



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

***BOUNCING BACK:
the architecture and industries of Fountainbridge, Edinburgh***

**NORTH-EASTERN RESIDENTIAL AREA OF TOWNSCAPE CHARACTER
Section 3.2**



Alex Adamson, Lynn Kilpatrick and Miriam McDonald
2017

Historic Environment Scotland (HES)

John Sinclair House

16 Bernard Terrace

EDINBURGH

EH8 9NX

Tel: 0131 662 1456

Web: www.historicenvironment.scot
www.canmore.org.uk

3. Areas of Townscape Character

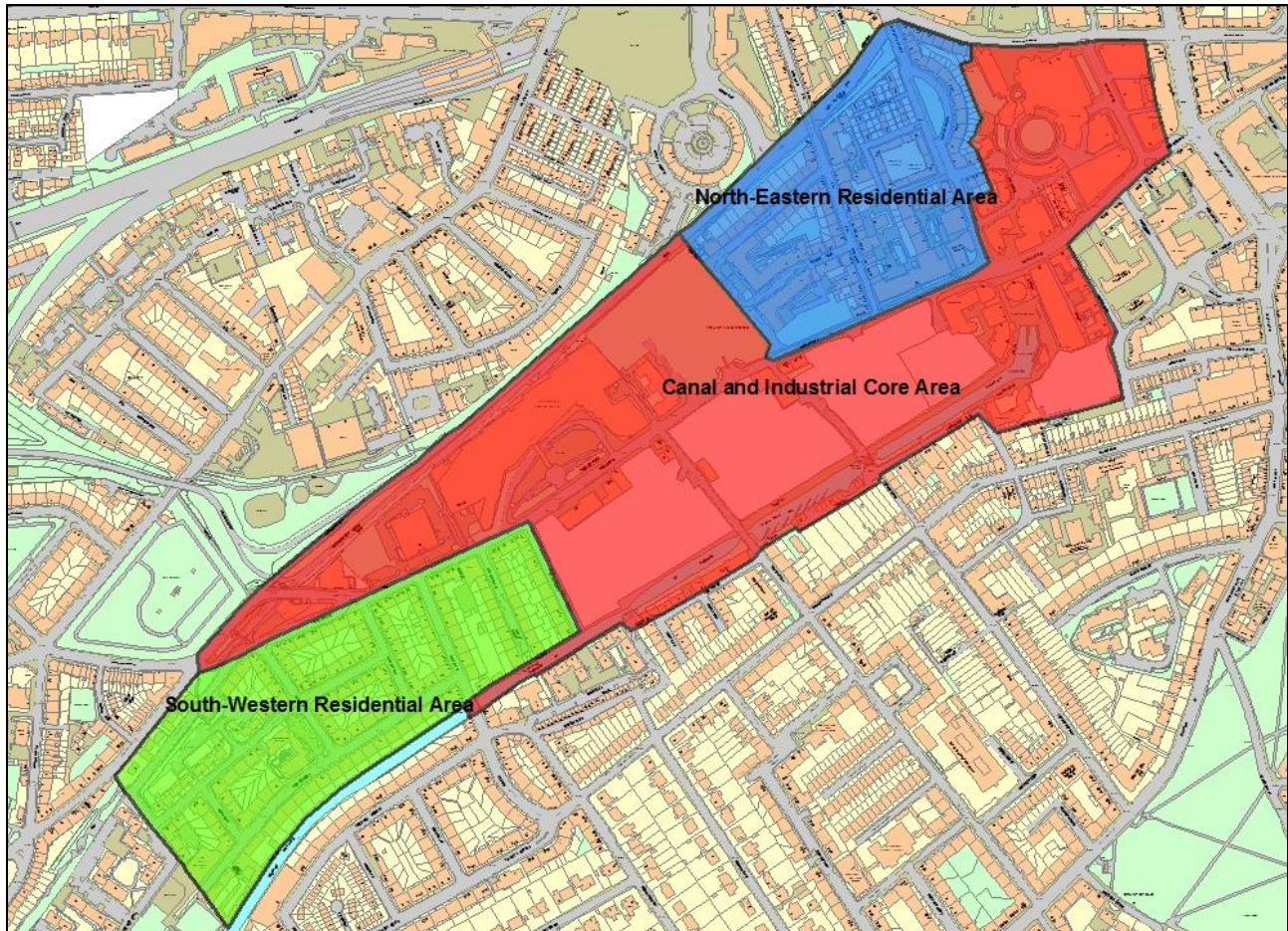


Figure 39: Modern day Fountainbridge and the three character areas identified in this study

© Copyright and database right 2016 Ordnance Survey licence number 100057073

For the purpose of this study, three areas of distinct townscape character have been identified, and their characteristics are outlined in the following sections. The three areas are:

- Canal and Industrial Core
- North-Eastern Residential
- South-Western Residential

The Canal and Industrial Core Area of Townscape Character covers the areas between the West Approach Road and the Union Canal which were given over to industry for the majority of the 19th and 20th centuries.

The North-Eastern Residential Area of Townscape Character incorporates some of the oldest streets within Fountainbridge, including Gardner's Crescent and Grove Street.

The South-Western Residential Area of Townscape Character is comprised almost entirely of tenements. It was developed in the last 30 years of the 19th century and covers the area from Gibson Terrace to the edge of Harrison Park. Much of the land was part of the North Merchiston House Estate.

3.2 North-Eastern Residential Area of Townscape Character

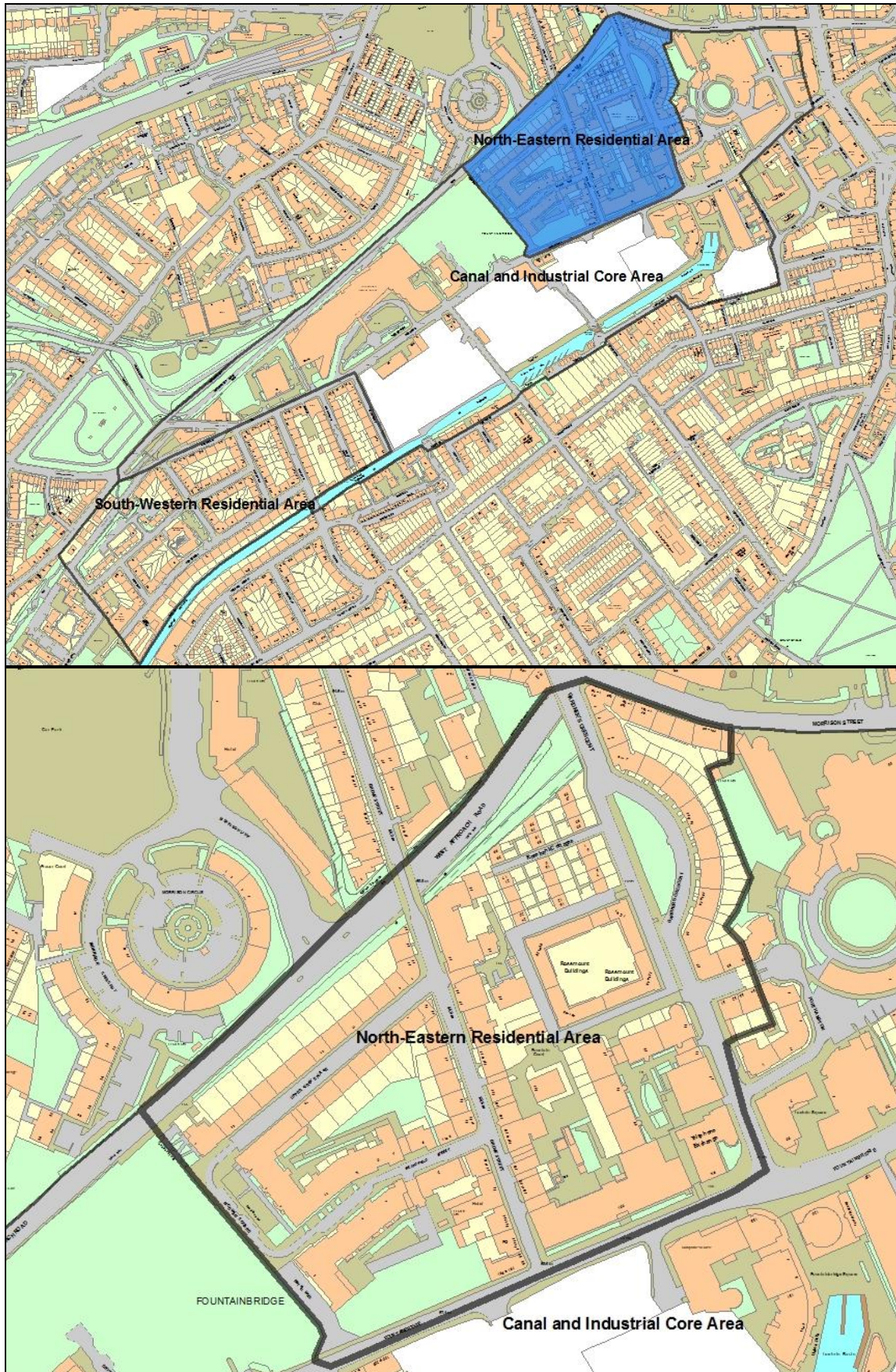


Figure 84: North-Eastern Residential Area of Townscape Character
© Copyright and database right 2016 Ordnance Survey licence number 100057073

The North-Eastern Residential Area of Townscape Character was one of the first areas of Fountainbridge to begin to be developed due to its proximity to the western edge of the burgh of Edinburgh. By the middle of the 19th century its boundaries had become clearly defined by industrial developments on all four sides. To the east, it was bounded by the terminating basins for the Union Canal and associated buildings. To the north, it butted up against the Caledonian Railway line. Western expansion was limited by the Fountainhouse Ironworks (see p 70) and Fountain Brewery (see pp 43-5). The southern edge runs along Fountainbridge.

3.2.1 Development History

At the turn of the 19th century this area was largely rural, sitting on the western edge of Edinburgh, as Alexander Kincaid's map of 1784 shows (see **Figure 85**). Some development had taken place along the 'Road to Stirling' and 'Road to Glasgow'.



Figure 85: Extract from Alexander Kincaid's 'Plan of the City and Suburbs of Edinburgh', 1784 (Reproduced with the permission of the National Library of Scotland)

John Ainslie's map of 1804 shows a straggle of houses along Fountainbridge, petering out around the line of the future Gilmore Park (see **Figure 86**). As previously mentioned, Castle Barns, Tobago Street and Jamaica Street would be renamed Morison/Morrison Street, after the owner of the land on either side. Semple Street joined these arteries together.



Figure 86: Extract from John Ainslie's 'Old and New Town of Edinburgh and Leith with the proposed docks', 1804 (Reproduced with the permission of the National Library of Scotland)

The first half of the 19th century saw the laying out of the distinctive Gardner's Crescent, and Grove Street, which were the beginnings of the residential development in the north-eastern area of Fountainbridge.

As shown in **Figure 87**, the Ordnance Survey 1st Edition 1:1056 map of 1852 illustrates that the area was still largely undeveloped at that date. North of the railway, Grove Street (1) was starting to be built up, but the south section is no more than a lane (indeed it is depicted on the map as 'Grove Lane' (2)) through to Fountainbridge. Gardner's Crescent (3) is shown partly constructed, terminating at St David's Church (4), which was demolished in the 1920s when Gardner's Crescent was extended to meet Fountainbridge.

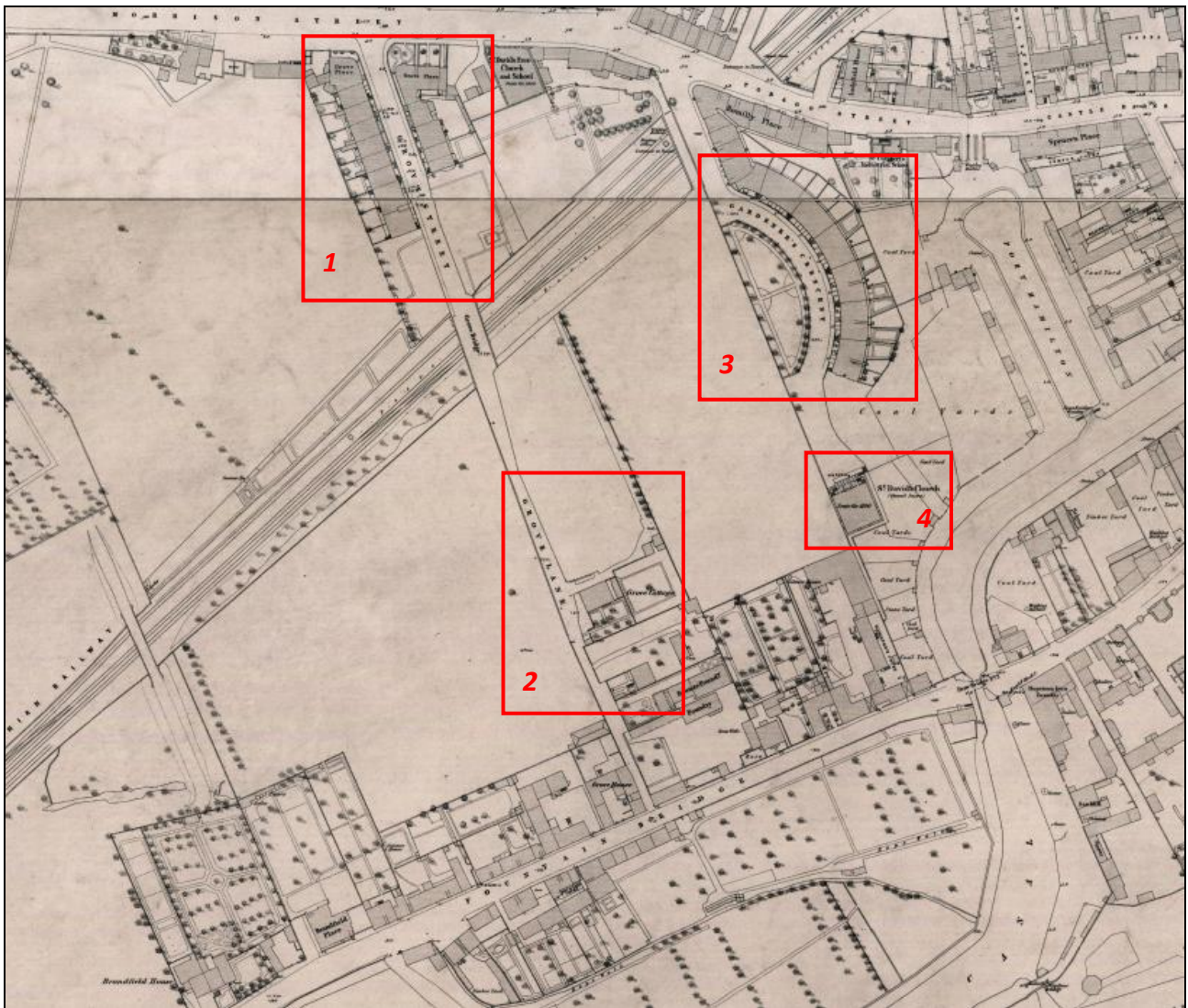


Figure 87: Extract from Ordnance Survey 1st Edition 1:1056 map, 1852 (Reproduced with the permission of the National Library of Scotland)

The Ordnance Survey 2nd Edition 1:1056 map of 1877 (see **Figure 88**) illustrates the rapid transformation of this area during the third quarter of the century. Grove Lane became Grove Street (**1**), and was fully constructed. Two additional residential streets, Upper Grove Place and Brandfield Street were built to the west of Grove Street (**2**). South of Brandfield Street, the area was industrialised, with Fountain Brewery to the west of Grove Street (**3**), and a large coach works, a bronze foundry and Rosemount Cabinet Works (**4**) filling the majority of the area to the east of Grove Street as far as St David's Church. Rather than be developed to form the planned circus, the space between Gardner's Crescent, Rosemount Works and Grove Street was given over to two notable experiments in social housing. Adjacent to the former railway line, Rosebank Cottages was the second of the Edinburgh 'Colonies' developments, built 1854-5 (**5**). The first 'Colonies' (in the sense of a community of people) was built in 1852 by the Pilrig Model Dwelling Company in what is now Shaw's Place, Street and Terrace in Pilrig, in the east of the city.¹ Just to the south is the brick-built courtyard development of Rosemount Buildings (**6**), built in 1858 to provide accommodation for employees of the neighbouring Rosemount Cabinet Works and their families. Both are discussed in more detail later in this section (see pp 77-9).

¹ City of Edinburgh Council, 2014, *Edinburgh Colonies Conservation Area Character Appraisal*, Edinburgh, p 3

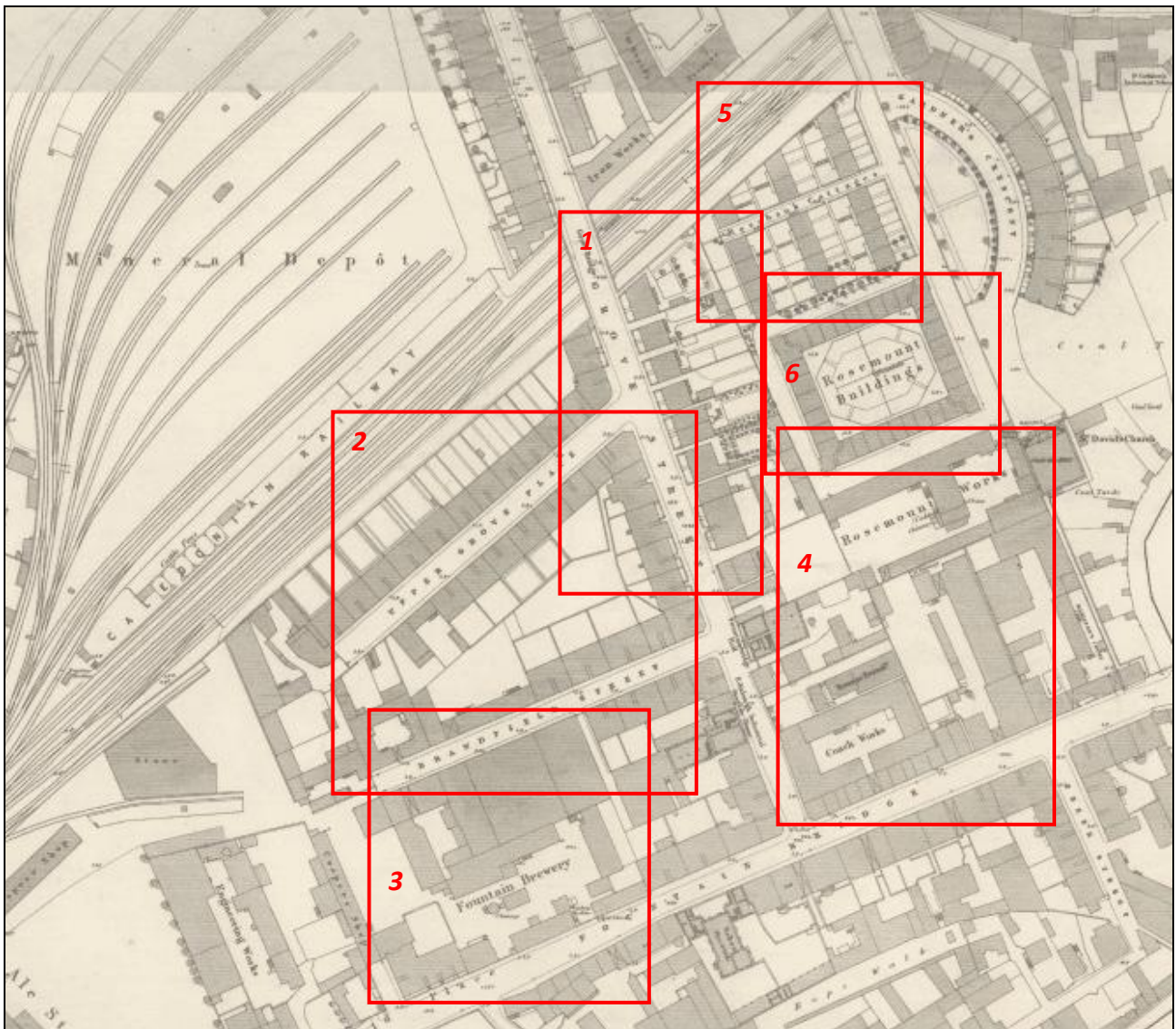


Figure 88: Extract from Ordnance Survey 2nd Edition 1:1056 map, 1877 (Reproduced with the permission of the National Library of Scotland)

For the first 30 years or so of the 20th century, there was remarkably little change to the built form of this character area. When change came, it was once again related to developments in transport and communication. The Union Canal had been increasingly marginalised, out-competed by the railways and the improving road network. Lochrin Basin had been closed, filled in and built on by 1906,² and Port Hamilton and Port Hopetoun were subsequently closed in 1922 and the canal filled in just south of Fountainbridge, near the former Lochrin Basin. A new street layout was created using the reclaimed land and the large St Cuthbert's bakery and dairy occupied the site of Port Hamilton by the early 1930s. St David's Church and a number of other buildings near the former canal bank were demolished, allowing Gardner's Crescent to extend southwards to Fountainbridge. The western corner of the junction remained vacant until 1948, when work began on the construction of the now category B-listed Fountainbridge Telephone Exchange (see pp 73-4).³

² Ordnance Survey 1:10 560 map of 1909, Edinburghshire Sheet III.SE <http://maps.nls.uk/view/75512909> [Accessed 23/08/2017]

³ <http://portal.historic-scotland.gov.uk/designation/LB44933> [Accessed 23/08/2017]



Figure 89: Extract from Ordnance Survey 4th Edition 1:2500 map (Midlothian Sheet III.7; and Midlothian Sheet III.11), 1931 (Reproduced with the permission of the National Library of Scotland)

The closure of the Caledonian Railway line in 1965 and the subsequent creation of the West Approach Road in 1974 increased the permeability of the northern border of this area. Pedestrian movement through the area was further enhanced in the wake of the demolition around 2006-7 of the industrial buildings at the west end of Upper Grove Place and Brandfield Street, and also on Fountainbridge east of Grove Street. Flatted accommodation has been built joining the western ends of Upper Grove Place and Brandfield Street, creating a road, McEwan Square, which horseshoes round to link the two streets, and a pathway runs through from Fountainbridge all the way north to go under the West Approach Road linking up with Morrison Crescent and beyond. The Lloyds Banking Group office and apartments block built in 2002 (see pp 68-9) fills the north side of Fountainbridge from the telephone exchange building along to Grove Street, stretching back to Rosemount Buildings.

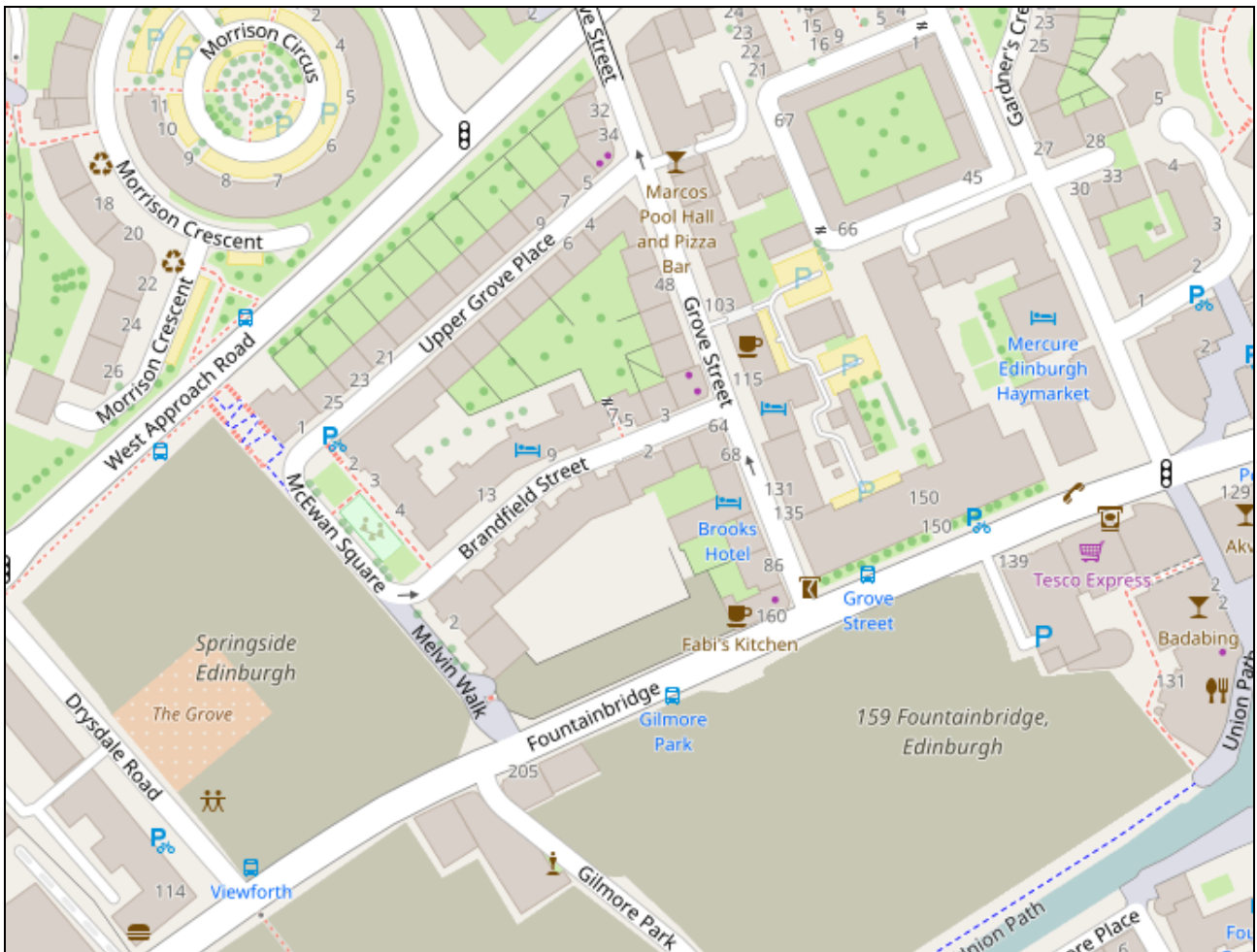


Figure 90: Extract from OpenStreetMap of Edinburgh, showing current (2017) layout of redeveloped north-east Fountainbridge area (©OpenStreetMap contributors <http://www.openstreetmap.org/copyright>)

3.2.2 Street Gazetteer

Fountainbridge (East of Gilmore Park)

Fountainbridge is, historically, the principal land route west from Edinburgh to Glasgow. By the beginning of the 19th century there was a straggle of residential development as far as Gilmore Park, with open ground behind as far north as Morrison Street. The construction of the Union Canal in 1822 had a dramatic impact on the thoroughfare. By the time of the Ordnance Survey 1st Edition 1:1056 map in 1852 the section from Grove Street to the canal was largely industrial. By the Ordnance Survey 2nd Edition 1:1056 map of 1877 virtually the whole of the north side of Fountainbridge was occupied by industrial buildings, with a line of tenements fronting Fountainbridge.

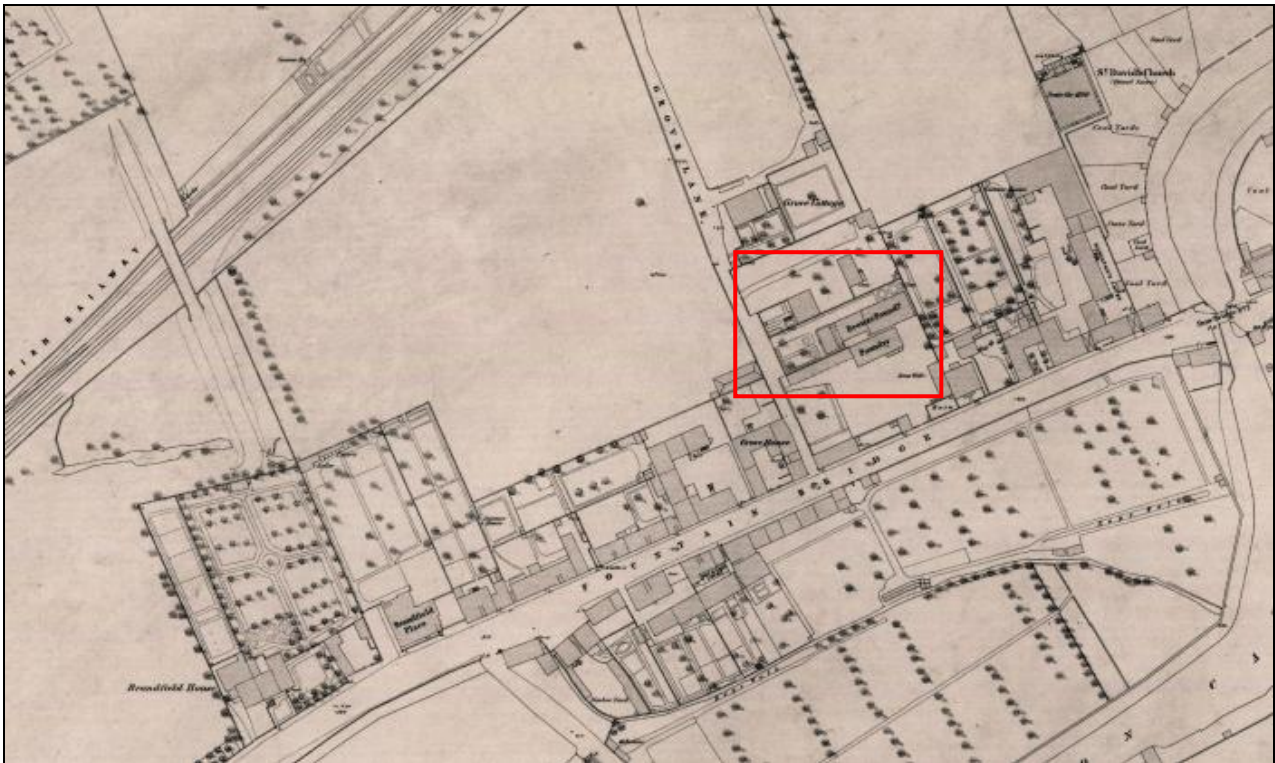


Figure 91: Extract from Ordnance Survey 1st Edition 1:1056 map, 1852, showing site of two foundries (Reproduced with the permission of the National Library of Scotland)

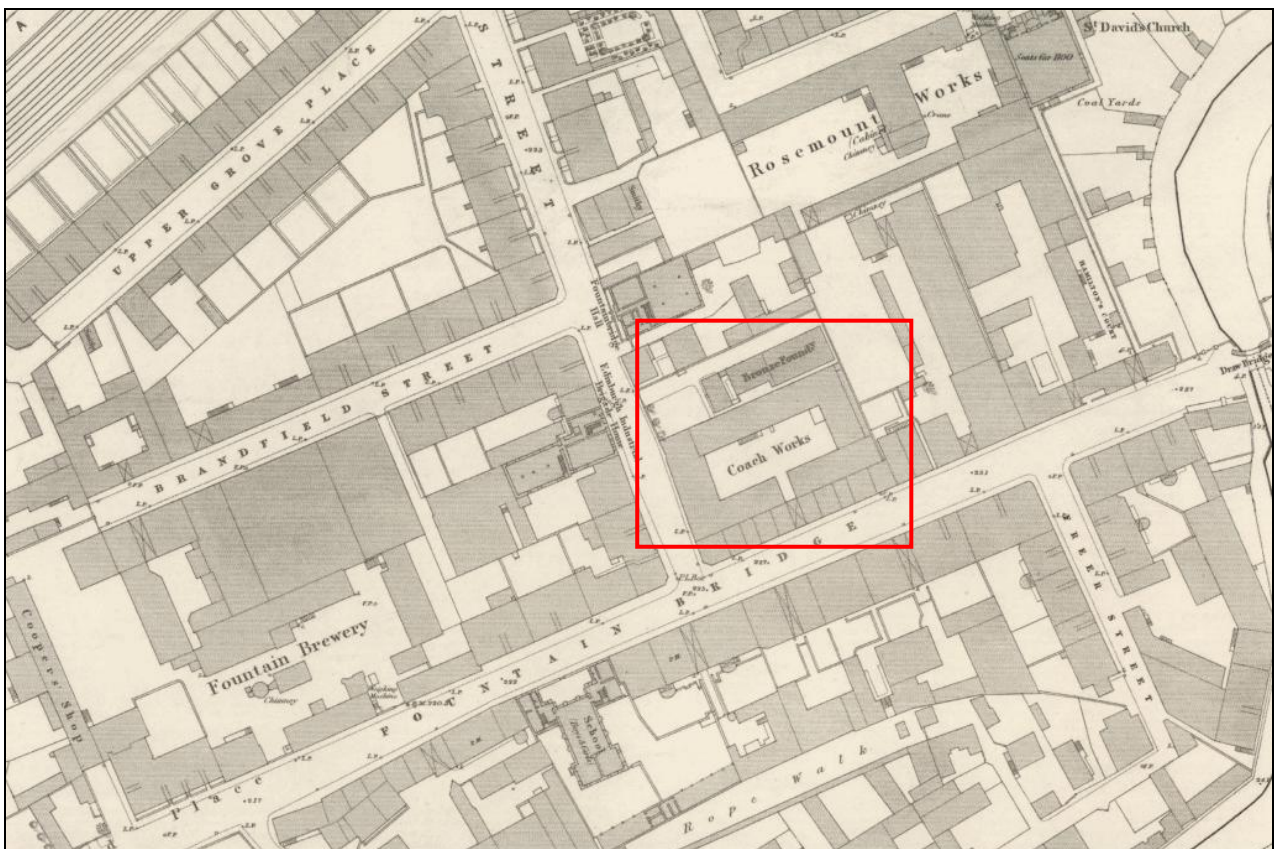


Figure 92: Extract from Ordnance Survey 2nd Edition 1:1056 map, 1877, showing foundries replaced by 'Coach Works' (Reproduced with the permission of the National Library of Scotland)

The site on the corner of Fountainbridge and Grove Street was originally occupied by two foundries, as seen on the Ordnance Survey 1st Edition 1:1056 map of 1852 in **Figure 91**. The site was taken over c.1871 by Drew & Burnett's coachworks, shown on the Ordnance Survey 2nd Edition 1:1056 map of 1877 (see

Figure 92). The coachworks continued to operate until c.1887,⁴ and the firm went into sequestration in 1891.⁵ The site was subsequently taken over and redeveloped by confectioners W & M Marwick c.1893⁶ and was noted as 'Confectionery & Chocolate Works' on the Ordnance Survey 3rd Edition 1:1056 map of 1894 (**1** on map in **Figure 95**). There appear to be tenements built onto the Fountainbridge elevation of the site, with access to the works behind via a pend in the centre of the row of tenements. Confectionery was made on this site by Marwicks until 1928-9, and subsequently by McKay Brothers from c.1930,⁷ following alterations to the building by architects Dick Peddie & MacKay in 1929 (see **Figure 93**). McKays remained in Fountainbridge until being dissolved in 1991.⁸ During the late 1990s/early 2000s, the site was cleared and redeveloped once more to provide offices and flats, known as Citymark, from 2002 (see **Figure 94**).

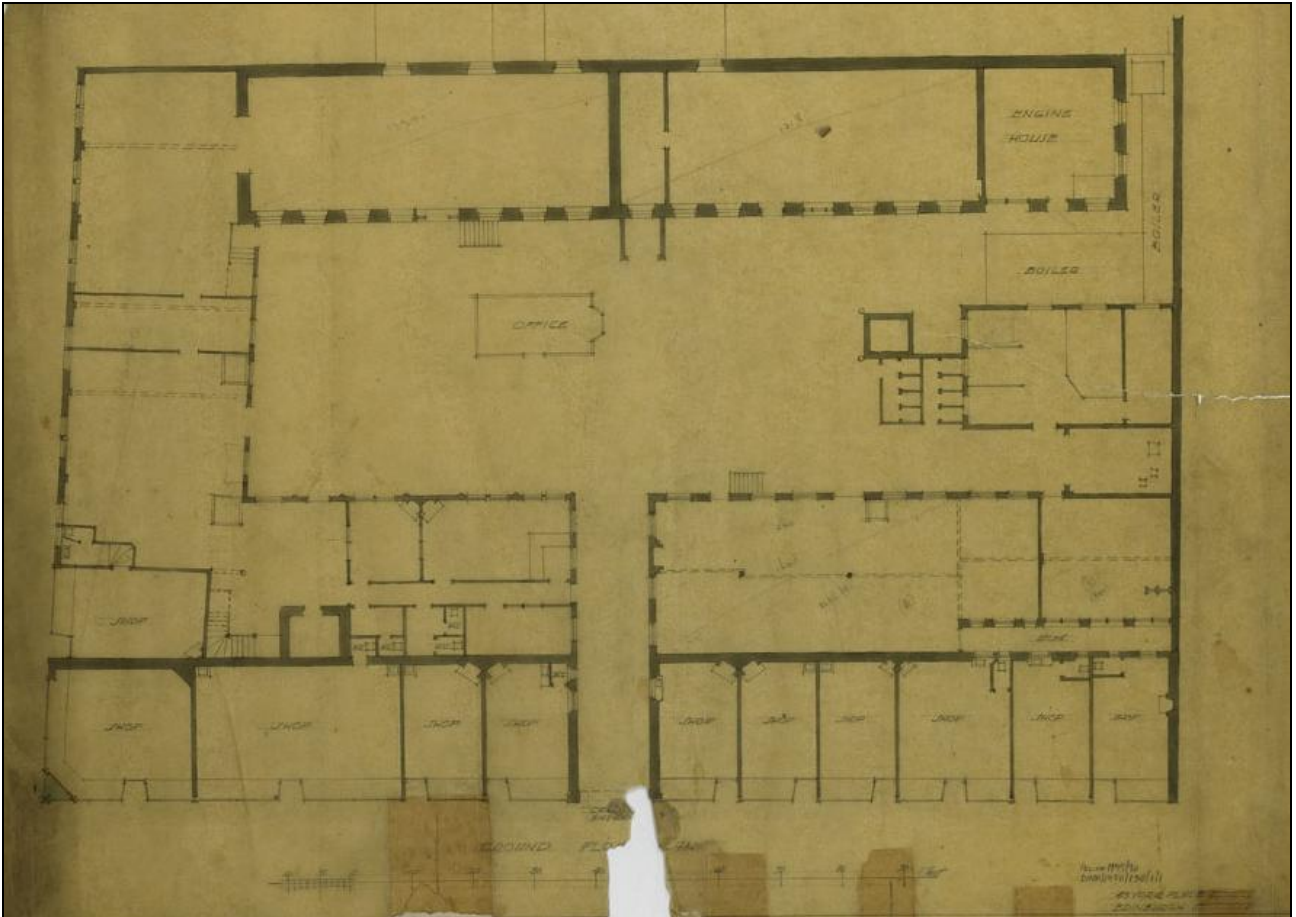


Figure 93: Ground floor plan of Confectionery Works at [146 Fountainbridge](#) by Dick Peddie & MacKay, 1929 (copied 2008) (DP003038 ©Crown copyright HES)

⁴ *The Post Office Annual Directory, 1871-2*, Edinburgh, p 59; *Ibid*, 1886-7, p 73

⁵ <https://www.thegazette.co.uk/Edinburgh/issue/10224/page/140/data.pdf> [Accessed 23/08/2017]

⁶ *Ibid*, 1893-4, p 206

⁷ *Ibid*, 1928-9, p 366; *Ibid*, 1930-1, p 344

⁸ <https://www.thegazette.co.uk/Edinburgh/issue/22897/page/107/data.pdf> [Accessed 23/08/2017] and <https://www.thegazette.co.uk/Edinburgh/issue/22897/page/108/data.pdf> [Accessed 23/08/2017]



Figure 94: Aerial view showing Citymark offices and flats on Fountainbridge, 2014 (DP193076 ©Crown copyright HES)

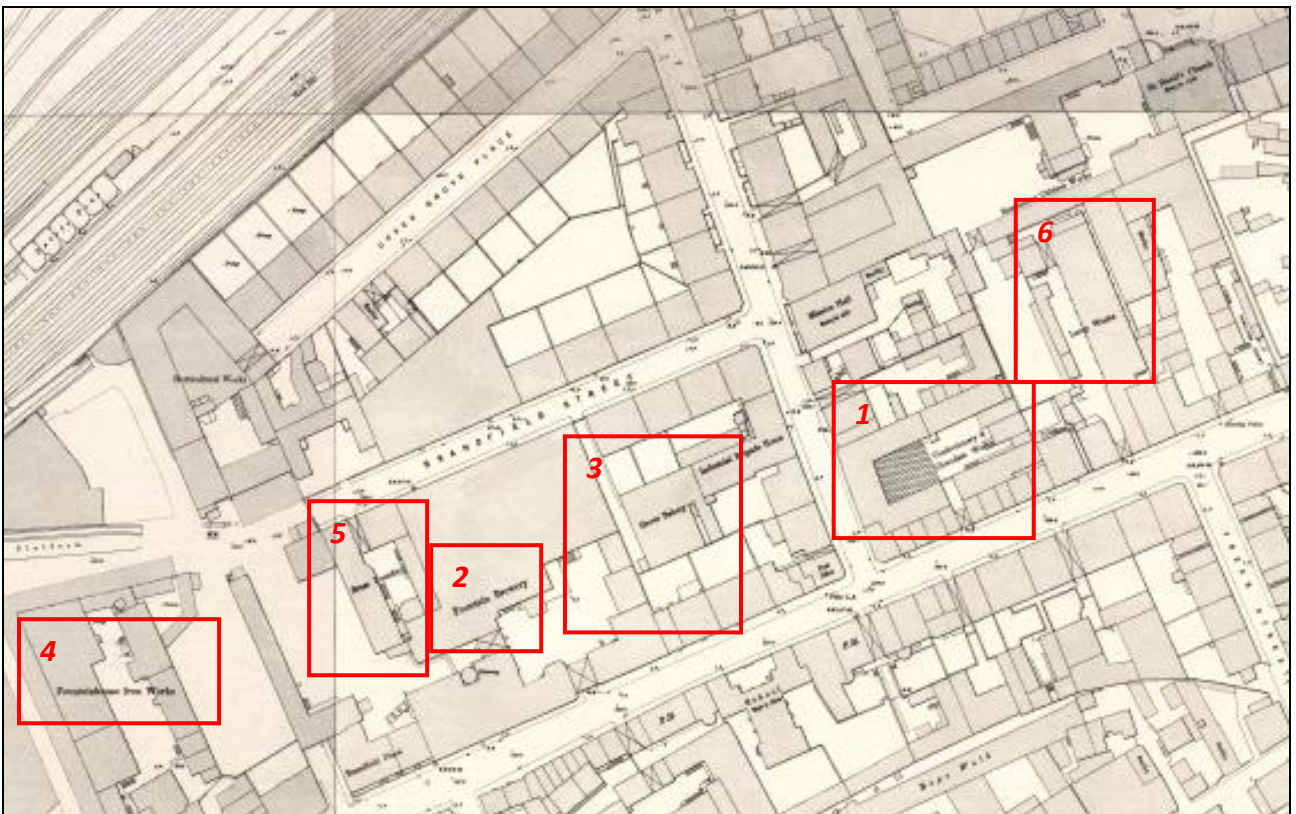


Figure 95: Extract from Ordnance Survey 3rd Edition 1:1056 map, 1894, showing range of industrial concerns in the area (Reproduced with the permission of the National Library of Scotland)

The Ordnance Survey 3rd Edition 1:1056 map of 1894 seen in **Figure 95** shows that the industrial face of the north side of Fountainbridge continued to develop in the last quarter of the 19th century. The Fountain Brewery (2) was a long-standing fixture, while other, smaller-scale businesses came and went. Indeed the brewery had expanded greatly to the west along the north side of Fountainbridge. Grove Bakery (3) was tucked in between the eastern boundary of Fountain Brewery and the Industrial Brigade Home on Grove Street. A range of small and medium sized industrial concerns filled the area east of Grove Street between Fountainbridge and Rosemount Works. Other industrial concerns shown on the map included: Fountainhouse Iron Works (4) operated by D & J Greig (later John Greig & Sons) here from 1862 until the 1940s;⁹ a brass foundry (5) established in Brandfield Street in 1864 by Wilkie & Paul, and continuing on this site until 1921;¹⁰ and a paraffin lamp factory at 126 Fountainbridge run by Thomas Rowatt & Sons between 1874 and 1928 (6).¹¹

The oldest building in this sector of the north side of Fountainbridge is at Nos 158-164 Fountainbridge. This category A-listed building was built in 1864 to designs by the architect Frederick Thomas Pilkington (1832-98).¹² This engaging take on the traditional tenement form is enlivened by an unusually ornate façade. The ground floor was originally used as a shop, then operated as Fountainbridge Post Office between 1881-2 and 1921-2,¹³ as shown on the Ordnance Survey 3rd Edition 1:1056 map of 1894 (see **Figure 96**).

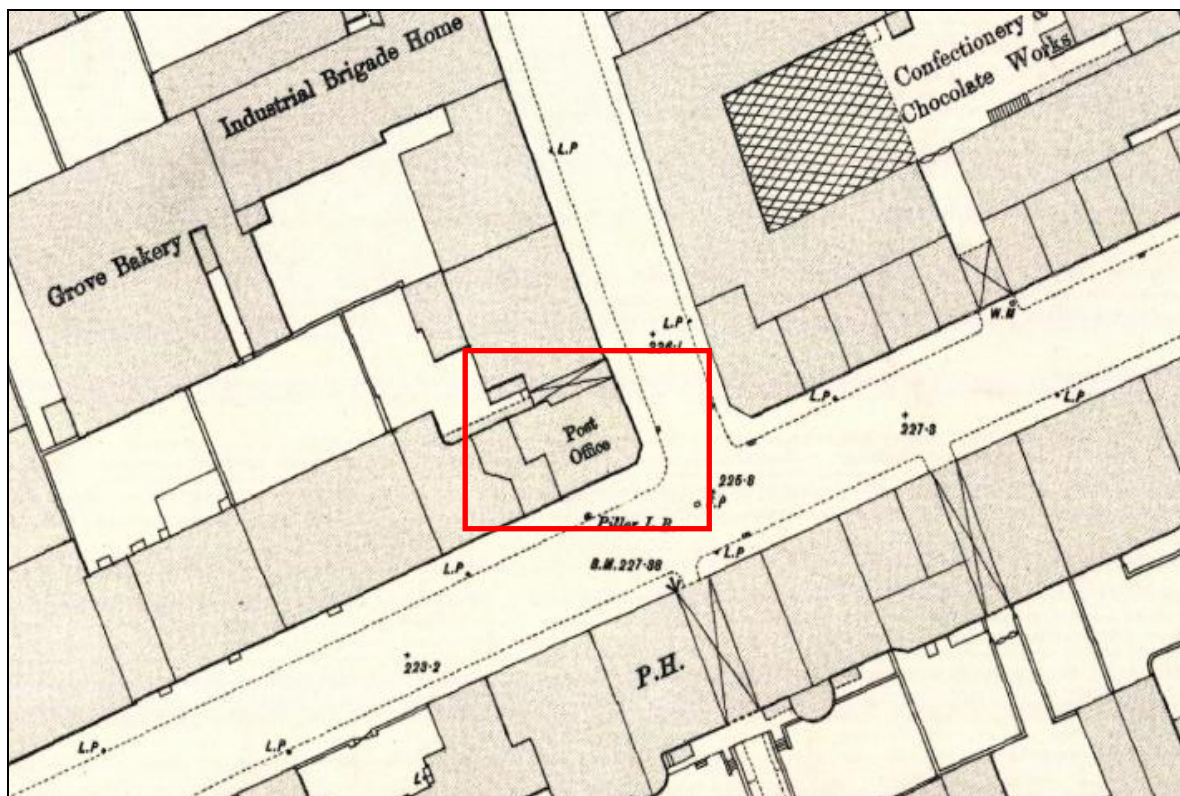


Figure 96: Extract from Ordnance Survey 3rd Edition 1:1056 map, 1894, showing Post Office on corner of Fountainbridge and Grove Street (Reproduced with the permission of the National Library of Scotland)

Pilkington was chosen as architect for a number of tenements on Grove Street over the period 1864-7. It is not clear why he was chosen as architect for these plots, nor why he was working in this area on tenements when he was more well-known for churches and large houses. The Dictionary of Scottish Architects lists

⁹ *The Post Office Annual Directory, 1862-3*, Edinburgh, p 173; *Ibid, 1878-9*, p 89 (D & J Greig); *Ibid, 1879-80*, p 91; *Ibid, 1941-2*, p 194 (John Greig & Sons)

¹⁰ *Ibid, 1864-5*, p 199; *Ibid, 1920-1*, p 448

¹¹ *Ibid, 1874-5*, p 174; *Ibid, 1927-8*, p 461

¹² http://www.scottisharchitects.org.uk/architect_full.php?id=200795 [Accessed 23/08/2017]

¹³ *The Post Office Annual Directory, 1881-2*, Edinburgh., p 328; *Ibid, 1921-2*, p 605

Pilkington as architect for a series of tenements along the west side of Grove Street, from Fountainbridge to Upper Grove Place:¹⁴

- 1864 – 36-46 Grove Street and 2-4 Upper Grove Street [Place]
- 1864 – Block of houses and shops (158-164 Fountainbridge/90-92 Grove Street, see pp 70-3)
- 1864 – Office and tenement for James Gowans (36-46 Grove Street/2-4 Upper Grove Street [Place])
- 1864 – Office and tenement, Grove Street (70-76 Grove Street; 72 Grove Street was an office for James Gowans, though the building was mostly the Industrial Brigade Home for Helping Destitute Lads –see p 84-5)
- c.1866 or c.1867 – Tenements, Grove Street (48-58 and 64-68 Grove Street)

The architecture of these tenements becomes less ornate as you move from Fountainbridge to Upper Grove Place. The original tenements at Nos 40-46 Grove Street, on the corner with Upper Grove Place were replaced c.2000 by a large four-storeyed block of flats built for Dunedin Housing Association.¹⁵ The ochre and orange rendered block is now run by FourSquare as stopover accommodation for young homeless people.¹⁶



Figure 97: View of [158-164 Fountainbridge](#), from south-east, 2014 (DP203640 ©Crown copyright HES)

¹⁴ http://www.scottisharchitects.org.uk/architect_full.php?id=200795 [Accessed 23/08/2017]

¹⁵ <https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=summary&keyVal=9902848FUL> [Accessed 23/08/2017]

¹⁶ <http://www.foursquare.org.uk/our-services/accommodation-and-support/> [Accessed 23/08/2017]



Figure 98: Detail of carved shop windows at 158-164 Fountainbridge, 2014 (DP203634 ©Crown copyright HES)



Figure 99: Detail of carved stonework at 158-164 Fountainbridge, 2014 (DP203634 ©Crown copyright HES)



Figure 100: Detail of carved mullions and corbels at attic level of 158-164 Fountainbridge, 2014 (DP203634 ©Crown copyright HES)

Surprisingly, the second oldest building on this part of the street is the Telephone Exchange at No 116 Fountainbridge. Following the truncation and infilling of the Union Canal to Lochrin Basin in c.1906, this site on the corner of the extended Gardner's Crescent remained empty. After World War II it was used for the construction of the Telephone Exchange, built 1948-52 and designed by architect Stewart Sim (1898-1988).¹⁷ Though clearly modernist in nature, it mimics the flat-faced regularity and four-storeyed height of the nearby tenements.



Figure 101: View of [Telephone Exchange, 116 Fountainbridge](http://portal.historic-scotland.gov.uk/designation/LB44933), from south-east, 2014 (DP203620 ©Crown copyright HES)

¹⁷ <http://portal.historic-scotland.gov.uk/designation/LB44933> [Accessed 23/08/2017]



Figure 102: View of Telephone Exchange, 116 Fountainbridge, from south, 2014 (DP203623 ©Crown copyright HES)

Morrison Street and Gardner's Crescent

In 1722 the newly-formed Society and Fraternity of Gardeners in the Shire of Midlothian took possession of the land which was to become Nos 85-115 Morrison Street and Nos 1-25A Gardner's Crescent. They built a large building called Gardeners' Hall, which was sold on in 1731 at around the time when the Society seems to have been dissolved.¹⁸

¹⁸ Easton, Drew (ed), 1988, *By the Three Great Roads: History of Tollcross, Fountainbridge and West Port Aberdeen*, p 5; <http://triple-point.xooit.com/t2245-The-Free-Gardeners-of-Scotland.htm> [Accessed 23/08/2017]



Figure 103: Extract from James Kirkwood & Sons' 'New Plan of the City of Edinburgh, 1821, showing Gardeners Hall (Reproduced with the permission of the National Library of Scotland)

Having passed through a number of owners, the land and the Hall came into the hands of Edinburgh solicitor William Gardner in 1821. He bought it with the intention of demolishing the Hall and constructing new high-value housing to form a circus. In 1822 he commissioned architects and brothers, Richard (1792-1857) and Robert (c.1796-1851) Dickson to create the crescent, and the eastern half of the development was completed by 1826.¹⁹ The Morrison Street section, named Romilly Place, formed the south side of a short road, while Gardner's Crescent was a new thoroughfare. The buildings were first mapped by John Wood in 1823 (see **Figure 104**). However, Wood, like many mapmakers at the time, made efforts to futureproof his map by showing streets which were still at the planning stage, including the west side of the proposed circus at Gardner's Crescent, and the putative grand Grove Square. Ultimately the western half of the circus was not built as planned or shown on the map.

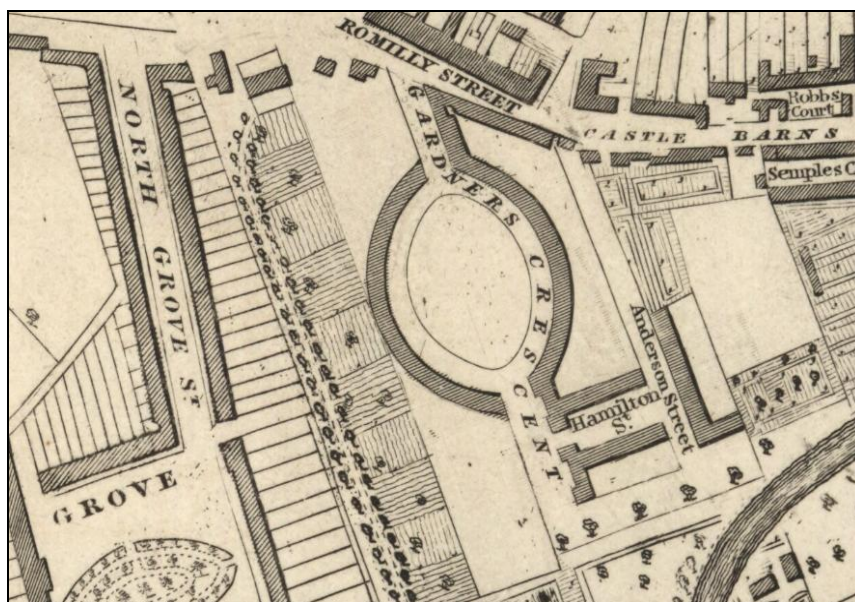


Figure 104: Extract from John Wood's 'Plan of the City of Edinburgh', 1823, showing proposed layout for Gardeners Crescent (Reproduced with the permission of the National Library of Scotland)

Like many developments of the time across Edinburgh and other towns and cities, the scheme owes much to the aesthetics of the New Town, which were fashionable at the time, with a precise, repeated design in a plain yet polished and imposing style. The Morrison Street – Gardner's Crescent scheme was the first major

¹⁹ <http://portal.historic-scotland.gov.uk/designation/LB28797> [Accessed 23/08/2017]

project for the Dickson brothers. The following year, in conjunction with the housing scheme, they built the now-demolished St David's Church at the south end of Gardner's Crescent²⁰ with 'Seats for 1100'.²¹ Until 1922 the Crescent terminated at this point, with no through road to Fountainbridge.



Figure 105: Extract from W H Hunter & C Smith's 'Plan of Edinburgh & Leith', 1828, showing 'Chapel' at south end of Gardners Crescent – the first representation of St David's Church on maps (Reproduced with the permission of the National Library of Scotland)

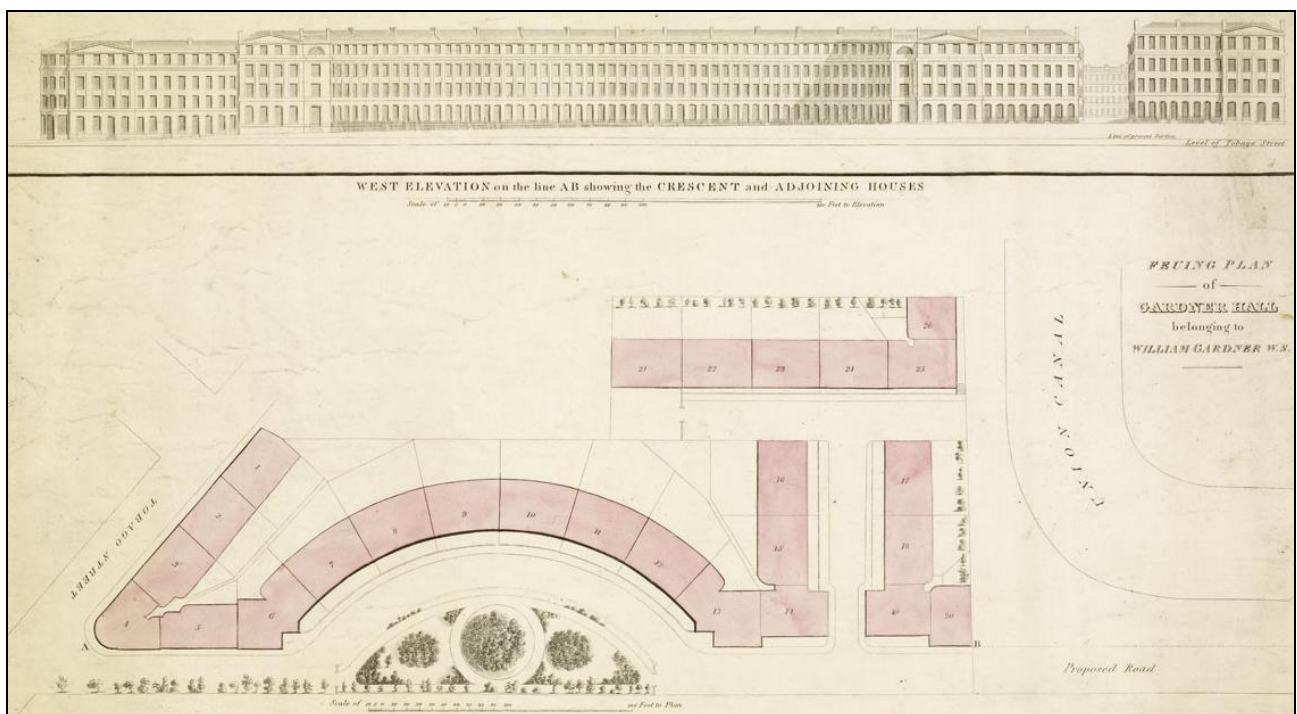


Figure 106: Hand finished engraving of feu plan of crescent and west elevation, c.1822 (copied 2008). Titled: 'FEUING PLAN of GARDNER HALL belonging to WILLIAM GARDNER W.S.'. Printed: 'R & R Dickson Artc' 'W.H.Lizars sculpt'. (DP050219 ©Crown copyright HES)

²⁰ http://www.scottisharchitects.org.uk/building_full.php?id=421562 [Accessed 23/08/2017]

²¹ Ordnance Survey 1st Edition 1:1056 map, 1852 <http://maps.nls.uk/view/74415495> [Accessed 23/08/2017]



Figure 107: Aerial view of [Gardner's Crescent](#), looking east-north-east, with Rosebank Cottages (left) and Rosemount Buildings (right), 2015 (DP221064 ©Crown copyright HES)



Figure 108: View of Gardner's Crescent, from north, 2014 (DP203800 ©Crown copyright HES)

On the opposite side of the street stand two Victorian housing developments. Edinburgh experienced rapid expansion during the first half of the 19th century. While wealthier classes were able to escape to the New Town, working class families found themselves squeezed ever more closely into the tenements of the Old Town. With poor sanitation and overcrowding it was inevitable that public health would deteriorate. Edinburgh suffered cholera epidemics in the early 1830s and then again in 1849 and 1854.²² As medical science came to a better understanding of the causes of disease, pressure grew to address the need to provide good quality housing with proper sanitation for working class families. The ambition was to give each family its own front door to the street, their own garden, and their own (external) toilet.

²² <http://www.edinburghnews.scotsman.com/news/henry-littlejohn-helped-win-cholera-fight-1-3572041> [Accessed 23/08/2017]

As discussed earlier (see p 63), in 1852, the Pilrig Model Dwelling Company built the first 'Colonies' in the east of the city.²³ In 1857 City Architect Sir James Gowans (1821-90)²⁴ decided to extend the experiment in Gardner's Crescent. As a result, Alexander MacGregor (c.1803-68)²⁵ was appointed to design Rosebank Cottages, 18 two-storeyed buildings in three rows, providing 36 dwellings. The scheme made an instant impression and was a major exemplar for the Colonies schemes developed by the Edinburgh Co-operative Building Company Ltd from 1861 onwards.²⁶



Figure 109: View of [1-8 Rosebank Cottages](#), from north-east, 2014 (DP203792 ©Crown copyright HES)



Figure 110: View of [17-24 Rosebank Cottages](#), from north-west, 2014 (DP203788 ©Crown copyright HES)



Figure 111: View of [25-30 Rosebank Cottages](#), from south-west, 2014 (DP203777 ©Crown copyright HES)



Figure 112: View of [35-6 Rosebank Cottages](#), from north-east, 2014 (DP203784 ©Crown copyright HES)

A year later the site to the south was the scene of a second experiment. Rosemount Buildings was built in 1858 by architect William Lambie Moffatt (1807-82).²⁷ Moffatt, a former pupil of William Burn (1789-1870), made his name building poorhouses in Scotland and the north of England.²⁸ Rosemount Buildings were built to provide model industrial housing, comprising 96 flats in a square around a private quadrangle. The site was adjacent to the Rosemount Cabinet Works (opened 1857). They shared an industrial aesthetic with the use of polychrome bricks highlighting certain features on buildings such as window surrounds. The use of brick in construction of residential developments is unusual for Edinburgh, which historically relied on

²³ City of Edinburgh Council, 2014, *Edinburgh Colonies Conservation Area Character Appraisal*, Edinburgh, p 3

²⁴ http://www.scottisharchitects.org.uk/architect_full.php?id=200540 [Accessed 23/08/2017]

²⁵ http://www.scottisharchitects.org.uk/building_full.php?id=101660 [Accessed 23/08/2017]

²⁶ *Ibid*, pp 12-14

²⁷ http://www.scottisharchitects.org.uk/building_full.php?id=212244 [Accessed 23/08/2017]

²⁸ http://www.scottisharchitects.org.uk/architect_full.php?id=200048 [Accessed 23/08/2017]

sandstone for housing, though brick was frequently used for industrial buildings. Rosemount Buildings were extensively modernised in 1980 by Roland Wedgewood Associates. As part of the modernisation, a paint scheme comprising blue, green, yellow and red was implemented for painting of doors and window cills, as well as the walls at entrances and stairwells. Though the industries that employed the residents of Rosebank Cottages and Rosemount Buildings are long gone, these experiments continue to thrive.



Figure 113: View of [Rosemount Buildings](#), from south-west, 2014 (DP203760 ©Crown copyright HES)



Figure 114: View of internal courtyard of Rosemount Buildings, from south-east, showing the palette of paint colours used throughout the scheme, 2014 (DP203762 ©Crown copyright HES)



Figure 115: Detail of internal entrance at Rosemount Buildings, 2014 (DP203770 ©Crown copyright HES)



Figure 116: Detail of internal entrance at Rosemount Buildings, 2014 (DP203771 ©Crown copyright HES)

Grove Street, Upper Grove Place and Brandfield Street

Grove Street was built on the former Grove estate, shown on Robert Kirkwood's map of 1817 (see **Figure 117**) as being owned by 'John Bonar Esqr'. By the time of James Kirkwood & Sons' map of 1821 (**Figure 118**), plans had been made for a major street, 'North Grove Street', running from Jamaica Street (now part of Morrison Street) to Fountainbridge, with a grand square, 'Grove Square', at its heart. Like the planned circus at Gardner's Crescent (see pp 74-6), these plans were not fulfilled in their original form. The impressive Grove Square shown on early 19th century maps was never built, and instead Grove Street continued south to Fountainbridge with Upper Grove Place and Brandfield Street eventually being built, leading west from this thoroughfare.



Figure 117: Extract from Robert Kirkwood's *Plan of the City of Edinburgh and its environs*, 1817, showing 'Grove The Property of John Bonar Esq' (Reproduced with the permission of the National Library of Scotland)

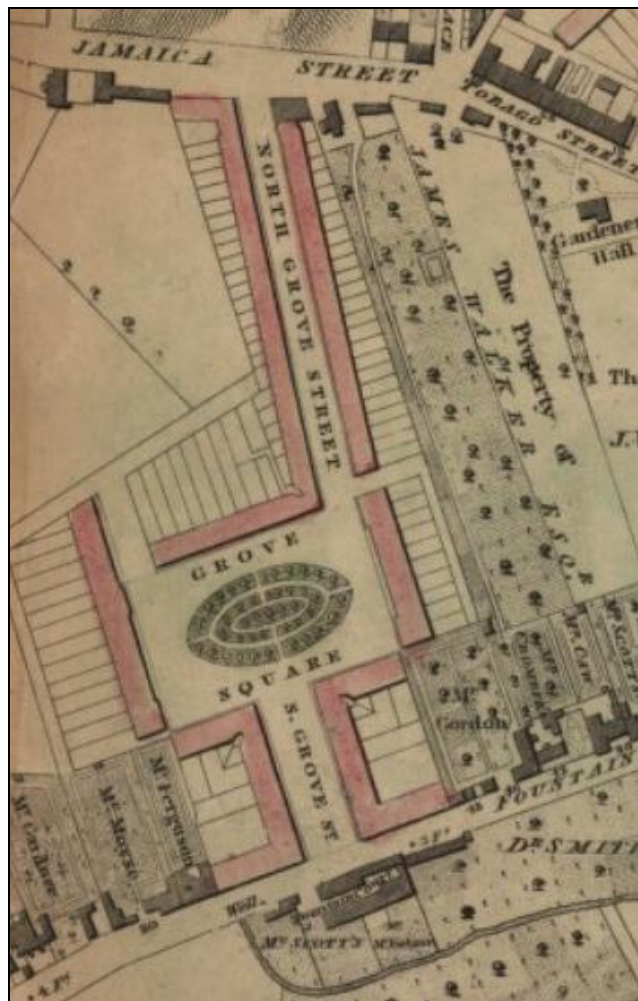


Figure 118: Extract from James Kirkwood & Sons' *'New Plan of the City of Edinburgh'*, 1821, showing planned street layout (Reproduced with the permission of the National Library of Scotland)

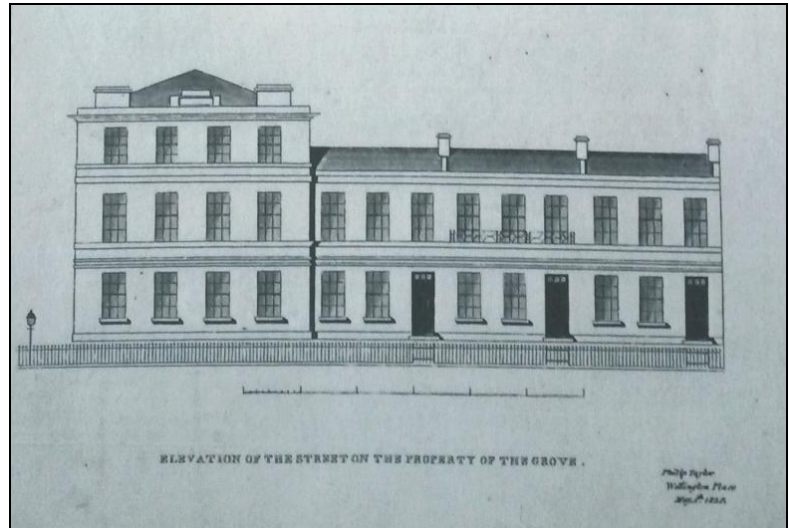
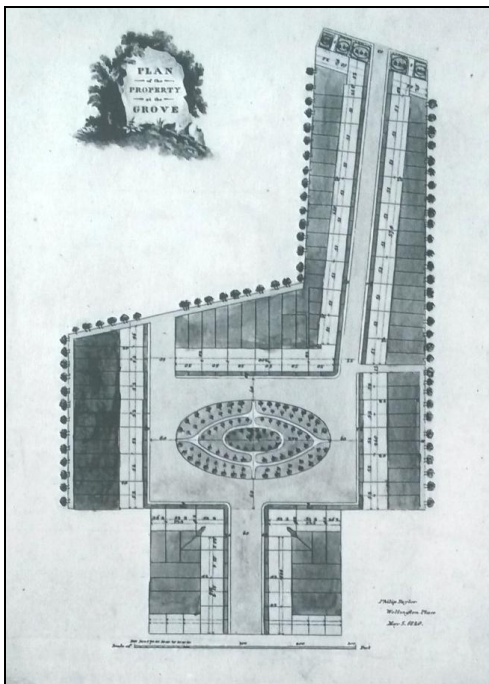


Figure 119: Copy of plan and elevation by Robert J Naismith for [Grove Street and Grove Square](#), 1820 (copied 1993) (B78033P ©Crown copyright HES)

Grove Street, Upper Grove Place and Brandfield Street were largely built up during the third quarter of the 19th century. The following two maps, John Bartholomew's map 'Hislop's new plan of Edinburgh & Leith with suburbs' of 1865 (**Figure 120**) and the Ordnance Survey 2nd Edition 1:1056 map of 1877 (**Figure 121**), illustrate their rapid construction which resulted in a commonality of materials and style.



Figure 120: Extract from John Bartholomew's 'Hislop's New Plan of Edinburgh & Leith with suburbs', 1865, showing the beginnings of Upper Grove Place and Brandfield Street (Reproduced with the permission of the National Library of Scotland)



Figure 121: Extract from Ordnance Survey 2nd Edition 1:1056 map, 1877, showing Upper Grove Place and Brandfield Street complete (Reproduced with the permission of the National Library of Scotland)

Upper Grove Place and the west side of Grove Street have survived largely intact, with nearly all of the buildings depicted on the Ordnance Survey 2nd Edition 1:1056 map of 1877 still standing today. Most of the remaining buildings are four-storeyed sandstone tenements. Brandfield Street was largely developed for industrial use, with the western half being occupied by part of the Fountain Brewery on the south side, and various workshops on the north side. Only the original tenements at Nos 1 to 5 Brandfield Street survive today. The modern (2015) brick-built residential buildings to be found on the east side of Grove Street, in Brandfield Street and at the west end of Upper Grove Place have generally respected the proportions of their traditional neighbours, though often finding room for five floors while retaining the same roof level as the tenements.



Figure 122: Extract from Ordnance Survey 1:2500 Plans NT2472NW/NT2473SW, 1948 (Reproduced with the permission of the National Library of Scotland)



Figure 123: Aerial view showing redevelopment of Upper Grove Place and Brandfield Street (now McEwan Square), 2014 (DP193074 ©Crown copyright HES)

The building currently (2017) known as Brooks Hotel, at Nos 70-76 Grove Street,²⁹ is the only listed building (category C) in Grove Street south of the former Caledonian Railway (now the West Approach Road). It was built in 1864 to designs by the architect Frederick Thomas Pilkington (1832-98) and can be seen as a sister building to the more ornamental Nos 158-164 Fountainbridge (see pp 70-3). Nos 70-76 Grove Street was built as the first Edinburgh Industrial Brigade Home for Helping Destitute Working Lads and functioned as such until 1899. From c.1900 until the 1970s it operated as under the name Grove House, advertising itself as a 'superior lodging-house for working men',³⁰ before being converted into a hotel (the Herald House Hotel). More recently (2013), it was refurbished as the Brooks Hotel.³¹ As mentioned earlier, this whole stretch of Grove Street was designed by Pilkington (see pp 68-9). Pilkington was a friend of fellow architect and planner, James Gowans (1821-90),³² who designed the nearby Rosebank Cottages (see p 78). Gowans appears to have commissioned the work at No 72 Grove Street as his office, alongside the hostel, and other tenements in this stretch of Grove Street are listed against Pilkington's work in the Dictionary of Scottish Architects website.³³



Figure 124: View of [70-76 Grove Street](#), from south-east, 2014 (DP204093 ©Crown copyright HES)

²⁹ <http://portal.historic-scotland.gov.uk/designation/LB44939> [Accessed 23/08/2017]

³⁰ Advertisement, *The Scotsman*, Mar 16, 1907, p 15: 'MANAGER WANTED IMMEDIATELY for GROVE HOUSE, 72 GROVE STREET, EDINBURGH, a superior boarding-house for working men, with 164 beds; salary according to qualifications, with free house and coal. Apply in writing, with copy testimonials, on or before 30th March, to Mr H M D WATSON, C.A., 13 Rutland Square, Edinburgh.'

³¹ <http://www.brooksedinburgh.com/why-choose-brooks/> [Accessed 23/08/2017]

³² http://www.scottisharchitects.org.uk/architect_full.php?id=200540 [Accessed 23/08/2017]

³³ http://www.scottisharchitects.org.uk/architect_full.php?id=200795 [Accessed 23/08/2017]



Figure 125: Detail of second floor windows at 70-76 Grove Street, 2014 (DP204098 ©Crown copyright HES)

The east side of Grove Street south from the bridge has seen substantial renewal. Originally a series of detached tenements and houses, it has seen repeated demolitions and rebuilding in various forms. In particular, the buildings at Nos 71-75 Grove Street have had an interesting history. The original tenement building was demolished to make way for a building known as the New Pavilion Theatre (from February 1897), the Prince of Wales Theatre (from March 1906), and then the Alhambra (late 1906). From October 1908 it was Pringle's Picture Palace, showing only films, before reverting to variety theatre as The Garrick by December 1917. It closed in 1921, following a major fire which led to the demolition of the auditorium. Only the façade was retained. During the late 1940s Martins' Bakery Ltd was built adjoining the frontage, at Nos 69-95 Grove Street.³⁴ The changes to the building's footprint and representation on maps can be seen in **Figures 126, 127, 128** and **129** below. The bakery was taken over as Marco's snooker, pool and leisure centre in the early 1980s, closing in 2009. The façade and leisure centre were demolished c.2012 to make way for a new student residence block, and the leisure centre has reopened in the adjacent building.³⁵



Figure 126: Extract from Ordnance Survey 1st Edition 1:2500 map (Edinburghshire Sheet III.7), 1896, showing site of Nos 71-75 Grove Street (Reproduced with the permission of the National Library of Scotland)

³⁴ Baird, George, 2000, *Places of Entertainment in Edinburgh Part 2: Tollcross, Fountainbridge and Lothian Road*, p 31 (Accessed online via: <http://www.scottishcinemas.org.uk/etcc/ETCC.2.Tollcross.pdf>) [Accessed 23/08/2017]

³⁵ <http://www.edinburghnews.scotsman.com/news/marco-s-pool-hall-cues-up-for-return-1-3569976> [Accessed 23/08/2017]



Figure 127: Extract from Ordnance Survey 2nd Edition 1:2500 map (Edinburghshire Sheet III.7), 1908, showing the New Pavilion Theatre (Reproduced with the permission of the National Library of Scotland)



Figure 128: Extract from Ordnance Survey 3rd Edition 1:2500 map (Edinburghshire Sheet III.7), 1914, showing Pringle's Picture Palace (Reproduced with the permission of the National Library of Scotland)



Figure 129: Extract from Ordnance Survey 4th Edition 1:2500 map (Edinburghshire Sheet III.7), 1948, showing Martins' Bakery (Reproduced with the permission of the National Library of Scotland)



Figure 130: View of [New Pavilion Theatre, 71-75 Grove Street](#), from north-west, 1973 (copied 1999)
(SC411720 ©Crown copyright HES)



Figure 131: View of former theatre façade incorporated into former Marco's Leisure Centre, Grove Street, from west, 2007 (DP024309 ©Crown copyright HES)



Figure 132: View of [Grove Student Residences, 69 Grove Street](#), from north, 2014 (DP203702 ©Crown copyright HES)

3.2.3 SUMMARY

Over time, the overall Fountainbridge area has experienced great change. Amidst this, the North-Eastern Residential Area of Townscape Character has been relatively stable. Most of the buildings which stood there at the start of the 20th century still stand today. The area developed as largely residential in nature, with some industry along the west and south edges. As these industries ultimately closed or moved elsewhere, the sites have now been redeveloped for further residential units.