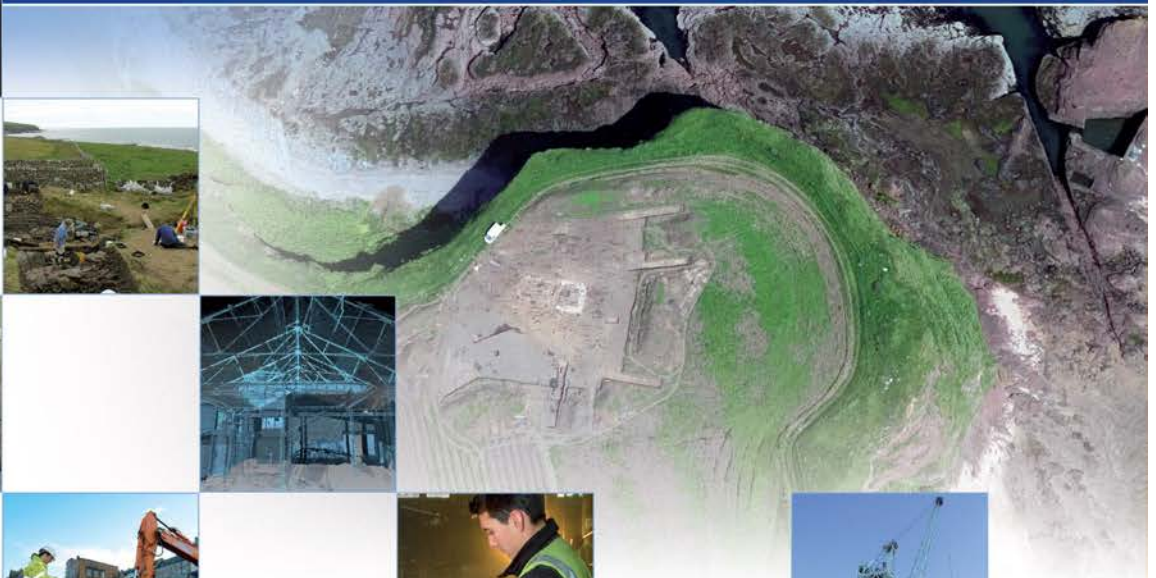


St Leonards, Edinburgh

Cultural Heritage Desk Based Assessment

AOC 22864

1st September 2014



ARCHAEOLOGY

HERITAGE

CONSERVATION

St Leonards, Edinburgh

Cultural Heritage Desk Based Assessment

On Behalf of:	GVA James Barr Quayside House 127 Fountainbridge Edinburgh EH3 9QG
National Grid Reference (NGR):	NT 26597 72652
AOC Project No:	22864
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Date of Report:	1 st September 2014

This document has been prepared in accordance with AOC standard operating procedures.

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- Appendix 1: Site Gazetteer

1 NON-TECHNICAL SUMMARY

- 1.1 AOC Archaeology Group was commissioned by GVA James Barr to undertake a desk-based assessment for a development proposed at St Leonards Street, Edinburgh. The desk-based assessment is to be submitted in support of a planning application.
- 1.2 The proposed development area comprises land to the north-east of St Leonards Street at No 104 on the west side of the city of Edinburgh. The site is wholly taken up with a relatively new (late 20th century) retail building, being currently occupied by the Homebase household and garden store, which was constructed after the demolition of a range of earlier 19th century buildings on the site.
- 1.3 Potential direct impacts on known or unknown archaeological remains include the possibility of disturbing, removing or destroying *in situ* remains and artefacts associated with the earlier 18th and 19th century buildings on the site during ground-breaking works (including excavation, construction and other works associated with the development).
- 1.4 A total of 31 heritage assets have been identified within 150m of the proposed development area, including nine listed buildings. However, no sites with a statutory designation were identified within the development area. Of the non-designated sites identified, eight consist of sites that are no longer extant (though with the potential for survival of sub-surface remains), having been demolished, mostly in the 20th century. This includes the three sites identified within the development area. Two of these sites – **Site Nos 1 & 3** – consist of 19th century buildings comprising a former house and industrial buildings, dating to the early-mid 19th century, although the former could possibly be as early as late 18th century in date. The other site, **Site No 2**, consists of the former Castle O'Clouts pub, thought to date to the 1720s. It is unclear what its original form was, although by the 19th century it comprised a four storey tenement.

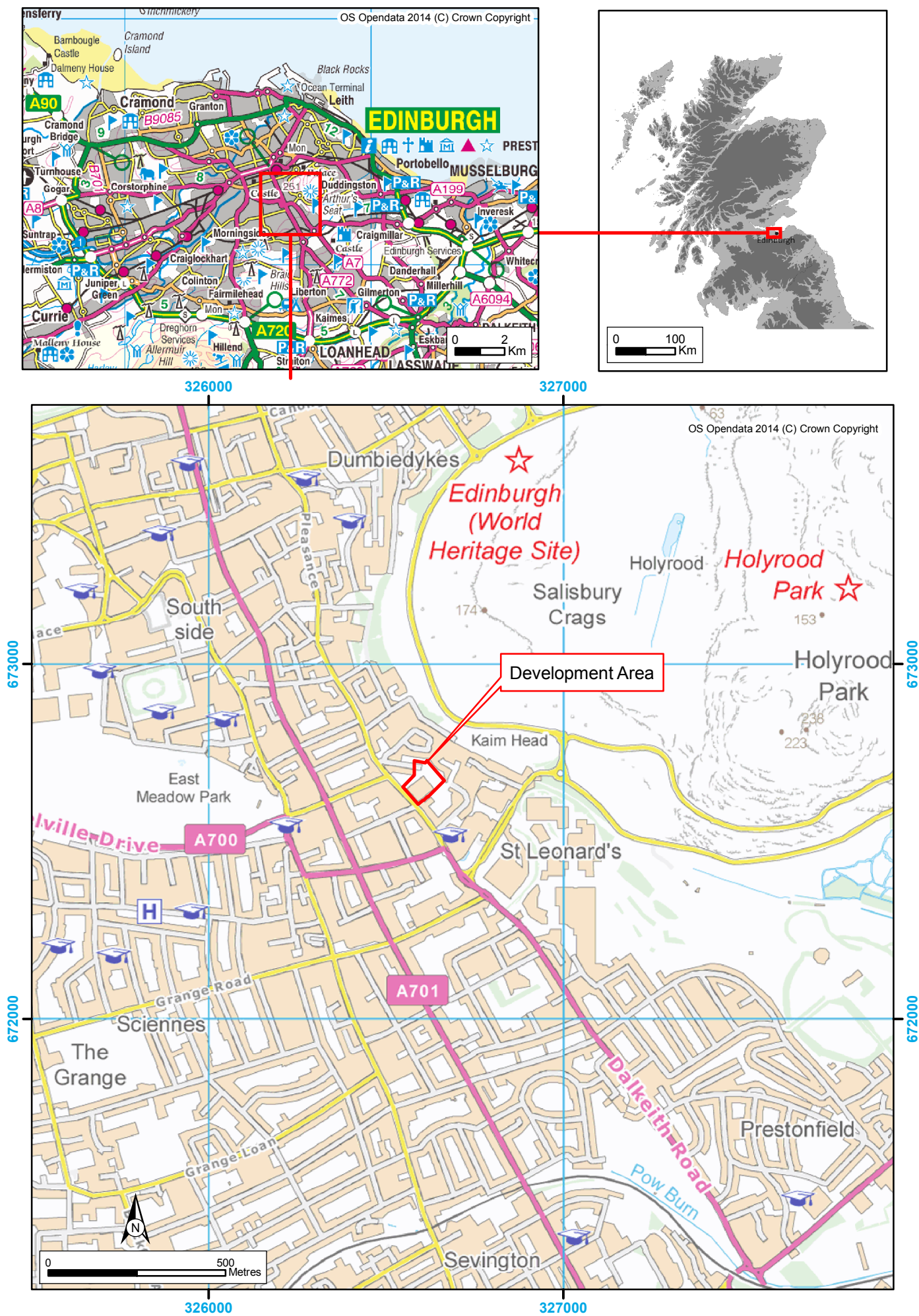


Figure 1: Site location plan

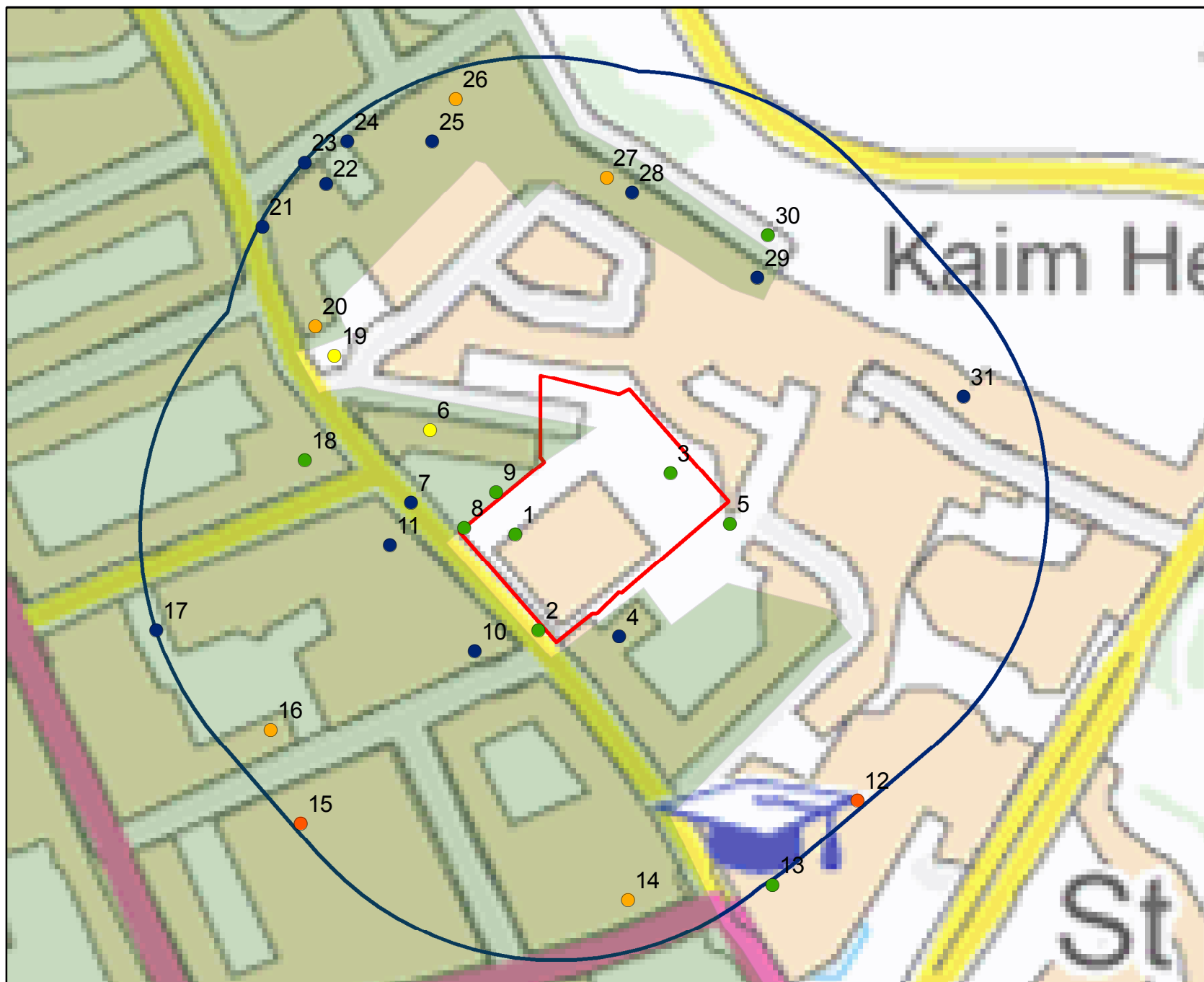


Figure 2: Site Gazetteer Map

Legend

Gazetteer Events

Status

- A Listed Building
- B Listed Building
- Demolished
- Non-designated
- Conservation_Areas
- boundary_Buffer
- boundary

Metres
0 10 20 30 40 50



Cartographic data derived from OS OpenData, Crown Copyright

Project No.: AOC_22864

Date: 1st Sep 2014

Scale at A4: 1:2,466



(c) AOC Archaeology 2014

2 INTRODUCTION

2.1 Development background

- 2.1.1 The proposed development area comprises land to the north-east of St Leonards Street at No 104 on the west side of the city of Edinburgh. The site is wholly taken up with a relatively new (late 20th century) retail building, being currently occupied by the Homebase household and garden store, which was constructed after the demolition of a range of earlier 18th and 19th century buildings on the site. It is located at NGR: NT 26595 72652 (Figure 1).
- 2.1.2 AOC Archaeology Group was commissioned by GVA James Barr to undertake a cultural heritage desk-based assessment of the development site with a view to establishing heritage assets within and in the vicinity of the development area. From this, an assessment can then be made as to the potential for adverse impacts of the development on the archaeological and built heritage within the development area and its environs.

2.2 Government and local planning policies

2.2.1 National Planning Policy Guidelines

The statutory framework for heritage in Scotland is outlined in the *Town and Country Planning (Scotland) Act 1997*, as amended in the *Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997* and modified by the *Historic Environment (Amendment) (Scotland) Act 2011*.

The implications of the *Ancient Monuments and Archaeological Areas Act 1979* with regard to local government planning policy are described within *Scottish Planning Policy* (SPP) (Scottish Government 2014), *Scottish Historic Environment Policy* (Historic Scotland 2011) and Planning Advice Notes (PAN) for Scotland. SPP, SHEP '*Scottish Historic Environment Policy*' and PAN 2/2011 '*Archaeology and Planning*' (Scottish Government 2011) deal specifically with planning policy in relation to heritage. The planning guidance expresses a general presumption in favour of preserving heritage remains *in situ*. Their '*preservation by record*' (i.e. through excavation and recording, followed by analysis and publication, by qualified archaeologists) is a less desirable alternative. SPP expresses the following policy principles:

'The planning system should:

- *promote the care and protection of the designated and non-designated historic environment (including individual assets, related settings and the wider cultural landscape) and its contribution to sense of place, cultural identity, social well-being, economic growth, civic participation and lifelong learning; and*
- *enable positive change in the historic environment which is informed by a clear understanding of the importance of the heritage assets affected and ensure their future use. Change should be sensitively managed to avoid or minimise adverse impacts on the fabric and setting of the asset, and ensure that its special characteristics are protected, conserved or enhanced'* (Scottish Government 2014, Para 137).

SHEP (Historic Scotland 2011) sets out the Scottish Government's policy for the sustainable management of the historic environment. Key principles of the policy note that '*...there should be a presumption in favour of preservation of individual historic assets and also the pattern of the wider historic environment; no historic asset should be lost or radically changed without adequate consideration of its significance and of all the means available to manage and conserve it*' (1.14.b).

2.2.2 Local Planning Policy

In June 2013 the Strategic Development Planning Authority for Edinburgh and South East Scotland (SESplan) produced the Strategic Development Plan 1 with modifications. The final approved Strategic Development Plan was produced in August 2013 (SESplan 2013). This document covers a wide area administered by several council areas including City of Edinburgh, East Lothian, Fife, Midlothian, Scottish Borders and West Lothian Councils, setting out a long term spatial strategy to guide future employment, housing and transport provision. The following policy is relevant to cultural heritage and the current proposed development:

'Policy 1B The Spatial Strategy: Development Principles

Local Development Plans will:

...

- *Ensure that there are no significant adverse impacts on the integrity of international and national built or cultural heritage sites in particular World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Royal Parks and Sites listed in the Inventory of Gardens and Designed Landscapes...*

Local Plans contain the Local Authority policies for land-use and development control across a district. These plans are site specific and include maps showing land-use proposals. The Edinburgh City Local Plan (ECLP) was adopted by the Council on the 28th of January 2010 (City of Edinburgh Council 2010). Historic environment matters are addressed by Policies Env 1 – Env 9, of which Policies Env 3 and Env 6 – 9 could potentially pertain to this site:

Policy Env 3 Listed Buildings - Setting

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

Policy Env 6 Conservation Areas – Development

Development within a conservation area or affecting its setting will be permitted which:

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

Planning applications should be submitted in a sufficiently detailed form for the visual effect of the development proposal on the character of the area to be assessed.

Policy Env 7 Historic Gardens and Designed Landscapes

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

Policy Env 8 Protection of Important Remains

Development will not be permitted which would:

- a) *adversely affect a Scheduled Ancient Monument or other nationally important archaeological remains, or the integrity of their settings.*
- b) *Damage or destroy archaeological remains of more local significance which the Council considers should be preserved in situ.*

Policy Env 9 Development of Sites of Archaeological Significance

Planning permission will be granted for development on sites of known or suspected archaeological significance if it can be concluded from information derived from a desk-based assessment and 'walk-over' survey and, if requested by the Council, a field evaluation, that either:

- a) *no archaeological remains are likely to be affected by the development*

- b) *any archaeological remains will be preserved in situ and, if necessary, in an appropriate setting*
- c) *the benefits of allowing the proposed development outweigh the importance of preserving the remains in situ. The applicant will then be required to make provision for archaeological excavation, recording, and analysis, and publication of the results before development starts, all to be in accordance with a programme of works agreed with the Council (City of Edinburgh Council 2010, 36-9).*

2.2.3 Emerging Policy: Local Development Plan

A Local Development Plan (LDP) is currently in production. The plan will set out detailed policies and proposals to guide development within Edinburgh. The Edinburgh Local Development Plan Proposed Plan (City of Edinburgh Council 2013) and its supporting documents were approved by Planning Committee on 19 March 2013. The following policies relating to cultural heritage are relevant with regards to the present proposed development; they duplicate Policies Env 3 and 6-9 of the current adopted Edinburgh City Local Plan 2010 but with slight amendment:

Policy Env 3 Listed Buildings - Setting

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

Policy Env 6 Conservation Areas - Development

Development within a conservation area or affecting its setting will be permitted which:

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

Planning applications should be submitted in a sufficiently detailed form for the effect of the development proposal on the character and appearance of the area to be assessed.

Policy Env 7 Historic Gardens and Designed Landscapes

Development will only be permitted where there is no detrimental impact on the character of a site recorded in the Inventory of Gardens and Designed Landscapes, or upon component features which contribute to its value. Elsewhere, adverse effects on historic landscape features should be minimised. Restoration of Inventory sites and other historic landscape features is encouraged.

Policy Env 8 Protection of Important Remains

Development will not be permitted which would:

- a) *adversely affect a scheduled monument or other nationally important archaeological remains, or the integrity of their setting*
- b) *damage or destroy non-designated archaeological remains which the Council considers should be preserved in situ.*

Policy Env 9 Development of Sites of Archaeological Significance

Planning permission will be granted for development on sites of known or suspected archaeological significance if it can be concluded from information derived from a desk-based assessment and, if requested by the Council, a field evaluation, that either:

- a) *no significant archaeological features are likely to be affected by the development*

or

b) any significant archaeological features will be preserved in situ and, if necessary, in an appropriate setting with provision for public access and interpretation or

c) the benefits of allowing the proposed development outweigh the importance of preserving the remains in situ. The applicant will then be required to make provision for archaeological excavation, recording, and analysis, and publication of the results before development starts, all to be in accordance with a programme of works agreed with the Council.

2.3 Planning considerations pertaining to the site

2.3.1 The Local Planning Authority is advised on all archaeological matters by the City of Edinburgh Council Archaeology Service (CECAS). Any requirement for archaeological work either during or preceding development will be determined by CECAS acting as the City of Edinburgh Council's advisor on archaeological matters.

2.3.2 No Scheduled Monuments, Listed Buildings, Conservation Areas, Inventory Battlefields or Inventory Gardens and Designed Landscapes fall within the site boundary, although nine listed building and the South Side conservation area are located within 150m of the development site. The closest of these include Nos 2 – 24 & 66 – 72 Parkside Place (**Site No 6**), a row of early 19th century tenements.

2.3.3 The setting of Listed Buildings is a competent planning matter; Section 14.2 of the *Planning (Listed Buildings and Conservation Areas) Act 1997* states that when determining applications for development which could impact upon the setting of a Listed Building:

'...the planning authority or the Secretary of State, as the case may be, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

2.3.4 Paragraph 141 of Scottish Planning Policy notes the importance of preserving the settings of Listed Buildings, stating that *'The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and setting. Listed buildings should be protected from demolition or other work that would adversely affect it or its setting'* (Scottish Government 2014).

2.4 Limitations of scope

2.4.1 This assessment is based upon data obtained from publicly accessible archives as described in the *Data Sources* in Section 4.2.

3 AIMS AND OBJECTIVES

3.1 The aim of this assessment is to identify the potential impact of the development proposals upon both archaeological remains and designated cultural heritage assets. All heritage assets known within 150m of the proposed development along with all designated assets within the same radius are considered in this assessment.

4 METHODOLOGY

4.1 Standards

4.1.1 AOC Archaeology Group conforms to the standards of professional conduct outlined in the Institute for Archaeologists' Code of Conduct, the IfA Code of Approved Practice for the Regulation of Contractual

Arrangements in Field Archaeology, the IfA Standards and Guidance for Desk Based Assessments, Field Evaluations etc, and the British Archaeologists and Developers Liaison Group Code of Practice.

4.1.2 AOC Archaeology Group is a *Registered Archaeological Organisation* of the IfA. This status ensures that there is regular monitoring and approval by external peers of our internal systems, standards and skills development.

4.1.3 AOC is ISO 9001:2008 accredited, in recognition of the Company's Quality Management System.

4.2 Data sources

4.2.1 The following data sources were consulted during preparation of this assessment:

- National Monuments Record for Scotland (RCAHMS, Bernard Terrace, Edinburgh):
For NMRS data, archaeological and architectural photographs, NMRS maps, various archaeological and historical publications, and unpublished archaeological reports;
- National Map Library (National Library of Scotland, Causewayside, Edinburgh):
For old Ordnance Survey maps (1st & 2nd Edition, small- and large-scale) and pre-Ordnance Survey historical maps;
- Historic Scotland (Longmore House, Salisbury Place, Edinburgh):
For Scheduled Monuments data and Listed Buildings data;

4.3 Report structure

4.3.1 Each heritage asset referred to in the text is listed in the Gazetteer in Appendix 1. Each has been assigned a '**Site No**' unique to this assessment, and the Gazetteer includes information regarding the type, period, grid reference, NMRS No, HER No, statutory protective designation, and other descriptive information, as derived from the consulted sources.

4.3.2 Each heritage asset referred to in the text is plotted on the location map (Figure 2) using the assigned Site Numbers.

4.3.3 All known heritage assets located within a 150m radius of the edge of the proposed development area have been included in the assessment. The aim of this is to help predict whether any similar hitherto unknown archaeological remains are likely to be impacted by the development. Designated assets including Listed Buildings, Conservation Areas, Inventory Battlefields, Inventory Gardens and Designed Landscapes and Scheduled Monuments within 150m of the proposed development have also been identified.

4.3.4 All sources consulted during the assessment, including publications, archived records, photographic and cartographic evidence, are listed amongst the References in Section 7.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 Prehistoric and Roman (10,000BC-410) to Medieval (1100-1500)

- 5.1.1 No prehistoric, Roman, Early Historic or medieval remains or artefacts are recorded within 150m of the proposed development.

5.2 Post-medieval (1500-1900)

- 5.2.1 Historic mapping evidence for the area is quite small scale prior to the mid-19th century. However, early maps do give an idea of the layout of the city and the development area from the late 17th century onwards. Although quite schematic, Adair's 1682 map shows there to be no expansion of the city southwards within the vicinity of the Dalkeith Road at this time (Figure 3). Some development appears to be edging southwards, although the Dalkeith Road here looks to be relatively less-defined in comparison with its neighbour to the west, at what are now Clerk Street and Minto Street. Into the 18th century, there is some expansion of this main road towards Dalkeith as it becomes more well-used. For example, in Roy's Military Map of Scotland (ca. 1747 – 55) there are some buildings noted along the side of this road to the north of the development area, although in the site itself, there appears only to be cultivated land (Figure 4). Historic sources have identified the Castle O'Clouts pub (**Site No 2**) as having been established in 1724 by William Hunter, a tailor burghess of Edinburgh (Internet Source 1 & 3, Harris 1996; Chambers 1825). Chambers notes in a footnote of his book 'Traditions of Edinburgh' '...a goodly house of three storeys upon the Dalkeith Road, near the city, which was built about sixty years ago by one Hunter, a tailor... sneeringly denominated the Castle o' Clouts.' (quoted in Internet Source 3). Apparently '...Hunter was so proud of his achievement that he aimed at perpetuating it by having his likeness carved in stone on the back of his house. This memorial existed at the beginning of the present century, but whether it is still there the writer cannot say.' (ibid). Hence if this information has been correctly sourced, then Roy's map must be too small scale to show it.
- 5.2.2 Laurie's maps of 1766 and 1786 respectively are a little larger in scale, however, and do depict buildings within the development area, one of which may be the Castle O'Clouts (Plates 5 & 6). In the 20 year gap between the maps there has been some additional development, including tenement buildings to the north of the site. The Gibbet Toll is also marked, and was used for executions. Although not recorded on the earlier maps, this site is thought to have origins going back to the late 16th century. It was positioned at the corner of Dalkeith Road and Holyrood Park Road, between what are now the Scottish Widows building (**Site No 12**) and the Royal Commonwealth Pool, to the south of the development area.
- 5.2.3 The earliest cartographic evidence for the development area and its environs in detail comes with publication of John Ainslie's 1804 map (Figure 7). Here, the north-east/south-west angled boundary that marks the future position of Parkside Place can be seen bounding the north of 'Mrs Innes's Land'. The map then clearly shows a number of buildings on the north-east side of St Leonards Street, behind which is a large area of landscaped garden with a cross pathway. 13 years later, in Robert Kirkwood's 1817 map, there appears no change in the layout of the site, although Mrs Innes's Land is now annotated as belonging to 'Mr Bell' (Figure 8).
- 5.2.4 By the 1830s, Kay's map (1836) identifies that the streets have become more formalised. Unfortunately only the northern part of the development area can be seen in this town plan, although Parkside Place has been established as has Henry Street (the north-east/south-west street to the west of the development area) (Figure 9). The tenements that comprise Nos 2 – 24 & 66 – 72 Parkside Place (**Site No 6**), 79A – 92 St Leonards Street (**Site No 7**) and 94 St Leonards Street (**Site No 8**, now demolished) have also been established, as has a much larger expanse of buildings centred around the newly formed Henry Street to the east of this (**Site No 9**, also now demolished). Although not depicted on this map, it is thought that around 1838, the Castle O'Clouts pub got its present name, previously being referred to as Huntershell (Harris 1996). A much clearer picture of the area can then be seen in Lancefield's 1851 map (Figure 10). The tenements around Parkside Place are shown, as are those at Henry Street. In the south corner of the development area is the Castle O'Clouts pub (**Site No 2**). Behind the Castle O'Clouts there appears a range of two large buildings, possibly warehouses or storehouses (**Site No 3**).

There is a house depicted to the north-west of the pub (**Site No 1**), which is a north-west /south-east orientated block with a wing to the north-east side. It is set in its own grounds.

- 5.2.5 The detailed Town Plan Ordnance Survey map of 1852 shows a much clearer and more accurate picture of the development area and environs in the mid-19th century (Figure 11). The Castle O' Clouts pub is depicted to the south of the site with a pend to its north-western side. This leads through a small yard to a range of buildings, (for the purposes of this report also included as **Site No 2**). The buildings to the rear of this are shown as a large warehouse to the south-east side and another to its north-west. There is a large stairway on the south-east side of the latter. Henry Place backs onto the rear of these buildings. The house (**Site No 1**) can also be seen in much closer detail here with its own discreet gardens and a boundary wall, with some ancillary buildings to its north-east.
- 5.2.6 By the late 1870s there has been significant industrial expansion in the area, especially to the north and east of the site, as is depicted in the Town Plan of 1877 (Figure 12). The major expansions include the Parkside Brewery to the north-east of the development area (**Site No 5**) and the St Leonards Station and Coal Depot (**Site No 25**). The Castle O'Clouts pub (**Site No 2**) is still annotated, with its pend and additional buildings. However, the warehouses to the north-west of this have been expanded with another building constructed between the two that are depicted on the 1852 map. To the north-east side of Henry Place, a number of other - possibly industrial - units have been built, set within their own discreet boundary wall.
- 5.2.7 The later 19th century also saw further expansion of the area, as depicted in the 1894 Ordnance Survey map (Figure 13). St Leonard's Church (**Site No 4**) has been established to the south-east of the development area. It was constructed in 1880 for the congregation in Newington. There had also been major development to the south-east of this, with the establishment of Nelson's Parkside Printing Works (**Site No 13**) and a large row of tenements between these Works and St Leonard's Church. Within the development area, little changed since the 1870s, apart from some additional buildings to the north-west of the pub complex. The house (**Site No 1**) also appears to now be connected to the warehouse buildings behind (**Site No 3**). The buildings to the rear of the development area (to the north-east) are also as depicted in the 1877 map, although one of the larger buildings is now annotated as a smithy.

5.3 Modern (20th century)

- 5.3.1 The 1948 Ordnance Survey map shows the development of the site up until the mid-20th century (Figure 14). Both the large industrial sites of the Brewery and the Printing Works, together with the railway, are still shown in operation, and the area is heavily built up with tenements at Parkside Street and Parkside Terrace. The development area itself, however, looks little changed from the earlier late 19th century map. Archive photographs of the site from the 1960s depict the Castle O'Clouts pub and adjacent buildings (Internet Source 1 & 2; Figure 15). The pub is depicted at ground floor level of a four-storey building with an upper gable front to the centre two bays rising above the eaves of the sharply pitched slate roof with chimneys at each gable. Adjacent and abutting the building is another four-storey tenement of a different phase with a chimney to the front. It looks to be largely derelict, with the windows knocked out and may be on the verge of demolition.
- 5.3.2 The 1976 Ordnance Survey map depicts that the buildings to the front of (south-west) site adjacent to the road - including the Castle O'Clouts pub and the adjacent house - have been demolished (**Sites Nos 1 & 2**). Indeed, it is recorded that the Castle O'Clouts was demolished in 1969 (Internet Source 3). The Parkside Brewery (Site No 5) has also been taken down and the railway is disused. The demolition of the development area made way for the present Homebase and its associated car park.

5.4 Previous Fieldwork

- 5.4.1 There is no known previous archaeological fieldwork or investigations within the development area.



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Figure 3: Extract from Adair's map, 1682 (rough area of the development is circled in red)



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Figure 4: Extract from Roys' map, ca. 1747 - 55 (rough area of the development is circled in red)



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Figure 5: Extract from Laurie's map, 1766 (rough area of the development is circled in red)



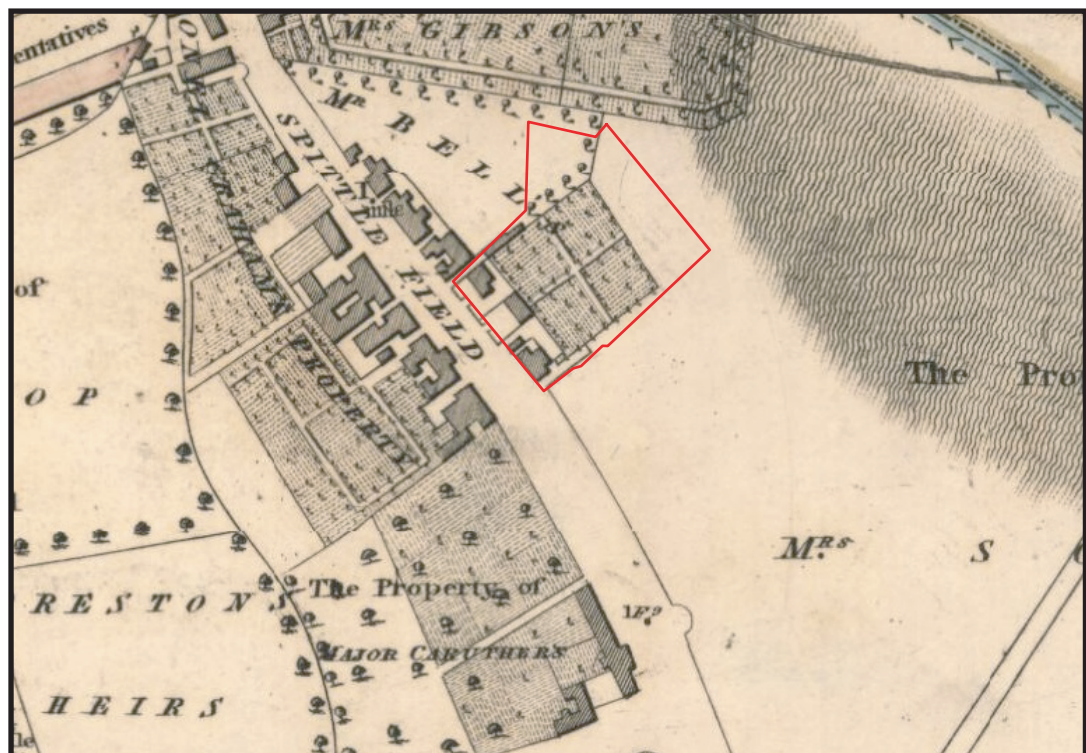
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Figure 6: Extract from Laurie's map, 1786 (rough area of the development is circled in red)



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Figure 7: Extract from Ainslie's map, 1804



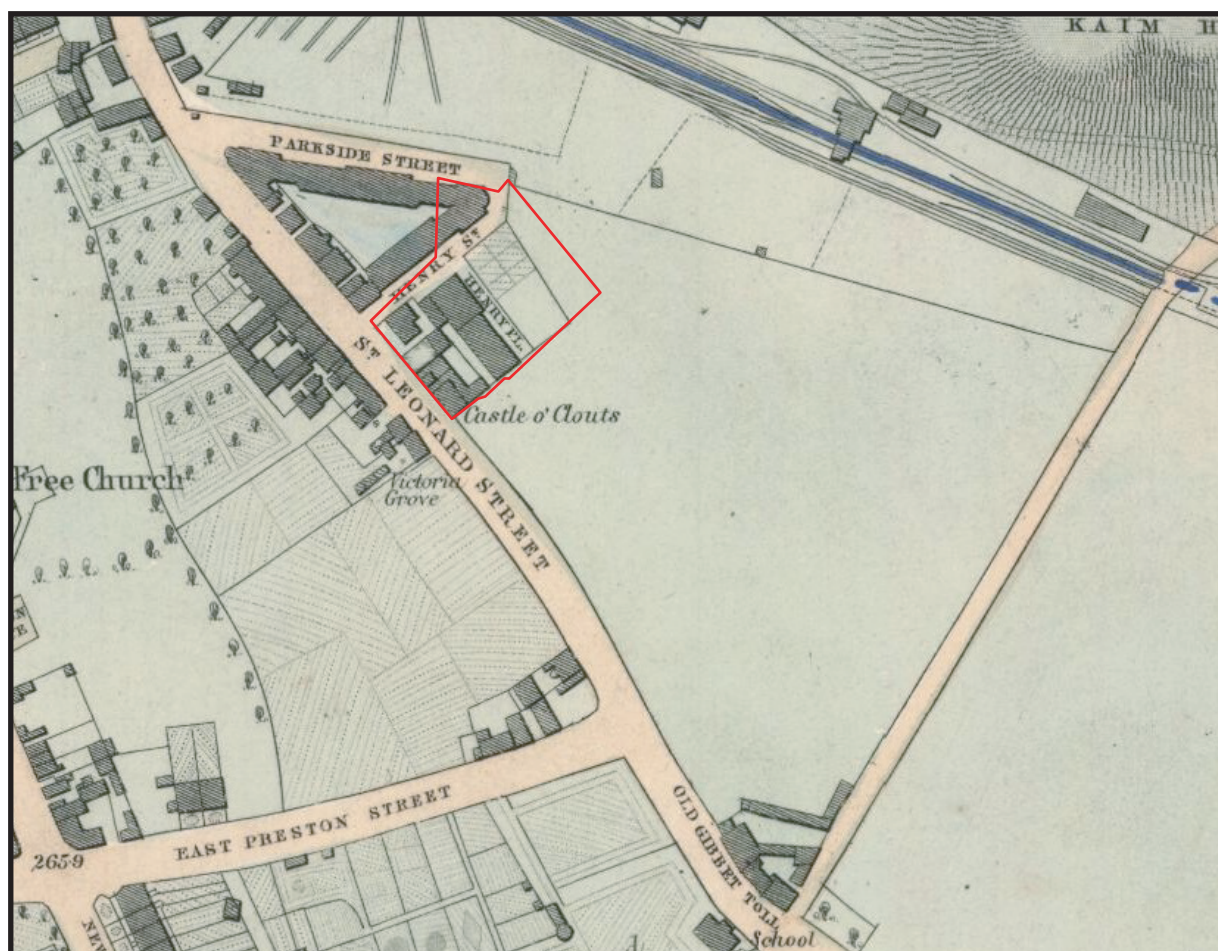
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Figure 8: Extract from Ainslie's map, 1817



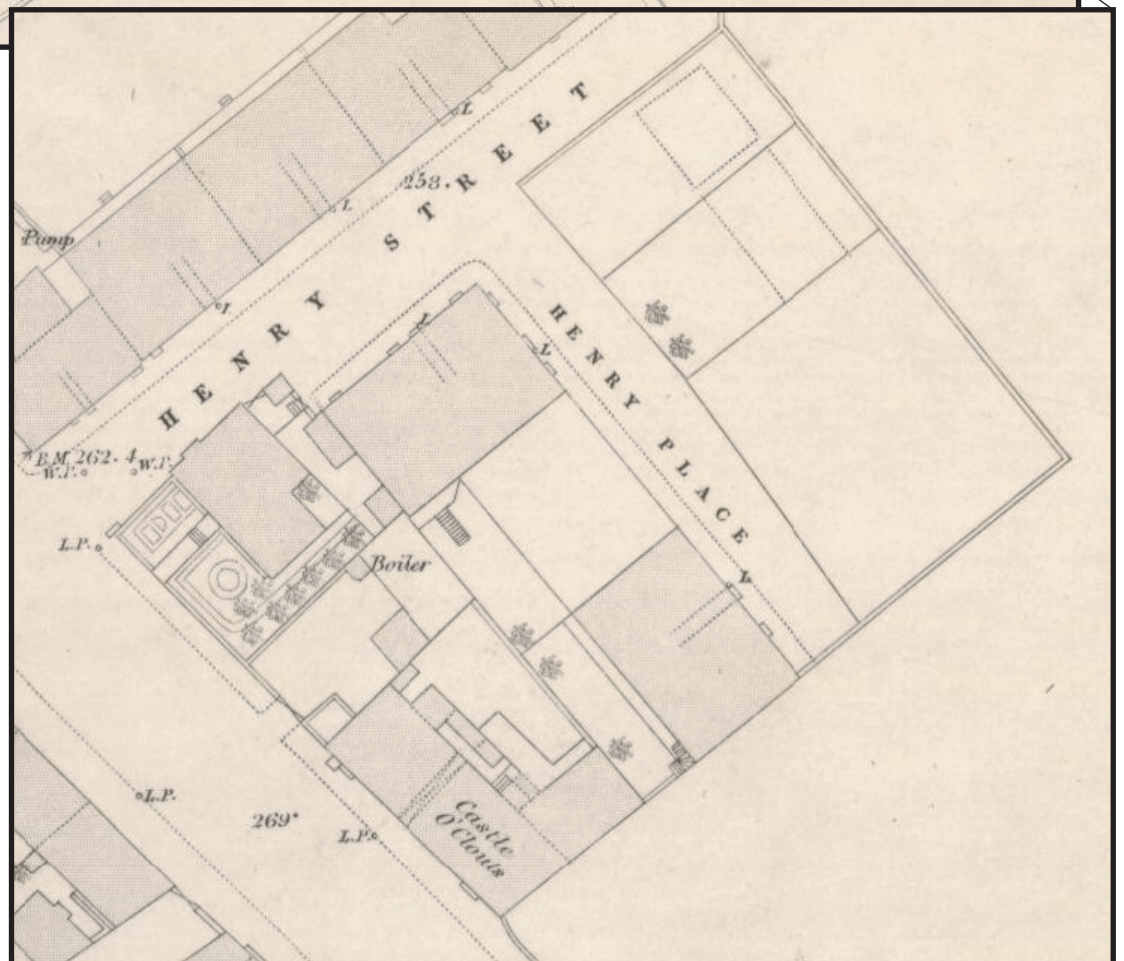
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Figure 9: Extract from Kay's map, 1836



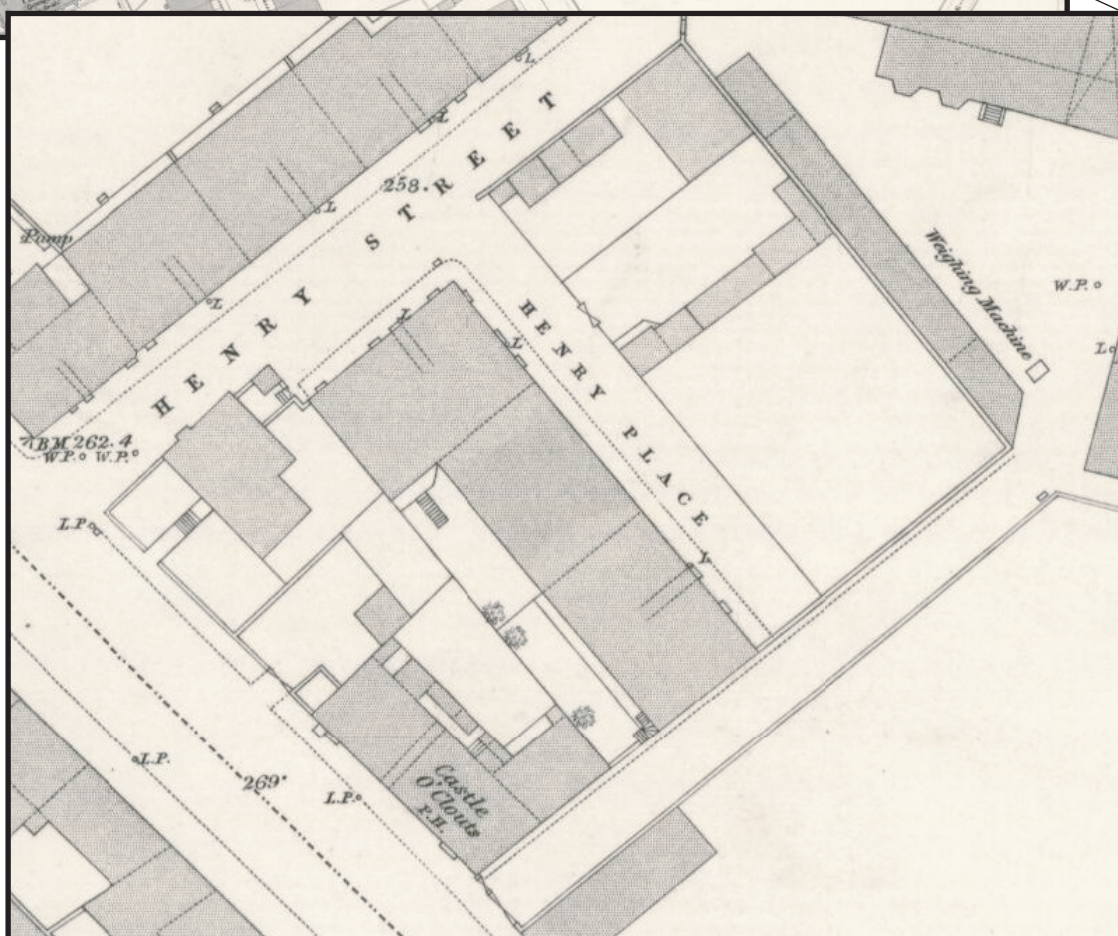
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Figure 10: Extract from Lancefields map, 1851



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Figure 11: Extract from Ordnance Survey map, 1852



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Figure 12: Extract from Ordnance Survey map, 1877



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Figure 13: Extract from Ordnance Survey map, 1894





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Figure 14: Extract from Ordnance Survey map, 1948



Figure 15: Archive photograph of the Castle O'Clouts pub from the south-west (c) RCAHMS

6 DEVELOPMENT IMPACT AND MITIGATION

6.1 Direct impacts

- 6.1.1 Potential direct impacts on known or unknown archaeological remains include the possibility of disturbing, removing or destroying *in situ* remains and artefacts during ground-breaking works (including excavation, construction and other works associated with the development).
- 6.1.2 A total of three heritage assets have been identified within or on the edge of the proposed development area (**Sites 1 - 3**). These are all sites that have now been demolished and comprise the sites of the former house to the south-west side of the site (**Site No 1**), the Castle O'Clouts public house to the south-east (**Site No 2**) and the industrial units to the rear of these (**Site No 3**). **Site 1** – the pub – has been referred to in some sources as the 'oldest pub in Scotland' and to have had origins in the early 18th century (ca. 1724). There is no firm definitive cartographic source to back this up, although later historical research sources have often alluded to its early date. **Site 2** is thought to date to at least the early 19th century, although could also date to the late 18th century, either in whole or part. Site No 3 dates to a much later phase, having been established in the mid-19th century.
- 6.1.3 While much of these buildings are likely to have been removed during demolition and the subsequent construction of the Homebase store, there is some potential for survival of remains especially in the area of the car park. As such the demolition of Homebase and construction of new buildings on site could result in an impact upon any surviving remains.

6.2 Indirect Impacts

- 6.2.1 In cultural heritage terms, an indirect impact refers to any change in the baseline condition of a designated heritage asset resulting from a development beyond the boundaries of the asset. Indirect impacts can be positive as well as adverse. Indirect impacts could include potential visual effects on the setting of protected monuments, such as Listed Buildings, Conservation Areas, Scheduled Monuments, Inventory Gardens and Designed Landscapes and Inventory Battlefields in the vicinity.
- 6.2.2 No Scheduled Monuments, Listed Buildings, Conservation Areas, Inventory Battlefields or Inventory Gardens and Designed Landscapes fall within the site boundary. The surrounding sites immediately adjacent to the development area consist largely of former 19th century tenement buildings, some of which have been demolished, although the tenements to the south side of Parkside Place (**Site No 6**), which are Category C-Listed, still remain.
- 6.2.3 The majority of the protected sites within the assessment area would be unaffected by the proposed development as intervening buildings will shield any views of the site. The current use of the site as a Homebase does not currently contribute to the character or setting of the tenements at Parkside Place (**Site No 6**) or the South Side Conservation Area. The redevelopment of the site has the potential to improve the character of the site and result in a positive impact upon the setting of the Listed Buildings and the Conservation Area. This should be taken into consideration in the detailed design of the proposed development.

6.3 Mitigation of significant impacts

- 6.3.1 National planning policies on the historic environment are detailed in SPP (Scottish Government 2010) and SHEP (Historic Scotland 2011) while local policy is provided by the Strategic Development Plan (SEsplan 2013) and the Edinburgh Local Plan (CEC 2013) outlined in Section 2.3 of this report. These policies require a mitigation response that is designed to investigate the potential for archaeological remains within the development area and hence allow the preservation or recording of any significant remains.

- 6.3.2 The proposed development area contains heritage assets of Local Heritage Value related to the early 18th and 19th century buildings which consist of the house, Castle O'Clouts pub and later industrial buildings as outlined above in Section 2.3.1 (**Sites 1 – 3**). It cannot be yet determined whether the later Homebase development has eradicated these remains, and footprints of the buildings may still be present beneath the current ground level. The presence of such known and potential unknown remains indicates that the local planning authority, as advised by the City of Edinburgh Council Archaeology Service (CECAS) may require an archaeological investigation by non-intrusive and/or intrusive means to enable the identification, assessment and recording of any remains surviving. Any requirement for archaeological work either during or preceding development will be determined by CECAS who advise the City of Edinburgh Council on archaeological matters.
- 6.3.3 While precise details of the development are not known, impacts on the settings of designated heritage assets lying within 150m of the proposed development designated assets are not likely to be significant, though this will be dependent on the height and massing of buildings. Indeed as set out above, good design may result in a beneficial impact on the setting of adjacent listed buildings and the South Side Conservation Area.

7 REFERENCES

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ca.1747 – 55	William Roy	<i>Military Map of Scotland</i>
1766	John Laurie	<i>A Plan of Edinburgh and Country Adjacent</i>
1786	John Laurie	<i>A Plan of Edinburgh and Country Adjacent</i>
1804	John Ainslie	<i>Old and new Town of Edinburgh and Leith With Proposed Docks</i>
1817	Robert Kirkwood	<i>An Ancient Plan of the City of Edinburgh and its Environs</i>
1836	James Kay	<i>Kay's Plan of Edinburgh</i>
1851	Alfred Lancefield	<i>Johnstone's Plan of Edinburgh and Leith</i>
1852	Ordnance Survey	<i>Edinburgh Sheet 40</i>
1877	Ordnance Survey	<i>Edinburgh Sheet 40</i>
1893	Ordnance Survey	<i>Edinburgh Sheet III.12.2</i>
1948	Ordnance Survey	<i>Edinburgh Plan NT2672NE</i>

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1966	Ordnance Survey	<i>Edinburgh Plan NT2672NE</i>
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St Leonards, Edinburgh

Desk Based Assessment

Appendix 1: Gazetteer

Site Number	1
Site Name	Henry Street
Type of Site	House
NMRS Number	None
HER Number	None
Status	Demolished
Easting	326569
Northing	672655
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Demolished house, ca. early 19th century, although could have origins to the late 18th century.

Site Number	2
Site Name	Castle O'Clouts Public House
Type of Site	Tenement
NMRS Number	NT27SE 396
HER Number	None
Status	Demolished
Easting	326580
Northing	672610
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Former tenement on site of present Homebase. Thought to have been constructed in the 1720s. Demolished in the 1960s.

Site Number	3
Site Name	8 Henry Street
Type of Site	Tenement
NMRS Number	NT27SE 2739
HER Number	None
Status	Demolished
Easting	326642
Northing	672684
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Former mid-19th century building slocated to the north-east of the Castle O'Clouts public house (Site No 2).

Site Number	4
Site Name	St Leonard's Church
Type of Site	Church
NMRS Number	NT27SE 2732
HER Number	None
Status	Non-designated
Easting	326618
Northing	672607
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	The church was built in 1880 for the congregation of Newington. It became the 'Church of Christ' in 1932, although the Congregation was dissolved in 1976. Since 2009 it has become the Church of St Margaret and St Leonard.

Site Number	5
Site Name	Parkside Brewery
Type of Site	Brewery
NMRS Number	NT27SE 514
HER Number	None
Status	Demolished
Easting	326670
Northing	672660
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Former site of Parkside Brewery, now demolished. It was a large complex as is depicted on the Ordnance Survey maps, first appearing on the 1877 OS map, hence it was constructed some time between 1852 - 1877.

Site Number	6
Site Name	2 - 14 & 66 - 72 Parkside Place
Type of Site	Tenements
NMRS Number	NT27SE: 2707; 5673 - 5676; 5678
HER Number	None
Status	C Listed Building
Easting	326529
Northing	672704
Parish	Edinburgh (City of)
Council	City of Edinburgh

Description	Earlier 19th century tenement range with bowed corner at west. 4 storeys, 8 bays (arranged 3-5) to St Leonards Street. 32 bays to Parkside Street. Stugged ashlar with base course and band course over ground floor, eaves cornice and blocking course. Doors irregularly placed to each tenement block. Windows some with lying panes, some blind but mainly plate glass sashes, slate roofs, ridge stacks. 3 window bowed corner at west.
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Site Number	7
Site Name	74A - 92 St Leonard's Street
Type of Site	Tenements
NMRS Number	NT27SE 2715 - 2716; 2719; 2736 - 2737
HER Number	None
Status	Non-designated
Easting	326520
Northing	672670
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Range of tenements.

Site Number	8
Site Name	94 St Leonards Street
Type of Site	Tenement
NMRS Number	NT27SE 5898
HER Number	None
Status	Demolished
Easting	326545
Northing	672658
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Foemr tenement demolished in 1960.

Site Number	9
Site Name	1 - 11 Henry Street
Type of Site	Tenements
NMRS Number	None
HER Number	None
Status	Demolished
Easting	326560
Northing	672675

Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Range of tenements identified on historic mapping, now demolished. Seen on the OS 1852 map as part of the triangle of tenements centred inside Parkside Place, Henry Street and St Leonards Street. Is still present on the 1844 OS map, so is assumed to have been demolished some time after that, possibly in the 1960s at the same time as No 94 St Leonards Street.

Site Number	10
Site Name	147 - 149A St Leonards Street
Type of Site	Tenements
NMRS Number	NT27SE 2724
HER Number	None
Status	Non-designated
Easting	326550
Northing	672600
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Range of tenements present in the 1852 OS map.

Site Number	11
Site Name	117 - 131 St Leonards Street
Type of Site	Tenements
NMRS Number	NT27SE 2726 - 7; 2729 - 31
HER Number	None
Status	Non-designated
Easting	326510
Northing	672650
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Range of tenements seen in the 1852 OS map.

Site Number	12
Site Name	15 Dalkeith Road
Type of Site	Commercial Premises; Offices (20th century)
NMRS Number	NT27SE 529
HER Number	None
Status	A Listed Building
Easting	326730

Northing	672530
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Mid-1970s office block purposely built for the present occupiers of the site, the Scottish Widows' Fund & Life Insurance Society. The Listed Building status reflects: A major achievement of international status for Sir Basil Spence, Glover and Ferguson, its importance acknowledged in the professional press and recognised in 1977 when the building received the RIBA Award for Scotland. This building is an expressionistic response to Salisbury Crags married to a Functionalist programme. Geological analogies in the allusions to geometric structure of crystals inform plan, structural grid and massing. Height restrictions and consideration of views both to and from the hills and cliffs of the Royal Park necessitated a thoughtful treatment. Thus a careful use of high quality materials, concealed car park, and extensive planting and landscaping, for which the practice brought in Dame Sylvia Crowe, the leading landscape architect of the period. The office space was described as 'landscaped', with plants and stones chosen to complement those of the gardens. The depth of the floors demanded maximum fenestration, and solar glass was required to protect the inhabitants from heat and glare. The building stands partly in a pool, on the W and S sides, designed to reflect the elevations. This device was used in some of Spence's keynote buildings, most notably at the University of Sussex and the British Embassy in Rome. The reception area and stairs are also enlivened by a play on the reflective qualities of water and mirrored surfaces. The interiors have undergone a few changes, mainly to the individual office spaces. Most of the ceilings have been replaced and the floors of the main spaces raised to accommodate cabling. The open-plan offices originally relied upon screens and filing cabinets finished in light oak, with furniture to match for flexible division of work-space. Most of these have now been replaced. The building is nevertheless almost completely intact. In the service cores, wall finishings, flooring and doors are mostly original, as is the curved desk in the reception area (June 2004).
Site Number	13
Site Name	Nelson's Parkside Printing Works
Type of Site	Printing Works
NMRS Number	NT27SE 513
HER Number	None
Status	Demolished
Easting	326690
Northing	672490
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Demolished. Present in the 1877 OS map but not in the 1852 map, so is presumed to date from 1852 - 1877. Presumably demolished to make way of for the Scottish Widows building in the 1970s (Site No 12).

Site Number	14
Site Name	Preston Street School

Type of Site	School
NMRS Number	NT27SE 2637
HER Number	None
Status	B Listed Building
Easting	326622
Northing	672483
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Built 1896 - 1897 in a 'Scandinavian Jacobean' style by Robert Wilson. Symmetrical school building, 3-storey with gabled ends and 2 stepped dormer heads, central pretty wood and copper roof ventilator; red sandstone coursers, white dressings, slated; sculptured roundel on east gable.

Site Number	15
Site Name	St Peters Episcopal Church
Type of Site	Church
NMRS Number	NT27SE 507
HER Number	None
Status	A Listed Building
Easting	326468
Northing	672519
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Built 1857 - 67 by William Slater. The Listed Building status notes: 'Early geometrical. Nave of 5-bays with aisles; apse; narthex; W vaulted circular baptistery; tower and spire. Circular granite piers, fine pulpit.'

Site Number	16
Site Name	15 - 19 Lutton Place
Type of Site	Tenement
NMRS Number	NT27SE 5655
HER Number	None
Status	B Listed Building
Easting	326454
Northing	672563
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Mid-1850s tenement block. Listed Building description notes: 'Building started 1851-52. 4-storey. Ground floor as shops in South Clerk Street, rusticated in Lutton Place. Roman doric pilaster doorpieces, architraved windows with cornices at 1st floor, cornice at 3rd floor level. Stepped in slope.'

Site Number	17
Site Name	16 Bernard Terrace
Type of Site	Offices; Warehouse
NMRS Number	NT27SE 506
HER Number	None
Status	Non-designated
Easting	326400
Northing	672610
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Originally constructed in 1936 by J R Mackay as storage for furniture specialists C & J Brown, the original building stood four storeys high and its Thirties style was expressed by strong horizontal window bays and a steel internal structure with spacious, concrete-floored storage areas. The firm closed the depository in the 1980s, and developers McAlpine Lang acquired the building in 1988. The Edinburgh-based architects J & F Johnston & Partners designed the new building and the contract was overseen by PSA Projects (see drawings JFJ 1980/1/1-23). The work, which was carried out in 1990-91, included the addition of a new frontage to the building, bringing it up to the building-line of the rest of Bernard Terrace, as well as a lower addition to the east side which occupies the site of a redundant farm building. The main block preserves much of its original structure, but in addition to office accommodation, the conversion included the creation of climate-controlled stores, a conservation studio and photographic processing facilities. On this site stood the stables that housed circus elephants, when the circus came to Waverley Market.

Site Number	18
Site Name	115 St Leonards Street
Type of Site	Garage
NMRS Number	NT27SE 4387
HER Number	None
Status	Demolished
Easting	326470
Northing	672690
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Motor Garage, demolished. Now an open area with small oval garden display set in concrete paving.

Site Number	19
Site Name	Parkside Well-Head

Type of Site	Well
NMRS Number	NT27SE 4937
HER Number	None
Status	C Listed Building
Easting	326484
Northing	672739
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	The weel consists of a base with a square footprint set into cobbles and a wooden door on iron hinges to west side. There is a circular metal [?] set into north side; metal bolts and bars on east side, hinges fixed onto south side. Base surmounted by pyramid shape. Three square holes on west side, two below and one above oval recess with inscription - "Waterloo 1815". The well was paid for by Robert Scott who lived in Hermits and Termites.

Site Number	20
Site Name	The Coalyard House
Type of Site	Commercial Office; House (18th century)
NMRS Number	NT27SE 397
HER Number	None
Status	B Listed Building
Easting	326475
Northing	672753
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Situated off St Leonard's Street near SW limits of the Queen's Park. Hermits and Termites originally the name of the district. 'Hermits' probably derived from association with Abbey of Holyrood; 'Termites' possibly derived from a word for an overseer of section of farm ground. Became part of the Edinburgh and Dalkeith railway. Taken over by Lothian Regional Council 1968, subsequently becoming derelict. Bought and restored by Ben Tindall from 1980.

Site Number	21
Site Name	38 - 54 St Leonards Street
Type of Site	Tenements; Shops
NMRS Number	NT27SE 2723
HER Number	None
Status	Non-designated
Easting	326450
Northing	672800
Parish	Edinburgh (City of)
Council	City of Edinburgh

Description Rnage of tenements.

Site Number 22
Site Name 7 St Leonards Lane
Type of Site House
NMRS Number NT27SE 2733
HER Number None
Status Non-designated
Easting 326480
Northing 672820
Parish Edinburgh (City of)
Council City of Edinburgh
Description House.

Site Number 23
Site Name 9 - 13A St Leonards Lane
Type of Site Houses
NMRS Number NT27SE 2734
HER Number None
Status Non-designated
Easting 326470
Northing 672830
Parish Edinburgh (City of)
Council City of Edinburgh
Description Houses.

Site Number 24
Site Name 12 St Leonards Lane
Type of Site House
NMRS Number NT27SE 2717
HER Number None
Status Non-designated
Easting 326490
Northing 672840
Parish Edinburgh (City of)
Council City of Edinburgh
Description House.

Site Number	25
Site Name	Edinburgh & Dalkeith Railway
Type of Site	St Leonards Station
NMRS Number	NT27SE 2735
HER Number	None
Status	Non-designated
Easting	326530
Northing	672840
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	St. Leonard's was established by the Edinburgh and Dalkeith Railway as its base depot on the southern outskirts of the city. This station was opened on 2 June 1832 as the Edinburgh terminus of the Edinburgh and Dalkeith ('innocent') Rly. It closed in 1846, reopened on 1 June 1860 and closed again on 30 September 1860. However, it was not retained as a passenger station once the establishment of the Edinburgh and Glasgow and the North British lines, which converged on North Bridge, rendered this latter location a more appropriate centre for passenger traffic. Consequently the station ceased utilisation for passengers on 1 November 1847, although between 1 June and 30 September 1860 a service was temporarily re-introduced from St. Leonard's to Dalkeith, Portobello and Leith. This terminal station of the Edinburgh and Dalkeith Railway (the Innocent Railway) saw a cessation of passenger services in 1847, but remained in use as a goods and minerals depot until 1968. This site is clearly marked as St. Leonard's Station and Coal Depot on the 1st edition of the OS 6-inch map (Edinburghshire 1855, sheet 2), with an extensive network of sidings associated. It is also clearly marked as a station on the 2nd edition of the OS 6-inch map (Edinburghshire, sheet iiiSE), with the sidings network still in existence.

Site Number	26
Site Name	19 St Leonards Lane
Type of Site	Railway Station; Goods Shed
NMRS Number	NT27SE 4360
HER Number	None
Status	B Listed Building
Easting	326541
Northing	672860
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Built circa 1840. Railway goods shed and terminus built for Edinburgh and Dalkeith Railway whose Act was passed 26th May 1826. 3-storey block; on plan, long shallow and rectangular and at north curved slightly towards east. Rubble-built, ashlar dressings, piended slate roof. Pair arched trainshed openings in 2-bay south end, one now bricked up. Fenestration on west long wall mostly in 3-bay groupings with single window at ground, hoist doorways in 4th bays, 4th hoist doorway bay at left asymmetrically placed. Windows mostly 9-paned with top hoppers. Tusking at north indicates intention to build further; brick box over north west corner

probably for lift machinery. Interior with central row of cast-iron columns on 2 lower floors; railway track at south end. Built up to 1 and a half storeys about half length of east wall, red and white brick at south end. Detached low gabled range beside entrance with unusual small slit openings below eaves; big polished ashlar gatepiers. Line of railway track evident, to south.

The location of this shed is visible on the 1st edition of the OS 6-inch map (Edinburghshire 1855, sheet 2), on the 2nd edition of the OS 6-inch map (Edinburghshire, sheet iiiSE) and on the current edition of the OS 1:10000 map (1989).

Site Number	27
Site Name	Gibraltar House
Type of Site	House
NMRS Number	NT27SE 2709
HER Number	None
Status	B Listed Building
Easting	326612
Northing	672823
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Listed Building Description notes: '1782. 2-storey and attic, originally 3-window, 2-window wallhead gable. Bay windows and porch have been added. Rubble-built, simple artisan Georgian.'

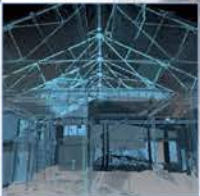
Site Number	28
Site Name	13 - 14 St Leonards Bank
Type of Site	Tenement
NMRS Number	NT27SE 6051
HER Number	None
Status	Non-designated
Easting	326624
Northing	672816
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	The first house was built for Alexander Whitehead (listed at Whitehead Place, St Leonard's Hill). The second was built by 1868. In the Post Office Directory of 1868-69 William Bryson (of the United Kingdom Telegraph Co.) is listed at No.4 Whitehead Place, and William Kennedy (lecturer Normal School) at No.5. This is the house which is now 13 and 14 St Leonard's Bank.

Site Number	29
Site Name	24 St Leonards Bank
Type of Site	House

NMRS Number	NT27SE 6110
HER Number	None
Status	Non-designated
Easting	326683
Northing	672776
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	House.

Site Number	30
Site Name	Jeanie Deans Cottage
Type of Site	House
NMRS Number	NT27SE 1747
HER Number	None
Status	Demolished
Easting	326688
Northing	672796
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Jeannie Dean's Cottage was situated immediately adjacent to the pedestrian entrance from St Leonard's Bank to Holyrood Park. It was a single-storey building with a pantile roof and chimney stacks at both gables. The character of Jeannie Dean was created by Sir Walter Scott in the novel 'The Heart of Midlothian', and, according to the story, she resided in this cottage. The cottage was latterly occupied by a Park ranger, but was demolished in the late 1960's when it was deemed too expensive to modernise.

Site Number	31
Site Name	Holyrood Park Road Bonded Stores
Type of Site	Storehouses
NMRS Number	NT27SE 4359
HER Number	None
Status	Non-designated
Easting	326780
Northing	672720
Parish	Edinburgh (City of)
Council	City of Edinburgh
Description	Storehouses.



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