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***PINTS, POLITICS AND PIETY:
the architecture and industries of Canongate***

OVERALL ASSESSMENT

Sections 2 to 8



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This document forms part of a larger report: [Pints, Politics and Piety: the architecture and industries of Canongate](#).

2. Reasons for Study

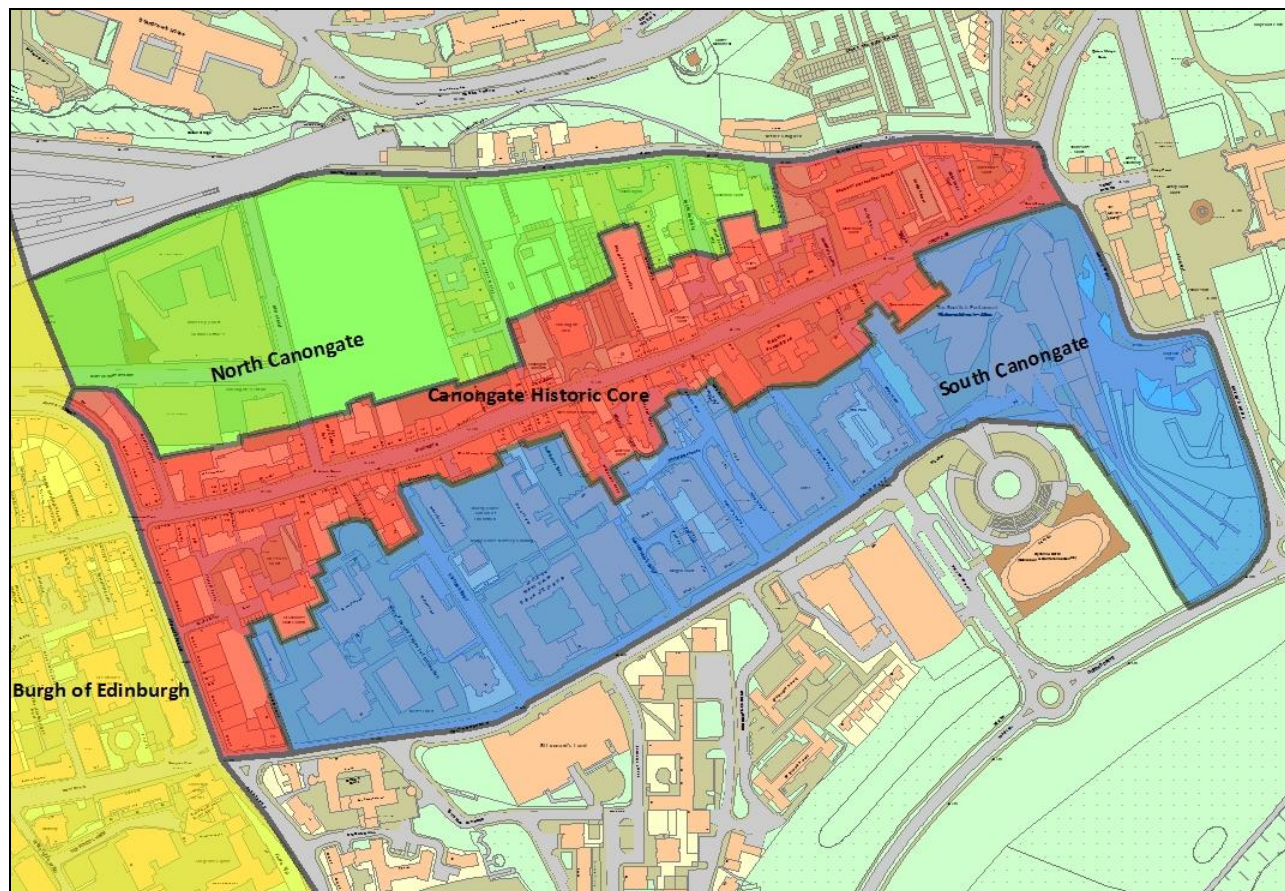


Figure 1: Modern day Canongate, and the three Areas of Townscape Character identified in this study
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Despite now being part of the Old Town of the City of Edinburgh, Canongate is a former Scottish burgh which has retained much of its traditional burgh herringbone street pattern layout and building styles despite several redevelopment schemes and modern large-scale developments within its boundary.

As can be seen from maps such as Figure 1 above, Canongate is very unusual in its setting. A Scottish burgh usually dominates its surrounding area. Canongate, however, is hemmed in on almost all sides. Two centres of power flank it. To the west sits the burgh of Edinburgh while Holyrood Palace is at its east end. Attached to the Palace is the area now known as Holyrood Park, and formerly known as the King's Park or Queen's Park (depending on the reigning monarch of the time). The land to the north of the burgh is occupied by Calton Hill. This setting means that the burgh has always been unusually limited in its scope for growth.

Two key aspects which make Canongate stand out are: the burgh layout, which can still be seen in the present-day townscape; and that it displays some remnants and examples of all periods of its history from medieval through to modern and current developments.

Canongate takes the form of a traditional Scottish burgh layout with a herringbone street pattern, but does not have the usual wide market place at its heart. The burgh also shares its main street, part of the Royal Mile, with another adjoining burgh (Edinburgh), creating a central thoroughfare running from the Castle to Holyrood Palace, with narrow closes running off at right angles leading to Calton Road to the north and Holyrood Road to the south. Canongate itself runs along a sloping, steep-sided volcanic ridge leading from the volcanic plug of Castle Rock sloping down to the flat area occupied by Holyrood Palace and Abbey.

The area has constantly developed but has managed to retain historical aspects such as the 17th century cluster around Bakehouse Close/Huntly House (see **1** on aerial view in Figure 2 below), as well as examples of the fine townhouses of its wealthier residents, such as Queensberry House (**2**) and Moray House (**3**), which demonstrate its political importance – being located near Holyrood Palace and on the main route to Edinburgh Castle. Remnants of its industrial past have also helped shape and retain the street pattern of the rigg plots, even within modern developments.

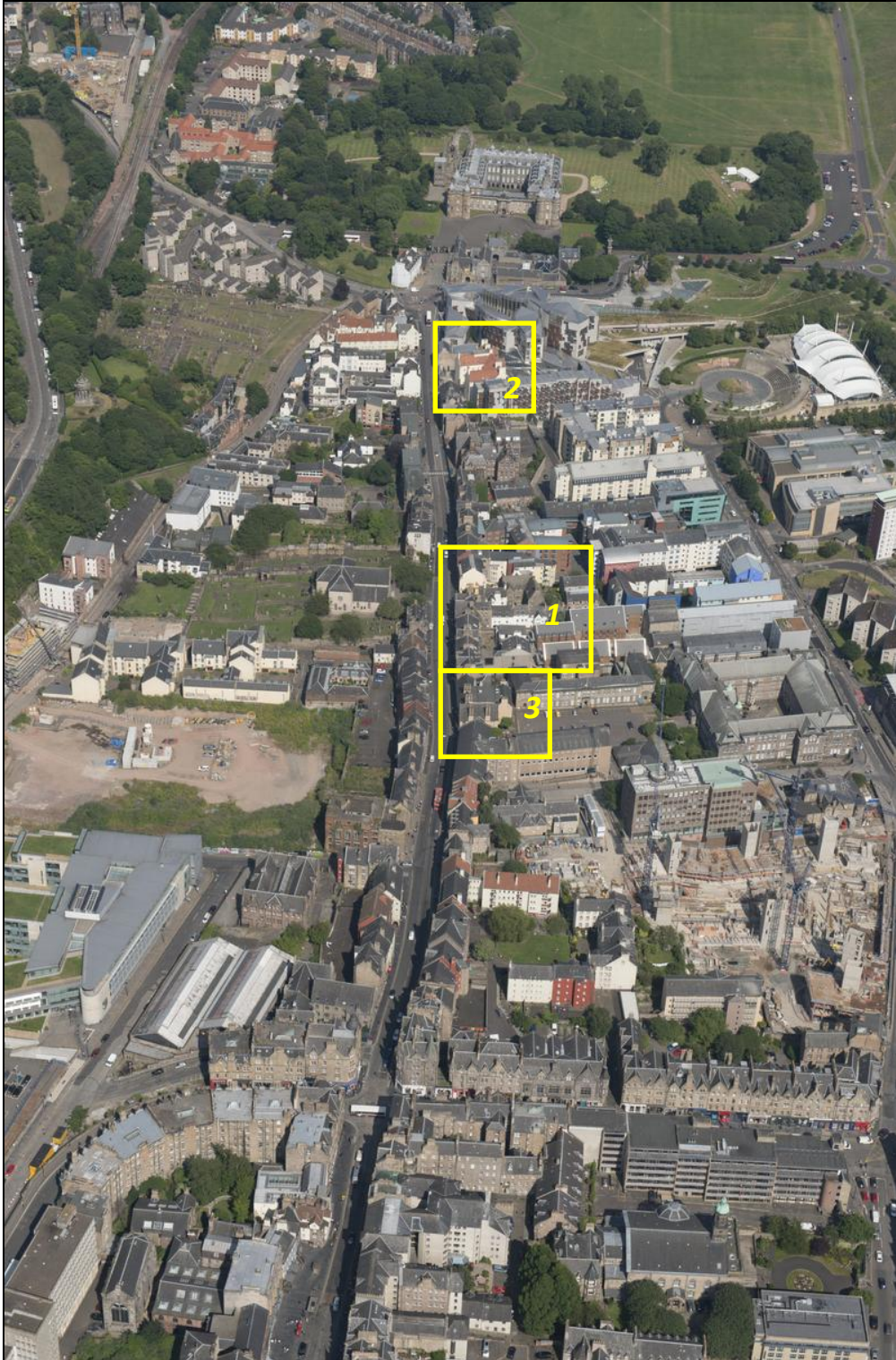


Figure 2: Aerial view looking east down Canongate, 2014, showing Bakehouse Close/Huntly House (**1**), Queensberry House (**2**) and Moray House (**3**) (DP193144 ©Crown copyright HES)

3. Location, History and Development

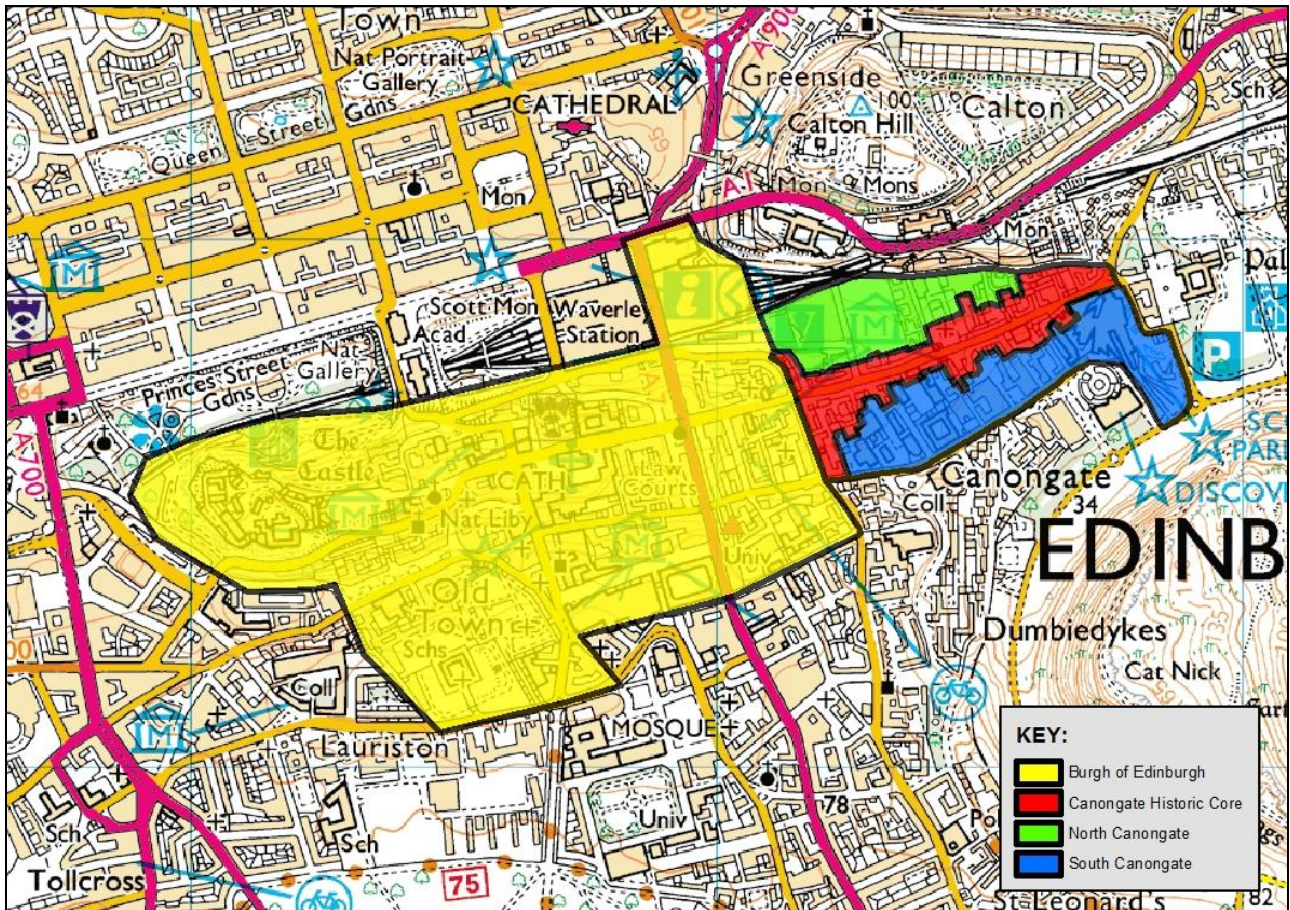


Figure 3: Map showing location of Canongate survey area within Edinburgh (NB: Burgh of Edinburgh boundary based on Gordon of Rothiemay's map of 1647)

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3.1 Location

Canongate sits at the heart of the modern city of Edinburgh, forming the eastern portion of the historic Royal Mile, the heart of the Old Town. It is constrained by the volcanic rock of Calton Hill to the north, the grounds of Holyrood Palace and Abbey to the east and south-east, St Leonards and The Pleasance running southwards from Holyrood Road, and the originally-separate burgh of Edinburgh itself to the west. Waverley Station and the tracks of the East Coast Main Line run through the northern boundary of Canongate.

Despite this city centre townscape, the area has views onto natural landscape, with the large open space of Holyrood Park to the south-east, and Calton Hill to the north. Being situated along the ridge leading from the Castle to Holyrood Palace, Canongate forms part of a natural route through the city. Roads leading off this main thoroughfare have changed over time, but the basic framework of the area has remained relatively unchanged.



Figure 4: Aerial view of Calton Hill with Canongate to south (bottom), 2009 (DP062385 ©Crown copyright HES)



Figure 5: Aerial view of Holyrood Park with Canongate to north (bottom), 2008 (DP049960 ©Crown copyright HES)

3.2 History of the Burgh of Canongate

The adjoining burghs of Edinburgh and Canongate were founded around the same period, by King David I (1083-1153), the first monarch to establish burghs as a formal administrative authority with certain rights to govern within their boundaries and also to trade outside their boundaries. The exact date for Edinburgh's founding on land owned by the Crown is not clear, but it was between 1124 and 1127. Canongate (or Canongait, the Canons' way or route) was a Burgh of Regality granted by David I to Holyrood Abbey in 1128.¹ The Canons referred to in the area's name were Augustinian Canons who developed the Abbey there, following its establishment on their behalf by David I. Canongate developed in traditional Scottish burgh herringbone form, with long strips of land leading north and south from the main thoroughfare. The burgh contained a concentrated social mix within its boundaries, largely being settled by tradesmen and merchants. Many traditional trades became established in the area, including brewers, masons and tailors. The south side of Canongate attracted a multitude of wealthier residents, with many of Scotland's landed gentry building large townhouses with extensive gardens stretching down to the South Back of Canongate (now Holyrood Road) to be close to the Royal Court based at Holyrood Palace. Land to the north of Canongate was more densely packed, with the lower classes filling the tenements fronting onto the street, and also squeezed into the backlands down to North Back of Canongate (now Calton Road).



Figure 6: Extract from William Bell's 'Plan of the Regality of Canongate comprising the Liberties of Pleasance, North Leith, Coal-hill and Citidal thereof', 1813 (Reproduced with the permission of the National Library of Scotland)

As a burgh, Canongate contained all the necessary administrative functions within its boundaries, although some of these were lost once the burgh joined with Edinburgh in 1856. Burghs usually had a market place marked by the burgh or market cross, and generally occupying a wider part of the main street, though in Canongate this was somewhat constrained by the underlying topography of the area. The original burgh cross stood in the middle of the street near the Tolbooth, being moved in 1737 to sit beside the Tolbooth to allow better movement along the street. Despite this constricted site for the market cross, the burgh still ran a market, and many of its residents were merchants and craftsmen who sold their goods and services within the burgh boundaries. The main focus for administration was the Tolbooth, dating from 1591, which ultimately performed both judiciary and civic functions. Canongate's Burgh Cross, restored in 1888, was the meeting place for merchants, and also for public proclamations and major public events such as executions. In recent years, the Canongate area has once again taken up a civic function, becoming home to both the Scottish Parliament and the City of Edinburgh Council's headquarters.

¹ Pryde, Glen S, 1965, *The Burghs of Scotland: a critical list*, London, p 37, No 84



Figure 7: View of [Canongate Tolbooth](#), from south-east, 2014 (DP190172 ©Crown copyright HES)



Figure 8: View of [Burgh Cross](#), from south-east, 2014 (DP188650 ©Crown copyright HES)

By the 17th century Canongate was in the shadow of its neighbour Edinburgh, both in terms of scale and economy, and building was at its densest at the Edinburgh side of the burgh. As James Gordon of Rothiemay's plan of Edinburgh in 1647 shows, Edinburgh was already larger and more densely developed

than Canongate by this time. By contrast, the burgh of Canongate was far more open, with much of the land behind the main street frontages within the boundaries of the burgh used for semi-agricultural purposes. This continued to be the case into the early 19th century. During the course of that century, however, this land was largely built over for residential or industrial use, especially after Canongate was subsumed into the neighbouring Edinburgh.

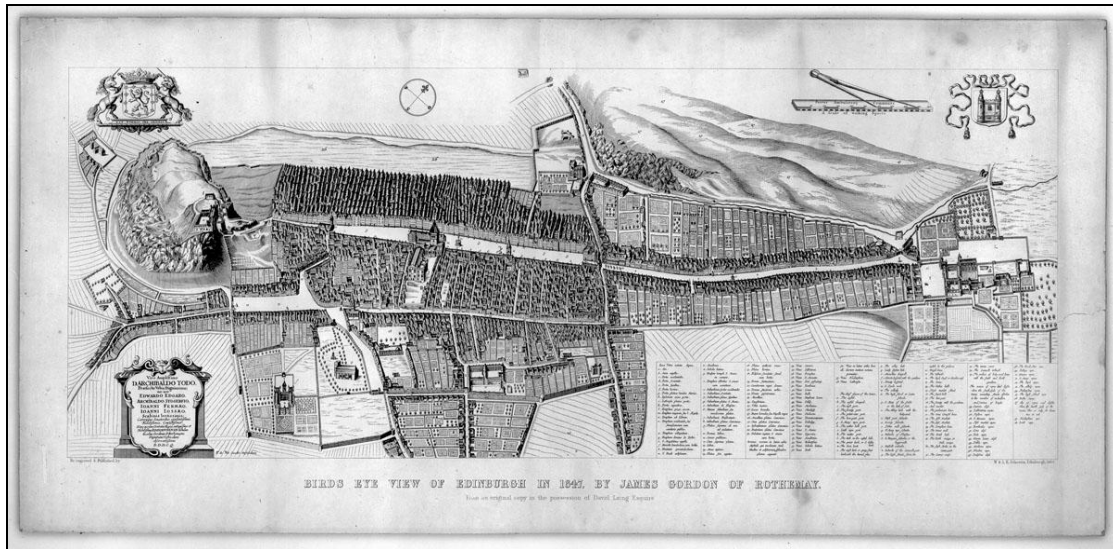


Figure 9: 'Bird's eye view of Edinburgh in 1647' by James Gordon of Rothiemay (SC759018 ©Crown copyright RCAHMS 2003)

Canongate was a key location in the Treaty of Union of 1707, in which the Kingdoms of Scotland and England were incorporated into the United Kingdom of Great Britain. Not only were several main players in the politics of the Treaty resident within Canongate, it is said that part of the signing of the Treaty was carried out in the summer house within the gardens of Moray House. At that time, James Ogilvy (1664-1730), 1st Earl of Seafield and Lord High Chancellor, was living there, and as one of the Commissioners involved in the negotiations, he offered his summer house for the signing. Originally set in a secluded spot in the gardens, it offered a private corner for such a historic act. However, the Treaty was not universally popular, and its signing had to be completed in a High Street cellar 'while the cries of the exasperated mob rang in the streets'.² The summer house still survives, albeit without its surrounding gardens, nestled against the wall of a former brewery maltings just north of Holyrood Road between Gentle's Entry and the early 20th century Paterson's Land quadrangle at Moray House.

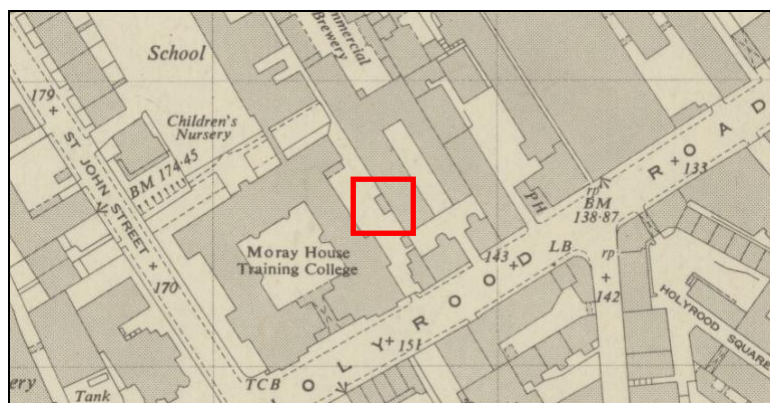


Figure 10: Extract from Ordnance Survey 1:2500 (Plan NT2673), 1946, showing summerhouse (Reproduced with the permission of the National Library of Scotland)

² Grant, James, 1880, *Cassell's Old and New Edinburgh*, Vol III, chapter 5, p 33 [Online]. Available from: <http://www.oldandnewedinburgh.co.uk/volume3/page45.html> [Accessed 01/02/2016]

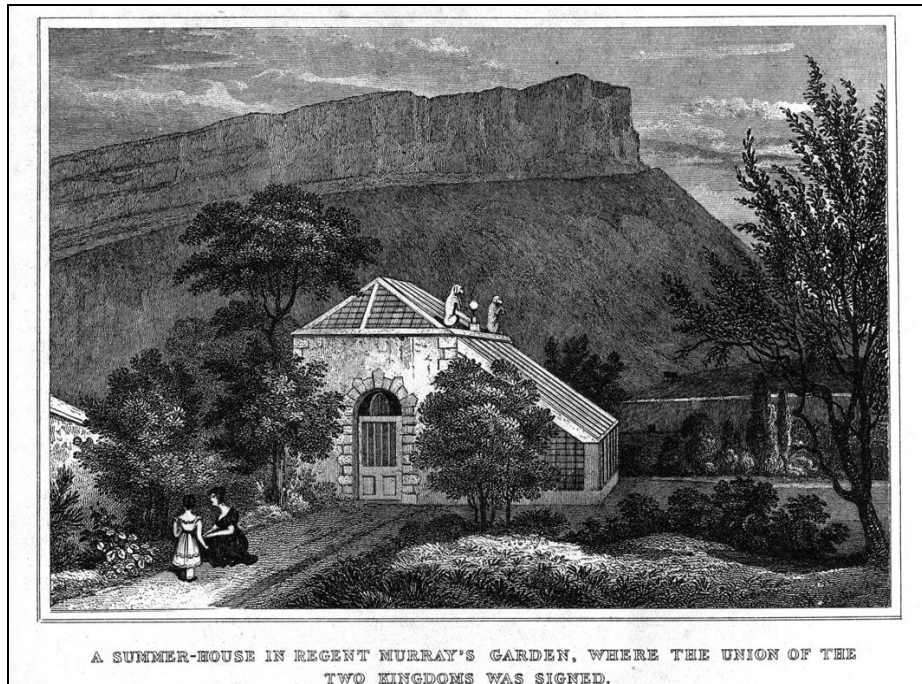


Figure 11: Engraving showing [Moray House summer house](#), drawn by Thomas H Shepherd, 1829 (copied 1998) (SC356265 ©Crown copyright HES)



Figure 12: View of summer house attached to brewery wall just off Holyrood Road, c.1950 (copied 2008) (SC1103826 ©Crown copyright HES)

3.2.1 Education in Canongate

As a separate burgh, Canongate provided a range of educational opportunities for its residents. Education in Scotland had traditionally been the remit of the church. However, post-Reformation (1560) many burghs had taken a role in the provision of some aspects of schooling. Nearby Edinburgh had developed a pluralistic education sector, with many non-church schools, some of which (such as Royal High School (founded 1128 and transferred to Edinburgh Town Council in 1566), George Heriot's (1628), George Watson's (1741) and James Gillespie's (1803)) survive to this day. These schools provided options for the better off, or more fortunate, parents of Canongate. Perhaps because of the range of alternatives for the well-to-do which were within walking distance, education provision in the Canongate focused on the less affluent. The First Statistical Account of Scotland records in 1792 that there was 'a public grammar school

[in Canongate] under the patronage of the magistrates and the Kirk session'.³ This school can be seen on William Edgar's map of 1765 in the area now occupied by Cranston Street (see Figure 13 below).

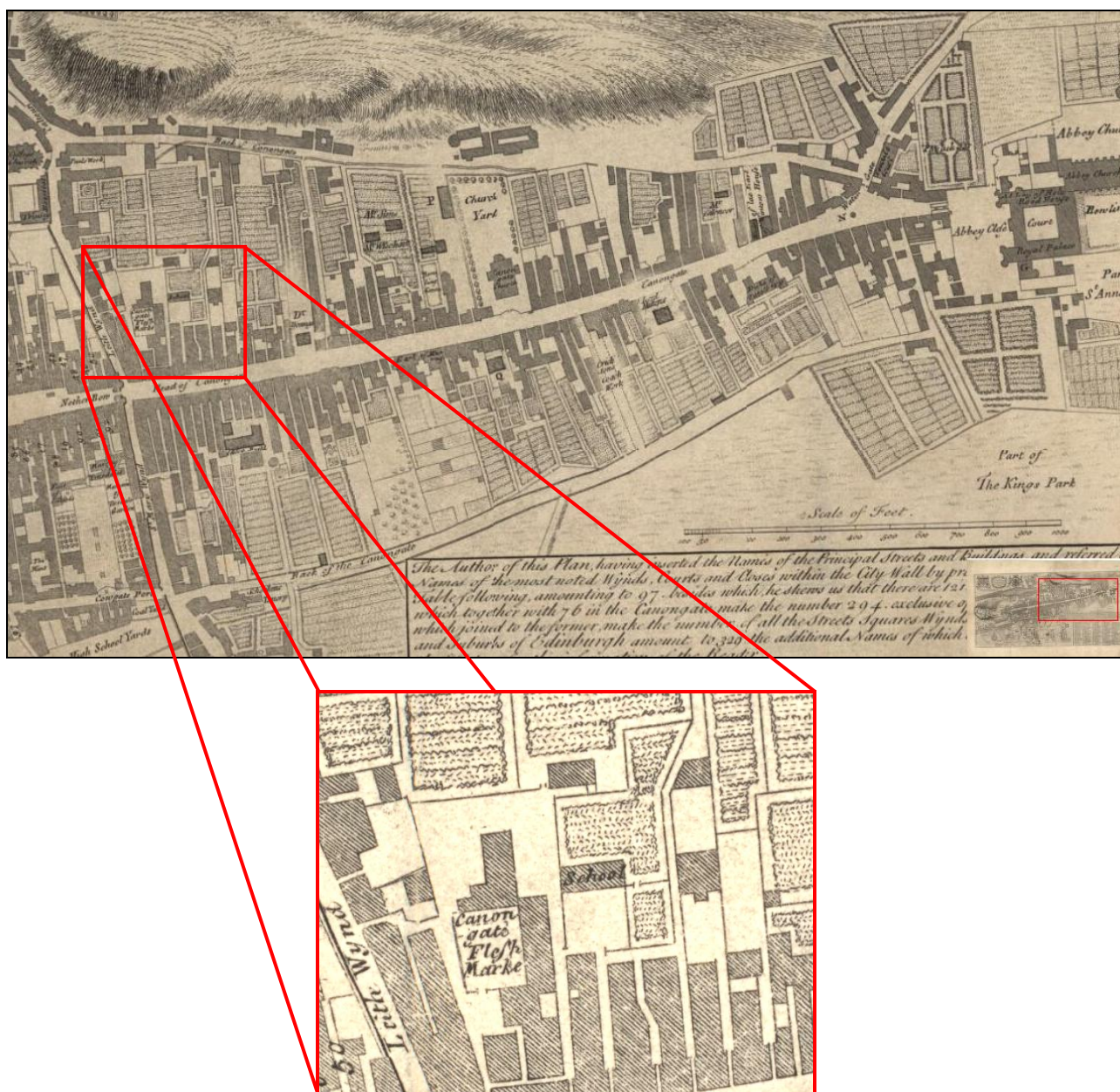


Figure 13: Extract from William Edgar's 'Plan of the City and Castle of Edinburgh', 1765, with (below) detail showing 'School' marked on map (Reproduced with the permission of the National Library of Scotland)

By the time of the Ordnance Survey 1st Edition 1:1056 map of 1852, there were seven different schools marked within the burgh boundary, including the Canongate Burgh School just east of Canongate Kirk (number **3** on the map below). The other schools are marked with their denomination: United Presbyterian School, High School Close (**1**); Canongate Sessional School, Kinloch's Close (**2**); Highland Society School, Lochend/Little Lochend Closes (**4**); Holy Cross Roman Catholic School, Carfrae's/Gentle's Closes (**5**); Moray House Normal School, Free Church (**6**); and St Thomas's Episcopal School, Gibb's Close (**7**).

³ Sinclair, Sir John (ed), 1792, *The Statistical Account of Scotland, Vol 6: Edinburgh*, p 568 [Online]. Available from: <http://edina.ac.uk//stat-acc-scot/> [Accessed 01/02/2016]



Figure 14: Extract from Ordnance Survey 1st Edition 1:1056 map, 1852, showing schools in Canongate area (Reproduced with the permission of the National Library of Scotland)

The present school for the area is Royal Mile Primary School, originally Milton House Public School (also previously Canongate Primary School), which was built in 1886 to designs by Edinburgh School Board's Chief Architect, Robert Wilson (1834-1901).



Figure 15: Detail of carved stonework on front elevation of [Royal Mile Primary School](#) (formerly Milton House Public School), 2014 (DP161366 ©Crown copyright HES)

To the south of Moray House, the establishment and growth of Moray House College of Education began in 1848 with the setting up of the Free Church of Scotland's Normal and Sessional School. Edinburgh had many colleges and, of course, the University. This satisfied local demand for the provision of further education. Canongate established its niche in teacher training. The need for more teachers following the

formalisation of education with the 1872 Education Act saw a dedicated Training Department set up in 1878-9. The government took on the responsibility of educational training provision in 1905. It was not until 1959 that Moray House College of Education was formally established. It has subsequently been an associated part of Heriot Watt University, before becoming the University of Edinburgh's Faculty of Education in 1998. The main Paterson's Land Classical quadrangle, built 1911-13 to designs by architect Alan Keith Robertson (1881-1925),^{4 5} became the focus for the training college, though the college has expanded into surrounding buildings, as well as demolishing others and replacing them with large-scale teaching blocks in the 1960s⁶ and more recently.

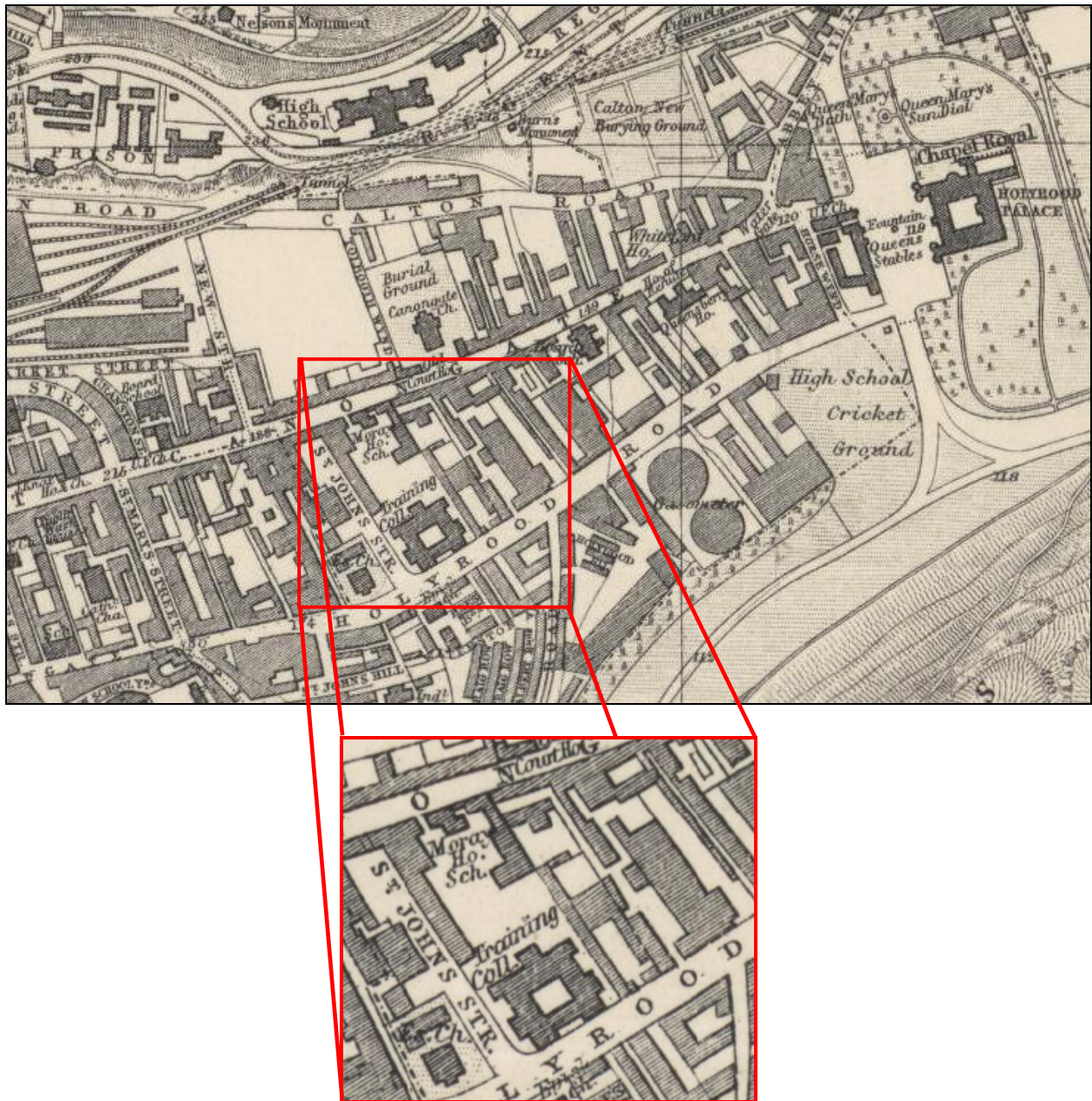


Figure 16: Extracts from John George Bartholomew's 'Post Office Plan of Edinburgh, Leith & Portobello', 1917-18, showing 'Moray Ho. Sch.' and 'Training Coll.' (Reproduced with the permission of the National Library of Scotland)

⁴ http://www.scottisharchitects.org.uk/architect_full.php?id=202452 [Accessed 01/02/2016]

⁵ <http://portal.historic-scotland.gov.uk/designation/LB29090> [Accessed 01/02/2016]

⁶ <http://www.ed.ac.uk/education/about-us/maps-estates-history/history> [Accessed 01/02/2016]

3.3 Development and Improvement Schemes in Canongate

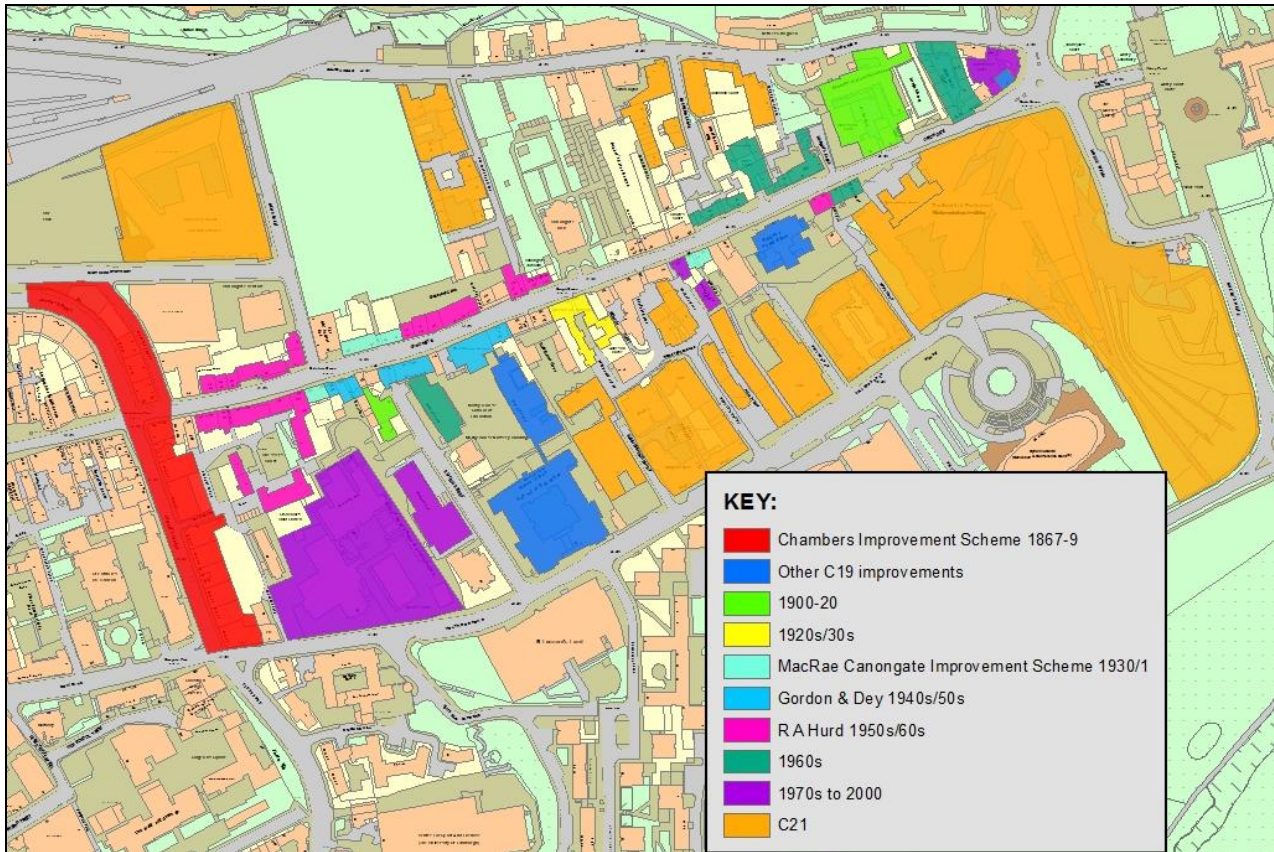


Figure 17: Map showing redevelopment and improvement schemes in Canongate

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There have been many phases of improvements in Edinburgh's Old Town during the 19th, 20th and 21st centuries. The map above shows where there have been major redevelopment or improvement schemes undertaken on buildings and plots within the Canongate survey area. It serves to demonstrate just how much of the area has undergone major changes over the centuries. While the main street through the area appears to be truly historic, it can be seen from the map in Figure 17 above that there are few plots on Canongate itself that have not been affected by some redevelopment during the past 200 years or so. Many of the larger-scale redevelopment schemes have taken place during the last 50-60 years, especially in the South Canongate area fronting onto Holyrood Road.

Developments in the 19th century, such as the formation of St Mary's Street and Jeffrey Street, were undertaken using contemporary designs, uninfluenced by the architecture of the buildings they were replacing. During the first half of the 20th century, the emphasis shifted towards the preservation and upgrading of existing buildings. Where new buildings were constructed, they were often done in an older style, more in keeping with the character of the buildings which were being replaced. In the post-war period, the culture shifted back towards new build, and the introduction of new materials, but in a manner that attempted to be sensitive to the surrounding historic fabric. Towards the end of the century, and into the 21st century, a more mixed philosophy held sway. New buildings were generally built in a contemporary style using the latest materials, especially away from the main street. But there was also a greater emphasis on the restoration and conversion of existing buildings.

Over the course of the last 150 years, there have been many drivers behind these development schemes. The Town Council sought and gained powers to make substantial changes within the Old Town through the Edinburgh City Improvement Act 1867. Alongside this, tenements were improved and new streets created to provide access through the area. At the turn of the 20th century, the improvement of public health and sanitation, with associated legislation, was one of the key drivers in the slum clearances of this period.

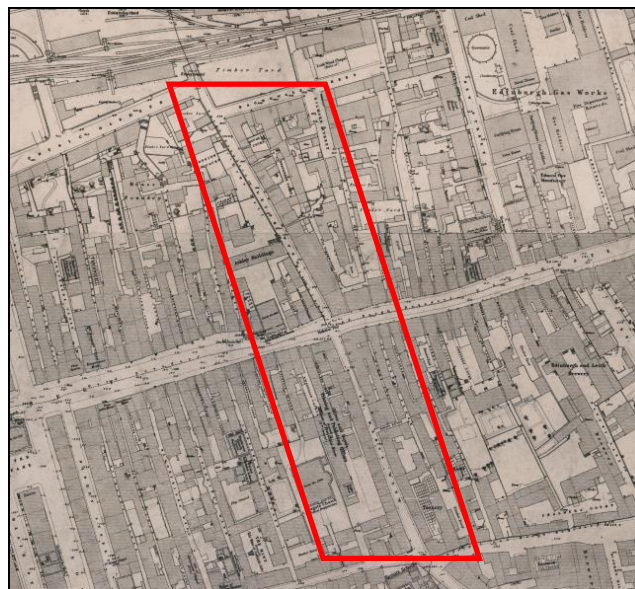


Figure 18: Extract from Ordnance Survey 1st Edition 1:1056 map, 1852, showing Leith Wynd and St Mary's Wynd (Reproduced with the permission of the National Library of Scotland)

One of the earliest major redevelopments in the Canongate area was the aforementioned creation of St Mary's Street and Jeffrey Street as the north-south route over the ridge of the Old Town. The Lord Provost at the time, William Chambers (1800-83, Lord Provost 1865-9) implemented the widening of several narrow streets and wynds in the Old Town as part of the Edinburgh City Improvement Act 1867. Alongside this, tenements were improved and new streets created to provide access through the area.



Figure 19: Engraving of [St Mary's Wynd](#), drawn by Thomas H Shepherd, engraved by J B Allen, 1829 (copied 2011) (DP095410 ©Crown copyright HES)

St Mary's Street was built in 1867-9 as a result of the Act. It more or less followed the line of St Mary's Wynd. The tenements on the east side replaced smaller-scale houses (see Figure 19 above) which were severely overcrowded. These new houses were built in the Scots Baronial style, with much improved facilities internally. Named after Lord Francis Jeffrey (1773-1850), lawyer, critic and co-founder of the *Edinburgh Review*, Jeffrey Street was built from 1873 roughly along the line of Leith Wynd, while the northern section of Cranston Street followed the line of Leith Wynd up to Calton Road. The tenements on Jeffrey Street and Cranston Street were built between 1873 and 1891, again in the Scots Baronial style.

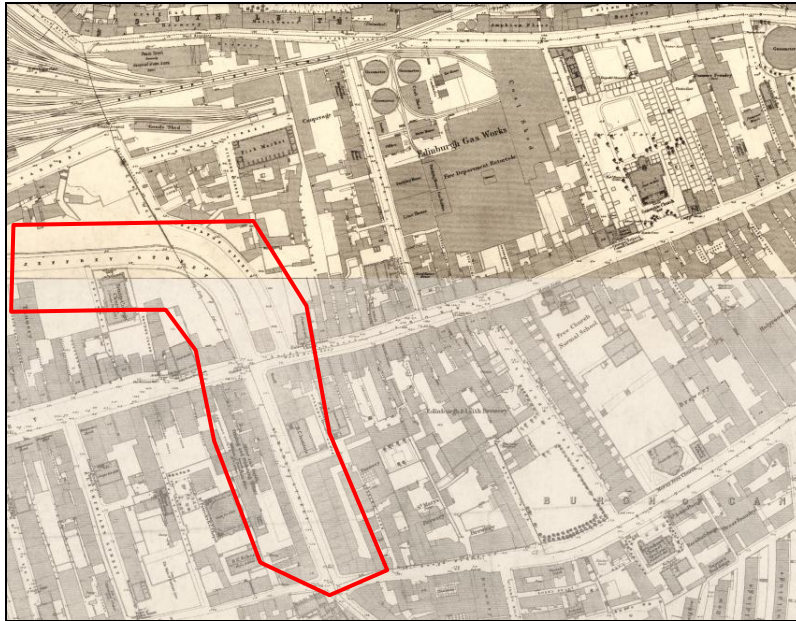


Figure 20: Extract from Ordnance Survey 2nd Edition 1:1056 map, 1877, showing Jeffrey Street, Cranston Street and St Mary's Street (Reproduced with the permission of the National Library of Scotland)

During the late 19th century, the pioneering town planner, Sir Patrick Geddes (1854-1932) commissioned work to remodel and improve various sections of the Canongate. In particular, work was carried out in 1894 at Robertson's Court/15 Canongate as part of a scheme, by the architects' practice Simon & Tweedie, to improve the Watergate area at the eastern end of Canongate (Frank Lewis Worthington Simon (1862-1933) and Charles Edward Tweedie Snr (1863-1942)).⁷

In the early 20th century, improvement works tended to be small-scale, such as the restoration and alterations carried out at St John's Masonic Lodge (with origins dating from 1735) on St John Street by Sir Frank Charles Mears (1880-1953) in 1911, and in 1913 alterations made by T P Marwick & Son at Callander House (dating from c.1770) to form part of the Scottish National Military Veterans' Association residence along with the adjacent Whitefoord House (1769-70).



Figure 21: View of [St John's Masonic Chapel](#), St John Street, from south-east, 2013 (DP158540 ©Crown copyright HES)

⁷ http://www.scottisharchitects.org.uk/architect_full.php?id=203343 [Accessed 01/02/2016]



Figure 22: View of [Whitefoord House and Callander House](#), from south, 2014 (DP207850 ©Crown copyright HES)

By the end of the 19th century, the Canongate, like many historic urban areas, was suffering from a lack of investment and severe overcrowding. Population in the wider Edinburgh area (including Canongate and Leith) had risen from 191,303 in 1851 to 269,407 in 1891.⁸ Tenement properties were falling into serious disrepair, with a lack of ‘modern’ amenities such as running water and internal bathrooms. In 1897, the Public Health (Scotland) Act was passed which aimed to improve sanitary conditions in towns, as well as the structural condition of residential buildings. The Act covered dealing with infectious diseases and disinfecting bedding and related matters, giving local authorities the responsibility to provide hospitals, provision and care of water closets, etc.⁹ Edinburgh Town Council used the improvement schemes as a way of addressing failings in sanitary provision in the Old Town, enhancing living conditions for residents. Structurally, many buildings had been repaired, adapted, sub-divided and generally altered beyond the point of being capable of improvement to provide accommodation to meet the standards being promoted amongst the growing public health movement across Scotland and the UK as a whole.



Figure 23: View of Tolbooth area of Canongate, c.1920 (copied 2012) (SC1312287 ©Crown copyright HES)

⁸ http://www.edinphoto.org.uk/1_edin/1_edinburgh_history_-_dates_population.htm [Accessed 01/02/2016]

⁹ <http://www.legislation.gov.uk/ukpga/Vict/60-61/38/contents> [Accessed 01/02/2016]



Figure 24: View of [261-5 Canongate](#), from south, 1900-30 (copied 2008) (Francis M Chrystal Collection, SC1098949 ©Crown copyright HES)



Figure 25: View of east end of north side of Canongate, c.1850 (copied 2008) (Francis M Chrystal Collection, SC1119772 ©Crown copyright HES)

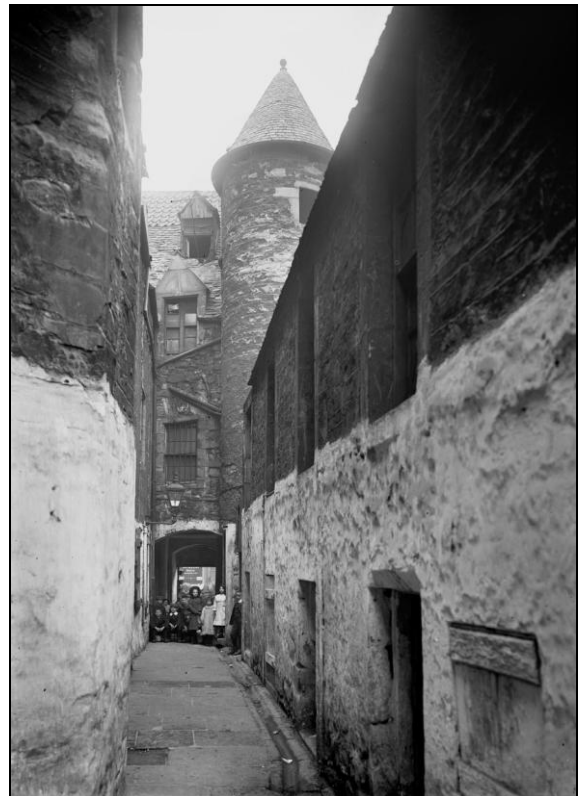


Figure 26: View of Old Playhouse Close, [194-8 Canongate](#), from south, 1900-30 (Copied 2008) (Francis M Chrystal Collection, SC1098971 ©Crown copyright HES)

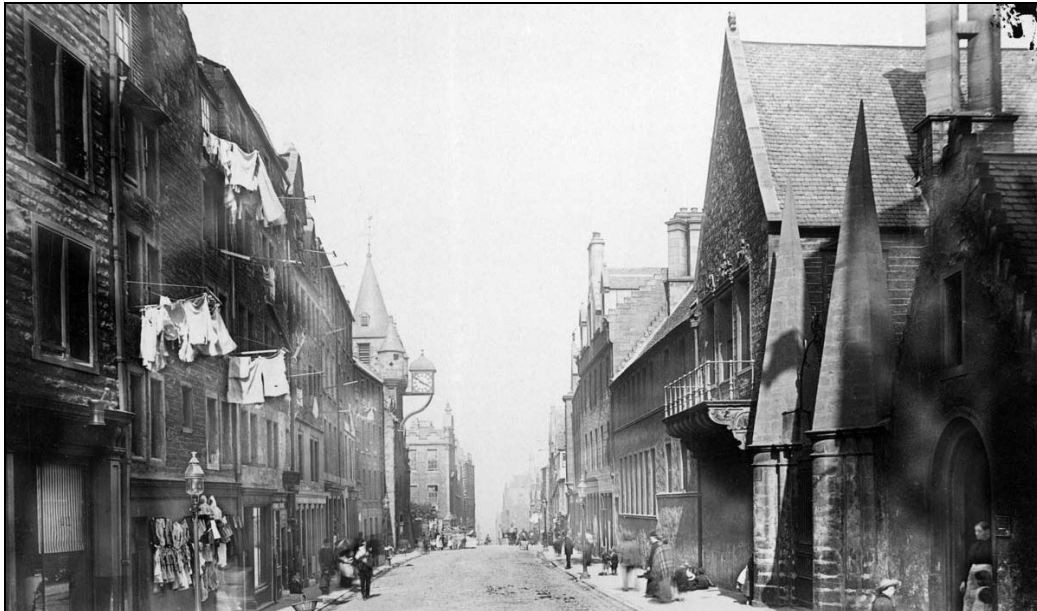


Figure 27: View of Canongate around Moray House, from west, c.1900 (copied 2010) (SC1165523 ©Crown copyright HES)

Further redevelopments undertaken in the late 1920s and 1930s tended to be part of improvement schemes. These provided tenements built in a 17th century style but with improved facilities. This was particularly so under the Canongate Improvement Scheme implemented in 1930/1 by the City Architect, Ebenezer James MacRae (1881-1951). Following his participation on a Department of Health tour looking at housing estates across Europe, MacRae brought back ideas which influenced the design of local authority housing across Edinburgh in the 1930s.¹⁰ As part of this, he implemented redevelopment work at a number of tenements on Canongate.



Figure 28: View of [106 Canongate](#), from north, 2013 (DP161398 ©Crown copyright HES)



Figure 29: View of [206 Canongate](#), from north-east, 2014 (DP190123 ©Crown copyright HES)

¹⁰ http://www.scottisharchitects.org.uk/architect_full.php?id=200699 [Accessed 01/02/2016]



Figure 30: View of [221-9 Canongate](#), from south-east, 2014 (DP190164 ©Crown copyright HES)

Even the prime properties of Huntly House, Acheson House and the 17th century tenements to the rear in Bakehouse Close had fallen into disrepair during the early 20th century, and these were eventually acquired by the Town Council in 1924. A major redevelopment scheme was undertaken at Huntly House by Sir Frank Charles Mears from 1927 to 1932.¹¹ The properties fronting Canongate and the tenements in Bakehouse Close to the rear were incorporated into one to form the City Museum. Robert Philip Andrew Hurd (1905-63) restored the adjacent Acheson House in 1936-7, recreating a 17th century corner at the heart of the Canongate area.¹²



Figure 31: View of [Huntly House](#), prior to restoration, c.1930 (copied 2008) (B C Clayton Collection, SC1122000 ©Crown copyright HES)

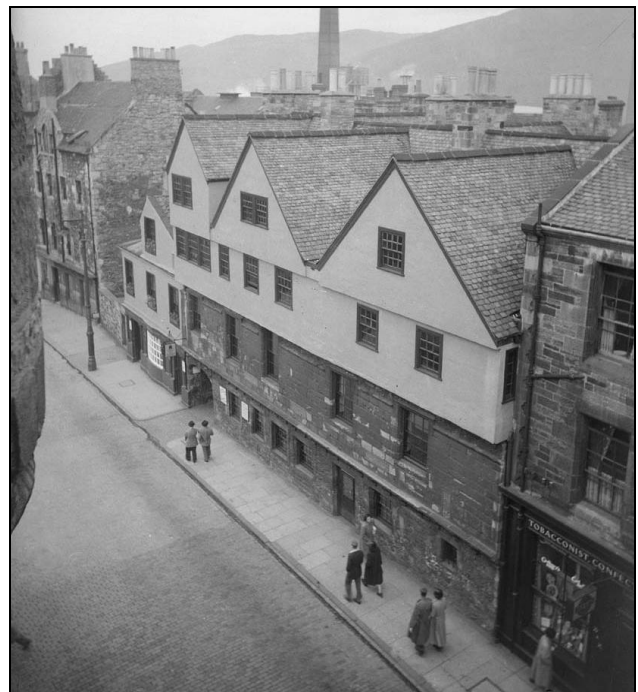


Figure 32: View of [Huntly House](#), after restoration, c.1940 (copied 2008) (SC1124597 ©Crown copyright HES)

¹¹ http://www.scottisharchitects.org.uk/architect_full.php?id=202402 [Accessed 01/02/2016]

¹² http://www.scottisharchitects.org.uk/architect_full.php?id=202914 [Accessed 01/02/2016]



Figure 33: View of Huntly House, from north-east, 2013 (DP158595 ©Crown copyright HES)

Further tenement improvements during the 1950s and 60s were carried out by two major architectural practices that followed the so-called ‘conservative surgery’ approach to redevelopment undertaken by both Geddes and MacRae. The firm of Gordon & Dey (Alexander Esme Gordon (1910-93) and William Gordon Dey (1911-97)) carried out work at Moray House during the late 1940s and early 1950s, as well as restoration and reconstruction works at several tenements.¹³ In these schemes original close entrances were retained, helping preserve the medieval plot layout. Robert Hurd & Partners undertook reconstruction work at numerous sites along and behind Canongate from 1953 to 1964. Again, all these schemes recreated the historic frontages using traditional materials and features.

The 1960s saw a turning point in the approach to redevelopment work in the Canongate area, as it did elsewhere. Architects and developers were beginning to turn their backs on schemes recreating traditional forms and instead were designing schemes which introduced modern architectural styles into townscapes. Gordon & Dey continued to work in the area, but this time their work provided a series of new-build facilities for Moray House College of Education to the rear of Canongate. In some instances this involved the demolition of older buildings on the sites, as at Dalhousie Land (1960-3) which replaced a three-storeyed-plus-attic Georgian terrace at the northern half of the east side of St John Street.



Figure 34: View of [St John Street](#), from south, c.1930 (copied 2008) (B C Clayton Collection, SC1122118 ©Crown copyright HES)

¹³ http://www.scottisharchitects.org.uk/architect_full.php?id=202411 [Accessed 01/02/2016]



Figure 35: View of [Dalhousie Land](#), St John Street, from south, 2013 (DP160516 ©Crown copyright HES)

Some practices had a foot in both camps when it came to schemes for Canongate during the 1960s. Ian G Lindsay & Partners built fourteen houses and a hall at 70-80 Canongate (adjacent to Queensberry House) in 1962 in a contemporary style, but also carried out restoration work at a 17th century tenement being incorporated into Huntly House (1962-5). In addition, the practice restored the area around Bakehouse Close, Reid's Close and 95 Canongate. Sir Frank Charles Mears' practice carried out a restoration of White Horse Close, and was also involved in the restoration work at the 17th century tenement next to Huntly House at this time.



Figure 36: View of Haddington's Entry/Reid's Close, [80 Canongate](#), 1900-30 (copied 2009)
(Francis M Chrystal Collection, SC436869 ©Crown copyright HES)



Figure 37: View of Ian G Lindsay's 1962 block of flats at 70-80 Canongate, Reid's Close, from south, 2013 (DP161359 ©Crown copyright HES)

Perhaps the biggest wholesale redevelopment work for the Canongate was Basil Spence & Partners/Sir Basil Spence, Glover & Ferguson's developments at 1-3 Brown's Close/65-71 and 97-103 Canongate (1961-9). This wiped out the buildings which had stood on the site, most being deemed unfit for restoration.



Figure 38: View of [101-21 Canongate](#), from east, 1948 (copied 2003) (SC801736 ©Crown copyright HES)



Figure 39: View of [Brown's Close](#), looking north, 1900-30 (copied 2009) (Francis M Chrystal Collection, SC1131011 ©Crown copyright HES)



Figure 40: View of courtyard at [3 Brown's Close](#), from south-west, 1969 (copied 2006) (Sir Basil Spence Archive, SC1031107 ©Crown copyright HES)

In April 1959 Basil Spence & Partners were contracted by the City of Edinburgh Corporation to design a housing development towards the bottom of the Royal Mile to replace slum tenements and make way for better housing. The practice completed the development in 1969. It consists of three blocks containing one- and two-bedroom flats, two of which face onto the Royal Mile. There are two shops and a public house, at ground level. Behind the development is a boys' club gymnasium, Harry Younger Hall, also built by

Spence's practice. The blocks are constructed of harled brickwork, stone and concrete, and include segmental concrete vaults that had become a Spence trademark. The architects incorporated plenty of open space on the site so that residents could appreciate the historic views.



Figure 41: View of [Harry Younger Hall](#), Lochend Close, from south-west, 2014 (DP188712 ©Crown copyright HES)

Development from the late 1960s through to the end of the 20th century tended to be small-scale infill or restoration works. The breweries had expanded to occupy much of the backlands to the south of Canongate, but a series of closures in the last decades of the 20th century led to this area becoming the focus for major redevelopment work at the turn of the 21st century. The area's administrative/civic functions have reappeared in the early 21st century with the building of the Scottish Parliament in the south-eastern portion of the area, and the City of Edinburgh Council's HQ in the north-western corner.

The south side of the Canongate has seen the biggest changes in this latest phase of its history with Edinburgh University building large blocks of student accommodation along Holyrood Road. As part of the overall masterplan for the area, a modern hotel, shops and offices have also been built at the foot of Canongate/Holyrood Road nearest the Scottish Parliament.

On the north side of Canongate, similar large-scale development took place with the New Street Gasworks becoming a bus depot (1933) and later (1990s) a large covered car park, ultimately demolished in 2006. The entire site of the gasworks is undergoing further changes (2016), with modern housing being incorporated into some of the remaining buildings, plus modern blocks being added to the sites around Old Tolbooth Wynd. Further redevelopment is planned for the former gasworks site, with the Caltongate/New Waverley masterplan looking to fill the empty site with modern residential and commercial blocks.

Despite the loss of its separate burgh identity and several phases of redevelopment during the 19th, 20th and 21st centuries, the Canongate area has retained much of its late medieval layout, and is still a densely-packed urban area due to the nature of the tenements within its boundary.



Figure 42: Aerial view of Canongate area, looking south-east, 2014 (DP193143 ©Crown copyright HES)

3.4 Continuing Development

The Canongate area continues to be redeveloped into the 21st century, despite its restricted site. The main impact on the area will be the New Waverley masterplan¹⁴ for the area encompassing the south side of East Market Street and the site of the former gasworks from New Street to Old Tolbooth Wynd.

This large gap site has been the subject of controversial redevelopment plans since it was first conceived in 2001 as the Caltongate scheme. After several reworkings, a new revised plan was finally approved by City of Edinburgh Council in January 2014, and work is underway to develop several components of this plan. On completion, the scheme will provide a range of office, retail and leisure spaces, three hotels, 148 apartments and townhouses, and 40 affordable homes, with a new civic square entered from New Street. Most of the development will be new-build, but the 22 stone arches below Jeffrey Street at the west end of East Market Street are being converted to provide new retail space.

¹⁴ <http://newwaverley.com/>

4. Buildings and Townscape

The whole of the Canongate area lies within the boundary of the Old and New Towns of Edinburgh World Heritage Site, and also forms part of the Old Town Conservation Area. While there are no scheduled monuments in the area, there are a total of **55** listed buildings (Canongate Historic Core: **47**; South Canongate: **6**; North Canongate: **2**), comprising **12** Category A (Historic Core: **11**; South: **1**; North: **0**), **34** Category B (Historic Core: **29**; South: **4**; North: **1**) and **9** Category C (Historic Core: **7**; South: **1**; North: **1**).¹⁵

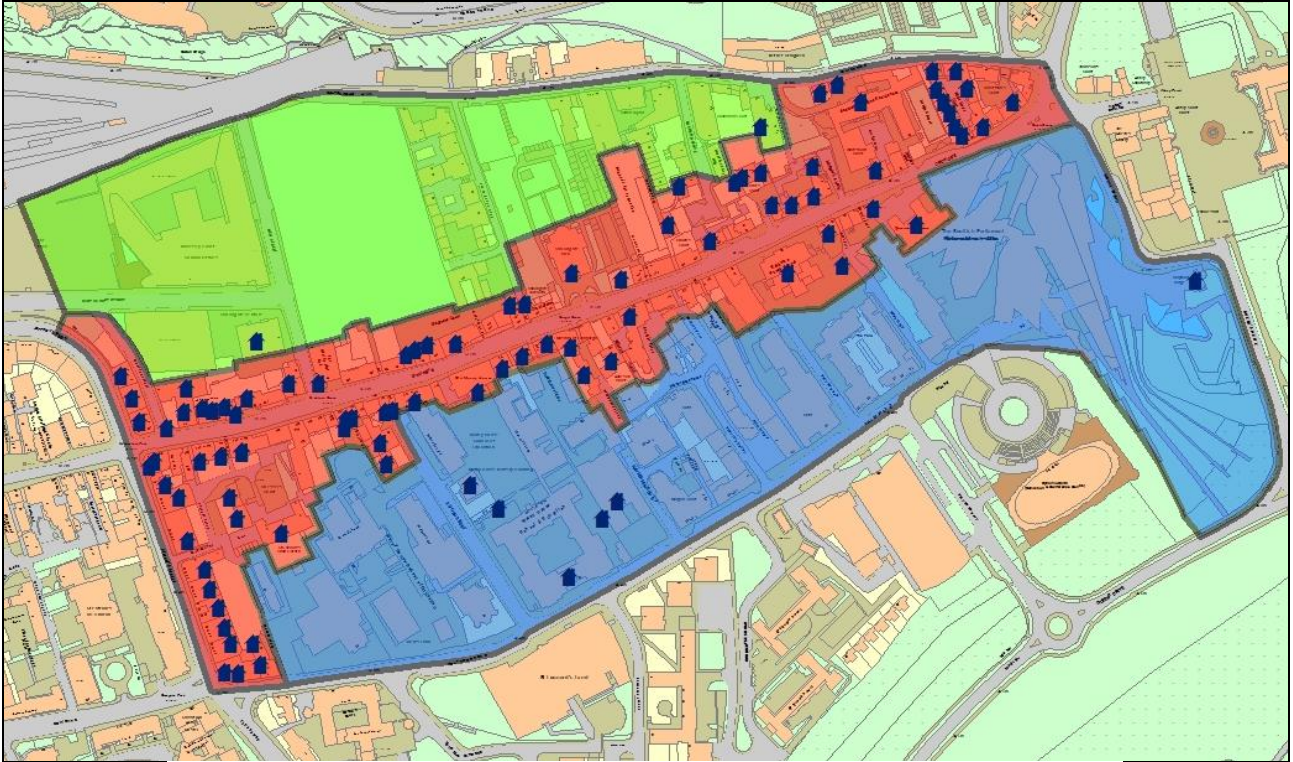


Figure 43: Map showing distribution of listed buildings in Canongate survey area

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The buildings within Canongate play a vital role in understanding the area and its history. The key listed buildings are mainly the oldest and are A-listed. In particular, there is a cluster in the area at the centre of the Canongate, with Huntly House, Acheson House, the Tolbooth with the adjoining tenement, Canongate Kirk and Manse, and the Burgh Cross. Elsewhere, White Horse Close and Queensberry House at the eastern end, and Panmure House and Cadell House in the north backlands west of Canongate Kirk and Manse, provide evidence of the area's early development.

The Spence, Glover & Ferguson developments at Brown's Close/65-71 and 97-101 Canongate have a major impact on the townscape, but are recognised as a particularly important example of the firm's work. This is demonstrated in their B-listed status, awarded in 2008 following a major reassessment of Sir Basil Spence's career and achievements.

In terms of presence in the townscape, and innovative design within a historic townscape, the Scottish Parliament is a dominant feature at the east end of the area, as is the City of Edinburgh Council's headquarters in the north-west corner. The area to the south of Canongate contains a number of prominent former brewery buildings incorporated into modern developments, as well as a number of large-scale modern accommodation, office, hotel and education blocks on Holyrood Road.

¹⁵ <http://portal.historic-scotland.gov.uk/hes/web/f?p=PORTAL:DESIGNATIONS:0> [Accessed 01/02/2016]



Figure 44: General view of developments along north side of [Holyrood Road](#), looking west, 2014 (DP188504 ©Crown copyright HES)

There is a variety of building types and styles in the area, although the main thoroughfare comprises mostly tenements, with a few key buildings set back from the main street, such as Canongate Kirk. The buildings are densely packed along the main street and on the closes. The buildings on the Canongate are typically four- or five-storeyed, often with attics. Towards the east end there are a number of lower buildings. A number of traditional shop fronts survive and there are also several sections of arcading, mostly in later remodelled tenements, replicating what might have originally been found on the streetscape.

Most of the buildings in the area are stone-built, though some are harled with cream, ochre or red limewash. There are a few examples of timber-fronted and brick-built properties, mostly in the backlands or in later former industrial premises.



Figure 45: View of north-eastern elevation to Bull's Close of [The Tun](#), Holyrood Road, originally part of Younger's Holyrood Brewery, 2014 (DP188636 ©Crown copyright HES)



Figure 46: View of Cooper's Close, [114-120 Canongate](#), showing mixture of harling, stone, brick and timber cladding in backlands, 2014 (DP188649 ©Crown copyright HES)

More recent buildings tend to use concrete as a dominant building material, in particular the Scottish Parliament. Slate and pantiles dominate the rooflines across the area, as do timber-framed, multi-paned, sash and case windows. Most shop fronts retain their traditional/original forms, whether simple large plate-glass windows within stone frontages, or timber-fronted Victorian insertions.

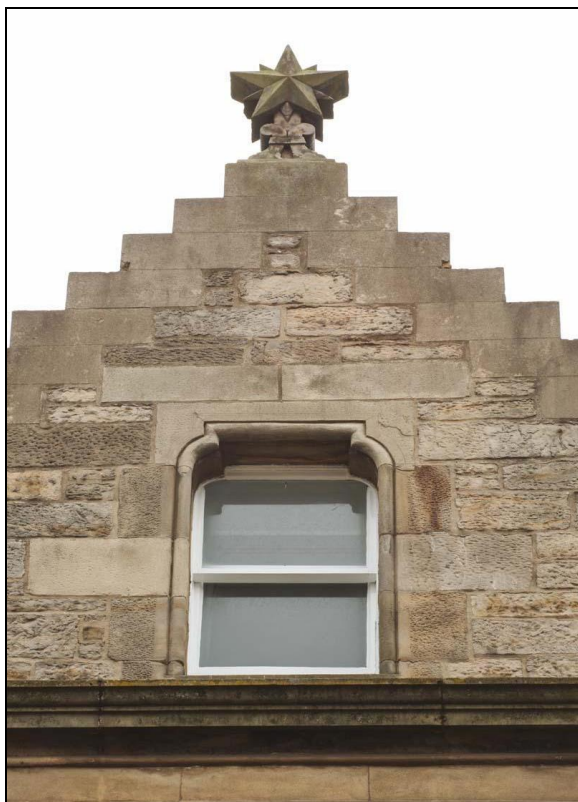


Figure 47: Detail of crowstepped gable and carved finial at [160a Canongate](#), above entrance to Sugarhouse Close, 2013 (DP158604 ©Crown copyright HES)



Figure 48: Detail of carved armorial panel above St John's Close at [176-182 Canongate](#), 2013 (DP158628 ©Crown copyright HES)



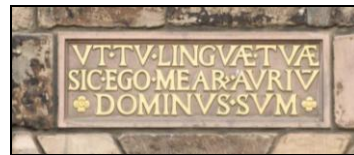
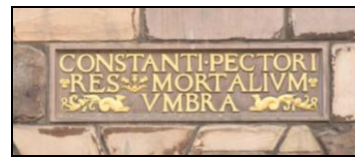
Figure 49: Detail of decorative grille below shop window at [6-8 St Mary's Street](#), 2013 (DP161645 ©Crown copyright HES)



Figure 50: Detail of shop window at [10-12 St Mary's Street](#), 2013 (DP161644 ©Crown copyright HES)



Figure 51: Detail of carved Moorish figure at Morocco Land, [265-7 Canongate](#), 2014 (DP190155 ©Crown copyright HES)



Figures 52, 53 and 54: Detail of plaques at Huntly House Museum, [142-6 Canongate](#), 2013 (DP158597 (top), DP158598 (centre) and DP158599 (bottom) ©Crown copyright HES)



Figure 55: Detail of windows at [167-9 Canongate](#), 2014 (DP190170 ©Crown copyright HES)



Figure 56: Aerial view of [Scottish Parliament](#), showing roofing materials, 2014 (DP193138 ©Crown copyright HES)

5. Public and Private Spaces

Canongate has open space on two sides, with Holyrood Park to the south-east, and Calton Hill to the north. Within the Canongate area itself, there are pockets of open space, for example, the landscape created around the Scottish Parliament, designed by Kenny Fraser, Principal Landscape Architect at RMJM Scotland Ltd from 1999.¹⁶ At the time of writing (2016) the large car park within the University of Edinburgh's Moray House site is due to be remodelled to provide a large garden space once again. There are large open spaces (2016) where gap sites are being redeveloped at the University and New Street (Caltongate/New Waverley). However, these are derelict building sites and will be infilled with modern developments.



Figure 57: Aerial view showing civic space around Scottish Parliament, 2014 (DP193138 ©Crown copyright HES)



Figure 58: Aerial view showing development sites at Caltongate (top, centre), Edinburgh University (bottom, left) and car park behind Moray House (centre), 2014 (DP193134 ©Crown copyright HES)

¹⁶ <http://www.rankinfraser.com/about-us/kenny-fraser/> [Accessed 01/02/2016]



Figure 59: View of graffiti on hoardings round Caltongate/New Waverley site on [New Street](#), from north, 2014 (DP190211 ©Crown copyright HES)

Most gardens and open spaces lie to the rear of the tenements, and the majority of these are publicly accessible. One in particular, Dunbar's Garden in Dunbar's Close, has been restored as a representation of a 17th century garden, with formal planting as well as herbs and fruit trees.



Figure 60: View of recreated 17th century garden at [Dunbar's Close](#), from south-west, 2014 (DP188655 ©Crown copyright HES)

A small area marked on the Ordnance Survey 4th Edition 1:2500 map (Midlothian Sheet III.8) of 1931 (see Figure 61 below) as 'R.G.' (rough ground), now to the rear of the Basil Spence development at 65-95 Canongate, has been taken over as a 'community garden' in the early 21st century. This has created a communal grassed area with trees and bushes planted around it and smaller sections partitioned with timber fences as individual plots for residents to use as they wish. This has added to the publically accessible green space within the urban core of the City.



Figure 61: Extract from Ordnance Survey 4th Edition 1:2500 map (Midlothian Sheet III.8), 1931, showing site of community garden marked 'R.G.' for 'rough ground' (Reproduced with the permission of the National Library of Scotland)



Figures 62 and 63: Views of [Community garden in Campbell's Close](#), from south-east (top) and south-west (bottom), 2014 (DP207834 (top) and DP207835 (bottom) ©Crown copyright HES)

6. Trees, Plants and Landscaping

Although a fairly densely packed urban area, Canongate has small pockets of green space in the backlands of the tenements. Canongate Kirkyard and the Callander House/Whitefoord House complex provide the largest areas of trees and planting in the area.



Figure 64: Aerial view showing green space in north-eastern area of Canongate, with Whitefoord/Callander House complex (left) and Canongate Kirkyard, 2008 (DP049571 ©Crown copyright HES)

The only other area of planting in the area is around Chessel's Court, including the former St Saviour's Child Garden to the south of the main Chessel's Court block, east of Gullan's Close, which is also a 'green' space.



Figure 65: Aerial view showing green space around Chessel's Court and Gullan's Close, with St Saviour's Child Garden just above redevelopment works at University of Edinburgh, 2014 (DP193133 ©Crown copyright HES)

7. Industry

Industrial development has been a major factor in the way the Canongate area has evolved throughout its history. Industry in the area largely continued to follow the medieval distribution of various crafts, though the scale of operations grew during the 19th century. A series of distribution maps are included in Appendix A to illustrate the type of industries existing in the Canongate area at six different points in time, comparing them with relevant contemporary maps showing overall development of the area.

Even from the earliest times of the burgh, small-scale industries and crafts operated within the tenements and their backland properties. In particular, early trades such as shoemakers, tailors, weavers and hatters, along with stablers and coachmakers, were established to service the merchants and resident population of the burgh, and also to trade outwith the burgh boundaries, especially with the adjoining burgh of Edinburgh. Grocers, bakers, brewers and vintners also established themselves in the area, to feed and water the population. Up until the late 18th century, however, the land to the rear of the main thoroughfare, Canongate, remained largely undeveloped, and was utilised to grow food for the residents (north side), or as ornamental gardens for the wealthier landowners in the burgh (south side). John Ainslie's map of 1780 shows the land behind Canongate properties as either filled with trees (south) or subdivided into what looks like small fields (north).



Figure 66: Extract from John Ainslie's 'City of Edinburgh' map, 1780, showing use of land behind Canongate (Reproduced with the permission of the National Library of Scotland)

Using historic maps, it is very clear how industrialised the Canongate area became during the course of the 19th century. William Edgar's map of 1765 demonstrates how few large-scale industrial activities were going on in the Canongate area in the mid- to late 18th century. There is no evidence of industrial premises or activities noted on the map, apart from 'Crichton's Coach Works' on Crichton's Close, though there is also a 'Fleshmarket' marked on the map at the head of the Canongate just east of Leith Wynd. There was undoubtedly some industry within the area, but these were obviously not of sufficient scale to warrant being noted on this map. Even John Ainslie's map of 1780 does not show any industrial sites, but it does show Chessel's Court being used as an Excise Office, indicating that, like all burghs, a substantial amount of trade was crossing the burgh boundary, which needed an office for collection of taxes on all these goods. This system of tax collection within burghs only stopped with the arrival of the railways, as the railway companies refused to pay duties for entering and leaving burghs.

In addition to historic maps, there are various trade directories from the late 18th century, which list occupations and trades being carried out in Edinburgh and associated areas of Canongate and Leith. These include occupations such as brewers, various smiths, printers, and other trades, many of which would still be carried out in rooms within, or outbuildings associated with, residential properties.



Figure 67: Extract from William Edgar's 'Plan of the City and Castle of Edinburgh', 1765, showing 'Crichton's Coach Works' (Reproduced with the permission of the National Library of Scotland)

Although originally a base for the townhouses of the landed gentry during the 16th to 18th centuries, the south side of the Canongate became a major focus for industry during the early 19th century. In particular, the number and size of breweries in the area grew substantially during this century. Canongate is well-known historically as a centre for Edinburgh's brewing industry, and the 'cottage-industry' style of brewhouses within tenements and their backlands expanded into commercial operations making use of underground springs already being accessed via a number of wells the length of the Canongate. It is on Robert Kirkwood's map of 1817 that we first see larger-scale commercial brewing come to Canongate backlands. There are four breweries noted on this map (Mr Caddle's Brewery (**1** on map below); Mr Stein's Brewery (**3**); Richard Young's Brewery (**4**); Mr Berwick's Brewery (**5**)), along with 'Mr Cafrae's Coach Works' (also **5**) where Crichton's was noted on William Edgar's map of 1765, and a tan works directly behind St Mary's Wynd (**2**).



Figure 68: Extract from Robert Kirkwood's 'Plan of the City and Suburbs of Edinburgh', 1817, showing location of industrial premises (Reproduced with the permission of the National Library of Scotland)

As early as 1681 a reservoir stood at the top of the Royal Mile, on Castlehill.¹⁷ This sent water by the power of gravity downhill to five wells along the High Street, and later further down the hill to reach the Grassmarket and Canongate. This series of wells provided residents of the Old Town with the water required for their daily lives at home and at work. The original Castlehill Reservoir was replaced with the present building (the Tartan Weaving Mill and Exhibition since c.1995) in 1849-51 to designs by engineers Rendel & Beardmore¹⁸ (James Meadows Rendel (1799-1856)¹⁹ and Nathaniel Beardmore (1816-72)²⁰). Prior to piped water becoming more widely available in all homes in the late 19th century, water was gathered from wellheads and drinking fountains located at various sites along the length of the Royal Mile. A total of three drinking fountains or wellheads still survive (though no longer in use) within the Canongate boundary: one outside Queensberry House; one in the courtyard behind the Brown's Close development; and one adjoining the west boundary wall of Canongate Kirkyard, in Old Tolbooth Wynd.



Figure 69: View of [Wellhead, Queensberry House, 64 Canongate](#), from north, 2013 (DP161337 ©Crown copyright HES)



Figure 70: View of [Drinking Fountain](#) in courtyard behind 65-71 Canongate/Brown's Close, 2014 (DP207837 ©Crown copyright HES)



Figure 71: View of [Wellhead, Old Tolbooth Wynd](#), from west, 2014 (DP190188 ©Crown copyright HES)

The area around Arthur's Seat and Salisbury Crags contains hard water which proved to be ideal for brewing. This water is found in what is often referred to as the 'Charmed Circle': stretching from Holyrood, through Canongate, Cowgate and Grassmarket, all the way to Fountainbridge.²¹ Historically, breweries were established within all these areas to take advantage of this vital raw material.

The number and scale of breweries, especially to the south of Canongate, expanded several times during the mid- to late 19th century, with most sinking their own boreholes on site to tap into an uninterrupted and more easily controlled water supply, thus avoiding any contamination. Several large breweries also established themselves nestled at the foot of Calton Hill, on the northern side of North Back of Canongate/Calton Road, during this period. Some of these had part of their premises on the south side of the road, within the Canongate survey area boundary. The bottom edge of Robert Kirkwood's 1819 'Plan and Elevation of the New Town of Edinburgh' also shows the north side of North Back of Canongate with a representation of these brewery buildings at the foot of Calton Hill.

¹⁷ Paxton, R & Shipway, J, 2007, *Civil Engineering Heritage: Scotland – Lowlands and Borders*, London, pp 148-9

¹⁸ http://www.scottisharchitects.org.uk/building_full.php?id=232045 [Accessed 01/02/2016]

¹⁹ [https://en.wikipedia.org/wiki/James_Meadows_Rendel_\(engineer\)](https://en.wikipedia.org/wiki/James_Meadows_Rendel_(engineer)) [Accessed 01/02/2016]

²⁰ https://en.wikipedia.org/wiki/Nathaniel_Beardmore [Accessed 01/02/2016]

²¹ https://en.wikipedia.org/wiki/Beer_in_Scotland [Accessed 01/02/2016]



Figure 72: Extract from Robert Kirkwood's 'Plan and Elevation of the New Town of Edinburgh', 1819, showing brewery buildings at the foot of Calton Hill, from Low Calton to North Back of Canongate (Reproduced with the permission of the National Library of Scotland)

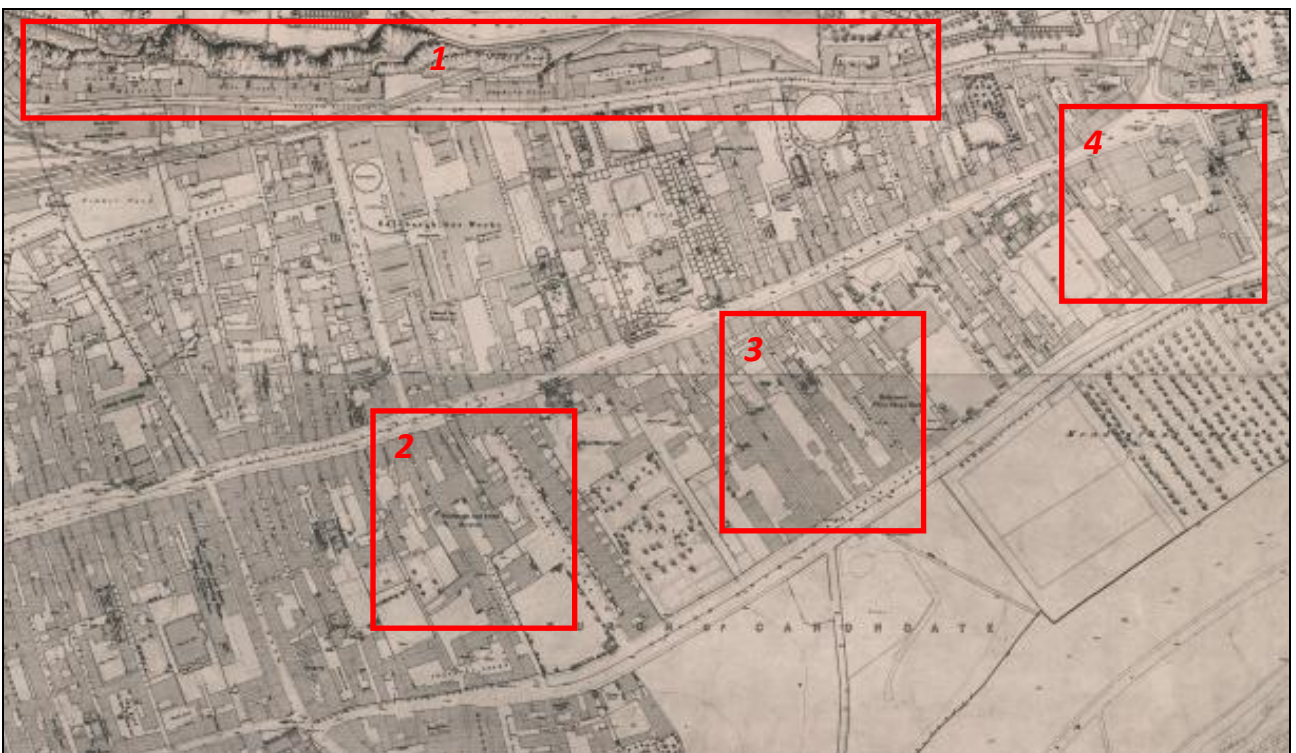


Figure 73: Extract from Ordnance Survey 1st Edition 1:1056, 1852, showing location of breweries (**1**: Craig End and Calton Hill Breweries; **2**: Edinburgh and Leith Brewery; **3**: Holyrood Brewery; **4**: Abbey Brewery) (Reproduced with the permission of the National Library of Scotland)

The 19th century saw an increase in the number of breweries across Scotland – by 1840, there were 280 operating. By the turn of the 20th century Edinburgh was home to 35 breweries, and Canongate had become one of the main areas for brewing operations in the city.²² As the Ordnance Survey 1st Edition 1:2500 map (Midlothian III.8) of 1896 (below) shows, the south side of Canongate was almost entirely given over to breweries. This continued to be the case into the mid-20th century, as the later Ordnance Survey 1:2500 map (Plan NT2673) of 1946 shows.

²² <http://www.scottishbrewing.com/history/history.php> [Accessed 01/02/2016]



Figure 74: Extract from Ordnance Survey 1st Edition 1:2500 map (Midlothian III.8), 1896, showing extent of breweries in South Canongate (**1:** Edinburgh and Leith Brewery and St Mary’s Brewery; **2:** Holyrood Brewery; **3:** Abbey Brewery) (Reproduced with the permission of the National Library of Scotland)

A range of amalgamations, mergers and takeovers occurred in the brewing industry from c.1930, with Canongate becoming home to some of the biggest names in brewing: Scottish Brewers (1931) and subsequently Scottish & Newcastle (1960 until closure in 1986). As a result of these amalgamations, which continued until the 1980s, many of the activities carried out in the breweries in Canongate were centralised in larger, purpose-built factories outwith the confines of the constrained city centre site, or elsewhere in Scotland or the UK.

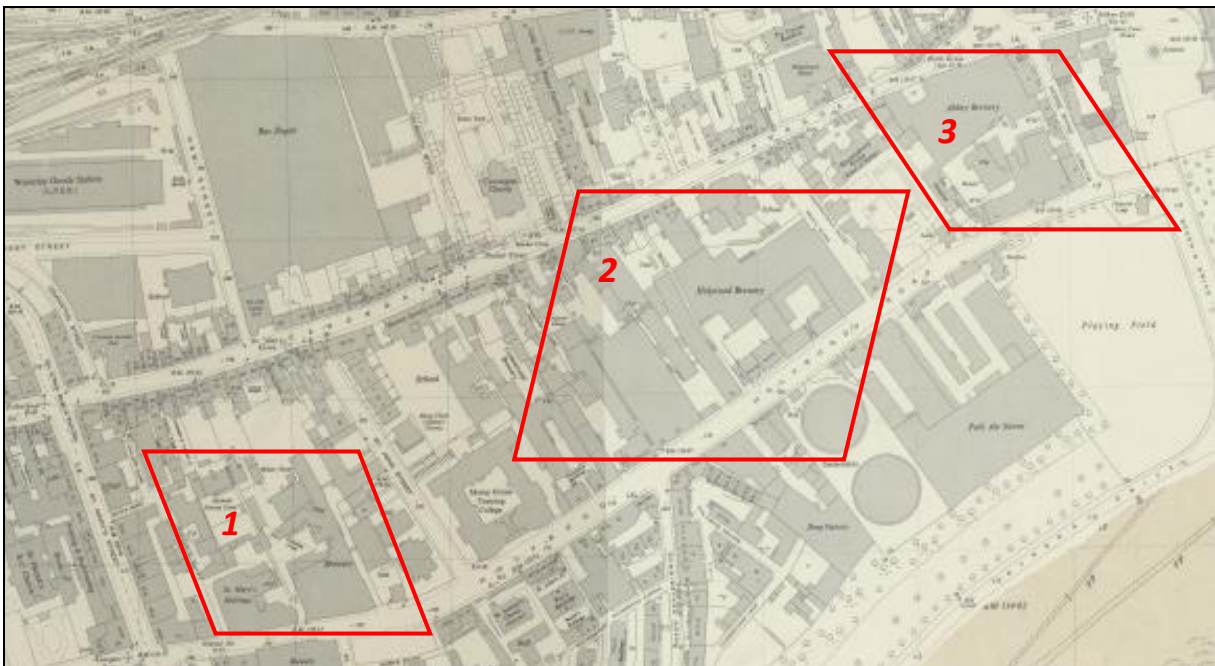


Figure 75: Extract from Ordnance Survey 1:2500 map (Plan NT2673), 1946, showing extent of breweries in South Canongate (**1:** Edinburgh and Leith Brewery and St Mary’s Brewery; **2:** Holyrood Brewery; **3:** Abbey Brewery) (Reproduced with the permission of the National Library of Scotland)



Figure 76: View of tun room and clock tower of [Holyrood Brewery](#), Holyrood Road, 1977 (copied 2000) (John R Hume Collection, SC510189 ©Crown copyright HES)



Figure 77: View of Holyrood Road elevation of [Abbey Brewery](#), 1998 (copied 2003) (SC801757 ©Crown copyright HES)

By the late 1980s most of the brewery buildings had fallen out of use. The resulting derelict sites have formed part of a number of new developments, including the Scottish Parliament, University accommodation, a hotel, commercial and retail premises, and further proposed (2015) private residential and commercial premises (Caltongate/New Waverley). However, there are some remnants, including a maltings incorporated into student accommodation in Sugarhouse Close (2015), and office accommodation

around Hammermen's Entry and Jackson's Close. The footprints of the breweries have also been respected with their sites being infilled, retaining original routeways through the burgage plots.



Figure 78: Aerial view of Canongate showing retention of routeways and burgage plots within streetscape of new developments, 2014 (DP193148 ©Crown copyright HES)



Figure 79: View of Jackson's Entry elevation of [The Tun](#), incorporating former brewery building into modern development, 2014 (DP188635 ©Crown copyright HES)

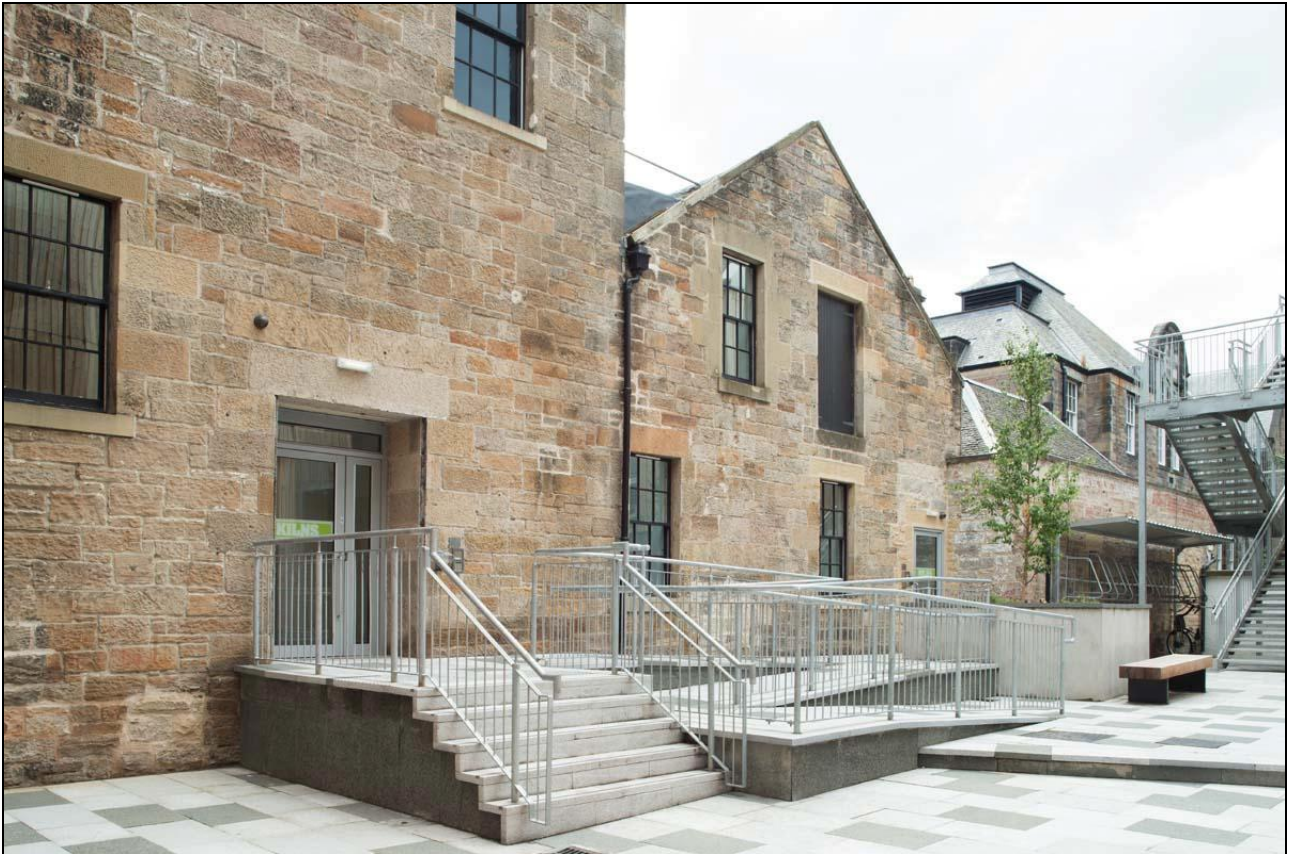


Figure 80: View of converted [brewery buildings in Sugarhouse Close](#), 2013 (DP158559 ©Crown copyright HES)



Figure 81: View of former clock tower from Holyrood Brewery at [111 Holyrood Road](#), 2014 (DP188516 ©Crown copyright HES)

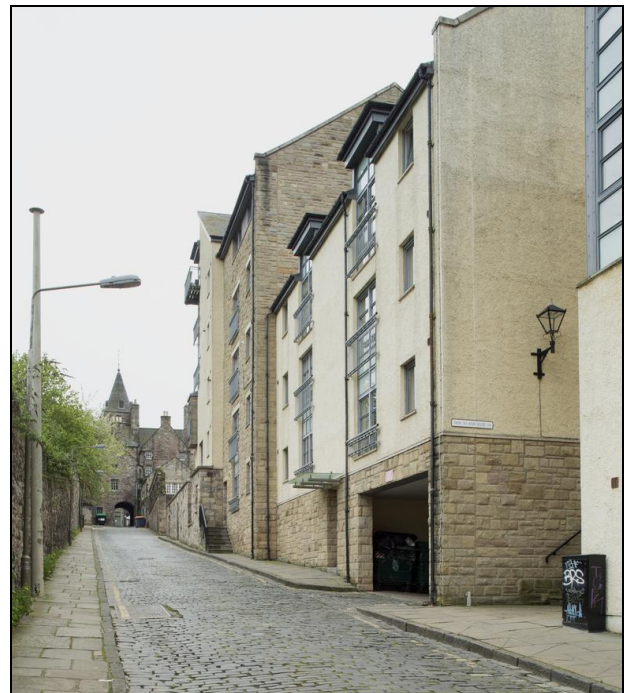


Figure 82: View of modern housing incorporating boundaries of Old Tolbooth Wynd, 2014 (DP190181 ©Crown copyright HES)

Apart from brewing, the north-western corner of the Canongate townscape was dominated for much of the 19th and early 20th centuries by Edinburgh's first purpose-built gasworks on New Street and Calton Road. Established in 1817, and shown in its first stages of development on James Kirkwood & Sons' map of 1821 and John Wood's map of 1823, the Edinburgh Gas Light Company had its origins in two (unknown)

shopkeepers on South Bridge, who set up gas producing equipment in their cellar in 1816.²³ An Act of Parliament was passed in 1818 which allowed for gas production to light the city. Gas lighting was first introduced in 1819, with eighteen pillars erected on North Bridge for gas lamps.²⁴ In the Old Town, oil lamps were converted to be lit by gas, but the New Town had new lamp standards put in place. The Holyrood Flint Glass Works on South Back of Canongate produced many of the glass lanterns for the lamps.²⁵ By the mid-1820s, a total of 6,000 gas lamps had been erected in Edinburgh.²⁶ The gasworks on New Street gradually expanded to fill the site between New Street and Old Tolbooth Wynd, but in 1881, electric lighting first came to the city.²⁷ This marked the beginnings of the decline in the gasworks, and by 1906, the majority of gas production had moved to the major gasworks at Granton.²⁸ The New Street site had become too cramped and the move offered a larger site with more capacity for expansion. Following the closure of the gasworks, part of the site was used between 1900 and 1925 as Bathgate Park, an ash-covered football pitch for junior team Edinburgh Emmet.²⁹ The entire site was subsequently taken over as a bus depot in 1928, extended in 1934, and latterly a large car park (demolished 2006).³⁰ It is currently (2016) earmarked for the proposed Caltongate/New Waverley redevelopment masterplan for this part of Canongate.



Figure 83: Extract from James Kirkwood & Sons' 'New Plan of the City of Edinburgh', 1821, showing earliest buildings of Edinburgh Gasworks (Reproduced with the permission of the National Library of Scotland)

²³ Chambers, Robert, 1825, *Walks in Edinburgh*, Edinburgh, p 211 [Online] Available from: https://books.google.co.uk/books?id=E10LAAAAYAAJ&pg=PA211&dq=robert+chambers+walks+in+edinburgh+gas&hl=en&sa=X&ved=0ahUKEWiHmYPO_ezKAhWFtRoKHx4xAaUQ6AEILjAA#v=onepage&q=robert%20chambers%20walks%20in%20edinburgh%20gas&f=false [Accessed 01/02/2016]

²⁴ Shakhmatova, K, Chuchra, K J & Francey, S, 2012, *A History of Street Lighting in the Old and New Towns of Edinburgh World Heritage Site*, Edinburgh, p 10 [Online] Available from: <http://www.ewht.org.uk/uploads/downloads/Lighting%20project%20-%20publication%20over%206%20Feb%202012.pdf> [Accessed 01/02/2016]

²⁵ *Ibid*, pp 16-17

²⁶ Chambers, W, 1830, *The Book of Scotland*, Edinburgh, p 89 [Online] Available from: <http://babel.hathitrust.org/cgi/pt?id=hvd.32044081258691#view=1up;seq=103> [Accessed 01/02/2016]

²⁷ Shakhmatova et al, p 24

²⁸ Coghill, H, 2012, *Lost Edinburgh*, Edinburgh, p 237

²⁹ <https://www.facebook.com/lostedinburgh/photos/a.251802618210762.62536.162922127098812/935877403136610/> [Accessed 01/02/2016]

³⁰ http://www.edinphoto.org.uk/10/12_edinburgh_today_-_waverley_valley.htm [Accessed 01/02/2016]

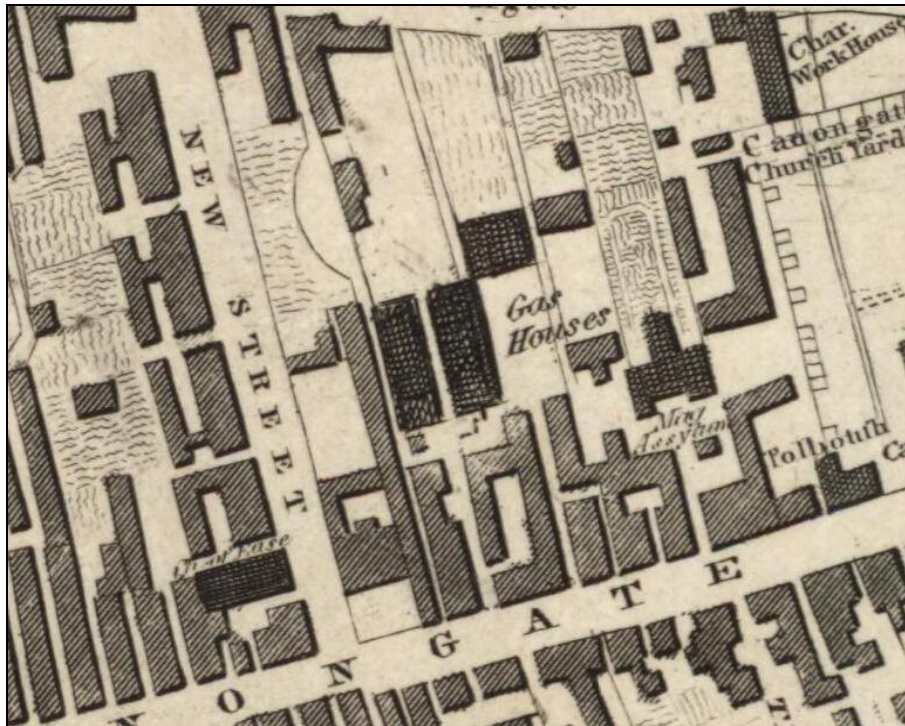


Figure 84: Extract from John Wood's 'Plan of the City of Edinburgh', 1823, showing earliest buildings of Edinburgh Gasworks (Reproduced with the permission of the National Library of Scotland)

Elements from several of the buildings still survive and the gasworks themselves incorporated a number of smaller existing buildings, rather than knock down and rebuild. The former Magdalene Asylum can be seen incorporated into the gasworks on the Ordnance Survey 2nd Edition 1:1056 map of 1877, with its curved northern wing adjoining a large coal shed. A former tobacco pipe manufactory was also incorporated into the south-western corner of the gasworks. Part of the gasworks' boundary to Old Tolbooth Wynd survives, and is seen in the arched brickwork of the boundary wall here. Other buildings have been reused for later industrial purposes, and some have been incorporated into modern developments along Old Tolbooth Wynd.



Figure 85: Extract from Ordnance Survey 2nd Edition 1:1056 map, 1877, showing former Magdalene Asylum and Tobacco Pipe Manufactory incorporated into Edinburgh Gasworks (Reproduced with the permission of the National Library of Scotland)



Figure 86: View of boundary wall and buildings of former Gasworks, Old Tolbooth Wynd, from north-east, 2014 (DP190184 ©Crown copyright HES)



Figure 87: View of boundary wall and buildings of former Gasworks, Old Tolbooth Wynd, from south-east, 2014 (DP190187 ©Crown copyright HES)



Figure 88: View of part of boundary wall of former Gasworks incorporated into modern housing in Old Tolbooth Wynd, from south-east, 2014 (DP190183 ©Crown copyright HES)

The histories of brewing and gas supply in the Canongate area converged when a series of contaminations occurred in the early 20th century which affected the water supply for the breweries adjacent to the gasworks. Between 1905 and 1908, the firm James Muir & Son, which ran the Calton Hill Brewery in the North Back of Canongate sued the Edinburgh & Leith Gas Commissioners for damages as a result of the contamination which meant the water supply for the brewery was unfit for use in their brewing.³¹ As a result, the gas company had to pay substantial damages and also sunk new wells for the affected breweries.

The area to the north of Canongate was the home of two iron foundries. The Shotts Iron Company had established itself in Greenside Lane in 1816-18, before setting up the Shotts New Iron Company at Caltonhill Foundry in North Back of Canongate around 1818. James Blackie is listed in Post Office Directories as the manager of Calton(hill) Foundry at North Back of Canongate from 1823 to 1834. From 1834, the Directories list 'J Blaikie' as the manager of Calton Foundry at 27 North Back of Canongate. The period 1838-53 has James Blaikie & Sons, founders and engineers listed at Panmure Foundry, and from 1853 to 1859 they were listed as iron founders at Canongate Foundry in Tolbooth Wynd.³² Kay & McFarlane, engineers and iron founders are listed at 51 North Back Canongate from 1875 to 1885.³³ This

³¹ Thorsheim, Peter, 2006, *Inventing Pollution: coal, smoke and culture in Britain since 1800*, Ohio, p 142 [Online] Available from:

https://books.google.co.uk/books?id=AajOxKkjCUYC&pg=PA142&dq=james+muir+%26+sons+damages+brewery&hl=en&sa=X&ved=0ahUKEwiYkMO_qd7JAhWFbRQKHxWnBOgQ6AEIJDAB#v=onepage&q=james%20muir%20%26%20sons%20damages%20brewery&f=false [Accessed 01/02/2016];

Gas Journal, 1908, Vols 101-102, pp 516, 948, 954 [Online] Preview snippet pages available from:

https://books.google.co.uk/books?id=YrMiAQAAAMAJ&q=james+muir+%26+sons+damages+brewery&dq=james+muir+%26+sons+damages+brewery&hl=en&sa=X&ved=0ahUKEwiYkMO_qd7JAhWFbRQKHxWnBOgQ6AEILjAD [Accessed 01/02/2016]

³² *The Post Office Annual Directory 1818-19*, Edinburgh, p 294; *Ibid*, 1823-4, p 123; *Ibid*, 1833-4, p 8; *Ibid*, 1834-5, p 9; *Ibid*, 1837-8, p 10; *Ibid*, 1853-4, p 52; *Ibid*, 1858-9, p 85

³³ *The Post Office Annual Directory 1875-6*, Edinburgh, p 105; *Ibid*, 1884-5, p 128

must have been the Panmure Foundry as Canongate Foundry is replaced by a vast Coal Shed for the gasworks on the Ordnance Survey 2nd Edition 1:1056 map of 1877.

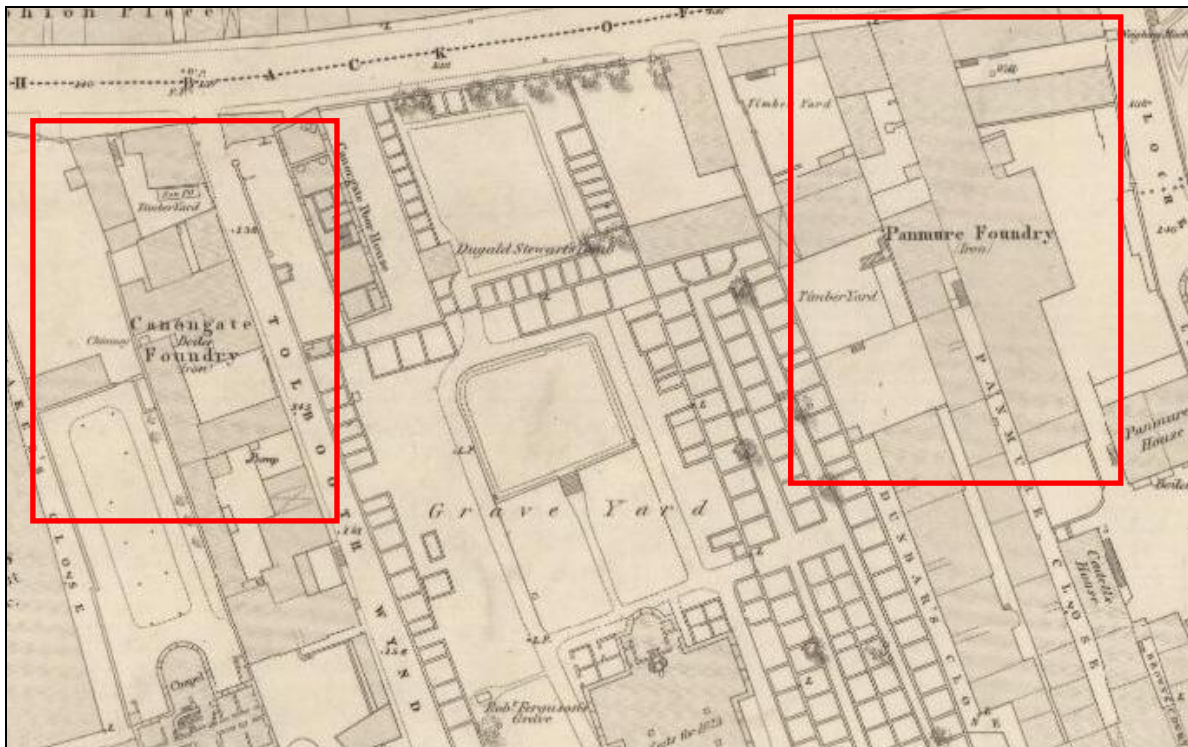


Figure 89: Extract from Ordnance Survey 1st Edition 1:1056 map, 1852, showing Canongate Foundry (left) and Panmure Foundry (right) (Reproduced with the permission of the National Library of Scotland)

One other factor which helped shape the townscape of Canongate was the building of the railway on its northern boundary. The North British Railway Company was established in 1844, and its first line was the Edinburgh to Berwick-Upon-Tweed section of what is now known as the East Coast Main Line. Completed in 1846, the railway line cut into the north-western corner of Canongate, running along the burgh boundary in a long tunnel to avoid cutting into the side of the volcanic Calton Hill.³⁴



Figure 90: Extract from James Kay's 'Plan of Edinburgh', 1836, before development of railway (Reproduced with the permission of the National Library of Scotland)

³⁴ http://www.nbrstudygroup.co.uk/nbr/brief_history.htm [Accessed 01/02/2016]



Figure 91: Extract from Ordnance Survey 1st Edition 1:1056 map, 1852, showing railway running through the north of Canongate (Reproduced with the permission of the National Library of Scotland)

As the railway expanded, more land in the north-western corner of Canongate was given over to associated buildings, sidings and goods sheds. By the Ordnance Survey 2nd Edition 1:1056 map of 1877, the north side of MacDowall Street had been filled with sidings and a goods shed, and by 1891, a large goods station had been established to the north of Jeffrey Street. By the turn of the century Waverley Station had expanded to the east of North Bridge, and New Market Street was formed skirting around the former goods station site. Little changed at the site until there was a downturn in goods transportation by rail following the restructuring of the railways via the Beeching Report in the mid-1960s and which continued into the 1980s.³⁵ This decline ultimately led to the loss of the goods station and a car park was built here. The site is now occupied by the City of Edinburgh Council's headquarters, which opened in 2007.

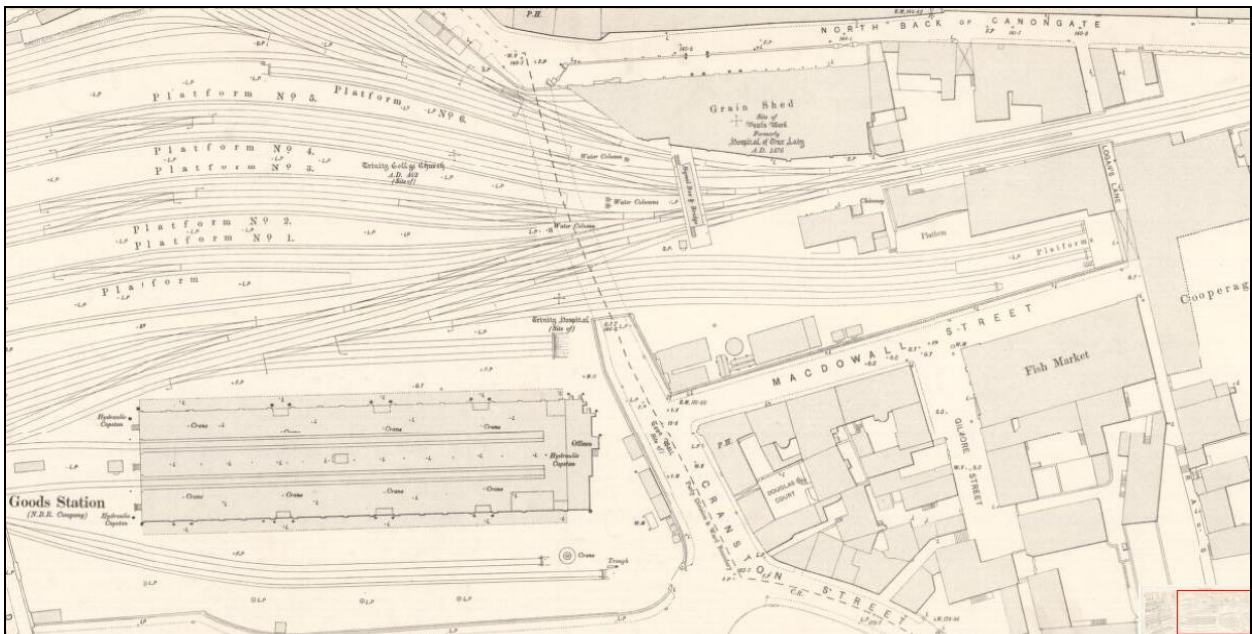


Figure 92: Extract from Ordnance Survey 3rd Edition 1:1056 map, 1894, showing goods station (left) and grain shed in former St Paul's Work (top) (Reproduced with the permission of the National Library of Scotland)

³⁵ https://en.wikipedia.org/wiki/Rail_freight_in_Great_Britain [Accessed 01/02/2016]



Figure 93: View of [goods station at Waverley Station](#), from west, c.1900 (copied 2014) (SC1432916 ©Crown copyright HES)

The arrival of the railway, and its subsequent expansion, influenced the industrial nature of Canongate. Raw materials could easily be brought in by rail, and manufactured goods sent out via train. A number of smaller-scale industries and factories established themselves in Canongate after the arrival of the railway. These included:

- a tobacco pipe manufactory on Big Jack's Close, just south of the Gasworks (**1** on map in Figure 94 below);
- an aerated water works, attached to Balmoral Brewery adjacent to Callander House and Whitefoord House (**8** on map in Figure 95 below);
- a rope walk on Logan's Close/Rae's Close (**2**);
- the aforementioned foundries – Canongate Iron Foundry (**3**) on Old Tolbooth Wynd, Panmure Iron Foundry (**4**) on Panmure Close, Type Foundry (**5**) at Whitefoord House, and Brass Foundry at Milton House (first shown on the Ordnance Survey 2nd Edition 1:1056 map of 1877);
- Holyrood Flint Glass Works (**6**), though on the site earlier, on Robert Kirkwood's map of 1817 as 'Mr Ford', for William Ford who established the works
- a cluster of tanneries in the St Mary's Wynd/Gullan's Close/Boyd's Entry area (**7**), but shown as a tan works on Robert Kirkwood's map of 1817;
- St Mary's Corn Mill (**9**) between St Mary's Street and Gullan's Close);
- a confectionery works (Holyrood Works (Confectioner) (**10**);
- a number of smithies were noted on all three Ordnance Survey 1:1056 maps (1852, 1877 and 1894) in various locations within Canongate, providing a range of services within the burgh. Most of these were in fact attached to the larger complexes of the gasworks, a cooperage in Abbeyhill, and the Abbey Brewery.

While Canongate attracted a large range of craft industries during its history, the arrival of the railway on its north-eastern boundary was undoubtedly an influencing factor in new larger-scale industries setting up in the area. Proximity to good transport links was vital for bringing in raw materials, as well as distributing finished products. The goods yards at the station fell out of use and closed about the same time as the amalgamated Scottish & Newcastle Brewery was moving from the Canongate's restricted site to larger, purpose-built premises on the outskirts of Edinburgh, in the 1980s.



Figure 94: Extract from Ordnance Survey 1st Edition 1:1056 map, 1852, showing location of various industries (Reproduced with the permission of the National Library of Scotland)

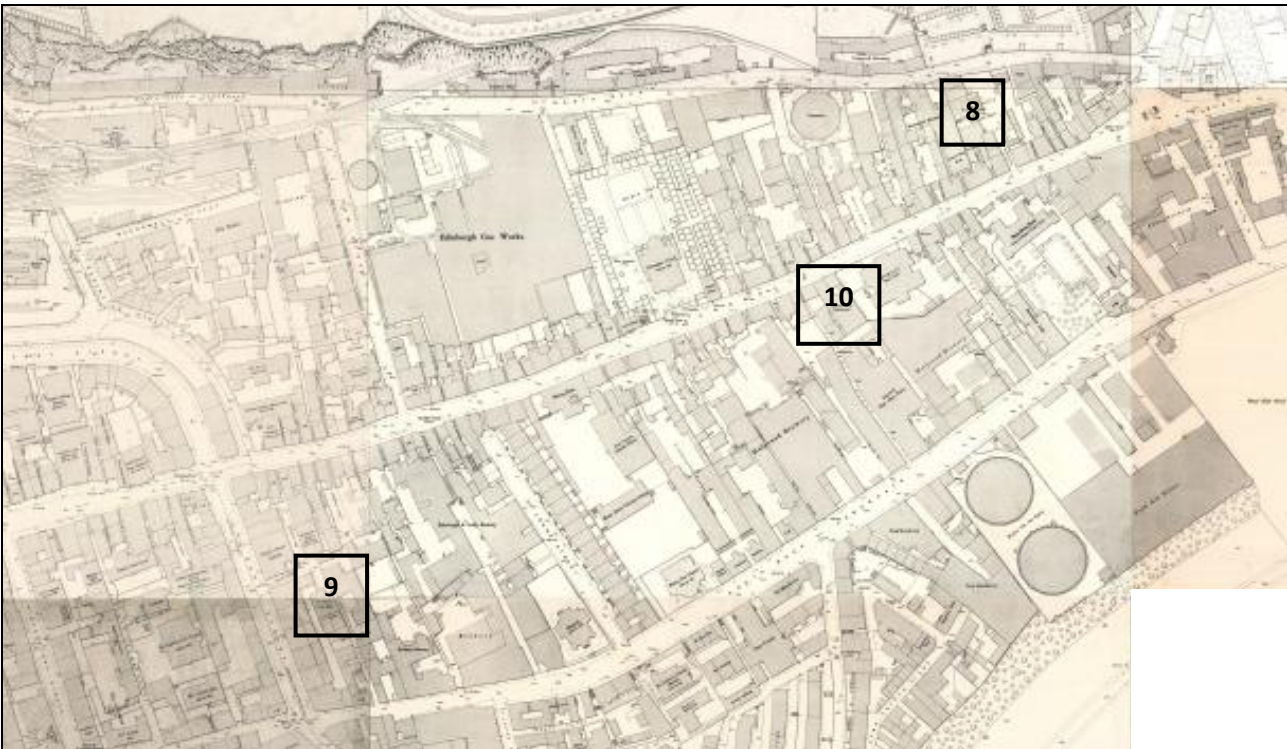


Figure 95: Extract from Ordnance Survey 3rd Edition 1:1056 map, 1894, showing location of various industries (Reproduced with the permission of the National Library of Scotland)

8. Areas of Townscape Character

The survey area used the former burgh boundary as the basis for defining the area of study. Based on the historical development and form of the buildings and streetscape within the boundary of the study area, three distinct Areas of Townscape Character were identified, and key defining components of these are outlined below. The three areas are:

- Canongate Historic Core
- South Canongate
- North Canongate