value of the galleries on The Mound are vulnerable to vandalism or damage due to anti-social behaviour.
- 6.376 The intangible cultural value of the Mound is at risk both, if gatherings, parades or other outdoor events are limited/ restricted, or if it subject to overuse/over commercialisation.
- 6.377 Climate change poses a risk. Extreme rain damages structures, causes flooding, and disrupts transport routes. Buildings and bridges are vulnerable to water damage, ingress, dampness and corrosion.



Figure 6.91 New view from National Gallery across East Princes Street Gardens.

Opportunities

- 6.378 The Mound Precinct is frequently used for festival activity and events, where it must comply with The Council's Public Space Protocol, and provides the opportunity to continue the tradition of gatherings in this area. Any events or changes in this location must protect significant historic fabric and intangible value.
- 6.379 Outwith these events, people could be encouraged to dwell on The Mound Precinct and appreciate the views it offers. Any changes, such as seating, must be conservation-led, of high-quality design, use appropriate materials and protect views across the valley.
- 6.380 There is an opportunity to introduce well-sited and carefully-designed interpretation of The Mound and its archaeology, particularly following the excavations which took place as part of the construction of the new National Gallery exhibition space.
- 6.381 There is an opportunity to increase access to, and knowledge of, Scottish art to both residents and visitors by increasing general awareness of the new National Gallery exhibition space.
- 6.382 The structural repair and conservation of North Bridge provides an opportunity to improve its appearance and enhance the interpretation of the original connection between the Old and New Towns. If the opportunity arises, a carefully-considered, conservation-led lighting strategy could enhance the interpretation of the bridge at night, subject to the appropriate consents.

Local Guidance and Related Strategies

- 6.383 Alongside NPF4, the City Plan 2030, and HES guidance, relevant local guidance includes:
- Edinburgh Design Guidance
 - Guidance for Businesses
 - Guidance on Listed Buildings and Conservation Areas
 - City Centre Shopping & Leisure Guidance
 - Public Space Event Guidance
 - Climate Ready Edinburgh Plan 2024-2030.
 - Princes Street and the Waverley Valley Strategy
 - Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035

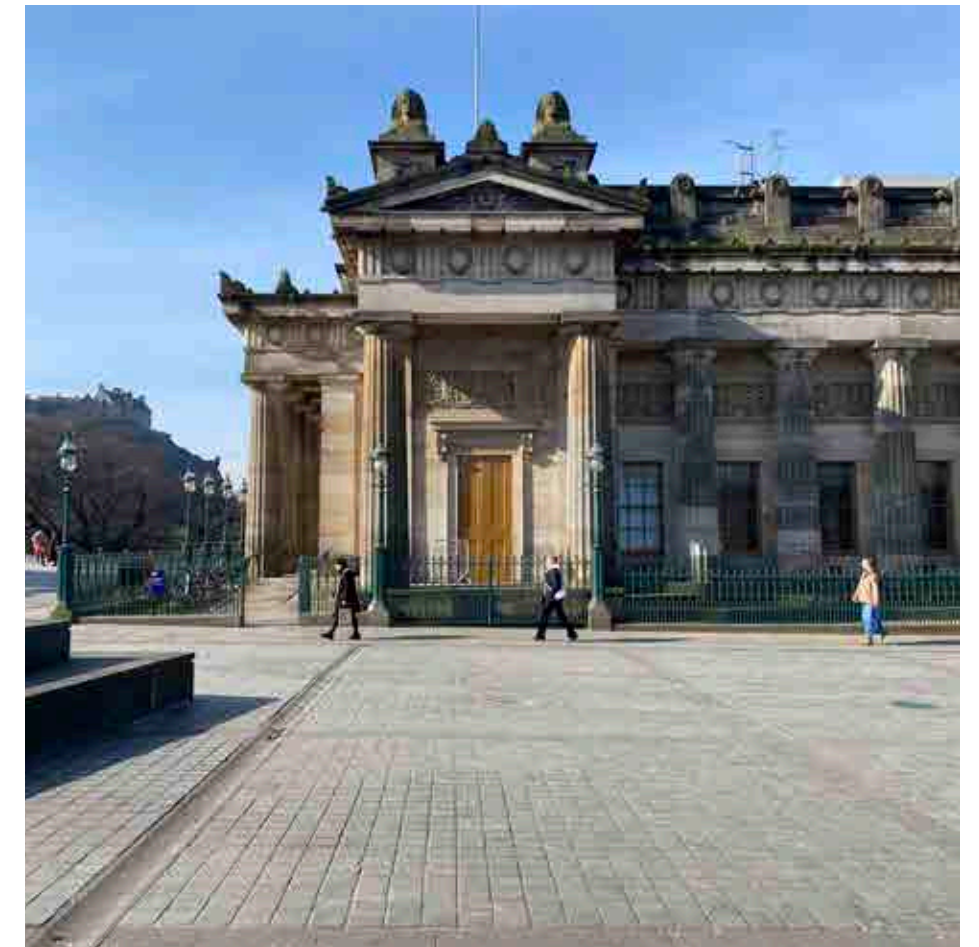
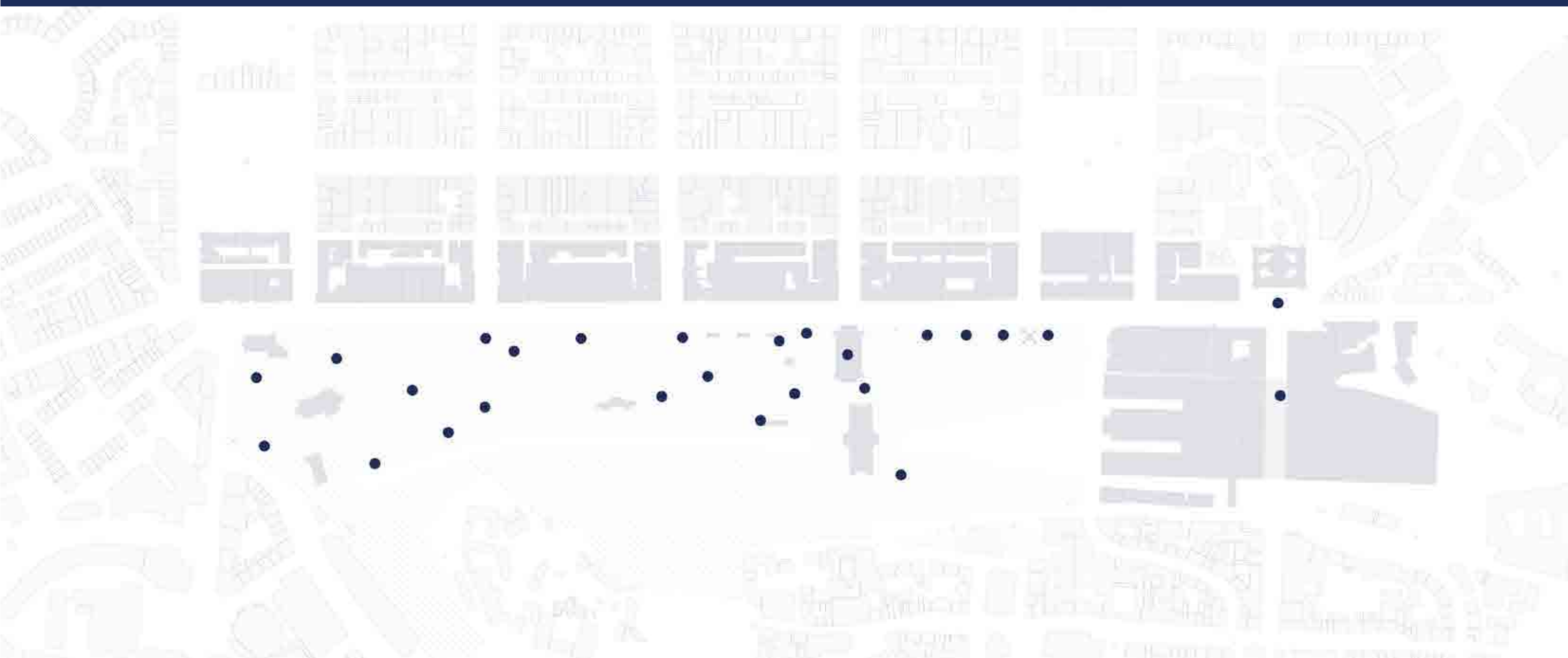


Figure 6.92 The Mound Precinct and the Royal Scottish Academy.

Monuments



6 | Assessment of Component Significance

Monuments

Location

6.384 This unit of assessment comprises the monuments located within the Study Area. There are 15 listed monuments which sit alongside additional unlisted monuments. See pages 49-51 for a full list of all the monuments in the Study Area.

Listed Buildings

6.385 Listed monuments in East Princes Street Gardens

- East Princes Street Gardens, John Wilson Monument (LB27881), Cat. A
- East Princes Street Gardens, Scott Monument With Retaining Wall And Steps (LB27829), Cat. A
- East Princes Street Gardens, Livingstone Monument (LB27864), Cat. A
- East Princes Street Gardens, Adam Black Monument (LB27842), Cat. A

6.386 Listed monuments in West Princes Street Gardens

- Princes Street Gardens, Royal Scots Greys Monument (LB27872), Cat. B
- West Princes Street Gardens, Allan Ramsay Monument (LB27870), Cat. A
- West Princes Street Gardens, Robert Louis Stevenson Memorial (LB48255), Cat. A
- West Princes Street Gardens, Ross Fountain (LB27911) Cat. A
- West Princes Street Gardens, Sir James Young Simpson Monument (LB27876), Cat. B
- West Princes Street Gardens, Thomas Guthrie Monument (LB27858), Cat. B
- West Princes Street Gardens, Royal Scots Memorial (LB48253), Cat. B
- West Princes Street Gardens, Scottish American Memorial (LB27874), Cat. B

6.387 Listed monuments on Princes Street

- Princes Street, Monument to Duke of Wellington (LB27879), Cat. A

6.388 Listed monuments on North Bridge

- North Bridge, South African War Memorial (LB49067), Cat. A

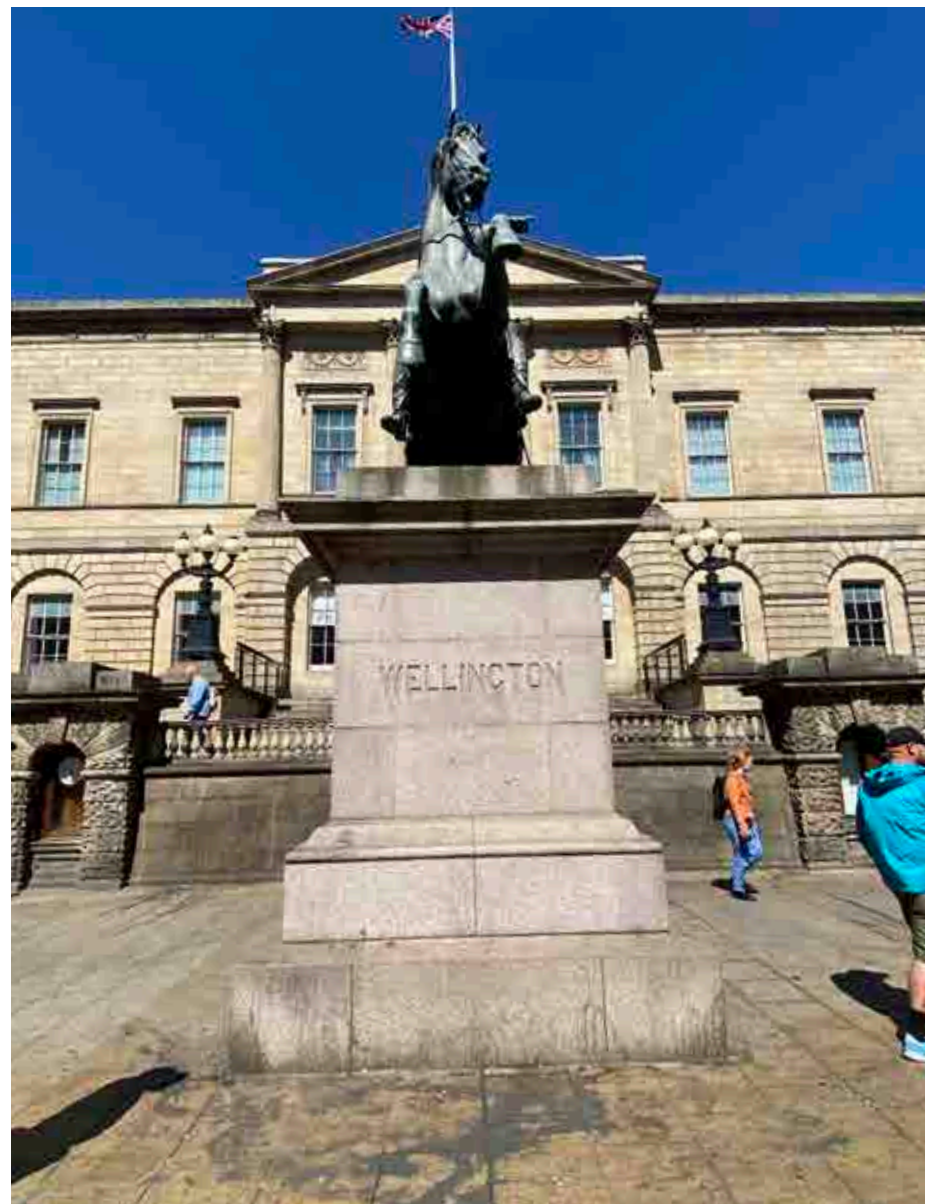


Figure 6.93 Monument to the Duke of Wellington in front of Register House.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

6.389 Monuments located with the churchyards at the west end of the Waverley Valley are included in the below listings:

- Lothian Road, St Cuthbert's Church (Church Of Scotland), Churchyard and Monuments, Boundary Walls, Gatepiers and Railings (LB27401) Cat. A
- Lothian Road, St John's Church (Episcopal), Hall, Churchyard, Boundary Walls, Steps, Railings, Gatepiers, Vaults and Monuments (LB27401), Cat. A



Figure 6.94 The Ross Fountain with Edinburgh Castle in the foreground.



Figure 6.95 The Scott Monument in East Princes Street Gardens.

6 | Assessment of Component Significance

Monuments

Summarised History

- 6.390 Most monuments in the Study Area are in East and West Princes Street Gardens, and were added mainly in the 19th and 20th centuries. They fall into three categories: those commemorating notable 18th- and 19th-century Scottish men, those honouring war dead, and various other sculptures and monuments.
- 6.391 The first monument erected was the Scott Monument (1840–44) in East Princes Street Gardens, a Gothic spire by George Meikle Kemp, with a sculpture of Scott by Sir John Steell. It was followed by statues of John Wilson (1865), David Livingstone (1876), and Adam Black (1877).
- 6.392 The first monument in West Princes Street Gardens, unveiled in 1865, was a Carrara marble statue of Enlightenment poet Allan Ramsay, also by Steell, with a Baronial plinth by David Bryce. The Ross Fountain, sculpted by Jean-Baptiste Klagmann and cast by Antoine Durenne (1862), was installed in 1872, gifted by Edinburgh gunsmith Daniel Ross. Other monuments include those to Sir James Young Simpson (1876), Thomas Guthrie (1910), and Robert Louis Stevenson (1999), along with several commemorating war casualties from the First and Second World Wars.
- 6.393 The Monument to the Duke of Wellington in front of Register House was cast by Sir John Steell in 1848. It was set up by James Gowans on a granite plinth designed by David Bryce.



Figure 6.96 The Sir James Young Simpson Monument, West Princes Street Gardens.



Figure 6.97 The King's Own Scottish Borderers Memorial, North Bridge.

- 6.394 The memorial on North Bridge (1904) is dedicated to the King's Own Scottish Borderers who died in campaigns in the last decade of the 19th century. It has recently been conserved and rededicated. An additional plaque was installed in 2026 to commemorate the regiment's more recent military activity.
- 6.395 St Cuthbert's Churchyard contains a significant number of important monuments, many of which pre-date the 1892–95 church. Notable memorials include one to John Grant of Kilgraston, a cast-iron tomb stone to Janet Crawford, and a Gothic mausoleum of the Gordons of Cluny by David Bryce. It is also the burial place of Thomas de Quincey, Alexander Nasmyth and George Meikle Kemp.
- 6.396 St John's Churchyard also contains a large number of memorials including those to Sir Henry Raeburn, Margaret Rutherford (mother of Sir Walter Scott), and Malvina Wells (the only known person buried in Edinburgh who was born enslaved). The tall granite Celtic cross which faces Princes Street is a Memorial to Dean Ramsay designed by Rowand Anderson (1878).
- 6.397 There are also a large number of undesignated monuments, particularly in West Princes Street Gardens. These primarily date to the late 20th and early 21st centuries, and include such monuments as the Genius of Architecture Statue, the Holocaust Memorial, the Forget-me-not Elephant and Wojtek the Bear.



Figure 6.98 The Royal Scots Memorial, West Princes Street Gardens

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

Cultural Heritage Significance

- 6.398 The designated and non-designated monuments throughout the Waverley Valley contribute strongly to the tangible and intangible value of the WHS. The contribution of the Scott Monument is especially strong given its architectural and historical significance.
- 6.399 The design and appearance of the various monuments contribute strongly to their architectural and artistic interest. They showcase different artistic approaches to commemorative monuments and exceptional artistic skill, particularly that of Sir John Steell who sculpted and cast several of the carved figures.
- 6.400 The monuments also contribute to the diversity and richness of the WHS. The inclusion of the designated and non-designated monuments within the townscape and gardens brings an additional layer of artistry into the public realm and create designed points of interest within the built environment.
- 6.401 The positioning of the majority of the monuments has been carefully considered and several terminate important views within the Study Area, an important attribute of WHS. For example, the Duke of Wellington Monument terminates views north along North Bridge, the Scott Monument terminates views south along South St David Street, the Royal Scots Greys Monument terminates views south along Frederick Street, and the Dean Ramsay Celtic cross memorial terminates views south along South Charlotte Street.



Figure 6.99 Forget-me-not Elephant



Figure 6.100 Norwegian Memorial Stone

6 | Assessment of Component Significance

Monuments

- 6.402 East and West Princes Street Gardens provide an exceptional setting for the monuments positioned within them. The monuments and memorials are an important part of the layout and appearance of the gardens. Often positioned along paths or at the end of an avenue, they contribute to the architectural and artistic value of the gardens and act as points of interest for people walking through them.
- 6.403 The monuments and memorials within the churchyards of St Cuthbert’s and St John’s contribute to the setting of their respective churches. They illustrate funerary architecture and practices in the 18th and 19th centuries, and earlier.
- 6.404 The monuments hold significant intangible value. They are associated with the individuals, organisations and events they commemorate, conferring historic interest. They are also associated with changing commemorative practices, for example the 19th century saw a large number of monuments introduced to the public realm to celebrate and/or memorialise events and people.
- 6.405 They can also hold meanings for people on an individual level, for example war memorials which often display the names of ancestors who have died.

Key Attributes

- 6.406 For monuments, key attributes from the WHS Management Plan include:
- A remarkable and varied collection of statues and monuments
 - The city is associated with many famous writers both past and present.
 - Edinburgh has a renowned literary history and was designated as the first UNESCO City of Literature.
 - Some of the finest public and commercial monuments of the Neoclassical revival in Europe
 - The city stands as an architectural symbol of nationhood

Risks & Vulnerabilities

- 6.407 The monuments and their settings are vulnerable to neglect, damage due to environmental change (e.g. extreme rain), or deterioration if their condition is not maintained. This is especially acute where ownership of, or responsibility for, monuments is unclear.
- 6.408 The monuments within the Study Area are vulnerable to damage or defacement through vandalism or antisocial behaviour.
- 6.409 The monuments are vulnerable to a lack of understanding through a failure to share knowledge.
- 6.410 The settings of the monuments are vulnerable to uninformed or poorly conceived development, including new monuments.

Opportunities

- 6.411 There are opportunities to reconsider or enhance the interpretation of individual or groups of monuments. The recommendations of Edinburgh Slavery and Colonialism Legacy Review and The Council’s Public Art Policy should be taken into account.
- 6.412 If the opportunity arises, a survey could be undertaken to map the location of monuments across the city and identify monument ‘hotspots’. This could, in turn, inform the development of a coherent masterplan for suitable locations for monuments, both within the gardens and across the wider townscape.
- 6.413 As appropriate, new monuments could be introduced to the built environment, including opportunities to commemorate women and people of colour. New monuments should be of high quality and commemorate events/people of sufficient importance, placed in appropriate locations, including those outwith the Gardens, and in line with The Council’s Public Art Policy.

Collates the history, importance, risks & opportunities of individual elements
Read in conjunction with the Thematic Significance (above)

- 6.414 If opportunities arise, public art could be re-sited if the existing location is considered to be inappropriate or poorly considered. For example, some monuments in the Gardens could be re-sited to more appropriate locations in the townscape. Any changes should be in line with Public Art Policy.

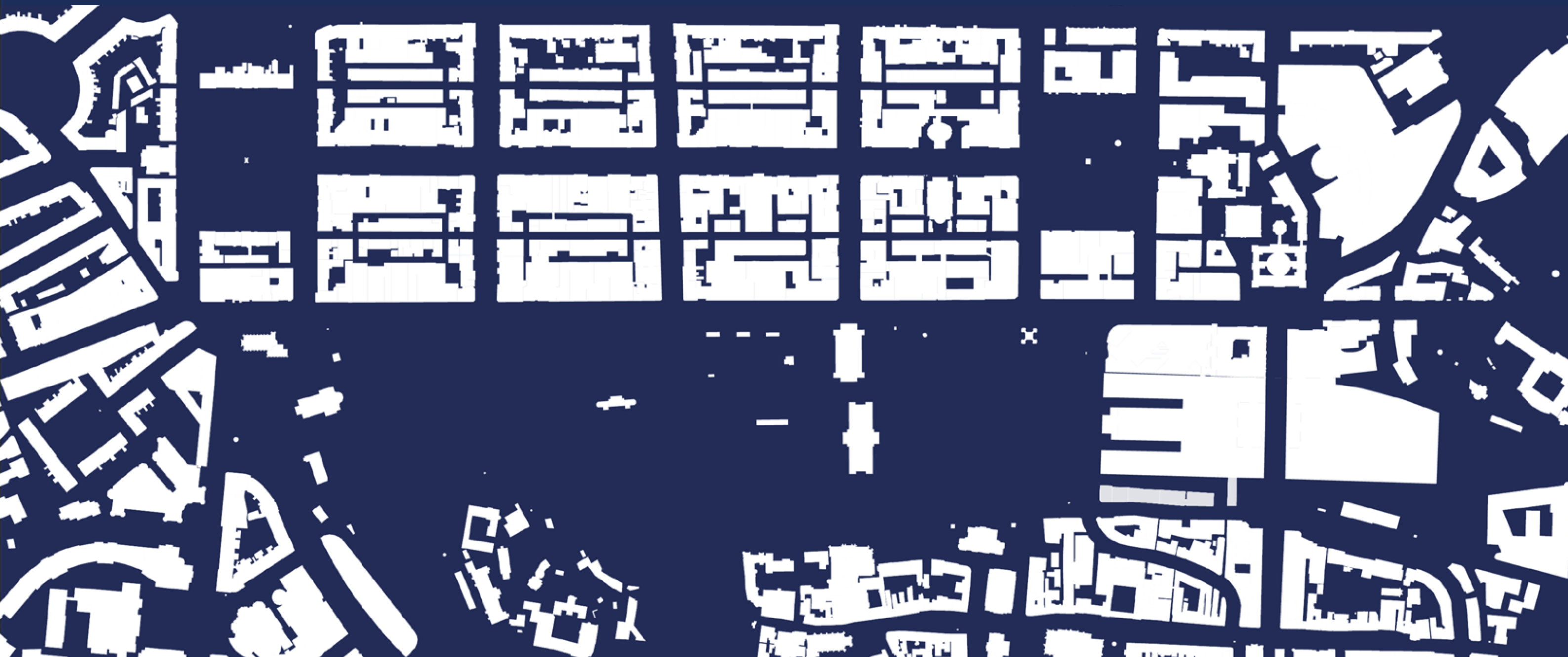
Local Guidance and Related Strategies

- 6.415 Alongside NPF4, the City Plan 2030, and HES guidance, relevant local guidance includes:
- Edinburgh Design Guidance
 - Guidance on Listed Buildings and Conservation Areas
 - Public Art Policy
 - Climate Ready Edinburgh Plan 2024-2030.
 - Thriving Greenspaces 2050
 - Edinburgh Slavery and Colonialism Legacy Review
 - Princes Street and the Waverley Valley Strategy
 - Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035



Figure 6.101 Funerary monuments in St John’s Churchyard.

Urban Grain & Street Pattern



6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements
Read in conjunction with the Thematic Significance (above)

Urban Grain & Street Pattern

Location

6.416 This unit of assessment comprises the layout of Princes Street and its junctions.

Summarised History

6.417 In 1766, the Edinburgh Town Council launched a design competition for a new residential suburb beyond the Nor' Loch. James Craig won with a symmetrical grid plan reflecting the Enlightenment ideal of rationality and order. The street names and layout celebrated the United Kingdom and the Hanoverian monarchy.

6.418 The simple, self-contained grid featured three main east-west streets: George Street, Queen Street, and Princes Street. Princes Street was designed to be single-sided, with a long formal façade offering views over landscaped gardens and to the Old Town. Three evenly spaced north-south streets: Hanover Street, Frederick Street, and Castle Street, bisected the main routes. Smaller streets like Rose Street and Thistle Street, along with mews lanes, ran east-west between them.

6.419 Construction began at St Andrew Square and the east end of Princes Street around 1770, progressing westwards and was largely complete by the 1820s. By the 1830s, residential buildings, especially at the east end, started to be converted to commercial use, with shops added at ground level. This process can be seen in Nasymth's 1825 Princes Street painting. It also shows a stepped pavement along the north side of Princes Street, and a narrower one to the south. The introduction of shops, along with hotels and social clubs, led to extensions being built over rear gardens and basements being covered over at the front, therefore increasing the width of the north pavement. By the mid-19th century, the street was fully commercialised, with many properties rebuilt and numerous plots merged. Princes Street and its pavements were widened in the 1870s.

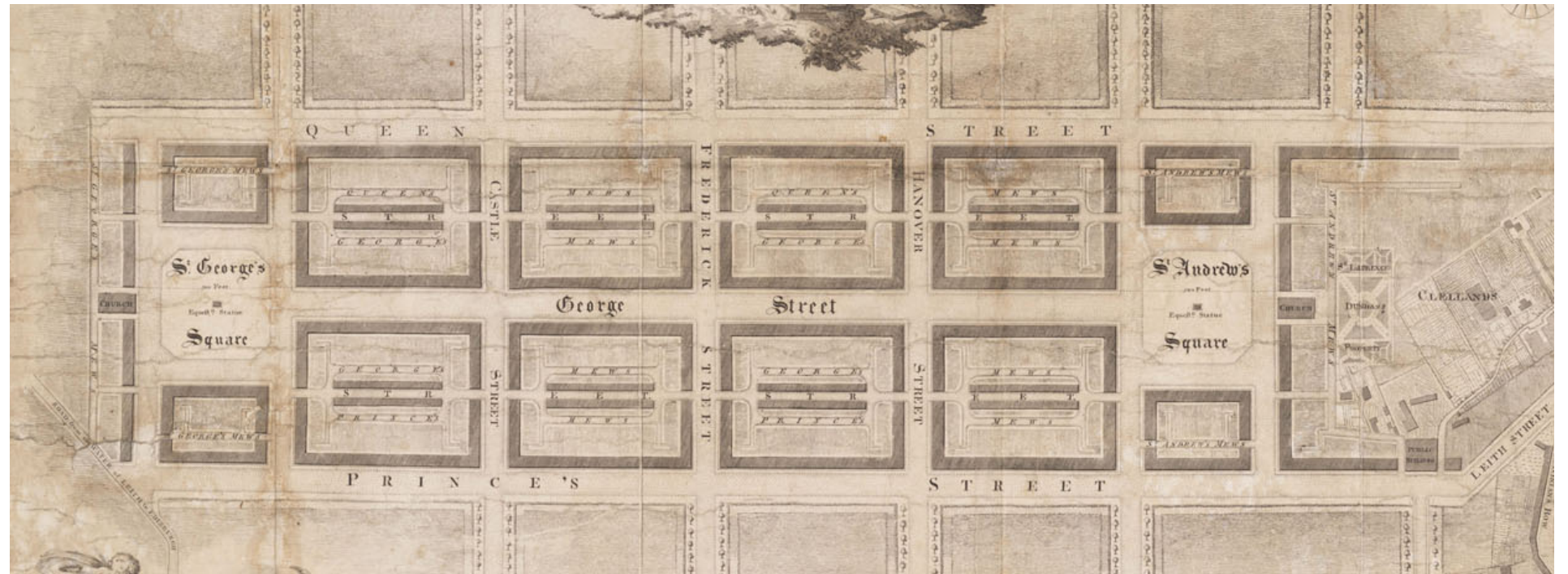


Figure 6.102 1767 James Craig Plan for Edinburgh New Town (CC- By NLS).

6.420 By the mid-20th century, a stepped kerb had been introduced along the centre of Princes Street between the middle of the two carriageways of traffic. Also by this date, the architectural variety of Princes Street was seen as chaotic, the Princes Street Panel, therefore, proposed its wholesale redevelopment, but this vision was abandoned by the mid-1970s. In the closing decades of the 20th century, the setted street was tarmacked, and the north pavement was widened, and later, re-paved with concrete slabs. At the junction of Princes Street and South St Andrew Street the pavement was widened by 2014 in association with the modern tram installation, and the cycle lane was upgraded in 2023 in this location.

6.421 Despite the extent of change experienced by the buildings along Princes Street, their grid plan and layout have been retained. There has remained a strong delineation between the streets, pavements, and buildings, which are also distinct from the landscaped gardens to the south.



Figure 6.103 Aerial view showing the grid plan and layout of James Craig's original plan which have largely been preserved.

6 | Assessment of Component Significance

Urban Grain & Street Pattern

Cultural Heritage Significance

6.422 The grid plan of the First New Town brings clarity to the urban structure, forming a striking contrast with the organic medieval Old Town, a key attribute of the WHS. Preserving the First New Town's strict linearity contributes to the integrity of the WHS and embodies Enlightenment ideals of rationality and order.

6.423 The plan of the First New Town also reflects a distinctive moment in English and Scottish history. Its street names recall the political unification of the two nations under the Hanoverian monarchy following the Acts of Union and the Jacobite Risings.

6.424 Rationality and order are important attributes of the First New Town. There remains a strict distinction between the buildings, roads, pavements, and green spaces, which contributes strongly to its character and appearance. The strict axiality of the plan also informs the movement of people and vehicles through the area.

6.425 Princes Street has undergone substantial architectural change, including changed widths to the street and pavements, the loss of the gardens to the rear of the properties along Princes Street, and the loss of many original plot sizes, with larger buildings straddling several of the historic feus. Nevertheless, the original urban layout and street pattern remain largely intact and contribute strongly to the OUV.

6.426 In pedestrianised places such as Castle Street, the loss of a clear distinction between pavement and road results in reduced clarity. However, the use of varied materials and finishes allows for interpretation of the historic streetscape.

6.427 The urban plan makes dramatic use of the local topography, particularly visible from Princes Street and its junctions, where the architecture works in harmony with Edinburgh's striking terrain.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

6.428 Views are integral to the First New Town's axial design. Princes Street serves as an avenue, offering views to focal points at each end. Its open southern aspect provides wide views over the Waverley Valley to the Old Town. Key buildings and monuments are placed at significant junctions, creating further planned vistas within the city.

6.429 A major feature of James Craig's plan was the inclusion of gardens in the townscape, clearly visible from Princes Street. The strong distinction between the built and landscaped areas are an important aspect of the urban plan. The creation and continued care of landscaped gardens in the Waverley Valley is central to the WHS, enhancing both its integrity and authenticity.

6.430 Due to congestion issues, the clarity of the urban plan has been compromised in certain areas. For instance, the layout of the junction at the west end of Princes Street creates a poor user experience for both motorists and pedestrians and fails to provide a high-quality entrance to the street. Similarly, congestion at the east end leads to overcrowding and confusion regarding the intended structure of the urban plan.



Figure 6.104 The axial view along Princes Street to Calton Hill was part of the original urban plan for the First New Town.



Figure 6.105 In places like Castle Street, the loss of a clear distinction between the pavement and the road reduced the clarity of the original layout.



Figure 6.106 Congestion issues at key junctions along Princes Street can compromise the clarity and experience of the urban plan.

6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

Urban Grain & Street Pattern

Key Attributes

- 6.431 For the urban plan, key attributes from the WHS Management Plan include:
- James Craig's plan for the New Town
 - The retention of the integrity of the New Town street layouts
 - The city greatly influenced the advance of urban development on an international scale
 - The city's important views are terminated in long vistas and landmark features
 - The globally recognised Princes Street with its panoramic views of the gardens and Old Town ridge by there being no buildings on the South side.
 - The Old Town and New Town are stronger together because of the juxtaposition of their different characters with the evolution of the New Town inspired by the character of the Old Town.



Figure 6.107 The strong distinction between the built and landscaped areas are an important aspect of the urban plan.

Risks & Vulnerabilities

- 6.432 The clarity, integrity and authenticity of the urban plan are susceptible to inappropriate changes within the public realm. For example, the introduction of street trees that may block views, new green areas within the streetscape, inappropriate materials, or the removal of original surface finishes, boundary treatments or level changes. The incremental addition of visual clutter, or poorly located public art, interpretation or street furniture, can have a similar detrimental effect. Such changes may undermine the legibility of the First New Town by eroding the distinction between roads and pavements and weakening the strong contrast between townscape and landscape, and may potentially compromise the rationality and order of the Study Area.
- 6.433 Similarly, the introduction of new routes, such as cycle lanes, may erode the clarity of the plan if they fail to align with the axial street layout.
- 6.434 Views into and out of the area are also at risk from poorly considered development or planting, which may disrupt key sight lines.
- 6.435 Climate changes poses a risk. Extreme rain causes flooding, disrupts transport routes and damages building/townscape fabric.

Opportunities

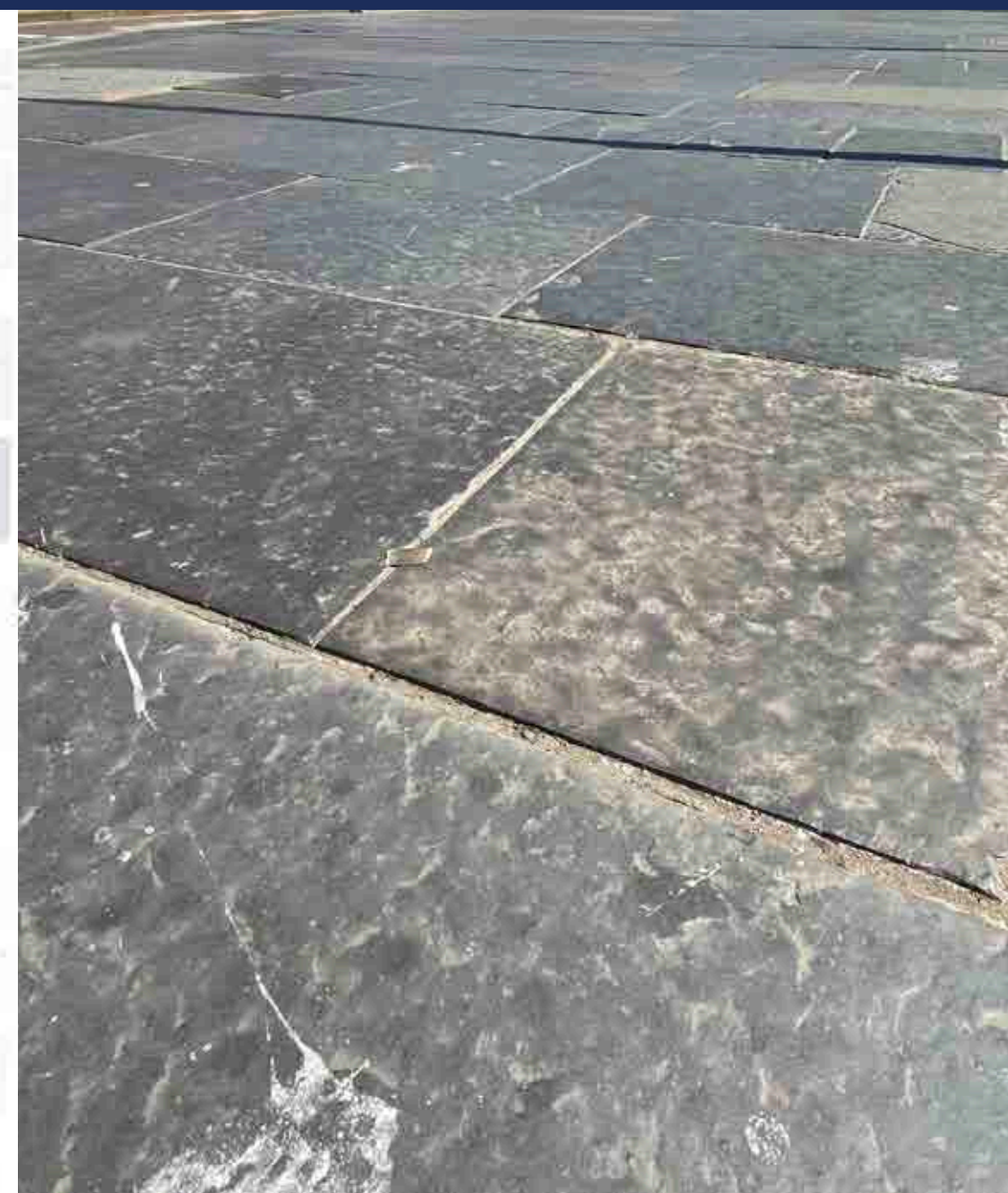
- 6.436 Where changes or works are proposed, for whatever reason, to the roads, pavements, cycle routes, tramlines, junctions, or to the public realm, these should be seen as an opportunity to preserve the axial layout of Princes Street and the clarity of the urban plan. Any changes or works should be carried out to a high-design standard, display excellent craftsmanship, use an appropriate palette of materials, not clutter the public realm and respect the layout and hierarchy of the streets. Heritage Impact Assessments, or similar appropriate assessments, must be carried out to determine suitability and detail.

- 6.437 With this in mind, where opportunities arise, visual clutter should be removed from the public realm to enhance the clarity and experience of the urban plan.
- 6.438 Where opportunities arise, the clarity and appearance of key junctions at the east and west ends of Princes Street should be improved. This would enhance the experience of the historic environment for people and vehicles.
- 6.439 Opportunities should be taken to build resilience into Edinburgh's transport infrastructure in line with the Climate Ready Edinburgh Plan 2024-2030. This includes delivering a carbon-neutral and adaptable transport and travel system for the city, and sustainably managing the local road network to increase its resilience to extreme weather and flooding, whilst having regard to the historic streetscape and public realm.

Local Guidance and Related Strategies:

- 6.440 Alongside NPF4, the City Plan 2030, and HES guidance, relevant local guidance includes:
- Edinburgh Design Guidance
 - Street Design Guidance
 - Guidance on Listed Buildings and Conservation Areas
 - Climate Ready Edinburgh Plan 2024-2030.
 - City Mobility Plan
 - Edinburgh City Centre Transformation
 - Future Streets: A Circulation Plan for Edinburgh
 - Princes Street and the Waverley Valley Strategy
 - Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035
 - Relevant Street Design Guidance

Building & Townscape Materials



6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

Building & Townscape Materials

Location

6.441 This unit of assessment comprises the built heritage and townscape materials used in the Study Area for buildings, bridges, railings, roads and other constructed surfaces.

Summarised History

6.442 The original 18th-century residential buildings along Princes Street were typically faced with local blonde sandstone from Craigleith Quarry, which often becomes light grey over time. However, some of the earliest buildings, were stuccoed or rendered, with a number of examples surviving at the east end of Princes Street. Ballachulish slate from the highlands was used for roofs, which is dark blue-grey or greyish-black.

6.443 Local blonde sandstone continued to be used into the 19th century as plots were redeveloped for commercial premises. However, the advent of the railways enabled different types of stone to be transported economically to Edinburgh. Red sandstone from Dumfriesshire, granite from Aberdeenshire, and Cragg sandstone from the north of England represent a few of the many examples seen on buildings constructed after the later decades of the 19th century, introducing greater variety of scale, colour and materiality into the streetscape. Historic images also show awnings and canopies were formerly incorporated into shop fronts.

6.444 Consequently, however, Princes Street began to be viewed as chaotic and greater order was desired, leading to proposals to almost-entirely redevelop the street. These proposals, combined with the emergence of modern materials and techniques, introduced new materials to Princes Street's buildings. Travertine marble was the house material of the Princes Street Panel and was often arranged in vertical panels. Panels of granite and concrete also featured on post-war buildings, alongside panels of metal cladding, such as copper.

6.445 In recent decades, redevelopments such as 7 Castle Street (following the destruction of the Palace Hotel) and Primark,



Figure 6.108 View to Princes Street from The Mound showing buildings faced with various materials.

have included panels of reconstituted sandstone, referencing its former use. This is often combined with metal cladding and conspicuously large areas of glazing.

6.446 Glazing has been a common material within the Study Area, used for windows, shop fronts and the roof of Waverley Station. Traditional timber-frame windows were originally painted a variety of rich colours, but there has since been a reduction of colour in the streetscape. Current planning policy states that timber windows should normally be painted white or off-white. Modern aluminium-framed windows are also present in the Study Area.

6.447 Princes Street's road was historically setted and pavements were flagged with Hailes or Craigleith sandstone, with a stepped kerb of whin stone in-between. In the second half of the 20th century, the setted surface of road was tarmacked. A stepped kerb between the two carriageways, reconfigured during the modern tram installation, contains modern setts. The north pavement, which had been widened, was laid with concrete flags and a granite kerb.

6.448 Caithness flags have been laid along some sections of the south pavement. Modern squared setts have been laid across The Mound Precinct and sandstone flags are present near the west entrance to East Princes Street Gardens.

6.449 As landscaped gardens, East and West Princes Street Gardens have been characterised by lawns, shrubbery, trees and flower planting over the course of their existence. Axial garden paths were originally laid with gravel, and horonised ramps were introduced to West Princes Street Gardens in the 1870s. Paving was introduced by the middle of the 20th century before being replaced by asphalt with granite sett edging by the end of the century. Stone steps and stone retaining walls are used to negotiate level changes in the gardens. Located near Gardener's Cottage are some surviving pink granite setts.

6.450 Painted cast-iron was historically employed for street furniture, such as railings, street lamps, fountains, post-boxes and pavilions. (For more information on railings, see the Boundaries and Railings section below.) Today, aluminium and steel are commonly used, as seen in tram line poles, traffic signage and bus stops. Modern shop front feature signage is often made from acrylic or aluminium exhibiting various colours and styles.

6 | Assessment of Component Significance

Building & Townscape Materials

Cultural Heritage Significance

6.451 The use of ashlar sandstone for street elevations is ubiquitous in Edinburgh's New Town, where rows of near-identical terraced blocks characterise the urban fabric. Princes Street, however, stands as an exception, having undergone a high degree of change and displaying a range of building materials.

6.452 Despite this variety, blonde sandstone remains the predominant material along Princes Street. It is found on buildings of various periods and is particularly common on the upper storeys above street-level shop fronts. This use of blonde sandstone is a defining characteristic of the WHS.

6.453 The presence of other stone types and modern materials reflects shifts in economic conditions, technological advancements, and architectural trends. Princes Street's capacity to demonstrate these changes adds to its architectural interest. These materials also enhance the visual richness of the townscape through their colours and textures.

6.454 Stone is regarded as a high-quality building material, signifying the considerable investment made by the original residents during construction of the First New Town. Its use imparts a sense of solidity and permanence, and, along with thick masonry walls and its capacity to weather gracefully, it contributes significantly to the overall quality of the WHS.

6.455 Slate is the most common roofing material, visible from elevated viewpoints in and around the Study Area. Views along the length of Princes Street reveal a lively mix of gables and sloping roofs clad in slate. However, the introduction of flat roofs and metal-clad attic storeys disrupts the traditional appearance of the historic roofscape.

6.456 Timber-framed sash and case windows are typical of 18th- and 19th-century buildings and make a strong contribution to the historic character of the streetscape where they survive.

6.457 There has been a noticeable loss of historic materials within the Study Area's townscape, particularly on roads and pavements where original setts have been replaced. Tarmacked roads are prone to potholes, and their painted markings fade. Many concrete paving slabs are damaged and can become slippery when wet. These elements detract from the appearance and experience of the WHS.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

6.458 Before the mid-20th century, most street furniture, such as railings, street lamps and post boxes, was made from cast iron, valued for its durability, and would often feature decorative designs. Some lost pieces have been reinstated and make a positive contribution to the integrity of the WHS. In contrast, modern steel replacements, although identifiable, often lack the craftsmanship and design quality of their historic counterparts.



Figure 6.109 1868 View along Princes Street showing the historic streetscape with a setted road, flagged pavement, and cast-iron street lights (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).

6 | Assessment of Component Significance

Building & Townscape Materials

Key Attributes

6.459 For materials, key attributes from the WHS Management Plan include:

- High quality, robust, and durable materials used to build the fabric of the WHS.
- Buildings built of a standard palette of materials - blonde sandstone, timber windows, pitched slate roofs
- Slate roofs are laid characteristically in random widths and diminishing courses with a deeply textured, uneven appearance
- Stepped kerbs
- Quality of workmanship to public realm



Figure 6.110 Examples of pale / blonde sandstone in the Study Area.



Figure 6.111 Examples of concrete flags (left) and Caithness flags (right) used to pave Princes Street.

Risks & Vulnerabilities

6.460 Although Princes Street has undergone significant change, it still largely presents as a street of stone buildings. This character remains vulnerable to inappropriate development, poorly designed façades or incongruous material choices.

6.461 The appearance of Princes Street is vulnerable to poor-quality materials and signage, particularly at street level, where modern shop fronts and advertising dominate. Low-quality/ inadequate materials, unsympathetic design, and inadequate maintenance threaten the visual quality of Princes Street and, by extension, the WHS.

6.462 Historic fabric is at risk due to development and/or incremental changes. For example, through the insertion of new openings or shop fronts, changes to historic roofs, or the loss of railings. Original windows are threatened by removal and replacement with unsympathetic modern alternatives.



Figure 6.112 Historic pink granite setts near Gardener's Cottage (left) and modern squared setts used for The Mound Precinct (right).



Figure 6.113 Examples of damaged paving on Princes Street (left) and poor patch repairs (right).

Collates the history, importance, risks & opportunities of individual elements
Read in conjunction with the Thematic Significance (above)

6 | Assessment of Component Significance

Building & Townscape Materials

6.463 Climate change poses a risk. Extreme rain causes flooding and damages building and townscape fabric. Both modern and historic fabric is therefore vulnerable to water damage, ingress, dampness and corrosion. Non-permeable surfaces can also exacerbate flooding risks and lead to a build-up of surface water. During warmer periods, hard landscaping can contribute to the urban heat island effect.

Opportunities

6.464 Where opportunities arise to carry out repairs or appropriate changes within the townscape or landscape, these should be conservation-led. This may include repairs to roads or pavements, or the replacement of modern surface finishes with more historically appropriate alternatives. Any changes must use high-quality design, appropriate materials and a high level of craftsmanship and detailing. Edinburgh's Design Guidance must be consulted.

6.465 A limited and consistent palette of materials should be developed for the townscape finishes and street furniture. This would be implemented where opportunities arose. Materials should be historically appropriate, high quality and durable. They should display a high design standard.

6.466 Opportunities to re-instate historic shop fronts or stonework details which have been concealed or lost through adaptation should be taken.

6.467 Historic setted surfaces should be retained and re-laid following the Council's Setted Street Policy. Where appropriate, flat-top setts or traditional setts should be encouraged.

6.468 If pedestrianised areas are introduced, opportunities should be taken to include variations in materials and finishes to interpret historic pavements and road lines.

6.469 Opportunities should be taken to mitigate and minimise the effects of climate change on the historic environment, in line with the Climate Ready Edinburgh Plan 2024-2030. For example, asphalt paths in gardens could be replaced with a more permeable alternative, which would also more closely match historic precedent. Along Princes Street, awnings or canopies could be considered to introduce areas of shade.

Local Guidance and Related Strategies

6.470 Alongside NPF4, the City Plan 2030, and HES guidance, relevant local guidance includes:

- Edinburgh Design Guidance
- Street Design Guidance
- Guidance on Listed Buildings and Conservation Areas
- City Mobility Plan
- Climate Ready Edinburgh Plan 2024-2030.
- Edinburgh City Centre Transformation
- Future Streets: A Circulation Plan for Edinburgh
- Princes Street and the Waverley Valley Strategy
- Green Blue Network, Open Space Strategy, Water Vision, and Biodiversity Action Plan
- Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035
- Thriving Greenspaces 2050
- Relevant Street Design Guidance

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)



Figure 6.114 Steep horonised access ramps in West Princes Street Gardens used to negotiate the level change between Princes Street and the Gardens.



Figure 6.115 1873 West Princes Street Gardens with gravel paths and trails (City of Edinburgh Council – Libraries www.capitalcollections.org.uk).

Use



6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

Use

Location

6.471 This unit of assessment considers the historic and present-day use of the different elements of the Study Area. It will consider the use of the buildings along Princes Street, along with its roads and gardens, plus The Mound and Waverley Station.

Summarised History

6.472 The 18th-century properties along Princes Street were originally intended to be residential homes for Edinburgh's wealthier citizens. However, by the early decades of the 19th century, houses and ground floor apartments were being converted into hotels and shops.

6.473 By the mid-19th century, supported by the arrival of the railways, the length of Princes Street housed numerous hotels, home-goods shops, social clubs, offices, banks and other services. The commercial success of the street led to properties being redeveloped. By the end of the century, large department stores, such as Jenners and Forsyth's, had emerged, constructing impressive commercial monuments, alongside tearooms, cafés and cinemas. Department stores, and other commercial and retail premises, continued to occupy the street through the 20th century, while social club and hotel use began to wane.

6.474 Today, despite economic and social shifts, Princes Street continues to serve as a retail hub, with a number of leisure and experienced-based shops along its length, sitting alongside a food and drink offer. The number of hotels along Princes Street is increasing, often incorporated into mixed-use schemes. Although the majority of Princes Street is used for retail and commercial purposes, some residential properties remain nearby on cross and secondary streets, such as Rose Street and Castle Street.

6.475 The pavements are typically busy with residents and visitors shopping, travelling, and sightseeing. However, due to high numbers, places such as junctions are prone to overcrowding. A section of Castle Street has been pedestrianised, and is often used for local markets.



Figure 6.116 View west along Princes Street showing people crossing Hanover Street and a bus travelling along Princes Street.

6.476 Princes Street has always supported vehicular traffic. In the 18th century carts and carriages trundled along the setted street and were joined by trams and coaches in the 19th century. Cars and buses increased traffic levels in the 20th century, leading to restrictions being put in place. Today, vehicles along Princes Street mainly comprise buses, taxis and trams.

6.477 Cycle lanes have been present along sections of Princes Street and The Mound since the early 21st century. The first pedal cycles were invented in the 1860s, however after the Rover Safety Bicycle was launched in 1885 they became a reliable everyday mode of transport. Bicycles appear in photos of Princes Street from late 19th century.

6.478 Princes Street has also served roles beyond daily transport. Its long avenue has traditionally been ideal for parades and processions, celebrating heads of state along with local and national events. However, the modern tram network has challenged this function.

6.479 The Mound and the open space beside the RSA (The Mound Precinct) remain excellent gathering points for processions, demonstrations, and public celebrations. They are also used for outdoor exhibitions and street performances. As the location of the Royal Scottish Academy and the National Galleries of Scotland, the Mound is therefore a focal point for artistic expression and activity.

6.480 East and West Princes Street Gardens have long offered a place of leisure away from the street's bustle. Originally private, they became public in the mid-to-late 19th century and are still enjoyed by both residents and visitors for walking, sitting, and sightseeing. The gardens have also hosted a range of cultural events, including concerts, fun runs, and seasonal markets, both historically and today. West Princes Street Gardens is also home to the Ross Bandstand and contains a children's play park.

6.481 Since its construction, Waverley Station has been a busy terminus and vital part of the railway network. It serves commuters, local travellers, and tourists from further afield, earning it the title 'Gateway to Scotland'. It provides a world-class arrival experience for residents and visitors.

6 | Assessment of Component Significance

Use

Cultural Heritage Significance

6.482 Princes Street, with its long stretch of shops, has a strong retail character and has served both visitors and residents for generations. People have always walked the length of Princes Street with their family, friends, or travel companions, browsing and buying goods. This shared shopping experience forms an important part of Princes Street's intangible cultural heritage.

6.483 Populated with retail and hospitality outlets, Princes Street is full of people creating a lively atmosphere, within an impressive setting. People move along it with both purpose and curiosity. Key junctions are prone to overcrowding, disrupting the experience of the WHS.

6.484 With its history of cafés, restaurants, and social clubs, Princes Street has also been a place for gathering and socialising. People and ideas have come together in historic buildings set in an impressive landscape, contributing to the street's character and identity. Traditional informal meeting spots, e.g. beneath the clock on the former Binns store (now Johnnie Walker), add to its social life and intangible value.

6.485 The street is also a place of work, not just for those in retail and hospitality, but for office workers in the upper storeys of buildings. Skilled tradespeople, such as stonemasons and lead workers, also work here, conserving the historic built environment. Their work passes traditional skills and knowledge, adding to the area's intangible heritage.

6.486 The movement of trams, buses, and taxis adds to Princes Street's fast-paced atmosphere. While it has always supported vehicle traffic, today's volumes can make it difficult to cross the road or take in the views.

6.487 The clear separation between buildings, pavements, roads and green spaces reflects the street's rigid plan and historic functions and is an important feature of its character.

6.488 Historically and today, Princes Street and The Mound have been used for large gatherings and parades, including royal processions and celebrations of major events. These places are strongly linked with collective memory, of generations of people who have watched or joined in such events. Although trams now limit the use of Princes Street for parades, The Mound Precinct remains a key gathering point.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

6.489 Princes Street Gardens have also hosted events, such as musical concerts, Hogmanay, the Santa Run, and Christmas Markets. These place-based traditions foster collective memory. However, they sometimes require the gardens to close, limiting public access and threatening their role as open communal spaces, accessible to all.

6.490 The gardens are popular for informal leisure, enabling people to sit, socialise, and relax. Shared by generations of residents and visitors, this adds to the Study Area's intangible value.

6.491 Home to two prominent galleries, The Mound possesses significant cultural associations as a focal point of artistic expression and activity. This is further enriched by the nearby venues of the Ross Bandstand and the Fruitmarket Gallery, contributing to the area's intangible value.

6.492 Waverley Station offers a powerful sense of arrival, with glimpses of gardens and architecture before reaching the city centre. It plays a key role in people's experience of Edinburgh. As a place of meetings and farewells, it also holds personal and emotional meaning for many. These associations contribute to the intangible value of the WHS.



Figure 6.117 1910 View west along Princes Street showing shops with awnings (City of Edinburgh Council – Libraries www.capitalcollections.org.uk).



Figure 6.118 Princes Street Gardens are popular for informal leisure, enabling people to sit, socialise, and relax.



Figure 6.119 Congestion issues at key junctions along Princes Street can compromise the clarity and experience of the urban plan.

6 | Assessment of Component Significance

Use

Key Attributes

6.493 For the area's use, key attributes from the WHS Management Plan include:

- Continual adaptation to new uses and new ways of living
- The hosting of the Edinburgh International Festival, a world famous and significant three-week celebration of the arts
- The city supports a complex range of social and economic diversity
- The strong tourism economy
- The city continues to be a place of work with historic buildings linked to a range of work types

Risks & Vulnerabilities

6.494 Where ground-floor units along Princes Street are vacant, the high-street character of the street is at risk.

6.495 The quality of the WHS experience is threatened by overcrowding during events in Princes Street Gardens and at Princes Street key junctions.

6.496 Frequent commercial/ticketed events that require closing East or West Princes Street Gardens could limit public access and undermine the parks' intangible heritage. Likewise, poorly managed events can diminish the experience and condition of the Gardens.

6.497 Climate change poses a risk. Extreme weather events can disrupt communities and transport infrastructure, leading to the cancellation of events and transport routes.

Opportunities

6.498 There is an opportunity to ensure that residents and visitors continue to experience a vibrant and people-focused city centre with the right mix of land uses, and which improves community, economic and cultural life. This is supported by the City Centre Transformation (CCT) and the emerging Princes Street and Waverley Valley Strategy.

6.499 In line with the CCT, there is an opportunity to ensure that Princes Street and the Waverley Valley are premier examples of high-quality streets and public spaces, connected to other important areas, such as George Street with its proposed renewal. The area also supports Edinburgh's connectivity through its rail and bus links.

6.500 Opportunities for temporary or meanwhile uses could be considered for vacant ground-floor units along Princes Street.

6.501 The opportunities to use The Mound Precinct, Princes Street Gardens and the Ross Bandstand for events, in a well-considered manner, contributes to the vitality of the area particularly at certain times of year.

Local Guidance and Related Strategies

6.502 Alongside NPF4, the City Plan 2030, and HES guidance, relevant local guidance includes:

- Edinburgh Design Guidance
- Guidance on Listed Buildings and Conservation Areas
- City Mobility Plan
- Climate Ready Edinburgh Plan 2024-2030.
- Edinburgh City Centre Transformation
- Future Streets: A Circulation Plan for Edinburgh
- Princes Street and the Waverley Valley Strategy
- Green Blue Network, Open Space Strategy, Water Vision, and Biodiversity Action Plan
- Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035
- Thriving Greenspaces 2050

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

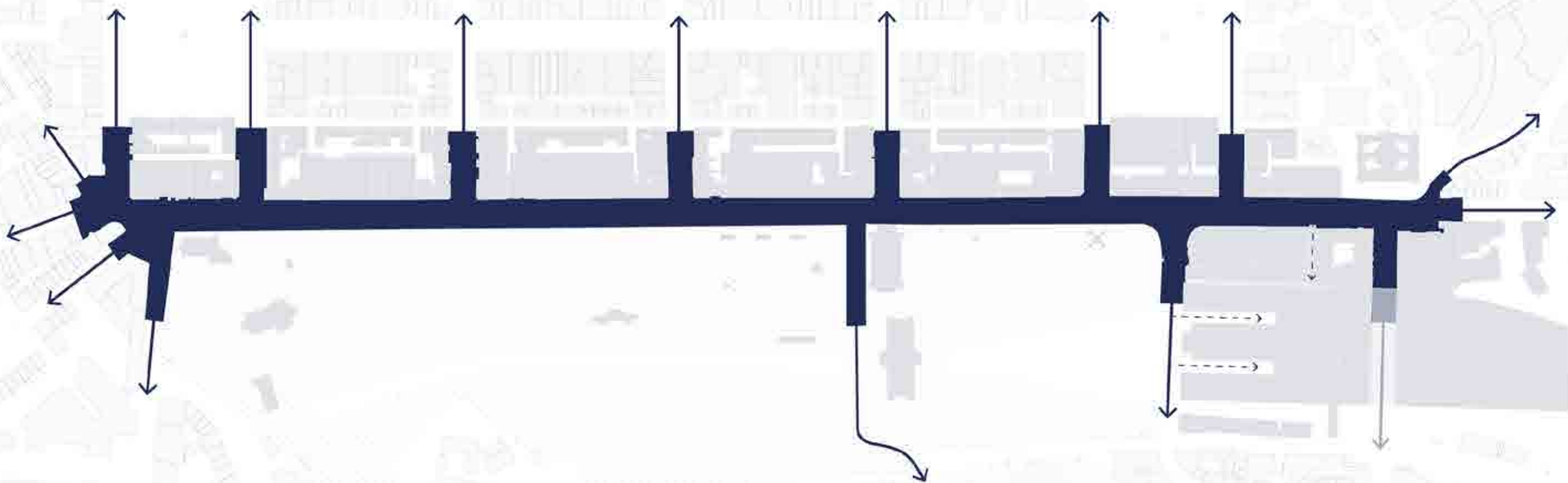


Figure 6.120 Princes Street and the Waverley Valley represent busy transport hubs and support Edinburgh's connectivity.



Figure 6.121 2015 crowds watching a Fringe performance on the Mound Precinct (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).

Movement



6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

Movement: Transport Connections, Walking & Wheeling

Location

6.503 This unit of assessment comprises the movement corridors within the Study Area. This includes formal routes along Princes Street and the railway network

Summarised History

6.504 Princes Street has always supported vehicular traffic in some form. In the 18th century horse-drawn carts and carriages trundled along the setted street, transporting goods and people, and were joined by trams and coaches in the 19th century. Cars and buses increased traffic levels in the 20th century, and bicycles also offered an efficient form of transport. Today, vehicles along Princes Street mainly comprise buses, taxis and trams, and cycle lanes enable bicycles to traverse the area safely. In both historic and modern times, the routes followed by vehicles have followed the strict axiality of the New Town's grid plan. There is a well-defined east-west movement corridor along Princes Street, which meets junctions aligned on a north-south axes.

6.505 Between 1844 and 1847, the first railway lines were constructed through the Waverley Valley to termini located on the site of what is now Waverley Station. Since then, the rail network has expanded, with more lines added through the valley. Waverley Station remains a vital transport hub and is the second busiest station in Scotland after Glasgow Central, with 21.3 million entries and exits between April 2023 and March 2024. The line of railways therefore mirrors the line of Princes Street, further reinforcing the east-west movement corridors in the Study Area.

6.506 Tram lines were introduced along Princes Street in 1871, and remained in use until the 1950s, when they were replaced by a public bus network. Trams were reintroduced to Princes Street in 2014, linking it directly with the airport. In 2023, the line was extended to Newhaven. In the Study Area, the tramline follows the line of Princes Street before turning the corner onto South St Andrew Street.

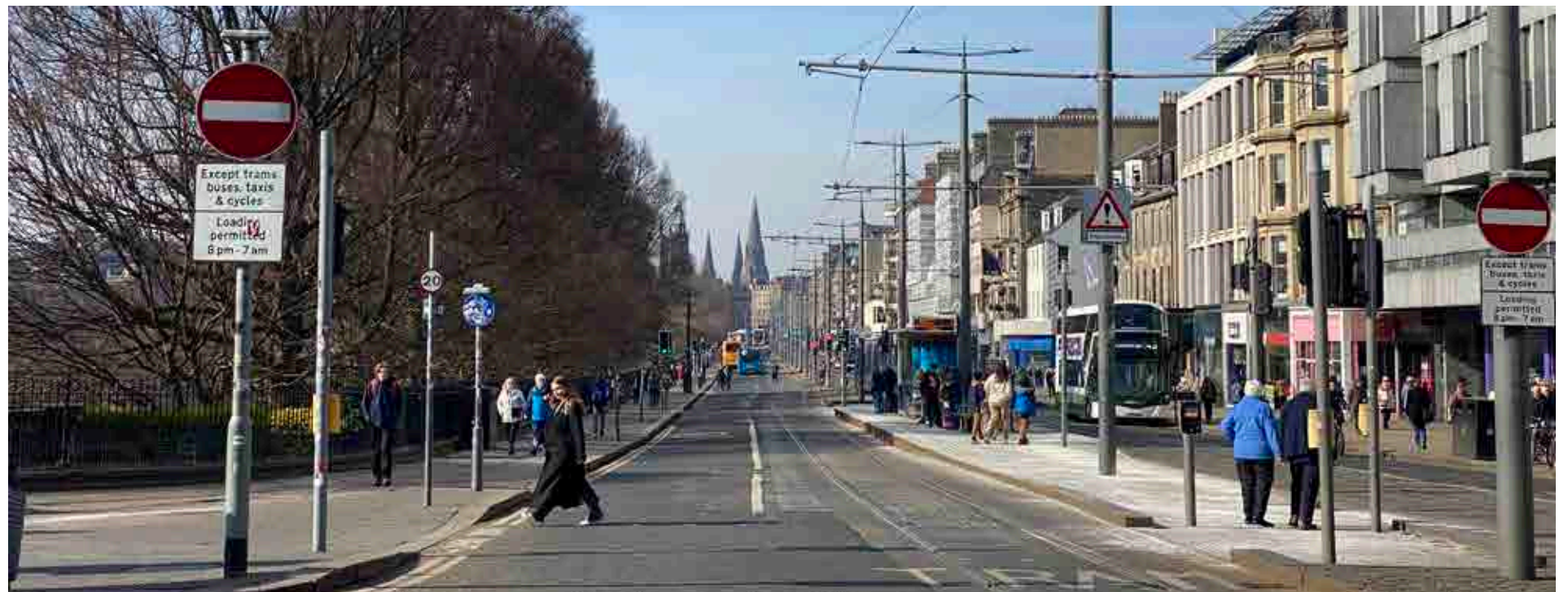


Figure 6.122 View west along Princes Street showing the road, a tram stop and buses.

6.507 Although buses had operated in Edinburgh since the early 20th century, in the 1950s the Edinburgh Corporation Transport Department chose to focus on buses over trams, as they offered greater flexibility and were not confined to tracks. Bus stops are positioned along the north and south pavements of Princes Street at periodic intervals.

6.508 The post-war period saw a sharp increase in car ownership. Cars were used to access the city centre and parked along roads, including Princes Street and The Mound. In 1966, Scotland's first multi-storey car park opened on Castle Terrace.

6.509 Today, buses, trams, and taxis are the primary road users in the Study Area. The majority of bus services travel through the city centre along Princes Street, which is at full capacity in terms of bus volumes. To reduce congestion, cars have been diverted away from key areas like Princes Street.

6.510 Following their invention in the 19th century, bicycles have become a reliable everyday mode of transport, and they appear in photographs of Princes Street from the late 19th

century. Today, cyclists continue to share the roads with other users and there are on-street, painted lanes along Princes Street and the Mound.

6.511 Pavements follow the straight lines of roads and bridges. People follow this grid of paths and use crossings to navigate streets. Pavements along Princes Street are often crowded, and crossings can involve long waits due to heavy traffic, causing people to stray from the pavement onto the road. The width of the pavements along Princes Street have gradually increased in width, at the same time as roads have become busier and the numbers of visitors has increased.

6.512 In Princes Street Gardens, people can move at a more relaxed pace. While there are marked paths, most of which reflect the east-west axis of Princes Street and the Waverley Valley, people may also divert from these choosing alternative routes or destinations. West Princes Street Gardens is set below street level and has steep ramps off Princes Street or steps at the east and west ends, meaning it is not fully accessible.

6 | Assessment of Component Significance

Movement: Transport Connections, Walking & Wheeling

Cultural Heritage Significance

- 6.513 The grid plan of the First New Town dictates how the majority of people and vehicles move through the Study Area. These movement corridors, aligned along primary east-west axes with secondary north-south axes. These routes were established by James Craig in his original plan and signify continuity within the WHS. The east-west movement of vehicles and people along Princes Street is therefore integral to its character and should be preserved.
- 6.514 Although initially designed as a residential suburb, isolated from the crush of the Old Town, Princes Street, and the First New Town at large, has been a vibrant centre of commerce and a draw for tourists since the 19th century. A high level of busyness has therefore become a core characteristic of Princes Street. However, the present volume of buses, trams and other forms of transport, and the overcrowding of key junctions negatively impact the experience and appreciation of Princes Street and its setting.



Figure 6.123 View from Johnnie Walker Princes Street roof top bar, showing the strict axiality of Princes Street.

- 6.515 The floor of Waverley Valley parallels the east-west axis of Princes Street and has dictated the alignment of the railways. As a result, trains also travel through the Study Area in the same direction as the traffic on Princes Street.

- 6.516 Waverley Station is another busy location within the Study Area. There is a continual sense of motion as visitors and residents move through the station, across the open concourse, to and from trains.

- 6.517 The Study Area is a place of arrivals and departures, with trains, buses and taxis transporting people into and out of the heart of the city. The station is also referred to as the 'Gateway to Scotland', celebrating it as an entry to the 'Wild and Romantic Scotland' that Sir Walter Scott created in his novels. The area, therefore, has a strong sense of arrival, both to Edinburgh and Scotland at large, contributing to the Study Area's intangible value.



Figure 5.68 1859 view along Princes Street, busy with people and horse-drawn vehicles. Activity and movement has become part of its core character (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

- 6.518 Movement through Princes Street Gardens is typically experienced at a more leisurely pace. People can move along the paths at a relaxed speed, occasionally stopping to dwell in a particular place, or admire certain views. The principal paths reflect the east-west route of Princes Street, and encourage visitors to the gardens to travel their full length whilst admiring views and points of interest. There is also opportunity to stray from the paths and choose one's own route through the landscaped grounds. Popular events in the gardens can result in large crowds and a busier atmosphere, and may also lead people to move through the landscape using alternate routes.

Key Attributes

- 6.519 For movement corridors, the key attributes from the WHS Management Plan are:

- The highest standards of design and management for architecture, environment, transport, and services
- The retention of the integrity of the New Town street layout
- Broad streets in both the Old and New Towns
- Minor tradesmen's streets
- Monument bridges



Figure 6.124 View from Waverley Bridge, showing trains arriving into the station located below.

6 | Assessment of Component Significance

Movement: Transport Connections, Walking & Wheeling

Risks & Vulnerabilities

- 6.520 The experience and safety of Princes Street are vulnerable if the levels of people and vehicles are not carefully managed.
- 6.521 The accessibility of Princes Street and Princes Street Gardens is vulnerable due to problems caused by inaccessible vertical level changes (e.g. steep ramps or steps), uneven footways, and poor wayfinding.
- 6.522 The connectivity of the area, and its role as a key point of arrival and departure, is vulnerable if changes to transport links are poorly managed.
- 6.523 Princes Street Gardens are used for large-scale events, if these events, particularly those with a large number of visitors, are poorly managed, the experience, vitality and general condition of the Gardens, and other areas, are vulnerable.
- 6.524 Climate change poses a risk. Extreme rain causes flooding and disrupts transport infrastructure, disrupting trains, buses and taxis. It also leads to surface water flooding.

Opportunities

- 6.525 There is an opportunity to ensure that residents and visitors continue to experience a vibrant and people-focused city centre with good levels of connectivity. The area’s rail, bus, and cycle links can continue to provide opportunity for this, and will be enhanced by the City Centre Transformation (CCT) and the City Mobility Plan (CMP).
- 6.526 The CCT and CMP also support strategies to improve the accessibility and wayfinding of the area. For example, by improving the vertical accessibility into and throughout Princes Street Gardens. Any changes should be conservation-led, consider the significance of historic routes and access points, and use high-quality design and materials.

- 6.527 Opportunities to address the crowding challenges presented by the east- and west-ends of Princes Street should be considered to ensure that residents and visitors continue to experience a high-quality and vibrant city centre. Any changes should be conservation-led, consider the significance of historic routes and access points, and use high-quality design and materials.
- 6.528 There are opportunities to re-open closed routes, such as those in the southern portion of West Princes Street Gardens around King’s Stables Road Banks and Castle Bank.
- 6.529 The planned reconfiguration of Waverley Station offers an opportunity to preserve and enhance its significance while improving the service provided for this important transport interchange. See Waverley Station section (above) for more.

Local Guidance and Related Strategies

- 6.530 Alongside NPF4, the City Plan 2030, and HES guidance, relevant local guidance includes:
- Edinburgh Design Guidance
 - Guidance on Listed Buildings and Conservation Areas
 - Climate Ready Edinburgh Plan 2024-2030.
 - Public Space Event Guidance
 - Princes Street and the Waverley Valley Strategy
 - Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035
 - Relevant Street Design Guidance
 - Thriving Greenspaces 2050

Collates the history, importance, risks & opportunities of individual elements
Read in conjunction with the Thematic Significance (above)



Figure 6.125 Princes Street is a important arrival and departure area with key transport links.



Figure 6.126 The steep ramps and stepped access provide accessibility challenges for West Princes Street Gardens.



Figure 6.127 The east end of Princes Street/Waterloo Place, can present crowding challenges.

Boundaries & Railings



6 | Assessment of Component Significance

Boundaries & Railings

Location

6.531 This unit of assessment encompasses all the boundaries and divisions between spaces within The Study Area. These can be both modern and historic, and tangible and intangible.

Listed Buildings

6.532 Historic boundaries, such as cast-iron railings, are a characteristic townscape feature, contributing to the appearance of the WHS, GDL and conservation areas. Where they are associated with designated structures, historic boundaries may be included within the listing, even if this is not explicitly stated.

6.533 Listed buildings in the Study Area, which explicitly include the boundaries and railings listed from east to west, are:

- Waterloo Place and North Bridge, and 10 Calton Road, Waverleygate (Former General Post Office), including Wall And Lamp Standards (LB27631), Cat. A
- Princes Street, General Register House, with Area Walls and Steps to Front (LB27636), Cat. A
- East Princes Street Gardens, Scott Monument with Retaining Wall and Steps (LB27829), Cat. A
- 1 The Mound, National Gallery Of Scotland with Railings (LB27679), Cat. A
- Lothian Road, St John's Church (Episcopal), Hall, Churchyard, Boundary Walls, Steps, Railings, Gatepiers, Vaults and Monuments (LB27401), Cat.
- Lothian Road, St Cuthbert's Church (Church of Scotland), Churchyard and Monuments, Boundary Walls, Gatepiers and Railings (LB27339), Cat. A
- King's Stables Road, St Cuthbert's Church Halls, including Boundary Walls, Railings, Gates, Gatepiers and Lamp Standards (LB47883), Cat. C

Summarised History

6.534 Waverley Valley, itself, acts as a boundary, separating the Old and New Towns. The topographical boundary has continually separated the contrasting urban developments, both visually and physically, since the 18th century. It also acted as a social divider, separating Edinburgh's wealthy residents from the crowded conditions in the Old Town, where previously all social classes had effectively lived on top of one another. Before the construction of the New Town, the valley was a defensive boundary with the Nor' Loch providing a boundary between the city and assailants.

6.535 One of the clearest boundaries in the Study Area are the railings which separate Princes Street Gardens from the surrounding urban realm. The original railings (which no longer survive) demarcated the land as a private pleasure ground with restricted access, particularly in the case of West Princes Street Gardens. During the Second World War, many ornamental railings around communal gardens were removed for munitions, although they were never actually used for that purpose. After the war, many of the decorative railings were replaced. The ones along East and West Princes Street Gardens were erected in the 1980s as part of a comprehensive replacement scheme and were based on designs from the 1870s. Today, the boundary railings enable the gardens to be locked at night.

6.536 The seating area around the Ross Bandstand has been surrounded by railings and hedges since its construction in the 1930s. Resultantly, they enclose a large area within West Princes Street Gardens, interrupting the lower park walk.

6.537 Other examples of historic boundary walls in The Study Area include, churchyard boundary walls, boundary walls for General Register House, and various walls and railings near the galleries on The Mound. Many of these have shifted over time but represent historic demarcations of space. There are also historic cast-iron railings incorporated into open space on top of the Waverley Market.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)



Figure 6.128 The Waverley Valley, itself, acts as a boundary, separating the Old and New Towns.

6.538 Likewise, property boundaries, which represent historic feuing plots, have also shifted over time. Craig's original feuing plan shows an intention for 86 houses with frontages to Princes Street. As the street began to become commercialised successful organisations, such as department stores, hotels and social clubs, bought neighbouring plots, merging properties and addresses. For example Jenners occupied several former residential buildings before redeveloping the whole corner at the junction with South St David Street. The New Club also comprehensively redeveloped its site on a least two occasions, and, more recently, Redevco redeveloped the two sites occupied by former department stores into a single large development for H&M and offices in 2003.

6.539 There are also more subtle boundaries within The Study Area, such as gardens paths, which signify routes through the designed landscape, and stepped kerbs, which separate the pavement from the road. Although road widths and surfaces have changed over time, as discussed in the 'Urban Grain & Street Pattern' section above, the level changes still distinguish the different historic pathways for people and vehicles. Where areas have been pedestrianised, such as Castle Street, this level change has been removed but different materials and finishes enable interpretation of the historic streetscape.

6 | Assessment of Component Significance

Boundaries & Railings

Cultural Heritage Significance

6.540 Waverley Valley has served as a boundary between the Old and New Towns since the latter's creation in the 18th century. It remains a clear divide between the contrasting urban forms, playing a significant role in the identity and layout of the WHS.

6.541 Historically, the valley had significance as a defensive feature with the Nor' Loch from the 15th to 18th centuries. Following the development of the New Town, it became a social boundary separating wealthier residents from poorer communities. It continues to act as a transitional space between the two distinct areas.

6.542 The First New Town was planned hierarchically, with streets assigned to different professions, embedding class distinctions into its very design. Princes Street itself is an example of these 18th-century social divisions.

6.543 The railings between Princes Street and Princes Street Gardens mark a historic division between the urban streetscape and the designed landscape. Reflecting the rigid planning of the 18th century, they delineate public thoroughfare from (historically) private green space. Their ornamental design contributes to the area's character and the New Town Gardens Garden and Designed Landscape. They continue to divide the built and designed landscapes, conferring a sense of seclusion from street activity.

6.544 The Ross Bandstand adds cultural value to the Study Area. Its enclosing hedges limit access within a public park and detract from its openness, however, they also soften the visual impact of public seating in views within the gardens.

6.545 Other historic boundaries, such as those around churchyards and the General Register House, possess architectural interest and are illustrative of historic land demarcation, contributing to the authenticity and integrity of the WHS.

6.546 More discreet features, like stepped kerbs and feuing plot boundaries, reveal the historic organisation and use of space, enriching the character and appearance of the streetscape.



Figure 6.129 1804 Ainslie's map of Edinburgh, showing Waverley Valley acting as a boundary and the contrasting urban forms (CC-BY (NLS)).



Figure 6.130 Railings along West Princes Street Gardens.



Figure 6.131 Decorative stone walling in East Princes Street Gardens.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)



Figure 6.132 Enclosing hedges and railing around the Ross Bandstand seating area create boundaries within West Princes Street Gardens.



Figure 6.133 Churchyards, such as St Cuthberts, represent historic demarcations of space.

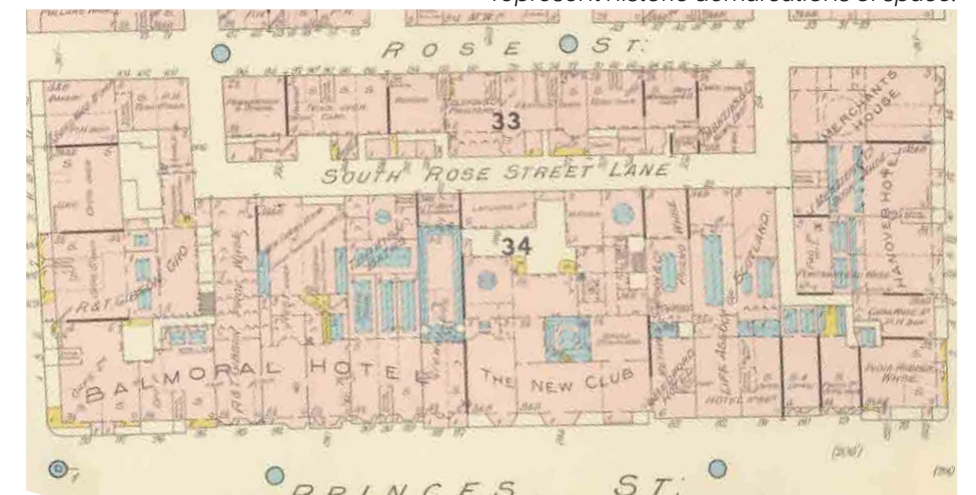


Figure 6.134 1895 Insurance Plan of Edinburgh showing properties boundaries of Block 4 and their variation from the original feuing plots (CC-BY (NLS)).

6 | Assessment of Component Significance

Boundaries & Railings

Key Attributes

- 6.547 For boundaries and railings, the key attributes from the WHS Management Plan include:
- The Waverley Valley forms a great arena within the heart of the city
 - Quality of workmanship to public realm
 - The retention of the majority of the original elaborate cast iron railings
 - System of land tenure in Scotland
 - Segregated population through the buildings
 - Contained by natural buffers i.e. park
 - The juxtaposition of green valleys with visible natural rockfaces
 - Stepped kerbs

Risks & Vulnerabilities

- 6.548 Development and townscape improvements may alter or remove historic boundaries, blurring spatial distinctions and diminishing the clarity of the original urban plan. Such changes may risk adversely affecting the character of the area.
- 6.549 Climate change poses a risk. Extreme rain damages building and townscape fabric. Railings and boundary walls are therefore vulnerable to water or flood damage as well as dampness and corrosion, if not regularly maintained.

Opportunities

- 6.550 Opportunities to sensitively and appropriately enhance the current railing/boundary infrastructure should be encouraged, along with their regular maintenance.
- 6.551 Opportunities to interpret the historic layout of Princes Street, for example through public realm renewal projects, should be encouraged. Variations in materials and finishes can mark former pavement and carriageway lines, or the line of former basements or entrances.
- 6.552 Opportunities to reinstate historic boundaries or railings should be considered on a case-by-case basis.
- 6.553 As part of any future renewal project involving the Ross Bandstand, the role and necessity of the boundary hedges and railings should be evaluated.

Local Guidance and Related Strategies

- 6.554 Alongside NPF4, the City Plan 2030, and HES guidance, relevant local guidance includes:
- Edinburgh Design Guidance
 - Street Design Guidance
 - Guidance on Listed Buildings and Conservation Areas
 - Climate Ready Edinburgh Plan 2024-2030.
 - Princes Street and the Waverley Valley Strategy
 - Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035
 - Thriving Greenspaces 2050

Collates the history, importance, risks & opportunities of individual elements
Read in conjunction with the Thematic Significance (above)



Figure 6.135 Aerial view of the Waverley Valley and Edinburgh Waverley Station with bridges and The Mound connecting the Old and New Towns.

Street Furniture & Street Lighting



6 | Assessment of Component Significance

Street Furniture & Street Lighting

Location

6.555 This unit of assessment comprises all the street furniture and lighting located within the Study Area, including both historic and modern examples.

Listed Buildings

6.556 Historic street furniture and lamp standards are characteristic townscape features contributing to the appearance of the WHS, New Town Gardens and conservation areas. Where they are associated with designated structures, they may be included within the listing, even if not explicitly stated. Some townscape features are listed in their own right. Listed examples, from east to west, include

- Waterloo Place And North Bridge And 10 Calton Road, Waverleygate (Former General Post Office) Including Wall And Lamp Standards (LB27631), Cat. A
- King's Stables Road, St Cuthbert's Church Halls, Including Boundary Walls, Railings, Gates, Gatepiers and Lamp Standards (LB47883), Cat. C
- 47-52 (inclusive nos) Princes Street and South St David Street. Jenners Department Store, including Gothic Street-light (LB29505), Cat. A
- Market Street And Waverley Bridge, Police Box (LB30239), Cat. B
- Princes Street At Royal Scottish Academy, Police Box (LB30243), Cat. B
- West Princes Street Gardens, Police Box (LB48252), Cat. B

Summarised History

Street Lighting

6.557 Street lighting in Edinburgh began in 1785 with the installation of 116 whale oil lamps. From 1820, gas lamps were introduced and their numbers grew steadily throughout the 19th century. Often made from cast iron, these lamps were highly decorative. Historic images show a variety of designs lining Princes Street, its bridges, and The Mound. Some featured multiple lamps to maximise illumination and others were mounted on railings.

6.558 From 1881, electric street lighting was introduced and for the next several decades there was a mix of gas and electric street lamps throughout the city. However, in 1955, a ten-year programme was initiated to replace all remaining gas lamps with electric ones. From the mid 20th century, street lighting was typically mounted on concrete or steel poles and was more functional in design.

6.559 In the later decades of the 20th century, decorative 'Georgian-style' lanterns were also installed in specific locations by the New Town Conservation Committee. Examples can be seen on The Mound, North Bridge, and mounted on railings around Princes Street Gardens. Other ornamental examples appear outside key buildings such as the General Register House and the former General Post Office.

6.560 In 2012, the Council published its Sustainable Lighting Strategy, which aimed to use lighting to reinforce the atmospheric nature and character of the city, and to enhance key views and vistas. The strategy sought to retain darker areas, such as Princes Street Gardens, in contrast to the brighter streets and façades of Princes Street and other key buildings and monuments, including Edinburgh Castle.

Additional Cast Iron Street Furniture

6.561 Three former police boxes, designed by City Architect E.J. MacRae in the 1930s, remain in the Study Area. Originally used by for shelter or communication, they have since been re-purposed as cafés and information points. These, along with post boxes and telephone boxes, were made from cast-iron.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

Drinking Fountain

6.562 Near the east entrance to East Princes Street Gardens stands a 1966 modernist drinking fountain, gifted by Lindsay Gumley, Deacon and Convenor of Trades. Though no longer in use, and its condition deteriorating, it is an example of well-designed modern street furniture.

Modern Street Furniture

6.563 Modern street furniture, including bus/tram stops, traffic signs, bollards, planters, bins and communications infrastructure equipment, are generally made from steel or aluminium and usually have limited design quality. While functional, they can add to the visual clutter within the streetscape, interrupting movement and views. For example, tramline poles run the length of Princes Street and interrupt key east-west views. The tram design did, however, seek to avoid poles along the alignment of north-south cross-street views and incorporated street lighting, removing the need for separate free-standing or building-mounted street lights. Generally, although not



Figure 6.136 1880 View of Princes Street showing cast-iron street lights and garden railings (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).

6 | Assessment of Component Significance

Street Furniture & Street Lighting

exclusively, modern street furniture has been added on an adhoc basis, as required, with no coordinated design or shared materiality.

- 6.564 Other examples of street furniture include interpretation boards which can inform people about the history and significance of the area. Public benches are another example, the exact date for the introduction of permanent public seating in the area is unknown. There are a high number of modern memorial benches, designed in a traditional timber style, located throughout Princes Street Gardens, and along the south pavement at the west end of Princes Street. Memorial benches have become a long-established feature, although along Princes Street they can limit pavement capacity.

Cultural Heritage Significance

- 6.565 Surviving historic street furniture and lighting contribute to the character and appearance of the streetscape, as well as to the integrity and authenticity of the WHS. These pieces often demonstrate high levels of craftsmanship and material quality, and reflect now-obsolete activities, conferring architectural and historic interest.
- 6.566 Well-designed modern examples can enhance the WHS. However, many examples lack the craftsmanship of their predecessors. Their proliferation can clutter the streetscape, offering limited interest and, in some cases, detracting from the overall quality of the WHS.
- 6.567 Memorial benches, with their memorial plaques, have associative value and are emblematic of the affection many residents and visitors feel for the city.

Key Attributes

- 6.568 For street lighting and street furniture, the key attributes from the WHS Management Plan is:
- There is a high standard of public realm



Figure 6.137 Replica historic lamp incorporated into the railings along Princes Street Gardens.



Figure 6.138 Former Police Box, Category B listed repurposed into a food and drink outlet.



Figure 6.139 Modern tramline pole with high level wires and integrated street lighting.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)



Figure 6.140 Disused public water fountain near the east entrance to East Princes Street Gardens.



Figure 6.142 Modern memorial benches located on the south pavement at the west end of Princes Street, with further examples in Princes Street Gardens.



Figure 6.141 Public bike racks located on the north pavement at the west end of Princes Street.

6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements
Read in conjunction with the Thematic Significance (above)

Street Furniture & Street Lighting

Risks & Vulnerabilities

- 6.569 All street furniture, whether historic or modern, is vulnerable to defacement and damage.
- 6.570 Historic street furniture that lacks statutory protection is particularly at risk of unsympathetic alteration or loss.
- 6.571 Poorly sited or uncoordinated accumulations of street furniture can result in visual clutter and risk the high-quality appearance of the historic environment and the appreciation of views.
- 6.572 Where such elements are not interpreted or explained, they may be misunderstood or overlooked, increasing the risk of inappropriate changes.
- 6.573 Climate change poses a risk. Extreme rain damages building and townscape fabric, meaning that street furniture and lighting is vulnerable to water damage, dampness and corrosion. Power supplies can also be disrupted in extreme events. During warmer periods overheating may also be a risk



Figure 6.143 1954, showing historic street lights, railings and tramlines (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).

Opportunities

- 6.574 If new or replacement street furniture is introduced along Princes Street or within the Waverley Valley, following appropriate consultation, it should be of bespoke, high-quality design, well suited to Edinburgh, with carefully considered materials and detailing. Its positioning should be strategic and sensitive, particularly with regard to views.
- 6.575 When opportunities arise, visual clutter from modern street furniture along Princes Street or within the Waverley Valley should be reduced. This may include removing low-quality modern examples which are obsolete or combining functions, for example integrating street lighting into other forms of street furniture. Any changes, should be conservation-led, and consider the impact to significance and views.
- 6.576 A sensitive lighting strategy can reinforce the city’s character and the enhance the appreciation of the WHS at night. As such there is an opportunity for a renewed emphasis on Edinburgh’s Sustainable Lighting Strategy, which supports the balancing of areas of darkness (e.g. within Waverley Valley) with the illumination of shop fronts and key buildings. As part of this renewed emphasis, Climate Ready Edinburgh Plan should also be taken into account with regards to sustainability and resilience.
- 6.577 Opportunities to reinstate examples of historic lamps should be considered.
- 6.578 If the opportunity arises to remove the tram columns from the centre of Princes Street, for example if the tram system is upgraded, this should be taken to restore key views along its length.
- 6.579 In consultation with donors, the Council’s Parks and Greenspaces service could consider relocating some memorial benches from the south footway of Princes Street into the Gardens to relieve congestion, if necessary.

Local Guidance and Related Strategies

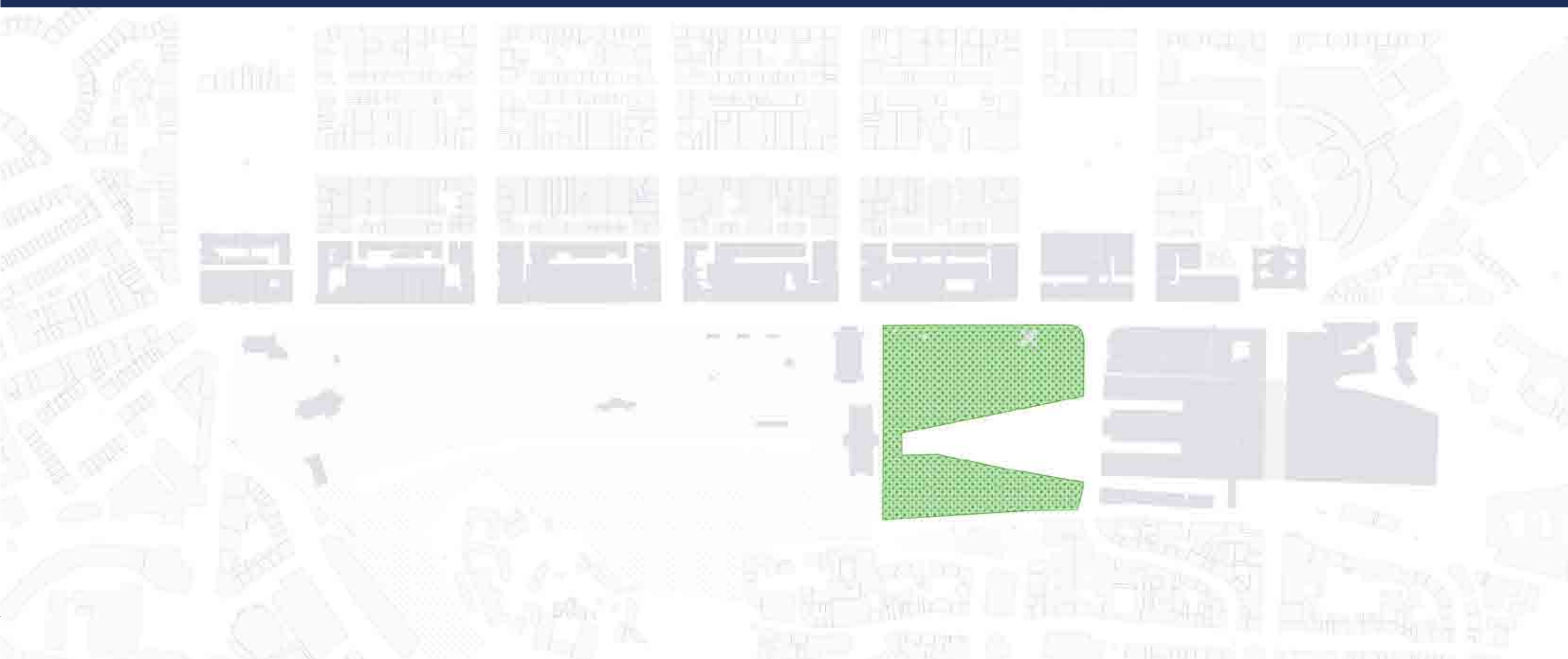
- 6.580 Alongside NPF4, the City Plan 2030, and HES guidance, relevant local guidance includes:
 - Edinburgh Design Guidance
 - Street Design Guidance
 - Sustainable Lighting Strategy
 - Climate Ready Edinburgh Plan
 - Guidance on Listed Buildings and Conservation Areas
 - Climate Ready Edinburgh Plan 2024-2030.
 - Princes Street and the Waverley Valley Strategy
 - Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035
 - Thriving Greenspaces 2050



Figure 6.144 2007, modern benches with a traditional design in East Princes Street Gardens (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).



East Princes Street Gardens



6 | Assessment of Component Significance

East Princes Street Gardens

Location and Further Information

- 6.581 This unit of assessment comprises the planting and layout of East Princes Street Gardens. The monuments and boundaries are considered in more detail in earlier sections.
- 6.582 For a more detailed discussion of the history and significance, see 'Princes Street Gardens Conservation Management Plan' (2003) prepared by Peter McGowan for the Culture and Leisure Department of the City of Edinburgh Council.
- 6.583 For more information on the monuments within Princes Street Gardens, see the 'Monuments' section above.

Listed Buildings

- 6.584 East Princes Street Gardens forms part of the New Town Gardens GDL. It also lies within the New Town Conservation Area, The Old Town Conservation Area and the Edinburgh WHS. It contains 8 listed buildings:
- East Princes Street Gardens, Adam Black Monument (LB27842), Cat. A
 - East Princes Street Gardens, John Wilson Monument (LB27881), Cat. A
 - East Princes Street Gardens, Livingstone Monument (LB27864), Cat. A
 - East Princes Street Gardens, Scott Monument With Retaining Wall And Steps (LB27829), Cat. A

Summarised History

- 6.585 The Waverley Valley was intended as landscaped pleasure grounds from the outset of James Craig's plan, but development was initially slow.
- 6.586 In 1829, the Town Council carried out some groundwork, and Patrick Neill designed a planting scheme. By 1832, however, the grounds were leased to Thomas Cleghorn's nursery. Admission cost 10s. 6d. per year for a key. At that time, East Princes Street Gardens featured footpaths, shrubberies, artificial rockwork, a moss house, a keeper's cottage, a greenhouse, and a conservatory.
- 6.587 Between 1840 and 1844, the Sir Walter Scott Monument was built, a dramatic Gothic spire designed by George Meikle Kemp. The size of monument necessitated increasing the width of the top terrace.
- 6.588 From 1844 to 1847, railway lines were laid through the Waverley Valley, reducing the nursery's size by a quarter, destroying much of its planting, and effectively cutting the grounds in two. These lines continue to occupy a large percentage of the gardens today.
- 6.589 The Town Council then resumed control of the gardens and commissioned David Cousin to redesign them. He widened the top terrace and installed a gravel walk bordered by grass and trees. A low wall of 'gothic character' with stairs down to a lower terrace walk was added, along with turf and evergreens. The gardens had long axial paths with looping routes. The south and west banks remained largely unchanged. The railway was enclosed by a wall and an embankment formed. East Princes Street Gardens reopened as a public park in 1851.
- 6.590 Ornamental planting was introduced and more monuments added. These were located on a broad strip of grass with flower planting, which replaced the gravel walk. By the early 20th century over 100,000 plants had been added to the top terrace forming a carpet of flowering and foliage plants. Most of these were dug-up when air-raid shelters were installed.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)



Figure 6.145 1852 Edinburgh Town Plan (sheets 29 & 35) showing East Princes Street Gardens (CC-BY (NLS)).



Figure 6.146 1894 Edinburghshire (sheet III.8.11) showing East Princes Street Gardens (CC-BY (NLS)).



Figure 6.147 1944-63 Edinburgh OS showing East Princes Street Gardens (CC-BY (NLS)).

6 | Assessment of Component Significance

East Princes Street Gardens

- 6.591 Cousin's basic layout survives, although the looping pathways have been replaced by large grassed areas. From 1989, an extensive programme of improvement was undertaken. It replaced lost elms with lime trees and introduced new planting on the south banks. Paths are now laid with asphalt with granite sett edging.
- 6.592 The recent National Galleries extension included widening the terrace and added landscaped ramps along the west bank. Today the terrace continues to be used for informal leisure and includes furniture, such as benches, encouraging people to dwell and enjoy views. The East Gardens also include bins and a refreshment kiosk in a converted pavilion.

Cultural Heritage Significance

- 6.593 Nestled between the Georgian New Town and the Medieval Old Town, with Holyrood Park in the distance, in the arena of Waverley Valley, East Princes Street Gardens is a major contributor to the OUV of the WHS. The glaciated form of the valley, overlaid by major landscaping works, creates a unique landform, interspersed with important monuments and memorials.
- 6.594 It is visually and topographically linked with a system of geological and landscape features of outstanding quality, including Calton Hill, West Princes Street Gardens and Holyrood Park. These create a visually rich palette of green vegetation and darkened volcanic rock, set against a historic backdrop of international renown. As part of the New Town Gardens, they have a high nature conservation value in relation to their urban setting.
- 6.595 East Princes Street Gardens have outstanding architectural and artistic value. They are part of a designed landscape which has evolved over time and is integral to the civic planning and fabric of the city. The gardens feature an exceptional series of monuments, memorials and structures which contribute to their character, most notably the Scott Monument.



Figure 6.148 1870 East Princes Street Gardens with looping paths on the valley floor (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).



Figure 6.149 1875 tree planting and paths in East Princes Street Gardens, the signals on the railway line can be seen through the trees, with the Old Town above (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).



Figure 6.150 View across East Princes Street Gardens to The Mound, showing the different levels of the garden, and the recent gallery extension.



Figure 6.151 View from East Princes Street Gardens to Pavilion kiosk and the Scott Monument.

Collates the history, importance, risks & opportunities of individual elements
Read in conjunction with the Thematic Significance (above)

6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

East Princes Street Gardens



Figure 6.152 View across East Princes Street Gardens to the Balmoral Hotel, showing the different levels of the garden.



Figure 6.153 View from south side of East Princes Street Gardens to the Bank of Scotland showing the more varied planting in this area.

6.596 A spectacular Gothic Revival five-tiered spire, it reflects the romantic ideal of a Gothic shrine and features archaeologically correct detail derived from Melrose Abbey. Designed by George Meikle Kemp, with a statue by Sir John Steell, it is a key visual landmark, prominent in views from both the Old and New Town. It's a iconic feature on Edinburgh's skyline and a destination, offering panoramic elevated views across the city for both residents and visitors.

6.597 Other monuments commemorate Adam Black, John Wilson and David Livingstone, conferring architectural and historic interest and establishing the gardens as a place of commemoration.

6.598 East Princes Street Gardens, along with other New Town gardens, are significant in the history of urban planning for their integration into the town plan. East Princes Street Gardens is an early and leading example of a public pleasure ground as one of the first municipal parks in the country. It reflects shifting 19th-century attitudes toward access to green space, and later influenced the Garden City Movement.

6.599 Since becoming a public park, East Princes Street Gardens has served as a space for informal recreation and relaxation in the city centre. The East Gardens are also a place for more formal gatherings, hosting large events such as Edinburgh's Christmas Markets. Public gatherings and events contribute to the intangible heritage value of the East Gardens. However, overcrowding at such events can diminish the overall experience and condition of them.

6.600 The gardens' development is well documented, and their association with notable figures such as William Playfair, George Meikle Kemp, Sir John Steell, Patrick Neill and David Cousin adds further interest. The site's earlier history, including its association with the Nor' Loch, enhances its historic significance. Overall, the gardens are of outstanding historic value.

6.601 East Princes Street Gardens may also possess some archaeological value, as before the draining of the Nor' Loch, it was often used as a deposit for the town's waste.

6.602 Collectively, East and West Princes Street Gardens have horticultural value. They have annual bedding displays, mixed borders and a notable tree collection of over 1000 trees, including some surviving elms.

6.603 East Princes Street Gardens contribute strongly to its setting. Its mature tree planting appears in numerous key views directed across the WHS. They have Outstanding Scenic Value.

6.604 The gardens offer several excellent viewpoints. To the east, sweeping vistas take in the towers of Forsyth's, the Balmoral Hotel, and the Scott Monument, extending over the roof of Waverley Station towards Calton Hill, the Firth of Forth, Holyrood Park, and towards the elevations of the Old Town in the south-east. To the south, there are direct striking views of the Old Town's picturesque skyline, featuring a varied mix of crow-stepped gables, chimney stacks, and spires. Looking west, The Mound comes into view, with its prominent galleries and Edinburgh Castle rising beyond. Views to the north, toward Princes Street, are limited with glimpses filtered through mature tree planting.

6.605 East Princes Street Gardens also contains elements which could be perceived as detracting from their overall significance. For example, while the pavilion food and drink kiosk is a well-proportioned structure which helps animate the East Gardens, some of the materials and signage are low quality, diminishing the visual quality of the gardens. Additionally, the installation of Christmas Market stalls causes damage to the grassed areas, leaving the gardens looking worn for some time afterwards.

6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements
Read in conjunction with the Thematic Significance (above)

East Princes Street Gardens

Key Attributes

- 6.606 For East Princes Street Gardens, key attributes from the WHS Management Plan include:
- Historic municipal planting, and walks on the north side of the railway line in Princes Street Gardens
 - A wide range of wildlife habitats throughout the WHS support the natural heritage value and biodiversity of the city
 - Many areas of open green space throughout the WHS
 - The New Town Gardens group
 - The globally recognised Princes Street with its panoramic views of the gardens and Old Town ridge enabled by there being no buildings on the South side

Risks & Vulnerabilities

- 6.607 Without regular maintenance, East Princes Street Gardens is prone to overgrowth, reducing accessibility, diminishing its appearance, and potentially damaging structures such as boundary walls.
- 6.608 As a public park, if access to East Princes Street Gardens is overly restricted (for example due to too many events), its intangible value is vulnerable to being diminished. Similarly, if events are poorly managed or overcrowded the experience, vitality and general condition of the Gardens are vulnerable.
- 6.609 The gardens are vulnerable to defacement and damage.
- 6.610 Climate change poses a risk. Extreme rain damages buildings and monuments and causes flooding. In addition, periods of water scarcity will affect landscapes and vegetation. Climate change also places pressure on habitats.
- 6.611 In 2023 Edinburgh declared a nature emergency, recognising the need for an accelerated response to averting global biodiversity loss.

Opportunities

- 6.612 The recent extension to the National Gallery, which opened in September 2023, has improved links between along the western banks, better connecting The Mound, East Princes Street Gardens and the Playfair steps. There are also new views out of the galleries over the gardens.
- 6.613 Before further changes to the gardens, there must be a strong understanding of the significance of the gardens and how they contribute to their setting. This should inform any proposals. Adverse heritage impacts should be avoided, or minimised where necessary. Any changes should be conservation-led, display high-quality design, use appropriate materials, and employ a high-level of craftsmanship and detailing. Changes should also consider the Thriving Greenspaces 2050 vision.
- 6.614 While the pavilion food and drink kiosk is sensitively scaled and helps animate the East Gardens, opportunities to enhance the quality of the materials and signage should be encouraged.
- 6.615 If the opportunity arises, the asphalt paths could be replaced by a more permeable alternative. This would more closely match historic precedent and help with surface water run-off. Any changes should be in line with the Climate Ready Edinburgh Plan 2024-2030.
- 6.616 Enhanced planting within the garden could boost biodiversity, help with climate adaptation, connect habitats, and enhance pollinator pathways. Consideration should be given to historical precedent and the character and appearance of the gardens, and the Thriving Greenspaces 2050 vision.
- 6.617 Gatherings and events within the gardens provide the opportunity to contribute to the intangible value of the gardens. All events must follow The Council’s Public Space Event Guidance and consider the suitability of the location.
- 6.618 A planned and coordinated review of the bins and other items, such as kiosks and seating, could help avoid an adhoc arrangement and begin to support a consistent and appropriate ‘garden’ design approach.

Local Guidance and Related Strategies

- 6.619 Alongside NPF4, the City Plan 2030, and HES guidance, relevant local guidance includes:
- Edinburgh Design Guidance
 - Guidance on Listed Buildings and Conservation Areas
 - City Centre Shopping & Leisure Guidance
 - Climate Ready Edinburgh Plan 2024-2030.
 - Public Space Event Guidance
 - Public Art Policy
 - Edinburgh Slavery and Colonialism Legacy Review
 - Princes Street and the Waverley Valley Strategy
 - Green Blue Network, Open Space Strategy, Water Vision, and Biodiversity Action Plan
 - Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035
 - Thriving Greenspaces 2050



Figure 6.154 View from south side of East Princes Street Gardens to the the Scott Monument and Princes Street.



West Princes Street Gardens



6 | Assessment of Component Significance

West Princes Street Gardens

Location

- 6.620 This unit of assessment comprises the planting and layout of West Princes Street Gardens and includes Castle Banks, lying south of the railway line. The monuments and boundaries are considered in more detail in earlier sections.
- 6.621 For a more detailed discussion of the history and significance, see 'Princes Street Gardens Conservation Management Plan' (2003) prepared by Peter McGowan for the Culture and Leisure Department of the City of Edinburgh Council.
- 6.622 For more information on the monuments within Princes Street Gardens, see the 'Monuments' section above.

Listed Buildings

- 6.623 West Princes Street Gardens forms part of the New Town Gardens GDL. It also lies within the New Town Conservation Area, The Old Town Conservation Area and the Edinburgh WHS. As well as undesignated structures and monuments, it contains 12 listed buildings:
- Princes Street Gardens, Royal Scots Greys Monument (LB27872), Cat. B
 - West Princes Street Gardens, Allan Ramsay Monument (LB27870), Cat. A
 - West Princes Street Gardens, Robert Louis Stevenson Memorial (LB48255), Cat. A
 - West Princes Street Gardens, Ross Fountain (LB27911), Cat. A
 - West Princes Street Gardens, Royal Scots Memorial (LB48253), Cat. B
 - West Princes Street Gardens, Scottish American Memorial (LB27874), Cat. B
 - West Princes Street Gardens, Shelters (LB48254), Cat. B
 - West Princes Street Gardens, Sir James Young Simpson Monument (LB27876), Cat. B

- West Princes Street Gardens, Statuary Group (LB27888), Cat. B
- West Princes Street Gardens, The Cottage (LB29525), Cat. C
- West Princes Street Gardens, Thomas Guthrie Monument (LB27858), Cat. B

Summarised History

- 6.624 A landscaped pleasure ground was conceived for the Waverley Valley in James Craig's original plan for the First New Town. However, its creation was initially slow.
- 6.625 West Princes Street Gardens opened as a private pleasure garden in 1821, and cost 4 guineas a year for a key. It was intended for walking and promenading before being locked at night. The gardens were designed by the landscape painter James Skene as an informal countryside garden with trees and woodland walks. This original picturesque planting character has largely been lost except along the southern boundary (Castle Banks). This area of the Gardens incorporates the remains of the Wellhouse Tower (or St Margaret's Well), built in 1362 and in use until around 1821. It was partially restored in 1873, and has a plaque commemorating this work.
- 6.626 There were gradual changes to the appearance and use of the gardens over the next five decades, with military bands starting to perform from 1853 and monuments added to the grounds. A statue of Allan Ramsay was unveiled in 1865, and the Ross Fountain was installed in 1872.
- 6.627 In 1866, John Dick Peddie produced unrealised plans for East and West Princes Street Gardens. For the West Gardens, he proposed a hall-of-fame monument, modelled on 'Walhalla' in Bavaria. This included a broad terrace with monuments and mausolea, fountains, and a winter garden, and was intended to be seen in combination with a completed National Monument on Calton Hill.

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)



Figure 6.155 1852 Edinburgh Town Plan (sheets 29 & 34) showing West Princes Street Gardens (CC-BY (NLS)).



Figure 6.156 1894 Edinburghshire (sheet III.7.30) showing West Princes Street Gardens (CC-BY (NLS)).



Figure 6.157 1944-63 Edinburgh OS showing West Princes Street Gardens (CC-BY (NLS)).

6 | Assessment of Component Significance

West Princes Street Gardens

6.628 Instead, however, the gardens were acquired by the Town Council in 1876 and reshaped by Robert Morham, who created a unified design, before reopening to the public. The top terrace was removed, to accommodate the widening of Princes Street and the present broad level walk (known as the Terrace Walk) beneath street level was created. This also necessitated the creation of the steep ramped paths, with horonised paving, which provide access into the gardens from Princes Street. Greenhouses were added in 1877, along with a bandstand in 1880, and the red sandstone Gardener's Lodge, a home for the Head Gardener, at the east end in 1886.

6.629 Under the direction of John McHattie (c.1859-1923), the Superintendent of Edinburgh's Parks, the gardens became more ornate, including the addition of extensive borders of spring and summer bedding, and, in 1902, the Floral Clock. More monuments were also gradually added in the late 19th century and throughout the 20th.

6.630 In 1935, the 19th-century bandstand was replaced by the present-day Ross Bandstand, complete with a public amphitheatre. It was designed by Thomas Smith, an architect working under E. J. Macrae in the City Architects Department. The classical inter war public theatre was originally a simple box-like design with a stage and seating, enclosed by a ring of small trees. In 1949, dressing rooms were installed in the backstage rooms and a basement extension was added to the rear. In 1966, two wings were added to either side in a similar classical design to provide public WCs. The public amphitheatre is currently enclosed by hedges and railings. It continues to be used for events. In 2019, The Quaich Project considered plans to replace the Ross Bandstand, but these were not progressed. Options for refurbishing or altering the unlisted outdoor theatre and WCs are being considered.

6.631 In July 1940, three air-raid shelters were constructed within the north bank of West Princes Street Gardens. At the time of their construction, the intention was to retain the shelters after the war to provide sheltered seating. Plans prepared by the City Architects Department in 1946 show how they were adapted

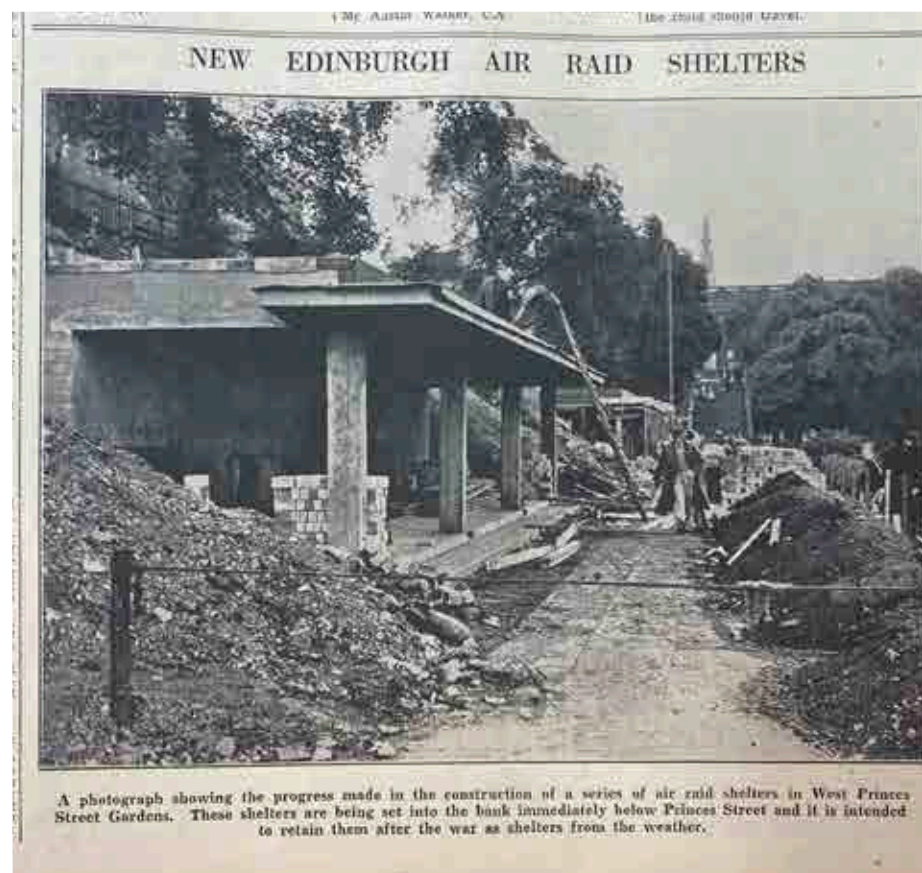


Figure 6.158 Construction of air raid shelters in West Princes Street Gardens designed to be repurposed after the war (The Scotsman, 6 July 1940).

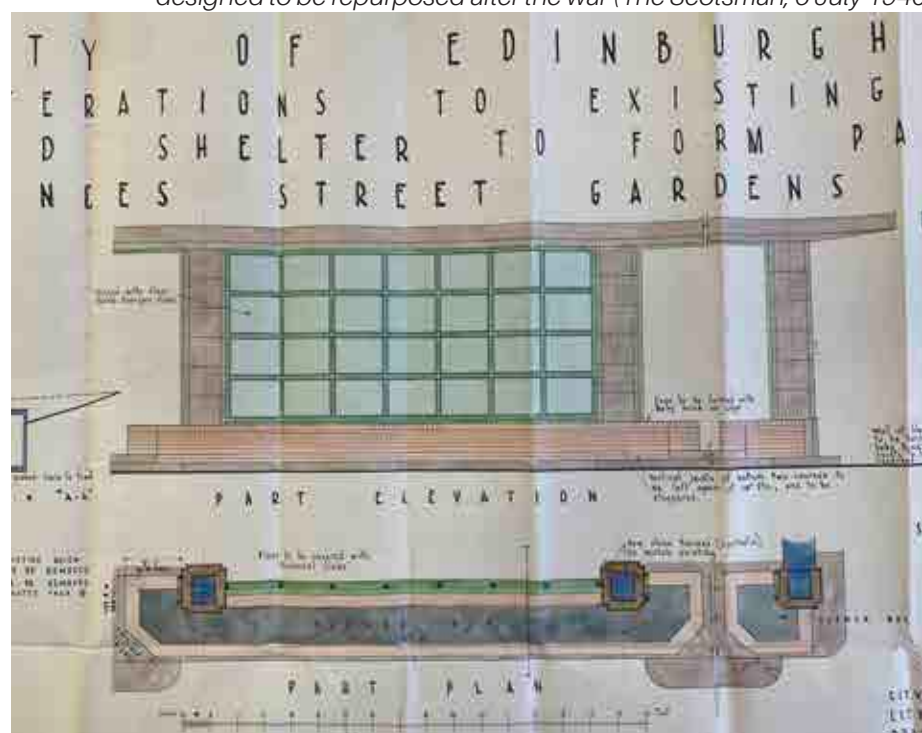


Figure 6.159 1946 plans to convert the air raid shelters into sheltered park seating (Edinburgh Plan Store).

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

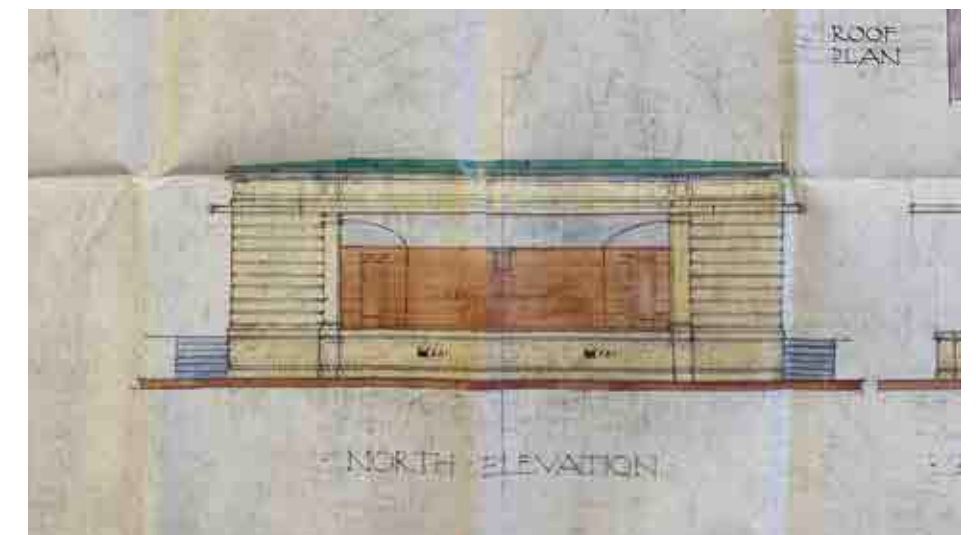


Figure 6.160 1935 plans for Ross Bandstand to replace a 19th century bandstand in the same location (Edinburgh Plan Store).

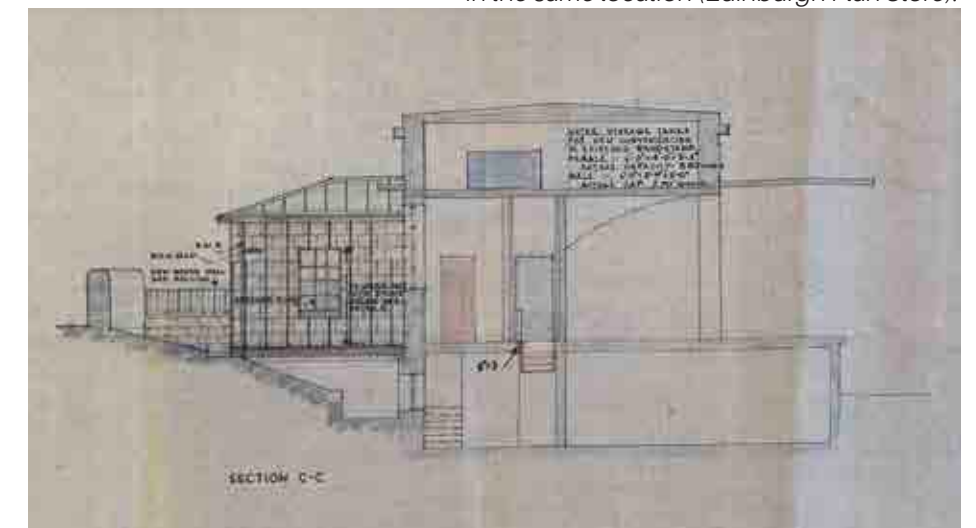


Figure 6.162 1949 plans to extend the Ross Bandstand to the rear to provide additional dressing rooms (Edinburgh Plan Store).

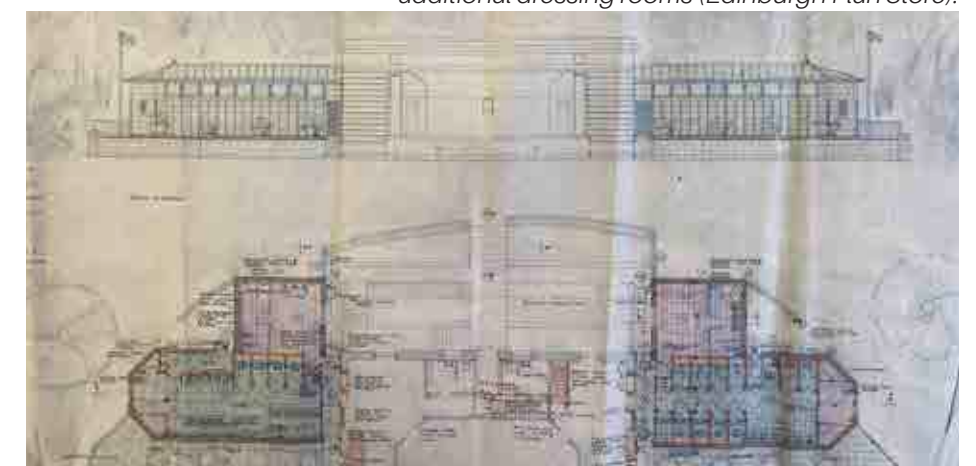


Figure 6.161 1966 plans to extend the Ross Bandstand to provide public WCs (Edinburgh Plan Store).

6 | Assessment of Component Significance

West Princes Street Gardens

with glazing and benches. All three were listed in 2001. One was converted into a refreshment kiosk, but all are currently shuttered.

6.632 By the mid 20th century the original gravel paths had been paved with slabs before being relaid with asphalt in the later part of the century. WCs, memorial benches and other seating, and a children's play park were also added through the 20th and 21st centuries, along with a temporary cafe with seating. The gardens also include various examples of street furniture, such as bins and lighting around the entrances.

6.633 In 2017, the Gardener's Lodge, which is used as a base by Parks Department staff and rangers, was refurbished by the Ross Development Trust.

Cultural Heritage Significance

6.634 Nestled between the Georgian New Town and the Medieval Old Town, with Edinburgh Castle, in the arena of Waverley Valley, West Princes Street Gardens is a major contributor to the OUV of the WHS. The glaciated form of the valley, overlaid by major landscaping works, creates a unique landform, interspersed with important monuments and memorials.

6.635 It is visually and topographically linked with a system of geological and landscape features of outstanding quality, including Calton Hill, East Princes Street Gardens and Holyrood Park. These create a visually rich palette of green vegetation and darkened volcanic rock, set against a historic backdrop of international renown. As part of the New Town Gardens, they have a high nature conservation value in relation to their urban setting.

6.636 West Princes Street Gardens have outstanding architectural and artistic value. They are part of a designed landscape which has evolved over time and is integral to the civic planning and fabric of the city. The gardens feature an exceptional series of monuments, memorials and structures which contribute to their character, including the Ross Fountain, the Floral Clock, and Gardener's Cottage.



Figure 6.163 View into West Princes Street Gardens from east steps.



Figure 6.165 Floral Clock in West Princes Street Gardens.



Figure 6.164 Gardener's Cottage.



Figure 6.166 Royal Scots Greys Monument.

Collates the history, importance, risks & opportunities of individual elements
Read in conjunction with the Thematic Significance (above)

6 | Assessment of Component Significance

West Princes Street Gardens

- 6.637 The individuals and groups commemorated within the gardens, by statues, memorials and commemorative benches, confer historic interest and establish the space as one of memory and commemoration
- 6.638 The Ross Bandstand (unlisted) has a notable presence in the garden, and contributes strongly to its cultural and community value. Its classical inter war design, although altered, contributes to its architectural interest. However, the hedges and railings around the seating area restrict the circulation of people through the garden.
- 6.639 The pavilions represent the only covered accommodation in the gardens accessible to the public, although use of them is currently restricted and their condition is poor. They represent a suitably unobtrusive 1950s design and have some architectural interest.
- 6.640 Other structures, such as the temporary cafe and children's play park, have no tangible architectural interest, but contribute to the use and intangible value of the gardens.



Figure 6.167 1875 view across West Princes Street Gardens with Edinburgh Castle above (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).

- 6.641 West Princes Street Gardens, along with other New Town gardens, are significant in the history of urban planning. West Princes Street Gardens represent an early example of a private pleasure ground integrated into an urban design and later influenced the Garden City Movement. The gardens' development is well documented, and their association with notable figures such as James Skene and Robert Morham adds further interest.
- 6.642 They also reflect shifting 19th-century attitudes toward access to green space and the changing demographics of Princes Street. The transition from private grounds to a public park in 1876 aligns with the broader movement for public access to urban green space and coincides with Princes Street's shift from residential to commercial use.
- 6.643 Since becoming a public park, West Princes Street Gardens have served as a space for informal recreation and relaxation in the city centre. With features such as the Ross Bandstand, the gardens are also a place of gathering, contributing to their intangible heritage value.



Figure 6.168 1952 Entertainment at Ross Bandstand (DP612699 © Licensed by The Scotsman Publications Ltd (Records of the Scottish Cultural Resources Access Network (SCRAN), Edinburgh, Scotland)).

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)

- 6.644 The site's earlier history, including its association with the Nor' Loch, enhances its historic significance. Overall, the gardens are of outstanding historic value.
- 6.645 West Princes Street Gardens possesses high archaeological value. The scheduled monument, Edinburgh Castle, sits on its southern boundary, and the Wellhouse Tower (built 1362), which formed part of the medieval complex, is situated within the Gardens themselves and has been the site of several archaeological finds. Before the draining of the Nor' Loch, the area was often used as a deposit for the town's waste.
- 6.646 Collectively, East and West Princes Street Gardens have horticultural value. They have annual bedding displays, mixed borders and a notable tree collection of over 1000 trees, including some surviving elms.
- 6.647 West Princes Street Gardens contribute strongly to its setting. Its mature tree planting appears in numerous key views directed across the WHS. They have Outstanding Scenic Value.



Figure 6.169 View across West Princes Street Gardens with the Ross Fountain and Edinburgh Castle.

6 | Assessment of Component Significance

West Princes Street Gardens

6.648 There are several excellent views within the gardens, the most notable being the view over the Ross Fountain towards Edinburgh Castle. Other important views emerge as part of the evolving landscape, with focal points occasionally drawing the eye. Mature tree planting largely restricts direct views into and out of the gardens.



Figure 6.170 Floral Clock in West Princes Street Gardens in 1928 decorated with the words 'tempus fugit' or 'time flies' (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).



Figure 6.172 Steep ramp in West Princes Street Gardens

Key Attributes

6.649 For West Princes Street Gardens, key attributes from the WHS Management Plan include:

- Historic municipal planting, and walks on the north side of the railway line in Princes Street Gardens.
- A wide range of wildlife habitats throughout the WHS support the natural heritage value and biodiversity of the city.
- The globally recognised Princes Street with its panoramic views of the gardens and Old Town ridge enabled by there being no buildings on the South side.
- Many areas of open green space throughout the WHS.
- The New Town Gardens group.

Risks & Vulnerabilities

6.650 Without regular maintenance, West Princes Street Gardens is prone to overgrowth, reducing accessibility, diminishing its appearance, and potentially damaging structures such as boundary walls. The gardens are also vulnerable to defacement and damage.

6.651 Access to and experience of West Princes Street Gardens is at risk due to poor accessibility around its entrances, for example steps and the steep ramps.

6.652 The appearance and quality of the gardens are vulnerable if structures, whether historic or modern, are not adequately maintained, for example the 1940s shelters, which are in need of renewal. They are also vulnerable if low-quality or inconsistent materials are used, for instance in the provision of street furniture.

6.653 The cultural value of the gardens is vulnerable if the Ross Bandstand is not upgraded and regularly used.

6.654 As a public park, if access to West Princes Street Gardens is overly restricted (for example due to too many ticketed events),

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)



Figure 6.171 Ross Bandstand in West Princes Street Gardens.



Figure 6.173 Dilapidated listed shelters in West Princes Street Gardens.

6 | Assessment of Component Significance

West Princes Street Gardens

their intangible value is vulnerable to being diminished. Similarly, if events are poorly managed the experience, vitality and general condition of the Gardens are vulnerable.

6.655 Climate change poses a risk. Extreme rain damages buildings and monuments and causes flooding. In addition, periods of water scarcity will affect landscapes and vegetation. Climate change also places pressure on habitats.

6.656 In 2023 Edinburgh declared a nature emergency, recognising the need for an accelerated response to averting global biodiversity loss.

Opportunities

6.657 There are opportunities to enhance the appreciation of West Princes Street Gardens by improving access to them. The horonised ramps, although historic, are steep and uneven and, like the steps at the east and west ends, restrict access.

6.658 Before any change however, there must be a strong understanding of the significance of the gardens and how they contribute to their setting. This should inform any proposals. Adverse heritage impacts should be avoided, or minimised where necessary. Any changes should be conservation-led, display high-quality design, use appropriate materials, and employ a high-level of craftsmanship and detailing. Changes should be in line with the Thriving Greenspaces 2050 vision.

6.659 If the opportunity arises, the asphalt paths could be replaced by a more permeable alternative. This would more closely match historic precedent and help with surface water run-off. Any changes should be in line with the Climate Ready Edinburgh Plan 2024-2030.

6.660 Enhanced planting within the garden could boost biodiversity, help with climate adaptation, connect habitats, and enhance pollinator pathways. Consideration should be given to historical precedent and the character and appearance of the gardens, and the Thriving Greenspaces 2050 vision.

6.661 There is an opportunity to undertake a horticultural review to establish a coherent approach to planting across the Gardens, reflecting the different historic eras of landscape design and their national importance as an Inventory Site.

6.662 There is an opportunity to enhance the Ross Bandstand facilities to support it continued use, and assess the layout of its seating. As above, any changes should be conservation-led and be of appropriate design and quality. The impact on views within and into the gardens should also be considered.

6.663 There is an opportunity to sensitively refurbish the 1940s shelters to preserve the special interest and ensure their continued use. An application to carry out such works has previously been consented (20/00569/FUL).

6.664 A planned and coordinated review of the bins and other items, such as kiosks and seating, could help avoid an adhoc arrangement and begin to support a consistent and appropriate ‘garden’ design approach.

Local Guidance and Related Strategies

- 6.665 Alongside NPF4, the City Plan 2030, and HES guidance, relevant local guidance includes:
- Edinburgh Design Guidance
 - Guidance on Listed Buildings and Conservation Areas
 - City Centre Shopping & Leisure Guidance
 - Climate Ready Edinburgh Plan 2024-2030.
 - Public Space Event Guidance
 - Public Art Policy
 - Edinburgh Slavery and Colonialism Legacy Review
 - Princes Street and the Waverley Valley Strategy
 - Green Blue Network, Open Space Strategy, Water Vision, and Biodiversity Action Plan
 - Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035
 - Thriving Green spaces 2050

Collates the history, importance, risks & opportunities of individual elements
Read in conjunction with the Thematic Significance (above)



Figure 6.174 1873 view to West Princes Street Gardens from Edinburgh Castle (City of Edinburgh Council - Libraries www.capitalcollections.org.uk).



Figure 6.175 Planting and paths in West Princes Street Gardens.

Other Green Spaces



6 | Assessment of Component Significance

Other Green Spaces

Location

6.666 This unit of assessment comprises open spaces in the Study Area outwith East and West Princes Street Gardens. These include St Cuthbert's and St John's respective churchyards, Castle Terrace Gardens, Mound Place, the lawn adjacent to Playfair Steps, and the land next to the Bank of Scotland and the News Steps.

Listed Buildings

6.667 All these areas fall within the Edinburgh WHS and in one of three Conservation Areas: New Town, Old Town and West End. The churchyards also fall within the New Town Gardens GDL and contain numerous listed monuments:

- Lothian Road, St John's Church (Episcopal), Hall, Churchyard, Boundary Walls, Steps, Railings, Gatepiers, Vaults and Monuments (LB27401), Cat. A
- Lothian Road, St Cuthbert's Church (Church Of Scotland), Churchyard and Monuments, Boundary Walls Gatepiers and Railings (LB27339), Cat A
- King's Stables Road, St Cuthbert's Church Halls, including Boundary Walls, Railings, Gates, Gatepiers and Lamp Standards (LB47883), Cat. C
- King's Stables Road, St Cuthbert's Churchyard, Former Toolhouse (LB47884), Cat. C
- King's Stables Road and Lothian Road, St Cuthbert's Churchyard, Watch Tower (LB27346), Cat. B

Summarised History

6.668 The churchyards of St Cuthbert's and St John's lie at the west end of Waverley Valley. Both churchyards contain numerous graves and funerary monuments and are planted with mature trees that obscure clear views across the grounds from the public realm. They have asphalt or paved footpaths, providing routes the churchyards.

6.669 St Cuthbert's is an ancient Christian site with the first recorded burial in 1595, though it has likely been used for this purpose since its medieval beginnings. The size and shape of it have shifted over time; the original burial ground, known as 'Bairns' Knowe' (children's hill) was a small mound to the southwest. The 18th-century draining of the Nor' Loch enabled the expansion of the burial ground. In 1841 the southern section of the graveyard was destroyed to form a railway tunnel. In 1863 the graveyard was considered full and the church was ordered to cease burials. However the church defied The Council and burials continued until 1875.

6.670 St John's has been used for burials since the church's consecration in 1818, its graveyard shares a boundary wall with St Cuthbert's. St John's graveyard extends to the east and south of the church building and lies across two levels. The last burial in the churchyard was in 1965 and it remains the only graveyard in Edinburgh maintained by an Episcopal church.

6.671 Castle Terrace Gardens, an embankment at the foot of Castle Rock, were laid out as landscaped gardens in the mid to late 19th century for the residents of Castle Terrace. In the 1960s, a multi-storey car park was constructed over most of the gardens, leaving only a small triangle of tree planting.

6.672 The Mound contains two triangular lawns. One, Mound Place, is an elevated grass slope located in front of New College and, the second slopes down to the National Galleries and is located next to the Playfair Steps. Both were likely created as a result of Thomas Hamilton's road after 1834, they both appear with no landscaping on the 1852 Town Plan. By 1893, Mound

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)



Figure 6.176 St Cuthbert's Churchyard is an ancient Christian site.



Figure 6.177 St John's Churchyard is the only graveyard in Edinburgh maintained by the Episcopal Church.



Figure 6.178 Castle Terrace Gardens, is now only a small embankment following the construction of a multi storey car park.

6 | Assessment of Component Significance

Other Green Spaces

Place is shown connected to Castle Banks as an extension of West Princes Street Gardens, and by the start of the 21st century, it had some ornamental planting and a hedge row, separating it from the gardens. A Christmas tree is often placed on Mound Place for the festive period.

6.673 The Bank of Scotland, located on the Mound, is shown on the 1852 Town Plan with landscaped gardens featuring curving paths and tree planting to the east and west of the main building. By 1893, the extent of these gardens had been reduced due to extensions to the bank, and the landscaped paths no longer appear on historic maps. Today, the 'garden' to the west has been further reduced to make way for covered car parking, it has a small lawns and trees. The east 'garden' is less well maintained and has an overgrown appearance with trees and self-seeded shrubbery.

6.674 Green spaces in the setting of the Study Area include Calton Hill, Arthur's Seat, Old Calton Cemetery, and the many squares and gardens within the urban plan. There are also green roofs on Waverley Court.



Figure 6.182 Historic image showing Castle Terrace Gardens prior to the construction of a multi-storey car park (date unknown) (SC2575723 © Courtesy of HES (City of Edinburgh Council Architectural Drawings and Photographs)).

Cultural Heritage Significance

6.675 St Cuthbert's churchyard is of high architectural and historic interest. It contains numerous funerary monuments, including some that pre-date the current church, such as the 1795 tomb of John Grant of Kilgraston. Notable memorials include an unusual cast-iron tombstone for Janet Crawford and an impressive Gothic mausoleum by David Bryce for the Gordons of Cluny. The churchyard is also the final resting place of Alexander Nasmyth and George Meikle Kemp. As a burial ground, it is also a place of archaeological sensitivity.

6.676 St John's churchyard is of high architectural and historical interest. It features numerous funerary monuments, most prominently a tall granite Celtic cross designed by Rowand Anderson in 1878 to commemorate Dean Ramsay, which serves as a focal point at the south end of South Charlotte Street. The churchyard also memorialises portrait painter Sir Henry Raeburn and is the burial place of landscape painter James Skene (d.1864), James Donaldson (d.1830), founder of Donaldson's School for the Deaf, and Malvina Wells (d.1887), the only known person buried in Edinburgh who was born enslaved. As a burial ground, it is a place of archaeological sensitivity.

6.677 The remaining green spaces, including those on The Mound and Castle Terrace Gardens, may have limited architectural or aesthetic value individually, but together they play an important role in enhancing Edinburgh's overall greenery and integrating green spaces into the city's urban design. They also contribute to spatial structure of Waverley Valley, the appearance of views to the Old Town, and the setting of East and West Princes Street Gardens. Each possesses some historic value linked with its creation and development.

Key Attributes

6.678 For other green spaces, key attributes from the WHS Management Plan include:

- The city centre has several historic burial grounds and graveyards.
- Edinburgh's small squares, parks (pleasure grounds) and gardens, are integral to the New Town's layout and architectural composition

Collates the history, importance, risks & opportunities of individual elements

Read in conjunction with the Thematic Significance (above)



Figure 6.179 Mound Place an elevated grass slope located in front of New College.



Figure 6.181 The lawn adjacent to the Playfair Steps which slopes down to the National Galleries.



Figure 6.180 The east 'garden' of the Bank of Scotland, next to the News Steps, currently has an overgrown appearance.

6 | Assessment of Component Significance

Collates the history, importance, risks & opportunities of individual elements
Read in conjunction with the Thematic Significance (above)

Other Green Spaces

Risks & Vulnerabilities

- 6.679 Without regular maintenance, green spaces are prone to overgrowth, reducing accessibility, diminishing their appearance, and potentially damaging structures like gravestones.
- 6.680 Lesser-known green spaces are vulnerable to a lack of understanding and uninformed change due to limited interpretation and public awareness.
- 6.681 Climate change poses a risk. Extreme rain damages monuments and gravestones and causes flooding. In addition, periods of water scarcity will affect landscapes and vegetation. Climate change also places pressure on habitats.
- 6.682 In 2023 Edinburgh declared a nature emergency, recognising the need for an accelerated response to averting global biodiversity loss.



Figure 6.183 St John's Churchyard.

Opportunities

- 6.683 Given the architectural and historical significance of St Cuthbert's and St John's churchyards, there is scope to improve public awareness and interpretation of these sites. There are also opportunities for interpretation around lesser known sites, such as Castle Terrace Gardens. Any interpretation must be carefully considered and well sited. Edinburgh's Slavery and Colonialism Legacy Review Implementation Group should also be consulted.
- 6.684 There are opportunities to enhance the green spaces within the Study Area through The Council's Thriving Greenspaces 2050 Vision, adopting a more coordinated approach to the Waverley Valley and its public realm.
- 6.685 Through Edinburgh's Climate Ready Plan, there are opportunities to embed adaptation and nature recovery into city planning, in order to ensure the city's habitats and species are protected, and to build a coordinated approach to protecting and enhancing Edinburgh's natural assets.
- 6.686 Green spaces can also support climate resilience, for example, introducing green roofs and permeable hard surfacing to areas such as footpaths, can help the impact of flooding.
- 6.687 Before any change however, there must be a strong understanding of the significance of green spaces and how they contribute to their setting. This should inform any proposals. Adverse heritage impacts should be avoided, or minimised where necessary. Any changes should be conservation-led, display high-quality design, use appropriate materials, and employ a high-level of craftsmanship and detailing.

Local Guidance and Related Strategies

- 6.688 Alongside NPF4, the City Plan 2030, and HES guidance, relevant local guidance includes:
 - Edinburgh Design Guidance
 - Guidance on Listed Buildings and Conservation Areas
 - City Centre Shopping & Leisure Guidance
 - Climate Ready Edinburgh Plan 2024-2030.
 - Public Art Policy
 - Edinburgh Slavery and Colonialism Legacy Review
 - Princes Street and the Waverley Valley Strategy
 - Green Blue Network, Open Space Strategy, Water Vision, and Biodiversity Action Plan
 - Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035
 - Thriving Greenspaces 2050.



Figure 6.184 Aerial view over Edinburgh with Holyrood Park in the foreground.

Appendix 1 | Photographed Views

Photographs of important views identified in Section 5

Summary

- A.1. This Appendix provides photographs of the majority of the views identified in Section 5.
- A.2. Updated Key View images are provided where available. Views identified by the New Town and Old Town Conservation Area Character Appraisals had been updated recently and were therefore not recaptured as part of this study.
- A.3. A representative selection of views identified by the Princes Street Gardens Conservation Management Plan has been captured. Photographs of the new views identified as part of this study are also included.



Figure Ap1.1 C1a Castle Ramparts to Calton Hill



Figure Ap1.2 C1b Castle Rampart to Inchkeith Island



Figure Ap1.3 C2a Calton Hill from top of Camera Obscura



Figure Ap1.4 C2c Junction of Ramsay Lane and Castle Hill to Firth of Forth



Figure Ap1.5 C3a North Bank Street to Corstorphine Hill



Figure Ap1.6 C3b Milne's Close to Firth of Forth



Figure Ap1.7 C6 Jeffrey Street and Cranston Street to Calton Burial Ground Monuments



Figure Ap1.8 C8b Calton Hill to the Pentlands



Figure Ap1.9 C8c Calton Hill to Castle Hill spire, St Giles' crown and Tron spire.



Figure Ap1.10 C8d Calton Hill along Princes Street



Figure Ap1.11 C9 Waterloo Place and Princes Street to St Mary's spires.



Figure Ap1.12 C10 Waverley Bridge to National Gallery



Figure Ap1.13 C14 Princes Street to Calton Hill



Figure Ap1.14 C14 Princes Street to Calton Hill (2)



Figure Ap1.15 View 9, West End Conservation Area Character Appraisal



Figure Ap1.16 View 10, West End Conservation Area Character Appraisal



Figure Ap1.17 View 11, West End Conservation Area Character Appraisal



Figure Ap1.18 View 13, Princes Street Gardens CMP



Figure Ap1.19 View 15 (east), Princes Street Gardens CMP



Figure Ap1.20 View 15 (south), Princes Street Gardens CMP



Figure Ap1.21 View 15 (west), Princes Street Gardens CMP



Figure Ap1.22 View 15 (north), Princes Street Gardens CMP



Figure Ap1.23 View 17, Princes Street Gardens CMP



Figure Ap1.24 View 18, Princes Street Gardens CMP



Figure Ap1.25 View 20, Princes Street Gardens CMP



Figure Ap1.26 View 21, Princes Street Gardens CMP



Figure Ap1.27 View 23, Princes Street Gardens CMP



Figure Ap1.28 View 24, Princes Street Gardens CMP



Figure Ap1.29 View 25, Princes Street Gardens CMP



Figure Ap1.30 View 26, Princes Street Gardens CMP



Figure Ap1.31 View 27, Princes Street Gardens CMP



Figure Ap1.32 View 28, Princes Street Gardens CMP



Figure Ap1.33 View 29, Princes Street Gardens CMP



Figure Ap1.34 View 42, Princes Street Gardens CMP



Figure Ap1.35 View 45, New View identified as part of this Study



Figure Ap1.36 View 46, New View identified as part of this Study



Figure Ap1.37 View 47, New View identified as part of this Study



Figure Ap1.38 View 48, New View identified as part of this Study



Figure Ap1.39 View 49, New View identified as part of this Study



Figure Ap1.40 View 50, New View identified as part of this Study



Figure Ap1.41 View 51, New View identified as part of this Study



Figure Ap1.42 View 52, New View identified as part of this Study (edited)



Figure Ap1.43 View 53, New View identified as part of this Study



Figure Ap1.44 View 54, New View identified as part of this Study (representative image)



Figure Ap1.45 View 55, New View identified as part of this Study (representative image)

Designated Heritage Assets

6.1 This Appendix lists all the designated heritage assets which fall within the Study Area.

World Heritage Sites

6.2 This document considers:

- Old and New Towns of Edinburgh World Heritage Site.

Garden and Designed Landscapes

6.3 This document considers:

- The New Town Gardens.

Conservation Areas

6.4 This document considers a total of 3 conservation areas

- New Town Conservation Area
- Old Town Conservation Area
- West End Conservation Area.

Listed Buildings

6.5 This document considers a total of 77 listed buildings:

- 26 Category A
- 44 Category B
- 7 Category C

6.6 44 listed buildings are located along Princes Street and Waterloo Place:

- 1 Princes Street And 2–18 (Even Nos) North Bridge, The Balmoral Hotel (Former North British Hotel) (LB30315), Cat. A

- 16-20 (Even Nos) Waterloo Place (LB29899), Cat. A
- 30 Princes Street and south St Andrew Street, formerly Forsyth's (LB29503), Cat A
- 42-46 (inclusive nos) And 42a Princes Street And 1 South St David Street, incorporating The Old Waverley Hotel (LB29504), Cat. B
- 47-52 (inclusive nos) Princes Street and South St David Street. Jenners Department Store, including Gothic Streetlight (LB29505), Cat. A
- 61-2 Princes Street, Romanes & Paterson (LB29506), Cat A
- 84-87 (inclusive Nos.) Princes Street, incorporating The New Club (LB43322), Cat. A
- 94-96 (Inclusive Nos) Princes Street (LB29507), Cat. A
- General Register House, Princes Street, with Area Walls and Steps to Front (LB27636), Cat. A
- Regent Bridge Carrying Waterloo Place Over Calton Road Including Railings (LB27945), Cat. A
- Waverleygate (Former General Post Office), Waterloo Place and North Bridge and 10 Calton Road (LB27631), Cat. A
- 104 And 105 Princes Street (LB29511), Cat. B
- 109,110 And 111 Princes Street (LB30147), Cat. B
- 112 Princes Street (former Conservative Club) (LB29512), Cat. B

- 118 Princes Street & 2 Castle Street (LB43325), Cat. B
- 119, 119a & 120 Princes Street (LB43326), Cat. B
- 123 Princes Street (LB29513), Cat. B
- 125a & 126 Princes Street (LB29514), Cat. B
- 127 & 128 Princes Street (LB29515), Cat. B
- 129 Princes Street (LB29516), Cat. B
- 130 Princes Street (LB29517), Cat. B
- 131–133 Princes Street (LB29518), Cat. B
- 134 Princes Street & 1 & 3 South Charlotte Street (LB29251), Cat. B
- 135 & 136 Princes Street and 2–8 (even nos) South Charlotte Street, Charlotte House (LB29522), Cat. B
- 137 & 138 Princes Street (LB30148), Cat. B
- 141 Princes Street (LB30300), Cat. B
- 142 & 143 Princes Street (LB29523), Cat. B
- 144–147 Princes Street (LB43328), Cat. B
- 19 And 20 Princes Street, Incorporating The Royal British Hotel (LB29502), Cat. B
- 24 And 25 Princes Street (LB43315), Cat B
- 3 Hope Street (LB43307) Cat. B
- 60 Princes Street (LB30145), Cat. B
- 64 Princes Street, British Home Stores (LB51249), Cat. B
- 70 and 71 Princes Street (LB30146), Cat. B

- 72 And 73 Princes Street (LB43317), Cat. B
 - 74-75 Princes Street (LB43318), Cat. B
 - 76 and 77 Princes Street and 1 Hanover Street (LB43319), Cat. B
 - 78 Princes Street And 2-4 Hanover Street (LB43320), Cat. B
 - 88-90 (Inclusive Nos) Princes Street (LB43323), Cat B
 - 99 And 99a Princes Street and 2 and 4 Frederick Street (LB29509), Cat. B
 - 99b, 100 And 100a Princes Street, Incorporating Royal Overseas House (LB29510), Cat. B
 - 10-15 (Inclusive Nos) Princes Street (LB43313), Cat. C
 - 21-23 (Inclusive Nos) Princes Street (LB43314), Cat. C
 - 79 And 79a Princes Street (LB43321), Cat. C
- 6.7 15 are listed buildings or structures located within the Waverley Valley, including bridges, churches and Waverley Station:
- 1 The Mound, National Gallery Of Scotland with Railings (LB27679), Cat. A
 - 77a Princes Street, Royal Scottish Academy (LB27744), Cat. A
 - Lothian Road, St John's Church (Episcopal), Hall, Churchyard, Boundary Walls, Steps, Railings, Gatepiers, Vaults and Monuments (LB27401), Cat. A
 - North Bridge (LB30035), Cat A

- St Cuthbert’s Church (Church Of Scotland), Churchyard and Monuments, Lothian Road (LB27339), Cat. A
 - Waverley Station (4 Waverley Bridge), Former Parcels Office (17 Waverley Bridge), and Waverley Bridge (LB30270), Cat. A
 - 31 and 33 Waverley Bridge (Travel Shop), Edinburgh (LB52352), Cat. B
 - 31, 32-35 And 36-39 (Inclusive Numbers) Market Street, Edinburgh (LB52353), Cat. B
 - Castle Terrace Car Park including external concrete steps and painted steel railings, Castle Terrace and King’s Stables Road (LB52510), Cat. B
 - Shelters, West Princes Street Gardens (LB48254), Cat. B
 - St Cuthbert’s Churchyard, Watch Tower, King’s Stables Road and Lothian Road (LB27346), Cat. B
 - Waverley West Signal Box, Princes Street Gardens (LB52052), Cat. B
 - The Cottage, West Princes Street Gardens (LB29525), Cat. C
 - King’s Stables Road, St Cuthbert’s Church Halls, including Boundary Walls, Railings, Gates, Gatepiers and Lamp Standards (LB47883), Cat. C
 - King’s Stables Road, St Cuthbert’s Churchyard, Former Toolhouse (LB47884), Cat. C
- 6.8 15 are listed monuments:

 - Adam Black Monument, East Princes Street Gardens (LB27842), Cat. A
 - Allan Ramsay Monument, West Princes Street Gardens (LB27870), Cat. A
 - John Wilson Monument, East Princes Street Gardens (LB27881), Cat. A
 - Livingstone Monument, East Princes Street Gardens (LB27864), Cat. A
 - Monument to Duke of Wellington, Princes Street (LB27879), Cat. A
 - North Bridge, South African War Memorial (LB49067), Cat. A
 - Robert Louis Stevenson Memorial, West Princes Street Gardens (LB48255), Cat. A
 - Ross Fountain, West Princes Street Gardens (LB27911), Cat. A
 - Scott Monument with Retaining Wall And Steps, East Princes Street Gardens (LB27829), Cat. A
 - Royal Scots Greys Monument, Princes Street Gardens (LB27872), Cat. B
 - Scottish American Memorial, West Princes Street Gardens (LB27874), Cat. B
 - Royal Scots Memorial, West Princes Street Gardens (LB48253), Cat. B
 - Sir James Young Simpson Monument, West Princes Street Gardens (LB27876), Cat. B
 - Statuary Group, West Princes Street Gardens (LB27888), Cat. B
 - Thomas Guthrie Monument, West Princes Street Gardens (LB27858), Cat. B
- 6.9 3 are former police boxes

 - Market Street And Waverley Bridge, Police Box (LB30239), Cat. B
 - Police Box, Princes Street At Royal Scottish Academy (LB30243), Cat. B
 - Police Box, West Princes Street Gardens (LB48252), Cat. B

Introduction

A.1. This Appendix lists all policies that would be relevant to most developments within the Princes Street and Waverley Valley Area. Policies relating to developments effecting the historic environment have been given priority. Other policies relating to development in the City Centre Retail Core have been listed such as policies for reuse and development of existing buildings. Policies that might relate to the relevant townscape and green infrastructure have also been listed. Policy documents include the NPF4, Edinburgh's City Plan 2030 and HEPS.

National Planning Framework 4 (NPF4) 2023

A.2. NPF4 is Scotland's national spatial strategy to 2045, integrating long-term spatial aims with national planning policies to guide development and land use.

Policy 1

A.3. Policy 1 relates to tackling the climate and nature crises. It is intended to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.

Policy 7

A.4. Policy 7 relates to Historic Assets and Places. It is intended to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for regeneration.

Additional relevant policies

A.5. Other policies from the NPF4 that would be relevant for development within the Princes Street and Waverley Valley area are:

- Policy 2 – Regarding climate mitigation and adaptation
- Policy 3 – On biodiversity
- Policy 4 – On natural places. Specifically section d) on special landscape areas such as Princes Street Gardens.
- Policy 6 – Regards policies on the protection of trees
- Policy 9 – Outlines policies on derelict land and empty buildings. Specifically section d) regarding the reuse of existing buildings is relevant.
- Policy 12 – Regards developments and zero waste.
- Policy 13 - On sustainable transport.
- Policy 14 – Deals with design, quality and place.
- Policy 16 – On new homes.
- Policy 23 – On health and safety
- Policy 24 – On digital infrastructure
- Policy 25 – On community wealth building
- Policy 26 – On business and industry specifically section e) regarding impact to surrounding residential amenity, natural and historic environment.
- Policy 27 – On city centres and commercial centres
- Policy 28 – On retail
- Policy 30- On tourism
- Policy 31 – On culture and tourism

Historic Environment Policy for Scotland (HEPS) 2019-

A.6. HEPS is a policy statement directing decision-making for proposals that affect the historic environment. It outlines how changes in the historic environment should be managed. All policies in HEPS may be relevant in the Princes Street and Waverley Valley area therefore they are all listed as follows:

- HEP 1 - Decisions affecting any part of the historic environment should be informed by an inclusive understanding of its breadth and cultural significance.
- HEP 2 - Decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations.
- HEP 3 - Plans, programmes, policies and strategies, and the allocation of resources, should be approached in a way that protects and promotes the historic environment. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.
- HEP 4 - Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. If detrimental impact on the

historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.

- HEP 5 - Decisions affecting the historic environment should contribute to the sustainable development of communities and places.
- HEP 6 - Decisions affecting the historic environment should be informed by an inclusive understanding of the potential consequences for people and communities. Decision-making processes should be collaborative, open, transparent and easy to understand.

Managing Change, Historic Environment Scotland (HES)

A.7. Managing Change is a series of guidance notes produced by Historic Environment Scotland (HES). They support good decision making in the historic environment and set out the key things to think about when changes are proposed. To date, the series includes 29 guidance notes, most relevant to Princes Street and the Waverley Valley are:

- Guidance on Conservation Areas
- Guidance on the Principles of Listed Building Consent
- Managing Change in the Historic Environment: Accessibility
- Managing Change in the Historic Environment: Asset Management

- Managing Change in the Historic Environment: Boundaries
- Managing Change in the Historic Environment: Demolition of Listed Buildings
- Managing Change in the Historic Environment: Doorways
- Managing Change in the Historic Environment: Engineering Structures
- Managing Change in the Historic Environment: Extensions
- Managing Change in the Historic Environment: External Fixtures
- Managing Change in the Historic Environment: External Walls
- Managing Change in the Historic Environment: Fire and Historic Buildings
- Managing Change in the Historic Environment: Gardens and Designed Landscapes
- Managing Change in the Historic Environment: Interiors
- Managing Change in the Historic Environment: Micro-renewables
- Managing Change in the Historic Environment: Roofs
- Managing Change in the Historic Environment: Setting
- Managing Change in the Historic Environment: Shopfronts and Signs
- Managing Change in the Historic Environment: Use and Adaption of Listed Buildings
- Managing Change in the Historic Environment: Windows

- Managing Change in the Historic Environment: Works on Scheduled Monuments
- Managing Change in the Historic Environment: World Heritage
- Managing Change: Scheduled Monument Consent for Archaeological Excavation

City Plan 2030

- A.8. The area around Princes Street is defined as the City Centre Retail Core and Princes Street Gardens is defined as a Special Landscape Area.
- A.9. Below are the policies that may be relevant to development within the Princes Street and Waverley Valley area. These include policies relating to retrofit and reuse, demolition and new build, relevant development uses, and townscape features discussed within this Statement. Of relevance are:
- Policy Place 1: Edinburgh City Centre
 - Env 1 Design Quality and Context
 - Env 2 Co-ordinated Development
 - Env 3 Development Design – Incorporating and Enhancing Existing and Potential Features
 - Env 4 Development Design – Impact on Setting
 - Env 5 Alterations, Extensions and Domestic Outbuildings
 - Env 6 Green Blue Infrastructure
 - Env 7 Sustainable Developments
 - Env 8 New Sustainable Buildings

- Env 9 World Heritage Sites
- Env 10 Listed Buildings – Demolition
- Env 11 Listed Buildings – Setting
- Env 12 Listed Buildings and structures – Alterations and Extension
- Env 13 Conservation Areas – Demolition of Buildings
- Env 14 Conservation Areas – Development
- Env 15 Historic Gardens and Designed Landscapes
- Env 16 Protection of Important Archaeological remains and the historic environment
- Env 17 Development of Sites of Archaeological Significance
- Env 19 Special Landscape Areas
- Env 20 Protection of Trees and Woodlands
- Env 21 Protection of Biodiversity
- Env 23 Open Space Protection
- Env 25 Layout Design
- Env 27 Public Realm, New Planting and Landscape Design
- Env 30 Building Heights
- Env 33 Amenity
- Env 37 Designing-in Positive Effects for Biodiversity
- Env 38 Shopfronts
- Hou 1 Housing Development
- Hou 2 Affordable Housing
- Hou 3 Mixed Communities

- Hou 4 Conversion to Housing
- Hou 5 Student Accommodation
- Inf 6 Cycle Parking
- Inf 7 Private Car Parking
- Inf 9 City Centre Public Parking
- Inf 10 Cycle and Footpath Network
- Inf 11 Public Transport Proposals and Safeguards
- Inf 13 Road Network Infrastructure
- Econ 1 Supporting Inclusive Growth, Innovation and Culture
- Econ 2 Commercial Development
- Econ 3 Office Development
- Econ 6 Hotel Development
- Re 1 Town Centres First Policy
- Re 2 City Centre Retail Core
- Re 3 Town Centres
- Re 4 Alternative Use of Shop Units in the City Centre and Town Centres
- Re 5 Local Centres
- Re 6 Commercial Centres
- Re 9 Entertainment, Leisure and café/restaurant Developments – Preferred locations
- Re 11 Food and Drink Establishments

Local Guidance & Related Strategies

- A.10. Relevant documents are listed in Section 3: Planning Legislation, Policy & Guidance.

Approach and Research Methodology

- 2.10. Identification of heritage assets and townscape features within the Study Area was carried out using a combination of GIS software and site visits to the area. A scoping exercise was then undertaken to identify listed buildings which fell within the description of The Study Area and its geographical bounds. 86 were identified for consideration.
- 2.11. Listing descriptions and the Inventory of Gardens and Designed Landscapes, online at Historic Environment Scotland (HES), and Conservation Area Character Appraisals, on the City of Edinburgh Council website, were consulted.
- 2.12. During the site visits, townscape analysis was carried out, key views were considered, and reference photography was taken. These have all fed into the later part of the assessment process. The assets identified then informed a targeted approach to historical research, in order to understand the development of the Study Area.
- 2.13. The description of the historical development of the Study Area has drawn upon the wealth of existing resources that relate to its history and significance. These include, but are not limited to:
 - Old and New Towns of Edinburgh World Heritage Site Management Plan 2017-2022
 - Old and New Towns of Edinburgh World Heritage Site Management Plan 2025-2035.
- UNESCO Inscription: The Old and New Towns of Edinburgh (1995)
- New Town Conservation Area Character Appraisal
- Princes Street Heritage Framework (2008)
- Princes Street Statement of Cultural Heritage Significance.
- Old Town Conservation Area Character Appraisal.
- Princes Street Gardens Interim Management Plan: 2017-2020.
- Princes Street Gardens Conservation Management Plan (2003)
- 2.14. The information in these previous studies has been supplemented with further research using primary and secondary sources. A full bibliography is included in Appendix 1.
- 2.15. The foundational understanding of the historical development of the Study Area, its current condition, and the significance assessments contained in previous studies were used to inform the significance assessment. It considers the area as a whole and its constituent elements. The City Centre Princes Street Development Framework (2007) introduced block references, which are used in this section.

Assessment of Significance Methodology

- 2.16. The significance assessment identifies the elements which contribute to the special interest of the area and the contribution the area makes to the OUV. The assessment also highlights areas where there are risks to significance and where it can be better revealed.
- 6.17. Heritage assets, in the National Planning Framework 4 in Scotland (and in the equivalent NPPF in England), are elements of the historic environment which are considered to have cultural significance. In the absence of a single, directly comparable methodological document published by HES, the approach to identifying and analysing significance draws on established guidance, including Historic England's, Statement of Heritage Significance (HEAN 12), (2019) and the BSI Standards Publication: Guide to the Conservation of Historic Buildings (BS 7913:2013).
- 6.18. Both require various interests to be described and the level of general significance to be assessed. The various categories of interest in HEAN 12 are:
 - **Archaeological:** an asset's ability to hold or potentially hold, evidence of part human activity worthy of expert investigation at some point.
 - **Architectural or Artistic:** the design and general aesthetics of a place of heritage can rise from conscious design or fortuitously from the way the heritage asset has evolved.
- **Historic:** the associations that a heritage asset has with past lives and events, or the meaning it can hold for communities derived from their collective experience of a place, and how it symbolises wider values such as faith and cultural identity.
- 6.19. This assessment of significance considers these types of interest for both the Study Area and its constituent elements, along with its setting and key views.
- 6.20. This assessment considers elements which are considered to detract from the significance of the Study Area, as well as where the significance is at risk, or could be enhanced. As such the assessment also takes account:
 - Historic Environment Scotland, Managing Change Series (2019-).
 - City of Edinburgh Council, Key Views – Centre.
 - UNESCO, Guidance and Toolkit for Impact Assessments in a World Heritage Context (2022).
 - UNESCO, Recommendation on the Historic Urban Landscape (2011).
 - UNESCO, Urban Heritage Atlas: Cultural mapping of historic cities and settlements.

Outstanding Universal Value

- 6.21 The Study Area is located within a World Heritage Site (WHS). Therefore the assessment considers the contribution Princes Street and the Waverley Valley make to its Outstanding Universal Value (OUV).
- 6.22 According to the Operational Guidelines for the Implementation of the World Heritage Convention (2019):

“OUV means cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity...(para. 49)

To be deemed of OUV, a property must also meet the conditions of integrity and/or authenticity and must have an adequate protection and management system to ensure its safeguarding (para. 78)”

- 6.23 This assessment takes account of:
- UNESCO, Guidance and Tool kit for Impact Assessments in a World Heritage Context (2022).
 - UNESCO, Recommendation on the Historic Urban Landscape (2011).
 - UNESCO, Urban Heritage Atlas: Cultural Mapping of Historic Cities and Settlements.

Authorship

- 2.24. The report is produced by Icení Projects. Specifically, it is authored by Esmé Coppock-Somers MA (Hons) FSA Scot, Senior Consultant - Built Heritage and Townscape, with support from Aidan Ball-Albessard MA (Hons) HND IHBC, Senior Consultant - Built Heritage and Townscape, with review by Nick Walker M’Arch (by conv), Director - Built Heritage and Townscape.

References

- A.11. This Statement of Heritage Significance builds on the existing body of knowledge set out in existing sources. As such, the reference works consulted in the preparation of this document include:
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- A.12. Historic Environment Scotland entries for listed buildings, scheduled monuments and Gardens and Designed Landscapes were also consulted.



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