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

SOUTH CANONGATE AREA OF TOWNSCAPE CHARACTER
Section 8.2



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8.2 SOUTH CANONGATE AREA OF TOWNSCAPE CHARACTER

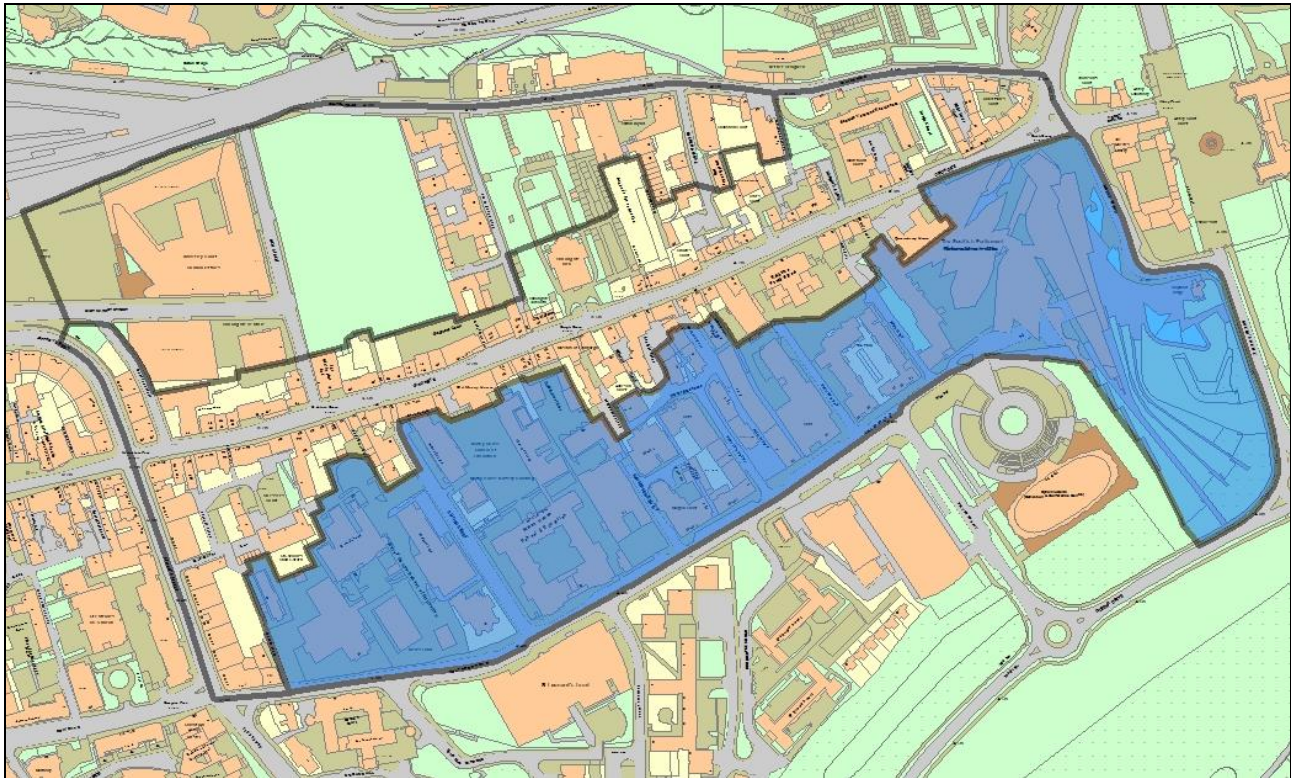


Figure 182: Map showing boundary of South Canongate Area of Townscape Character

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The South Canongate Area of Townscape Character lies to the south side of the Canongate and is bounded by Gullan's Close to the west and Holyrood Road to the south. Its eastern boundary runs along Horse Wynd in front of Holyrood Palace, and encompasses the civic space around the Scottish Parliament.

This area was originally occupied by the formal gardens for the townhouses on Canongate, taking advantage of the south-facing slopes overlooking Holyrood Park – King's Park or Queen's Park depending on the reigning monarch. The names of some of the surviving buildings, closes and wynds in the area between Canongate and Holyrood Road (formerly South Back of Canongate) reflect this historical connection: Queensberry House (Duke of Queensberry); Moray House College (Earl of Moray); Dalhousie Land (Earl of Dalhousie who lived at 4 St John Street); Charteris Land (Lady Betty Charteris who also lived on the west side of St John Street).¹

Much of the historic nature of this area was lost with the 19th century industrialisation of the backlands on this side of Canongate. Map and documentary evidence illustrate the high class nature of the area's earlier history. Within the boundary of the site now occupied by the Scottish Parliament stood a small townhouse known as Lothian Hut, which was erected c.1750 by William Kerr, 3rd Marquis of Lothian (c.1690-1767). The Marquis died in the townhouse, and his son, William Henry Kerr, 4th Marquis of Lothian (1710-75), resided there with his wife Lady Caroline d'Arcy (d.1778).² Following her death, the townhouse was rented to Dugald Stewart (1753-1828), a renowned Scottish philosopher, who also taught economics at the University of Edinburgh to the likes of Sir Walter Scott and Henry Thomas Cockburn, until c.1802. A monument stands on Calton Hill to Stewart, who is buried in Canongate Kirkyard and the University's

¹ <http://www.ed.ac.uk/education/about-us/maps-estates-history/estates/st-john-street> [Accessed 01/02/2016]

² https://en.wikipedia.org/wiki/Marquess_of_Lothian [Accessed 01/02/2016]

School of Philosophy, Psychology and Language Sciences is now based in the Dugald Stewart Building (2008) on Charles Street. Lothian Hut was demolished in 1825 to make way for the beginnings of what became the Abbey Brewery in this area.³

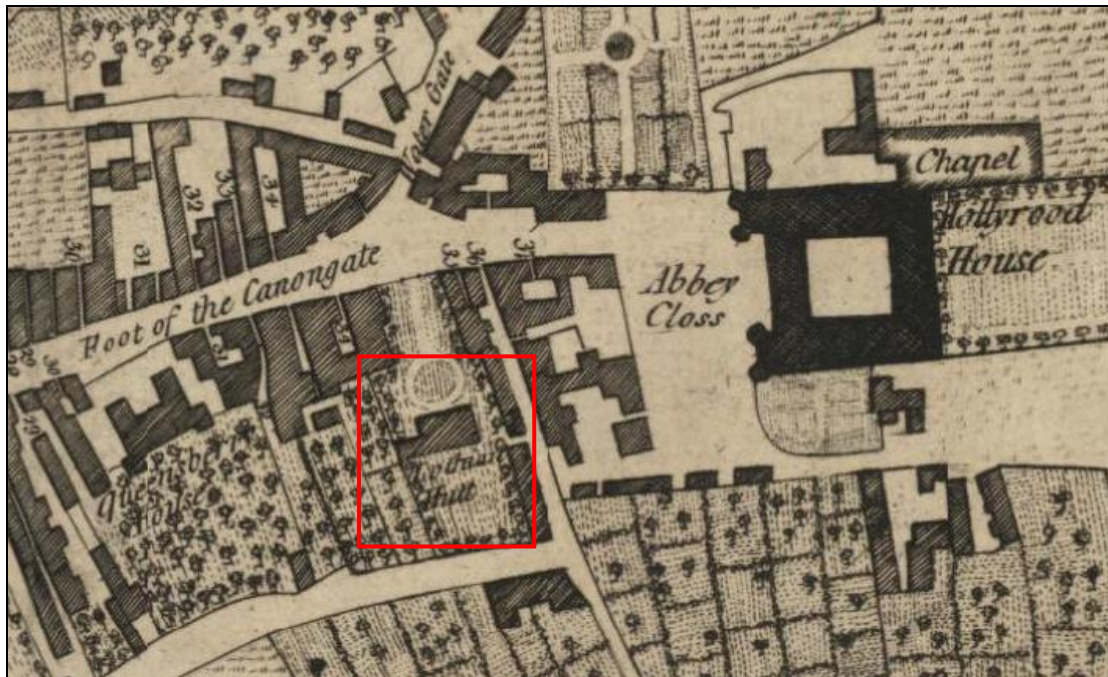


Figure 183: Extract from John Ainslie's 'City of Edinburgh' plan, 1780, showing Lothian Hut (Reproduced with the permission of the National Library of Scotland)

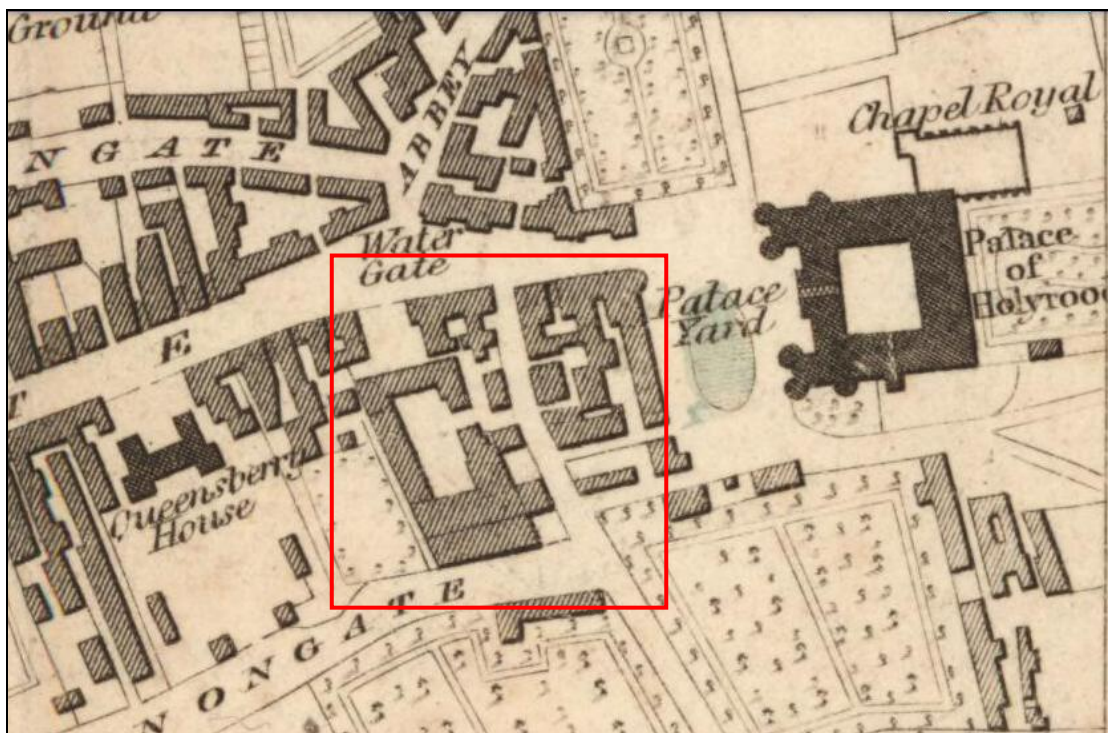


Figure 184: Extract from James Kay's 'Plan of Edinburgh', 1836, showing site of Lothian Hut, occupied by new buildings (Reproduced with the permission of the National Library of Scotland)

³ Grant, James, 1883, *Old and New Edinburgh*, Vol III, London, pp 38-9 [Online] Available from: <http://www.oldandnewedinburgh.co.uk/volume3/page51/spread> [Accessed 01/02/2016]

As early as Robert Kirkwood's map of 1817, the south side of Canongate had begun to be occupied by small-scale industries (but large enough to warrant inclusion on the map), including a coach works (Crichton's Coach Works noted on William Edgar's map of 1765 has become Carfrae's Coach Works by the time of Kirkwood's map of 1817), three breweries and a tan works in Gullan's Close. These three breweries were all established around the turn of the 19th century. Robert Stein's Brewery, situated in Old Playhouse Close, was built in 1800.⁴ The brewery was advertised for sale in *The Caledonian Mercury* newspaper on 24th September 1821.

36 BREWERY FOR SALE.
Upset Price £2300.

To be Sold by public roup, within the Royal Exchange Coffeehouse, upon Wednesday the 26th September current, at one o'clock afternoon,

THAT EXTENSIVE BREWERY and MALTING, situated in the **OLD PLAYHOUSE CLOSE, CANONGATE,** belonging to Robert Stein and Company.

This is one of the most central situations in Edinburgh, and it enjoys every advantage for carrying on an extensive Porter or Ale Brewery at a comparatively small expence. It is also well deserving of the attention of distillers, being well adapted for a small work of that description. There is an inexhaustible supply of water on the premises, which was never known to fail even in the driest seasons, and there is also a pipe which brings in water from the city of Edinburgh.

The premises may be seen by applying to Mr James Hamilton, 286, Canongate, and particulars be learned by application to Charles Broughton, accountant, 18, Elder Street.

Figure 185: Notice in 'The Caledonian Mercury', 24th September 1821, regarding sale of Robert Stein's Brewery (taken from

http://www.kennetpans.info/index.php?option=com_content&view=article&id=347&Itemid=528 [Accessed 01/02/2016])

The site was bought by Robert Disher, who set up the Edinburgh & Leith Brewing Company operating from here, listed at 200 Canongate in the Post Office Directory of 1824-5.⁵ Disher was a pioneer of Edinburgh Pale Ale, and his approach to brewing this beer, which made good use of the hard water in the Canongate area, produced such a successful drink, that it was soon copied by other brewers in the vicinity. This brewery was taken over by John Aitchison & Co Ltd in 1828. Brewing ceased on the site in 1958. The following year, it was acquired by Hammonds United Breweries. This company merged with John Jeffrey & Co in 1960, being renamed Aitchison Jeffrey Ltd. The new company used the site for bottling for a further

⁴ https://en.wikipedia.org/wiki/Timeline_of_Edinburgh_history [Accessed 01/02/2016]

⁵ *The Post Office Annual Directory 1824-5*, Edinburgh, p 81

year before selling the site to Moray House College.⁶ Their plans did not include the existing buildings: they were demolished to make way for Charteris Land which was opened in 1969.^{7 8}

Alexander Berwick, Brewer is first listed in Gentle's Close, Canongate, in the Post Office Directory of 1806-7.⁹ Documentary evidence suggests that brewing had been operating on this site since the mid-18th century, though it is not noted on maps until 1817. Probably taking over the brewery of James Gentle (listed as a brewer in Gentle's Close in Williamson's Directory of 1774-5), Alexander Berwick & Co operated from a site at Gentle's Close and Wilson's Court until the brewery was sold in 1858. The purchaser was the large brewing firm of William Younger & Co, who subsequently expanded the brewery to create the beginnings of their Holyrood Brewery.¹⁰ The company operated at the Holyrood Brewery and Abbey Brewery at the foot of Canongate under a variety of names, through mergers and takeovers, ultimately becoming part of Scottish & Newcastle Breweries. Abbey Brewery closed in 1956 and was remodelled as Scottish & Newcastle's headquarters, while Holyrood Brewery closed in 1986.¹¹

[37]

Gentle James, brewer, Gentle's clofe, canongate
 Gentle William, wright, head of the pleasance
 George Adam, hofier, lawn-market, north fide
 Gibb Adam, minifter, Nicolfon's ftreet

Bertram, Ja. clerk to the grand-lodge--house Silvermills
 Bertram, John Gayfield place
Berwick, Alex. brewer, Gentles close, Canongate
 Beugo and Company, painters, west Register street
 Beugo, John engraver, 54 South bridge
 Beveridge, Wm. esq. W. S. Albany street

Younger, John, ship chandler and painter, 6,
 7, and 8 Commercial place
 Younger, Robert, brewer, St Ann's brewery,
 26 Croft-an-righ--house, 2 Kyle place
Younger, William, and Co. brewers, Abbey
 brewery, Horse wynd, and Holyrood
 brewery, South back of Canongate
 Younger, William, 15 Moray place

Figures 186, 187 and 188: First references to brewery under different ownership in Gentle's Close in Williamson's Directory 1774-5, p.37 (top); Post Office Directory 1806-7, p.18 (centre); and Post Office Directory 1865-6, p.209 (bottom) (Reproduced with the permission of the National Library of Scotland <http://digital.nls.uk/directories/browse/pageturner.cfm?id=83686240> [Accessed 01/02/2016])

⁶ <http://www.archives.gla.ac.uk/sba/sbacolls/ja.html> [Accessed 01/02/2016]

⁷ <http://www.ed.ac.uk/education/about-us/maps-estates-history/estates/charteris-land> [Accessed 01/02/2016]

⁸ https://en.wikipedia.org/wiki/Moray_House_School_of_Education [Accessed 01/02/2016]

⁹ The Post Office Annual Directory 1806-7, Edinburgh, p 18

¹⁰ <http://www.archives.gla.ac.uk/sba/sbacolls/bk.html> [Accessed 01/02/2016]

¹¹ <http://www.archives.gla.ac.uk/sba/sbacolls/wy.html> [Accessed 01/02/2016]

Richard Young's Brewery is the third brewery illustrated on Robert Kirkwood's map of 1817. It is shown on South Back of Canongate (now Holyrood Road), in the area between present-day Hammermen's Entry and Slater's Steps. 'Richard Young, brewer' is listed at East Campbell's Close, Cowgate from 1804 in various Directories, and is probably the same one later noted in the Post Office Directory of 1812-13 at 179 Canongate, 1 St John Street in the 1813-14 Directory and finally at South Back of Canongate in the 1817-18 Directory.¹² There is a reference in a Dean of Guild petition dated 20th February 1812, from Richard Young, Brewer to build a brewery and malting at Hammermen's Close, 146 Canongate,¹³ which fits in with the listing in the 1812-13 Directory, and the brewery noted on Robert Kirkwood's map of 1817. Dean of Guild records available online also note petitions to 'extend a barn or granary' in 1817¹⁴ and also to build two tenements on South Back of Canongate in 1823.¹⁵



Figure 189: Extract from Robert Kirkwood's 'Plan of the City of Edinburgh and its environs', 1817, showing breweries and coach works (Reproduced with the permission of the National Library of Scotland)

Other breweries which established themselves in this area include St Mary's Brewery and Commercial Brewery. St Mary's Brewery had its origins in 1864, after James Simson, who established the Abbey Brewery in Melrose in 1839, decided to open a new brewery here. Operating under the firm Simson & McPherson Ltd, the brewery was acquired by the much larger firm of Robert Deuchar Ltd in 1900. St Mary's Brewery closed in 1901, continuing as a maltings until 1967 when it was sold to Moray House College by the then owners, Scottish & Newcastle Breweries.¹⁶ The College demolished the brewery buildings in 1967-8, and a new Science Department building, St Mary's Land, was opened in 1977, designed by Gordon &

¹² Denovan & Co's Edinburgh & Leith Directory 1804-5, p 219; The Post Office Annual Directory 1812-13, Edinburgh, p 287; *Ibid*, 1813-14, p 291; *Ibid*, 1817-18, p 294

¹³ <https://canmore.org.uk/event/668548> [Accessed 01/02/2016]

¹⁴ <https://sites.google.com/site/edinburghdeanofguild3/home/january-to-december-1817> [Accessed 01/02/2016]

¹⁵ <https://sites.google.com/site/edinburghdeanofguild3/home/january-to-december-1823> [Accessed 01/02/2016]

¹⁶ Richmond, Lesley & Turton, Alison (eds), 1990, *The Brewing Industry: a guide to historical records*, Manchester, p 301

Dey.¹⁷ The building occupied the site of the brewery until its demolition in 2013 as part of another phase of redevelopment for more student accommodation and teaching facilities.

Commercial Brewery was founded in 1868 on land between present-day Moray House Paterson's Land, and Holyrood Brewery. It was operated by Morison & Thomson until being acquired by J & J Morison in 1877. In 1960, it was taken over by Scottish Brewers Ltd and ceased to brew.¹⁸ The westernmost building of the Commercial Brewery complex still remains, having been converted to student accommodation as part of the Sugarhouse Close development.



Figure 190: View of Sugarhouse Close student accommodation, Holyrood Road, incorporating part of Commercial Brewery buildings (right), 2014 (DP188514 ©Crown copyright HES)

Another industry which established itself in the south-western corner of the south Canongate was tanning. On the Ordnance Survey 1st Edition 1:1056 map of 1852, there are two tanneries nestled in the backlands of St Mary's Wynd, and onto Gullan's Close. James Dempster, weaver, owned a tannery in Gullan's Close, which he sold to Robert Walker, also a tanner, in 1740. Walker subsequently sold the land to Archibald Chessel, who built Chessel's Court.¹⁹ Various street directories have tanners listed at various dates within the vicinity: John Learmonth in St Mary's Wynd;²⁰ James Milne in Boyd's Close;²¹ Alexander Sprott in South Back of Canongate;²² and John Rutherford in Gillon's Close (previously Boyd's Close).²³ There continue to be tanners listed in the area into the latter half of the 19th century, and a tannery is shown in this location on the Ordnance Survey 2nd Edition 1:1056 map of 1877, but is no longer there on the Ordnance Survey 3rd Edition 1:1056 map of 1894. Traditional tanning was in decline throughout the country during the last quarter of the 19th century. For instance, in 1847, the Fraternity of Tanners in Linlithgow dissolved itself and

¹⁷ <https://canmore.org.uk/event/702805> [Accessed 01/02/2015]

¹⁸ <http://www.archives.gla.ac.uk/sba/sbacolls/jjm.html> [Accessed 01/02/2016]

¹⁹ Boog Watson, Charles B, 1923, 'Notes on the Names of the Closes and Wynds of Old Edinburgh', The Book of the Old Edinburgh Club, Vol 12, p 111 [Online] Available from: <https://archive.org/details/bookofoldedinbur12olde> [Accessed 01/02/2016]

²⁰ *Williamson's Directory for the City of Edinburgh, Canongate, Leith and Suburbs 1773-4*, Edinburgh, p 45

²¹ *Ibid*, 1775-6, p 66

²² *The Post Office Annual Directory 1799-1800*, Edinburgh, p 240

²³ *Ibid*, 1824-5, p 189

the 1851 census for Linlithgow sees a decline in numbers and an ageing population in the trade.²⁴ Large-scale tanneries took over the trade elsewhere, particularly in Leith, and used the railways to ship goods.

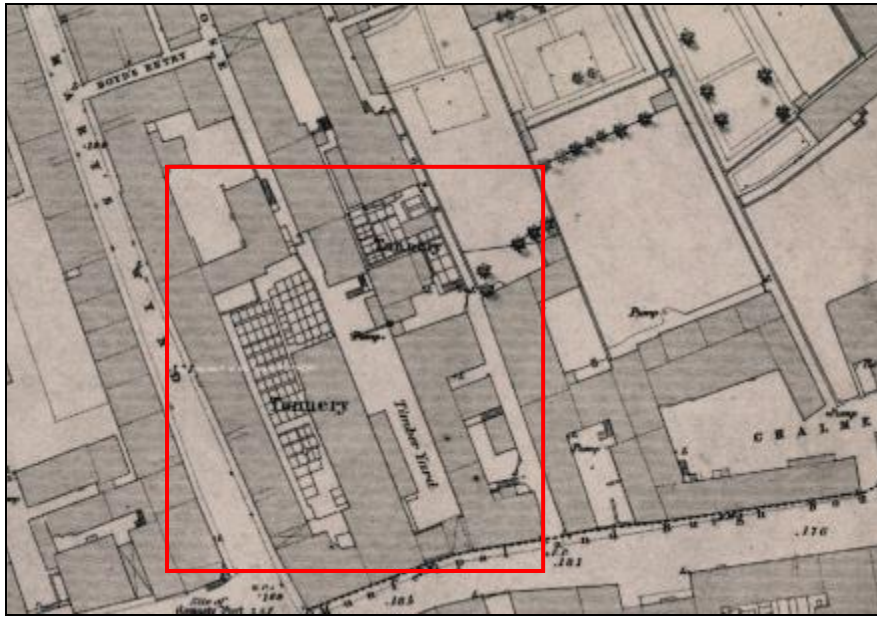


Figure 191: Extract from Ordnance Survey 1st Edition 1:1056 map, 1852, showing tanneries behind St Mary's Wynd/Gullan's Close (Reproduced with the permission of the National Library of Scotland)

Shortly after the Jacobite rebellion of 1745, the Caledonian Glasshouse was established on North Back of Canongate, producing the distinctive drinking glasses later associated with Jacobites – distinctive due to particular emblems engraved on the bowl of the glass and having 'air-twisted' stems. In 1812, William Ford took over the Caledonian Glasshouse and operated it in North Back until moving his operations to Bull's Close, off South Back of Canongate in 1817, just before he died.²⁵ The first indication of the glassworks on the site is 'Mr Ford' noted on Robert Kirkwood's map of 1817, adjacent to Mr Carfrae's Coach Works, just west of Milton House.

²⁴ Adamson, A, 2010, *Linlithgow 1851: a moment in time*, Createspace, p 76

²⁵ http://www.scotlandsglass.co.uk/cms/index.php?option=com_content&task=view&id=59&Itemid=56 [Accessed 01/02/2016]



Figure 192: Extract from Robert Kirkwood's 'Plan of the City of Edinburgh and its environs', 1817, showing 'Mr Ford' (Holyrood Flint Glassworks) (Reproduced with the permission of the National Library of Scotland)

Glassmaking was a growing industry throughout the Lothians, and in 1824, William Bailey established the Midlothian Glassworks in Portobello,²⁶ a separate burgh established in 1833 and incorporated into Edinburgh in 1896.²⁷ John Ford, nephew of William Ford, appears to have been working for Bailey, as the Post Office Directories of 1824-5 through to 1827-8 show John Ford of Midlothian Glassworks, with a house at South Back of Canongate.²⁸ By the time of the 1828-9 Directory, Midlothian Glassworks have an address listed at Holyrood Street. Ford is subsequently listed alongside William Bailey & Co (1830-1), which is renamed Holyrood Flint Glassworks by the 1836-7 Directory.²⁹

²⁶ http://www.scotlandsglass.co.uk/cms/index.php?option=com_content&task=view&id=59&Itemid=56 [Accessed 01/02/2016]

²⁷ https://en.wikipedia.org/wiki/Portobello,_Edinburgh [Accessed 01/02/2016]

²⁸ *The Post Office Annual Directory 1824-5*, Edinburgh, p 75; *Ibid*, 1825-6, p 62; *Ibid*, 1826-7, p 62; *Ibid*, 1827-8, p 63

²⁹ *Ibid*, 1828-9, p 61; *Ibid*, 1830-1, p 64; *Ibid*, 1836-7, p 33



Figure 193: Detail of gas lamps on [Princes Street](#), c.1890 (copied 1999) (SC466060 (cropped) ©Crown copyright HES)



Figure 194: Detail of gas lamps on [Princes Street](#), c.1890 (copied 2008) (SC1120430 (cropped) ©Crown copyright HES)



Figure 195: Detail of gas lamps at [General Register House](#), c.1940 (copied 2008) (B C Clayton Collection, SC1125079 (cropped) ©Crown copyright HES)

The Holyrood works became well known for producing fine quality engraved glassware. In 1839-40 they are listed as 'flint glass manufacturer to the Queen', having been granted the licence by Queen Victoria.³⁰ The glassworks produced a range of products, including the glass for the lanterns on top of the gas lamps which were erected across Edinburgh during the mid- to late 19th century.³¹ The business briefly had a shop on North Bridge, and then later on Princes Street.³² While the glassworks closed in 1904 and disappeared from the Post Office Directory in 1905-6, the shop continued to trade on Princes Street until 1926-7, then George Street until at least 1959-60.³³ The glassworks was demolished and a tenement built on the site in 1907 by James Bow Dunn (1861-1930), incorporating sculptured panels depicting glass-blowing and glass-cutting which originally adorned the 1871 glassworks building.³⁴ This tenement in turn was demolished in the mid-1990s to make way for expansion of the Holyrood Brewery which was accessed through an arched entrance under the tenement.

³⁰ http://www.scotlandsglass.co.uk/cms/index.php?option=com_content&task=view&id=59&Itemid=56

³¹ Shakhmatova, Chuchra and Francey, K, K J and S, 2012, *A History of Street Lighting in the Old and New Towns of Edinburgh World Heritage Site*, Edinburgh, pp 16-17 [Online] Available from: <http://www.ewht.org.uk/uploads/downloads/Lighting%20project%20-%20publication%20ver%206%20Feb%202012.pdf> [Accessed 01/02/2016]

³² *Ibid*, 1844-5, p 45; *Ibid*, 1845-6, p 45; *Ibid*, 1891-2, p 97

³³ *Ibid*, 1926-7, p 174; *Ibid*, 1927-8, p 177; *Ibid*, 1959-60, p 148

³⁴ http://www.scottisharchitects.org.uk/building_full.php?id=300074 [Accessed 01/02/2016]



Figures 196 and 197: Detail of carved panels from Holyrood Flint Glassworks reused in tenement at 79-83 Holyrood Road (now demolished), showing glass-cutting (left) and glass-blowing (right), 1980 (copied 2008) (SC1107181 (left) and SC1107182 (right) ©Crown copyright HES)

As well as attracting industries, the south side of Canongate also became a focus for education. With three of the Canongate area's seven schools located here in the mid-19th century (St Thomas's Episcopal School, Gibb's Close; Moray House Normal School, Free Church; and Holy Cross Roman Catholic School, Carfrae's/Gentle's Close), this area's prominence in education was strengthened during the mid- to late 19th century as the Moray House Normal School grew into a College of Education with the establishment of a Training Department in 1878-9 around St John Street.³⁵ The college expanded further on the former lands of the Earl of Moray in the early 20th century, when the Moray Free Church, built in 1862 to designs by Frederick Thomas Pilkington (1832-98),³⁶ along with other two-storeyed buildings, were demolished. Paterson's Land was built on the cleared site in 1911-13 to form the main training facility on one site. Designed by Alan Keith Robertson (1881-1925), this courtyard-plan, three-storeyed quadrangle was built in a Classical style and remains relatively unaltered externally.^{37 38}

³⁵ <http://www.ed.ac.uk/education/about-us/maps-estates-history/history/part-four> [Accessed 01/02/2016]

³⁶ http://www.scottisharchitects.org.uk/building_full.php?id=208418 [Accessed 01/02/2016]

³⁷ http://www.scottisharchitects.org.uk/building_full.php?id=218723 [Accessed 01/02/2016]

³⁸ <http://portal.historic-scotland.gov.uk/designation/LB29090,paterson's%20land> [Accessed 01/02/2016]



Figure 198: View of buildings on corner of Holyrood Road/St John Street demolished for Paterson's Land, c.1920 (copied 2008) (Francis M Chrystal Collection, SC1122187 ©Crown copyright HES)



Figure 199: View of [Moray Free Church, Holyrood Road](#), c.1900 (copied 2008) (Francis M Chrystal Collection, SC1122195 ©Crown copyright HES)



Figure 200: View of [Paterson's Land, Holyrood Road](#), 1929-35 (copied 2008) (Francis M Chrystal Collection, SC1098182 ©Crown copyright HES)

During the 20th century, Moray House continued to expand in this area. To the north of Paterson's Land, on the eastern boundary of the former Earl of Moray's estate, the Demonstration School was built 1929-30 to designs by Frank Wood (1900-89).³⁹ Earlier buildings associated with the Normal School of 1848 were demolished to make way for this building, which provided the space for student teachers to practice teaching in advance of going into schools. The building was renamed Thomson's Land in 1994/5 after Sir Godfrey Thomson (1881-1955), who was Principal of Moray House College 1925-51.⁴⁰

At the same time, a small single-storeyed nursery school was erected at Moray House, purpose-built in 1929-32 to designs by Frank Wood.⁴¹ The building has sliding multi-paned glazed panels and a verandah to its east, west and south elevations, to take full advantage of the light. Planned by Annie MacKenzie, the Infant Mistress at Moray House Demonstration School,⁴² the design is based on principles set out by Italian-born Maria Montessori (1870-1952). Montessori's focus was on creating an educational environment which was suited to children's needs.⁴³ This included allowing children to learn at their own pace, and all furniture and fittings inside were designed specifically for children. Some of the original low-height coat peg numbers still exist inside. The nursery closed in 1988 and currently houses the Moray House reception centre and archive store. Prior to the nursery being built in 1929, a series of women's hostels stood on the site from the mid-19th century, in particular the House of Industry at 19 St John Street noted in several Post Office Directories from 1833-4 to 1862-3, St John Street Industrial School from 1863-4 to 1877-8.⁴⁴



Figure 201: View of [former Montessori nursery building at Moray House](#), from south, 2013 (DP158617 ©Crown copyright HES)

³⁹ http://www.scottisharchitects.org.uk/architect_full.php?id=202931 [Accessed 01/02/2016]

⁴⁰ <http://www.ed.ac.uk/education/about-us/maps-estates-history/estates/thomsons-land> [Accessed 01/02/2016]

⁴¹ <http://portal.historic-scotland.gov.uk/designation/LB29729> [Accessed 01/02/2016]

⁴² <http://www.ed.ac.uk/education/about-us/maps-estates-history/estates/nursery-school> [Accessed 01/02/2016]

⁴³ https://en.wikipedia.org/wiki/Maria_Montessori [Accessed 01/02/2016]

⁴⁴ *The Post Office Annual Directory 1833-4*, Edinburgh, p 155; *Ibid*, 1862-3, p 363; *Ibid*, 1863-4, p 155; *Ibid*, 1877-8, p 373

During the 1960s through to the 1980s, new modern teaching blocks were erected around St John Street. Gordon & Dey were the architects for this work. Between 1960 and 1977 a number of older buildings were demolished and five new buildings were erected. The first of these was Dalhousie Land (1960-3),⁴⁵ which was named after George Ramsay, 8th Earl of Dalhousie (c.1730-87).⁴⁶ Ramsay lived in a house on the east side of St John Street (No 5)⁴⁷ and this was part of the terrace which was demolished to make way for the new building. An additional five-storeyed teaching block was also built on St John Street in 1967. Charteris Land, named after Lady Betty Charteris who also lived on the west side of St John Street,⁴⁸ was built in 1971 on land formerly occupied by Aitchison Brewery on the west side of St John Street. This building incorporates four sculptured panels cast in reinforced concrete on the front elevation, designed by David 'Dusty' Miller (1931-2001), a member of staff at Moray House, and each representing four concepts: The Maze; Growth and Development; Assimilation of Knowledge; and Community.⁴⁹ Further west towards Gullan's Close, Chessel's Land was built in 1974 just south of Chessel's Court, with St Mary's Land built in 1977 on land previously occupied by St Mary's Brewery, hence the name.⁵⁰ Both of these, along with Weir's Land, also built in the late 1970s, have been demolished during redevelopment works on this site (2015).



Figure 202: Detail of three of four sculptured stones at entrance to [Charteris Land](#), St John Street, 2015 (DP205187 ©Crown copyright HES)

⁴⁵ http://www.scottisharchitects.org.uk/building_full.php?id=408033 [Accessed 01/02/2016]

⁴⁶ https://en.wikipedia.org/wiki/George_Ramsay,_8th_Earl_of_Dalhousie [Accessed 01/02/2016]

⁴⁷ Mackenzie, Allan, 1888, *History of the Lodge Canongate Kilwinning No.2: compiled from the records 1677-1888*, Edinburgh, p 26 [Online] Available from: <https://archive.org/details/cu31924030291771> [Accessed 01/02/2016]

⁴⁸ <http://www.ed.ac.uk/education/about-us/maps-estates-history/estates/st-john-street> [Accessed 01/02/2016]

⁴⁹ <http://www.ed.ac.uk/education/about-us/maps-estates-history/estates/charteris-land> [Accessed 01/02/2016]

⁵⁰ <http://www.ed.ac.uk/education/about-us/maps-estates-history/history/part-six> [Accessed 01/02/2016]

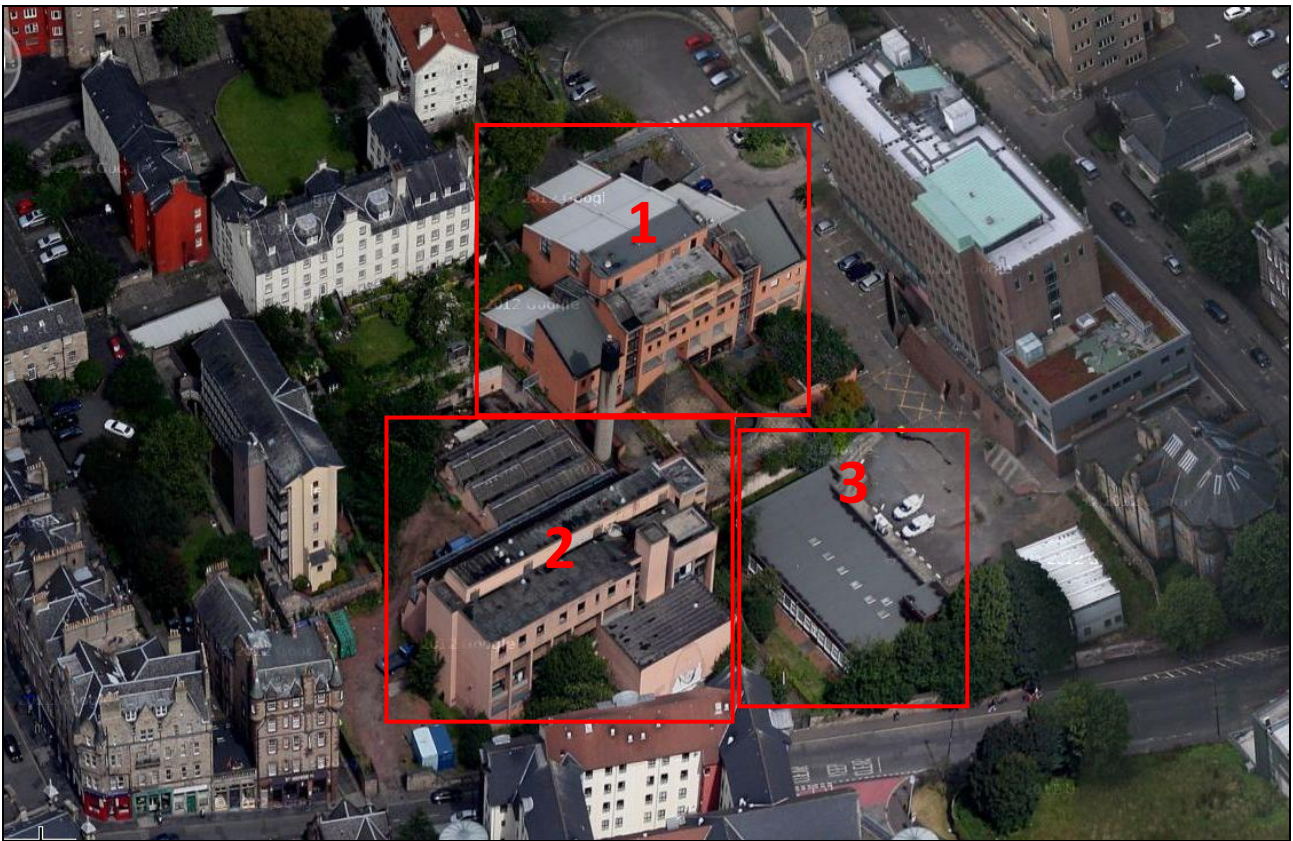


Figure 203: Aerial view showing: **1** – Chessel's Land; **2** – St Mary's Land; and **3** – Weir's Land (© Google, c.2013)

The 20th century saw large-scale redevelopment along the closes leading up from Holyrood Road on brewery lands in the southern half of Canongate. In particular, as discussed above, various buildings for Moray House were erected on St John Street and on the adjoining site to the west. This site has recently (2015) been redeveloped by University of Edinburgh to create student accommodation and other Faculty of Education buildings. The only remnant of the brewery site was the boundary wall along the north side of Holyrood Road. During the current work the south section of the wall was demolished, though the west wall still remains as evidence of the former use of the site.

Probably the most significant redevelopment in this sector to date was the construction of the new Scottish Parliament (1999-2004), with associated landscaping. Designed by Enric Miralles (1955-2000), the building was overseen by the architectural firms EMBT and RMJM.⁵¹ As well as introducing an internationally important building to the area, this has changed the nature of activity within the burgh. The Parliament is a major focus for legislators, supporting services, the media, visiting officials and the general public. It has brought many new people and different industries to the burgh, and provided a counterweight to the more affluent west end. A large open civic space was created as part of the overall development of the area. This has been designed in such a way to link the space and the urban streetscape into the natural landscape of Holyrood Park, in accordance with Miralles' vision of the Parliament 'sitting in the land'.⁵² Shallow ponds with polished concrete seating around them, geometric-shaped areas of grass and trees integrate with concrete bollards designed as security measures for the Parliament building, also creating a link to the wilder landscape of Holyrood Park nearby. This open space at the foot of the Canongate is a striking contrast to the heavily developed brewery site that once stood here.

⁵¹ <http://www.scottish.parliament.uk/visitandlearn/16110.aspx> [Accessed 01/02/2016]

⁵² <http://www.scottish.parliament.uk/visitandlearn/15914.aspx> [Accessed 01/02/2016]



Figure 204: Aerial view of [Scottish Parliament](#), 2014 (DP193159 ©Crown copyright HES)



Figure 205: Aerial view showing civic space in front of entrance to Scottish Parliament, 2014 (DP193138 ©Crown copyright HES)

Further west along Holyrood Road, a number of developments have taken place in the Holyrood quarter, with five-, six- and seven-storeyed blocks of flats, offices and a hotel built in the former brewery lands between Paterson's Land and the Scottish Parliament. These have kept the cavernous enclosed nature of the thoroughfares linking Holyrood Road and Canongate, as well as following former burgh plots as closely as possible.

During the last sixteen years, the streetscape of Holyrood Road has altered dramatically. Almost no plot has remained untouched in the redevelopment works which have been ongoing since the late 1990s. With the closure of the breweries came the opportunity to revive an area which had been falling into decline and disrepair. The earliest buildings of this major redevelopment within the Canongate survey area on the north side of Holyrood Road all date from 1998: Morgan Court, 59-61 Holyrood Road (Ungless & Latimer Architects);⁵³ ⁵⁴ Parkgate, 63-7 Holyrood Road; and MacDonald Holyrood Hotel, 81 Holyrood Road (Hendry & Legge Architects).⁵⁵ These all have similar design features including a mix of light coloured cast stone/Fyfestone at ground floors and sections of harling (mostly cream, but also blue and ochre at 59-61) at upper floors. Large areas of glazing have been incorporated, especially at attic floor level, steel railings enclose balconies/balconettes, and there is a range of flat, monopitch and pitched roofs giving interest to the roofline.



Figure 206: View of Morgan Court, 59-61 Holyrood Road, from south-east, 2014 (DP188509 ©Crown copyright HES)

⁵³ <http://www.scran.ac.uk/database/record.php?usi=000-000-522-679-C> [Accessed 01/02/2016]

⁵⁴ http://www.scottisharchitects.org.uk/building_full.php?id=416469 [Accessed 01/02/2016]

⁵⁵ http://www.scottisharchitects.org.uk/building_full.php?id=416797 [Accessed 01/02/2016]



Figure 207: View of Parkgate, 63-7 Holyrood Road, from south-east, 2014 (DP188508 ©Crown copyright HES)



Figure 208: View of MacDonal Holyrood Hotel, 81 Holyrood Road, from east, 2014 (DP188506 ©Crown copyright HES)

Later developments in the area dating from the early 21st century also display similar materials and features in their designs. Completed c.2001, The Park, 85-91 Holyrood Road, to the east of MacDonald Holyrood Hotel, is a six- and seven-storeyed, U-shaped block of flats with a two-storeyed office in the central block to Holyrood Road. Designed by Campbell & Arnott Architects in association with Teague Homes,⁵⁶ it is also faced with light-coloured stone with cream harled sections to side elevations. Each block has monopitched roofs and large glazed areas at attic level with balconies enclosed by steel railings.



Figure 209: View of The Park, 85-91 Holyrood Road, from east, 2014 (DP188502 ©Crown copyright HES)

To the west of MacDonald Holyrood Hotel is the large glazed angled block of The Tun. Completed in 2002 and designed by Allan Murray Architects,⁵⁷ this office block sits on the plot occupied until 1995 by Scottish & Newcastle's Holyrood Brewery, which closed in the late 1980s. The front portion is composed of angled concrete columns clad in pre-patinated copper, weathered zinc and glass, and it leans out over the pavement on Holyrood Road. The rear of the building incorporates part of the former brewery and retains the brick façade and window openings of the 19th century structure. The oversized lanterns in the roof mimic the louvred ventilated shafts of the former maltings.

⁵⁶ http://www.scottisharchitects.org.uk/building_full.php?id=416798 [Accessed 01/02/2016]

⁵⁷ <http://www.ama-ltd.co.uk/tun.html> [Accessed 01/02/2016]



Figure 210: View of [The Tun, Holyrood Road](#), from south-west, 2014 (DP188631 ©Crown copyright HES)

The most recent buildings on Holyrood Road have been built by the University of Edinburgh, mostly providing student accommodation. The Sugarhouse Close development incorporates former brewery buildings with the two blocks on either side of the close itself connected via a glazed corridor running across the close. Designed by Oberlanders Architects, the development was completed in 2012,⁵⁸ and re-uses some stone buildings from the brewery in the rear section. The front section onto Holyrood Road comprises a cast stone ground floor and metal-clad upper levels.

⁵⁸ <http://www.oberlanders.co.uk/projects/student-residencies/sugarhouse-close-edinburgh> [Accessed 01/02/2016]



Figure 211: View of Sugarhouse Close, Holyrood Road elevation, from south-east, 2014 (DP188512 ©Crown copyright HES)



Figure 212: View of [Sugarhouse Close](#) development, from north, 2015 (DP205181 ©Crown copyright HES)

At the time of compiling this report (2015) redevelopment to the far west of the north side of Holyrood Road is also being carried out by Oberlanders Architects and Balfour Beatty for the University of Edinburgh to provide student accommodation on the site of former Faculty of Education buildings dating from the 1970s and 1980s, which themselves were built on the site of breweries.⁵⁹



Figure 213: View of University of Edinburgh student accommodation under construction at Holyrood Road, from east, 2015 (DP205189 ©Crown copyright HES)

SUMMARY

Although originally a base for townhouses and associated formal gardens of the landed gentry, the south side of the Canongate became a major focus for industry during the 19th century and remained so until closures in the late 20th century. Although all of the industry has now gone from the area, there are still remnants with some parts of buildings being adapted and reused, or the footprint of their sites being infilled, retaining original routeways through the burgh plots.

The area has been substantially changed during the late 20th/early 21st century period, particularly with the redevelopment of the brewery lands to create the Scottish Parliament. The majority of the plots along Holyrood Road have been regenerated with a range of multi-storeyed, large-scale modern residential, retail and educational developments, replacing the 19th century industrial landscape with a late 20th/early 21st century townscape.

⁵⁹ <http://www.oberlanders.co.uk/projects/student-residencies/holyrood-north-post-graduate-urban-village> [Accessed 01/02/2016]