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

**SOUTH-WESTERN RESIDENTIAL AREA OF TOWNSCAPE CHARACTER
Section 3.3**



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3. Areas of Townscape Character

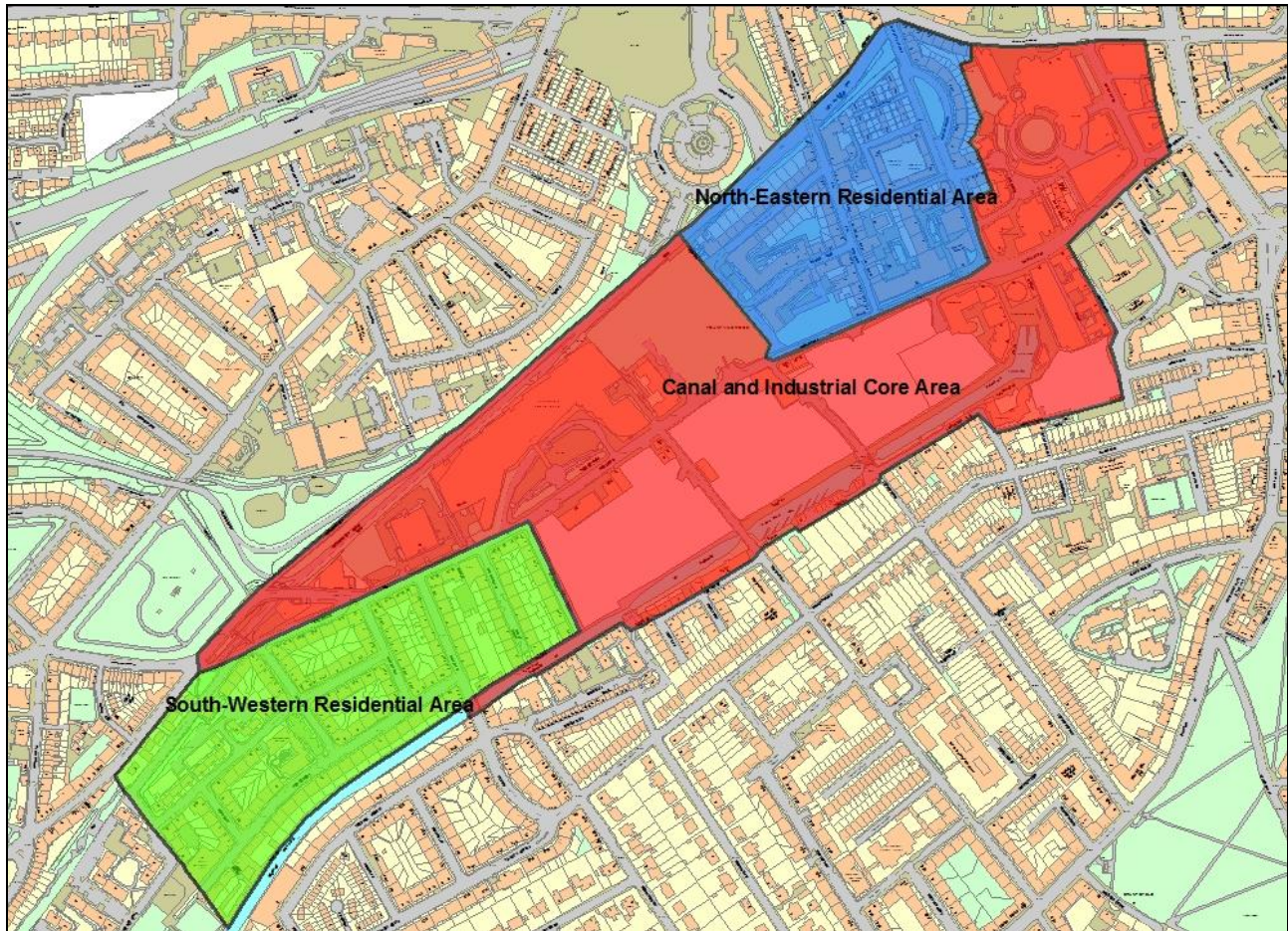


Figure 39: Modern day Fountainbridge and the three character areas identified in this study

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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.

3.3 South-Western Residential Area of Townscape Character

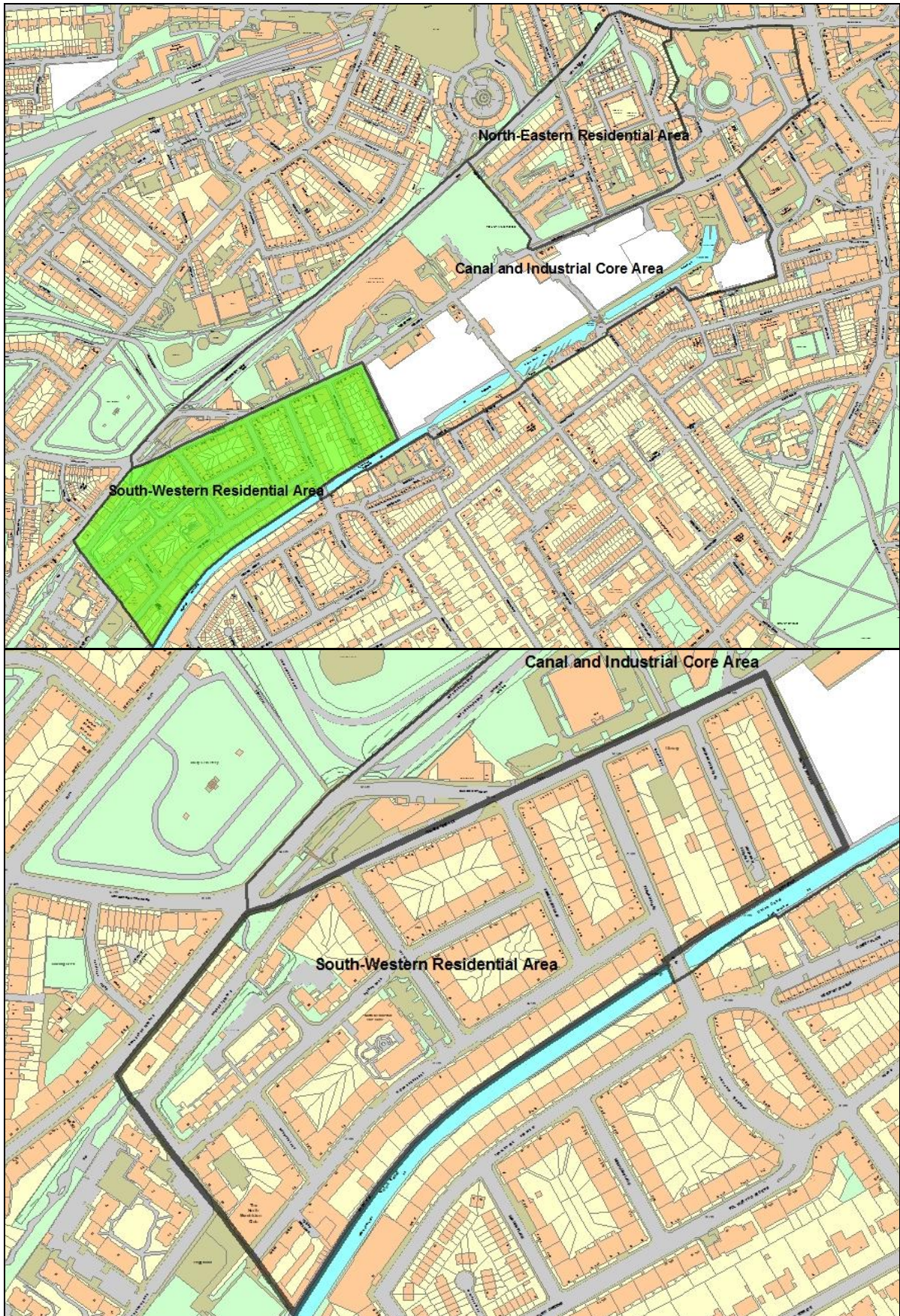


Figure 133: South-Western Residential Area of Townscape Character
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The area we have defined for this study as the South-Western Residential Area of Townscape Character developed fairly late in the area's history, as Edinburgh became more industrialised and spread increasingly westwards from its historic core. The area is bounded on the south by the Union Canal running behind the tenements of Watson Crescent. The eastern boundary runs down Gibson Terrace before following the line of Dundee Street and Terrace along the northern boundary. To the west, the eastern edge of Harrison Park and West Bryson Road form the boundary.

3.3.1 Development History

Map evidence shows this area remained open ground until the mid-19th century. Robert Kirkwood's map of 1817 (see **Figure 134**) shows the large estate of James Walker Esq [of Dalry] (1790-1856) occupying the open ground to the north and south of Fountainbridge. The proposed line of the canal is also shown as the southern boundary of the area.



Figure 134: Extract from Robert Kirkwood's 'Plan of the City of Edinburgh and its environs', 1817, showing lands owned by 'James Walker Esq' (Reproduced with the permission of the National Library of Scotland)

The Ordnance Survey 1st Edition 1:1056 map of 1852 stops around where Yeaman Place subsequently develops (see **Figure 135**). The land to the western edge of this map is still open ground, based around the estates of Dalry House (1 in **Figure 135**), Bainfield (2) and North Merchiston House (3). The Caledonian Railway line of 1848 now forms the northern boundary. John Bartholomew's map of 1865 (see **Figure 136**) covers the area further west, but still shows this part of the survey area as open estate lands.



Figure 135: Extract from Ordnance Survey 1st Edition 1:1056 map, 1852; coverage stops around where Yeaman Place subsequently develops (Reproduced with the permission of the National Library of Scotland)



Figure 136: Extract from John Bartholomew's 'Hislop's New Plan of Edinburgh & Leith with suburbs', 1865 (Reproduced with the permission of the National Library of Scotland)

It is not until the Ordnance Survey 2nd Edition 1:1056 map of 1877 (see **Figure 137**) that we see development of plots stretching to the south-west of Fountainbridge. This shows Gibson Terrace and Murdoch Terrace as the eastern boundary of the area, with Bainfield House surviving on the western side of Gibson Terrace. In stark contrast, the eastern side of Gibson Terrace continues the spread of industry lining the canal, with an iron and wireworks, and Caledonian Engine Works. Murdoch Terrace has already begun to be developed as a line of tenements at this stage. Land to the west is still undeveloped. The establishment of various industries on the western edge of Edinburgh meant a growing demand for housing for the working population coming to the city. Individuals and institutions or trusts with large estates across

the city were selling off land for this housing. In Fountainbridge, the land which was developed for both industry and housing was previously owned by James Walker Esq and Trades Maiden Hospital (see **Figure 134**), with trustees for both estates selling the land for feuing during the second half of the 19th century.



Figure 137: Extract from Ordnance Survey 2nd Edition 1:1056 map, 1877 (Reproduced with the permission of the National Library of Scotland)

As map evidence demonstrates, over the next 25 years or so the former North Merchiston estate becomes a focus for tenement building. John Bartholomew's 1882 map shows the streets of the area laid out, and the block bounded by Dundee Terrace, Fowler Terrace, Bryson Road and Tay Street shown as wholly complete (see **Figure 138**). Fowler Terrace is shown as complete apart from a block on the south-western corner with Watson Crescent.

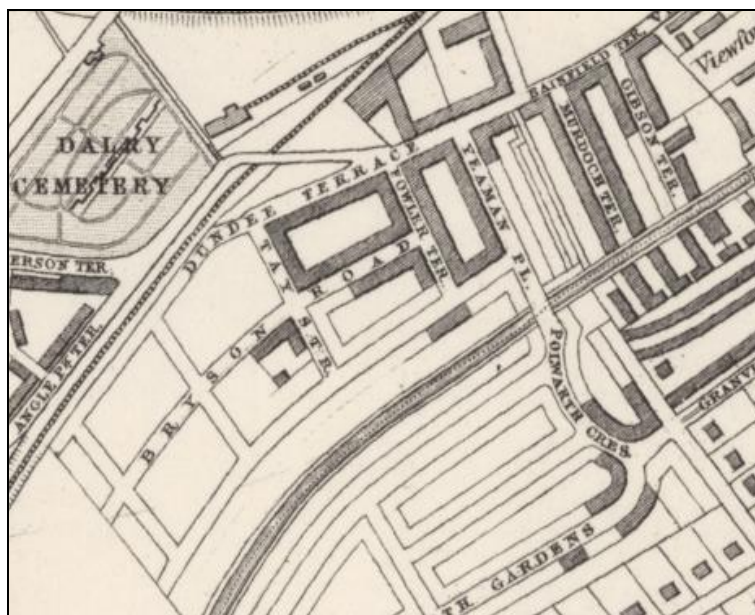


Figure 138: Extract from John Bartholomew's 'Plan of Edinburgh and Leith with Suburbs', 1882, showing the planned layout of streets to be developed during last quarter of 19th century (Reproduced with the permission of the National Library of Scotland)

The block on the south-western corner of Bryson Road and Tay Street is occupied by the area's Board School on John Bartholomew's updated map of 1891 (see **Figure 139**). Though the developed plot is not noted as 'school' on the 1882 map (**Figure 138**), the school was in fact built in 1882 to designs by Edinburgh School Board Architect, Robert Wilson (1834-1901).¹ While this plot was in fact complete as shown, it appears that some of the plots shown on the 1882 map might only be 'proposed' development rather than actual, as the two blocks shown as complete on the earlier map have open plots marked on the more detailed 1891 version seen in **Figure 139**. This is another example of mapmakers trying to futureproof their maps by showing proposed developments.

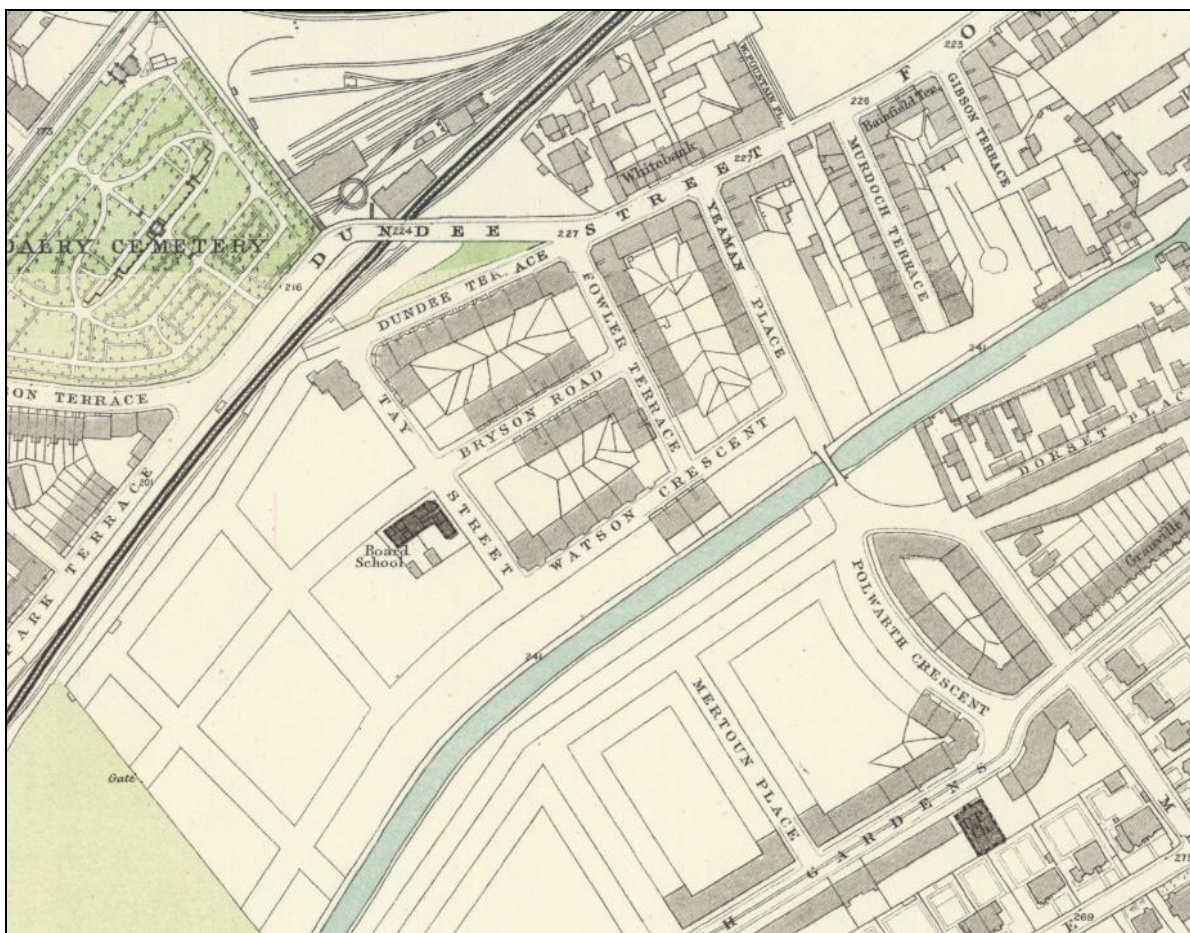


Figure 139: Extract from John Bartholomew's 'Plan of the City of Edinburgh with Leith and Suburbs', 1891 (Reproduced with the permission of the National Library of Scotland)

The Ordnance Survey 3rd Edition 1:1056 map of 1894 shows a range of industrial premises occupying land adjacent to the railway between Dundee Terrace and Bryson Road (**1** on map in **Figure 140**). These include a range of builders' yards, railway and public works contractors, and stone yards. Watson Crescent ends at the junction with Tay Street on this map, while it is shown as continuing to its present day extent on the earlier Bartholomew 1891 map (**Figure 139**). On the western boundary of the survey area, at the south-western extent of what became Watson Crescent, is a laundry, another service for the expanding residential population (**2**). This laundry was operating as North Merchiston Steam Laundry from c.1886, though is listed under Bryson Road in Post Office Directories between 1886 until 1902, being run by Mrs McLeery (or McCleery), Cramond's and Dickson's over its lifetime. From the directory for 1902-3, the laundry is listed under Watson Crescent, but disappears from the directories after the 1905-6 volume.² There are also two curling ponds on the northern bank of the canal (**3**), which first appear on the Ordnance Survey 2nd Edition 1:1056 map of 1877, having been developed from a natural pond marked on this site as

¹ http://www.scottisharchitects.org.uk/architect_full.php?id=200308 [Accessed 23/08/2017]

² *The Post Office Annual Directory, 1886-7*, Edinburgh, p 205; *Ibid, 1901-2*, p 91 (Bryson Road); *Ibid, 1902-3*, p 95; *Ibid, 1905-6*, p 96 (Watson Crescent)

early as Robert Kirkwood's map of 1817. This pond was used by Merchiston Curling Club, which was founded in 1809, and the club developed the two artificial ponds during the 1850s to cope with a huge increase in members.³ The natural pond is still shown on John Bartholomew's map of 1865 however. Subsequent map evidence shows the ponds are filled in and built over by 1909.⁴ It is interesting to note that, on the Ordnance Survey 3rd Edition 1:1056 map of 1894, seen in **Figure 140**, Watson Crescent is shown ending to the east of the curling ponds, despite having been shown extending all the way to its present extent in several earlier maps, including John Bartholomew's maps of 1882 (**Figure 138**), 1888 and 1891 (**Figure 139**).

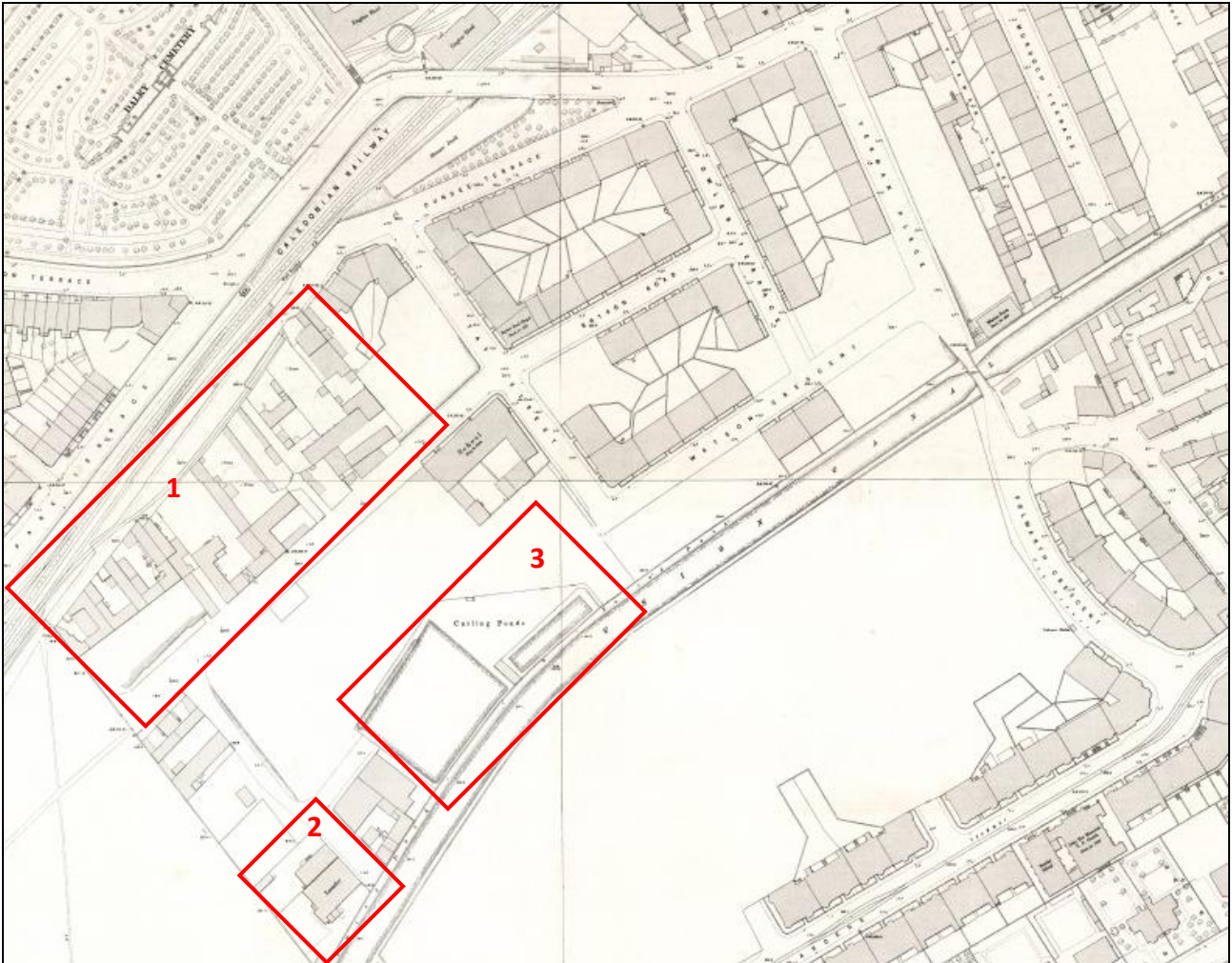


Figure 140: Extract from Ordnance Survey 3rd Edition 1:1056 map, 1894 (Reproduced with the permission of the National Library of Scotland)

³ <http://network.royalcaledoniancurlingclub.org/merchiston/> [Accessed 23/08/2017]

⁴ Ordnance Survey 2nd Edition 1:10 560 map (Edinburghshire Sheet III.SE), 1909 (Accessed online via: <http://maps.nls.uk/view/75512909>) [Accessed 23/08/2017]

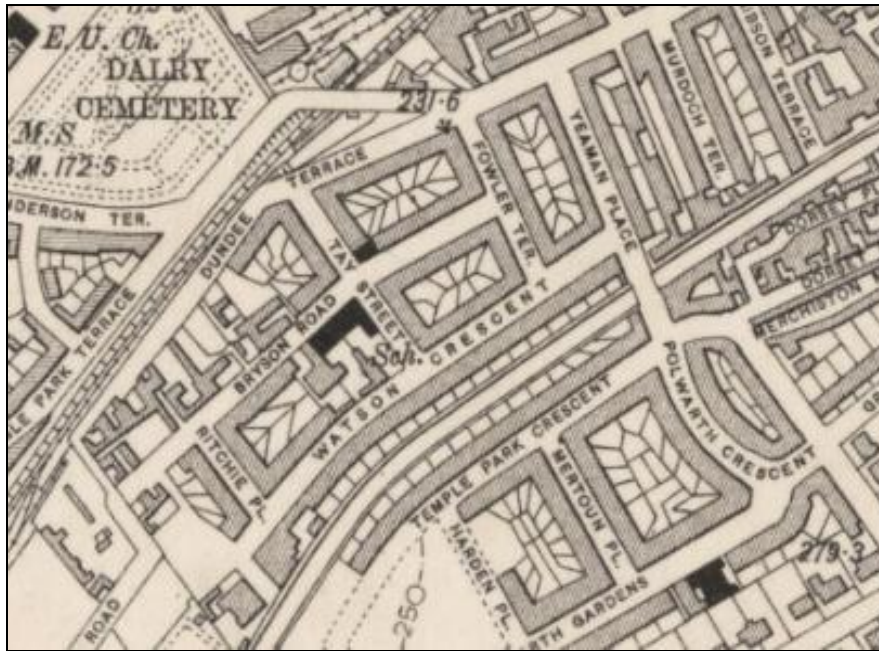


Figure 141: Extract from Ordnance Survey 2nd Edition 1:10 560 map (Edinburghshire Sheet III.SE), 1909
(Reproduced with the permission of the National Library of Scotland)

As the Ordnance Survey 1:10 560 map of 1909 (see **Figure 141**) shows, development of the former estate to the north of the canal was effectively complete by this date, with all streets now named, including Ritchie Place running between Bryson Road and Watson Crescent. Further building continued to infill the area to the south of the canal, forming Temple Park Crescent, Polwarth Gardens and Crescent.

From map evidence, it is clear that the area was effectively developed as primarily residential from the outset. Any industrial premises to the western edge were subsequently replaced with further residential development during the 20th century as the nature of industry changed and demand for housing increased. A range of amenities were also established, with commercial and retail premises on the ground floor of many tenements on the main thoroughfares and the corners of Dundee Terrace and Yeaman Place. A branch library built on the corner of Murdoch Terrace and Dundee Street, is marked on John Bartholomew's maps of 1907 and 1917, but noted as 'Nelson Hall' on W & AK Johnston's 1910 'Post Office Plan of Edinburgh, Leith and Portobello, with suburbs' (see discussion later, pp 97-9). Along with the Board School of 1882, a mission hall or church was built on Yeaman Place beside the canal, and a public wash house was erected at the southern end of Murdoch Terrace, also adjacent to the canal, in addition to the laundry at the west end of Watson Crescent noted earlier.



Figure 142: Extract from Ordnance Survey 1:1250 map Plan NT2372SE, 1948 (Reproduced with the permission of the National Library of Scotland)

As the map in **Figure 142** shows, by the mid-20th century, the western half of the area saw further residential development along Watson Crescent, as well as a small footwear factory and a printing works at the western end of the street. Opposite these, a range of halls were built as a place for the local community to meet and socialise. When the railway line was replaced by the West Approach Road in 1974, the industrial units at the west end of Dundee Terrace eventually fell out of use, and land on the north-western side of Dundee Terrace was filled by plain concrete block-built, two-storeyed sheltered housing built in 1982, and on the south-eastern side of Dundee Terrace and into Bryson Road by blocks of red brick-built flats dating from 1985 (see p 103).

3.3.2 Street Gazetteer

Gibson Terrace/Murdoch Terrace

As Edinburgh began to spread westwards, Gibson Terrace was developed c.1870 by, and named after, Thomas Gibson (n.d.), the last owner of Bainfield House,⁵ who established Gibson & Tait's Bainfield Iron and Wire Works in the south-eastern portion of the grounds c.1868 (see p 49).⁶ The entrance to the street from Fountainbridge was flanked by Bainfield Terrace to the west and Bainfield Place to the east. Adjacent to the Iron and Wire Works is Walker & King's Caledonian Engine Works, established c.1874.⁷ Murdoch Terrace was also developed in the 1870s on land to the west of Bainfield House (see **Figure 143**). By the time of the Ordnance Survey 3rd Edition 1:1056 map of 1893, Murdoch Terrace was complete. Bainfield

⁵ Harris, Stuart, 1996, *The Place Names of Edinburgh*, Edinburgh, p 73

⁶ *The Post Office Annual Directory, 1868-9*, Edinburgh, p 72

⁷ *Ibid*, 1874-5, p 211

House, isolated in the backlands of the surrounding tenements, was demolished by 1905, and the rest of Gibson Terrace subsequently developed on the estate lands.

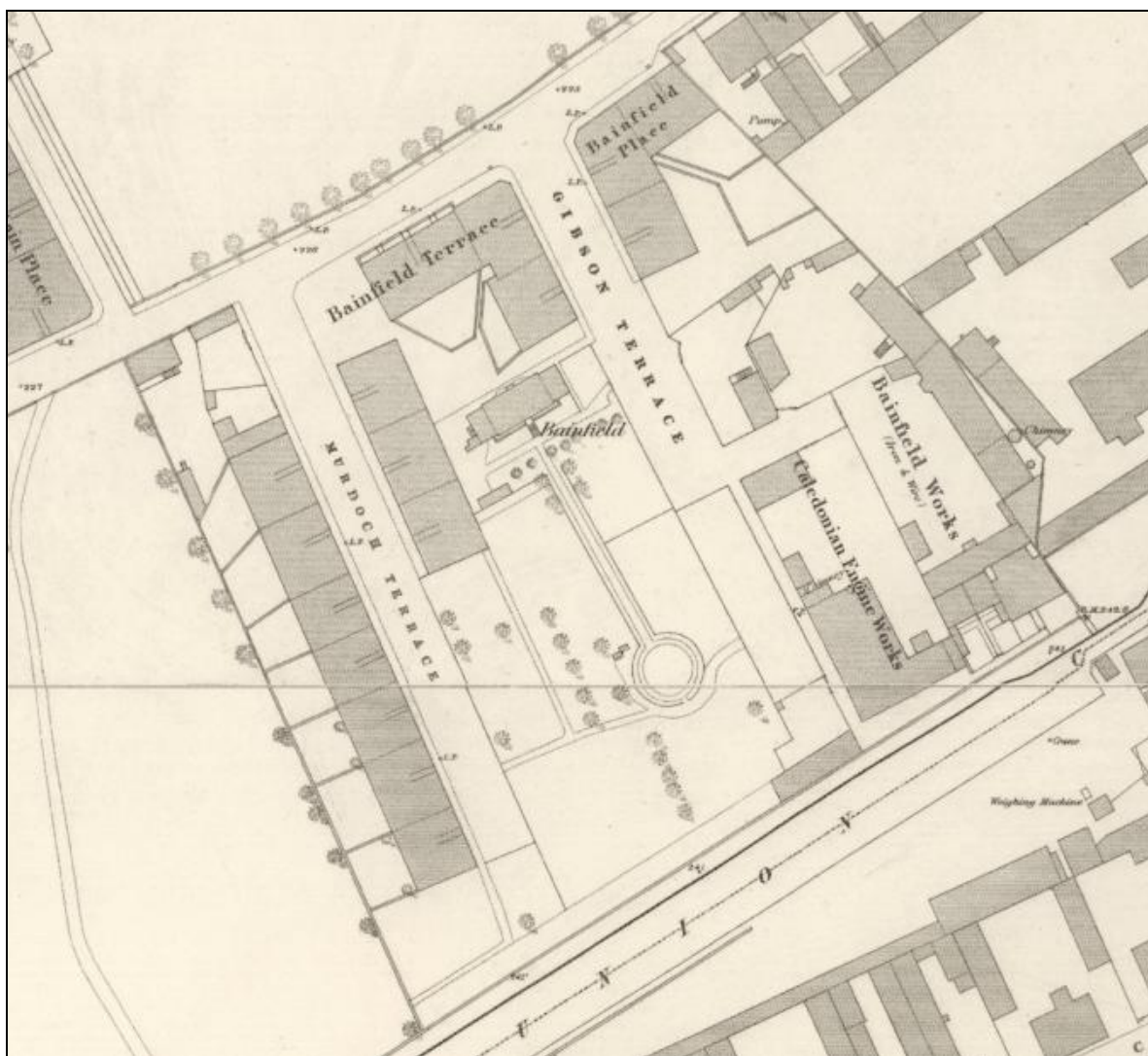


Figure 143: Extract from Ordnance Survey 2nd Edition 1:1056 map, 1877, showing newly developed Gibson Terrace and Murdoch Terrace (Reproduced with the permission of the National Library of Scotland)

Fountainbridge Public Library stands on the corner of Murdoch Terrace and Dundee Street. A library stood on this site since 1897, when a hall and working men's library, designed in 1893 by Henry Ramsay Taylor (1863/4-1922), opened as the West Branch Library.⁸ ⁹ It was built using a bequest from the publisher Thomas Nelson (1822-92), who had left £50,000 to be used to provide four such halls/libraries across Edinburgh: Dundee Street; Hamilton Place (Stockbridge); McDonald Road (Bellevue); and Spittalfield Crescent (St Leonards).¹⁰ These halls and libraries transferred from the trustees of the Nelson bequest to Edinburgh Town Council in 1935.¹¹

⁸ <https://talesofonecity.wordpress.com/2015/03/05/the-story-of-fountainbridge-library/> [Accessed 23/08/2017]

⁹ http://www.scottisharchitects.org.uk/building_full.php?id=214284 [Accessed 23/08/2017]

¹⁰ <https://talesofonecity.wordpress.com/2015/06/01/the-story-of-edinburgh-libraries-part-1-of-3/> [Accessed 23/08/2017]

¹¹ <http://www.capitalcollections.org.uk/index.php?a=ViewItem&i=35070&WINID=146521223322> [Accessed 23/08/2017]

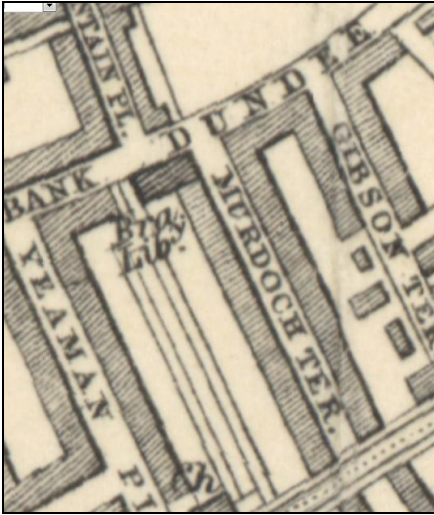


Figure 144: Extract from John Bartholomew's 'Plan of Edinburgh and Leith with Suburbs', 1907, showing Branch Library on corner of Murdoch Terrace (Reproduced with the permission of the National Library of Scotland)



Figure 145: Extract from W & AK Johnston's 'Post Office Plan of Edinburgh, Leith and Portobello', 1910, showing Nelson Hall on corner of Murdoch Terrace (Reproduced with the permission of the National Library of Scotland)

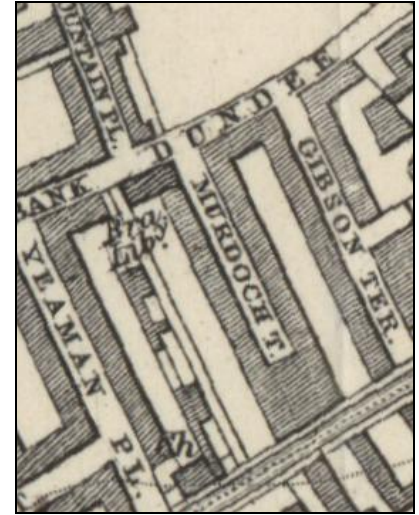


Figure 146: Extract from John Bartholomew's 'Post Office Plan of Edinburgh, Leith and Portobello', 1917, showing branch library on corner of Murdoch Terrace (Reproduced with the permission of the National Library of Scotland)

The original library was replaced in 1937-40 with the current building, designed by John Alexander William Grant (1885-1959)¹². Built in an Art Deco style using yellow sandstone encasing a steel frame, it has a full-height three-bayed canted stair tower, incorporating the main entrance, on the corner of Murdoch Terrace and Dundee Street. A carved panel above the entrance doorway, designed by sculptor Charles d'Orville Pilkington Jackson (1887-1973),¹³ displays a fountain under a bridge. The elevations to both Murdoch Terrace and Dundee Street contain full-height, small-paned, bronze-plated, steel-framed windows, with decorative cast-iron panels at first floor level. These comprise Charles Rennie Mackintosh-style decoration in the outer panels with a central panel showing a scene representing a man, woman and child browsing in a library.¹⁴ The panels were restored and painted in late 2016, just after the HES photographic survey was carried out to support this report.

¹² http://www.scottisharchitects.org.uk/architect_full.php?id=201392 [Accessed 23/08/2017]

¹³ National Library of Scotland, 2013, *Inventory Acc.7445: Papers of the late Charles D'Orville Pilkington Jackson Esq, ARSA, FRBS, FRSA*, Edinburgh, p 15 (Listed under Box 16, File No 431, 1938 'Dundee Street Library, Fountainbridge, Edinburgh'. Accessed online via: <http://www.nls.uk/catalogues/online/cnmi/inventories/acc7445.pdf>) [Accessed 23/08/2017]

¹⁴ <http://portal.historic-scotland.gov.uk/designation/LB30322> [Accessed 23/08/2017]



Figure 147: View of [Fountainbridge Public Library](#) on corner of Murdoch Terrace (left) and Dundee Street (right), from north-east, 2014 (DP203021 ©Crown copyright HES)



Figure 148: Detail of painted bronze-plated cast-iron panels on Dundee Street elevation of Fountainbridge Public Library, 2017 (DP260083 ©Crown copyright HES)

Murdoch Terrace and the western side of Gibson Terrace still comprise the original four-storeyed tenements built in the 1870s and 1890s. These tenements are plain, with no decorative features. The earlier tenements were built from yellow sandstone, while the later ones used red sandstone.



Figure 149: View of western side of [Gibson Terrace](#), from north, showing 1870s tenements to the right, 2014 (DP203159 ©Crown copyright HES)



Figure 150: View of western side of [Gibson Terrace](#), from south-east, showing 1890s tenements to the left, 2014 (DP203162 ©Crown copyright HES)

The eastern side of Gibson Terrace lies within the Canal and Industrial Core Area of Townscape Character – see **Section 3.1** (pp 34-59) for details of its historical development.

Dundee Terrace

Dundee Terrace developed from 1879, being named for the city of Dundee. Several of the trustees of a major property development company in Edinburgh, the General Property Investment Company, came from Dundee, and the GPIC was heavily involved in developing the former North Merchiston estate following its incorporation in 1876.¹⁵ In 1885, the western portion of Fountainbridge was renamed Dundee Street, and Dalry Park Place (further east on the north side of Fountainbridge) was renamed Dundee Place.¹⁶

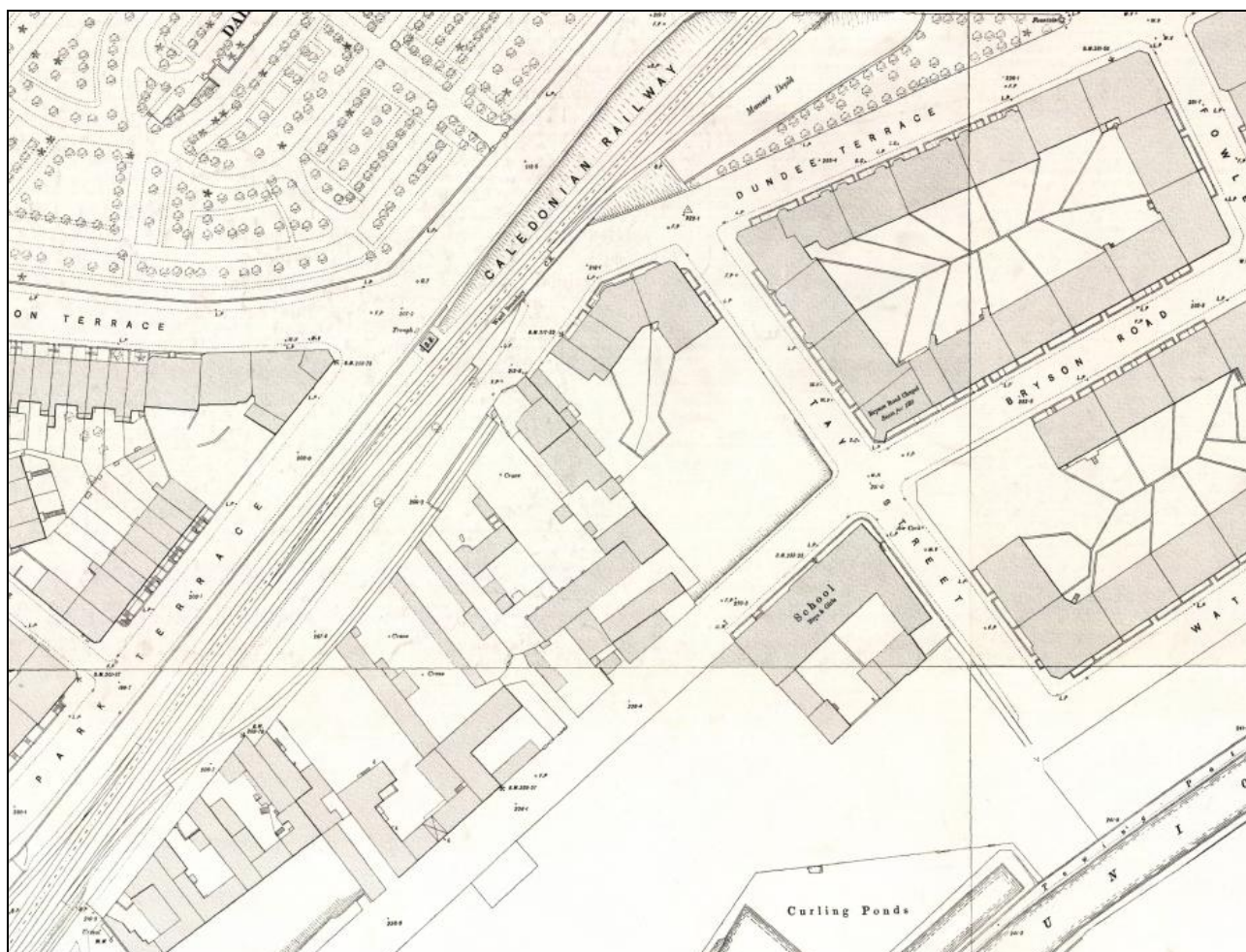


Figure 151: Extract from Ordnance Survey 3rd Edition 1:1056 map, 1894, showing layout of industrial premises on Dundee Terrace (Reproduced with the permission of the National Library of Scotland)

Much of Dundee Terrace developed as a pocket of industry on the western edge of the area, because of its proximity to the railway line. From the mid-1880s, the Post Office Directories list a range of builders' yards/premises,¹⁷ multiple instances of dairies or dairymen (ultimately the large Edinburgh & Dumfriesshire Dairy was established in West Bryson Road (just outwith the western boundary of the survey area), appearing on the Ordnance Survey 4th Edition 1:2500 map of 1931), as well as premises for James Young & Sons, railway and public works contractors, and Hutchison & Co, representatives for Craigpark whinstone

¹⁵ Rodger, Richard, 2001, *The Transformation of Edinburgh: Land, property and trust in the nineteenth century*, Cambridge, p 221

¹⁶ Harris, Stuart, 1996, *The Place Names of Edinburgh*, p 249

¹⁷ *The Post Office Annual Directory, 1895-6*, Edinburgh, p 83; *Ibid, 1906-7*, p 99 (Donaldson & Skene); *Ibid, 1889-90*, p 229; *Ibid, 1898-9*, p 271 (John Petrie & Co); *Ibid, 1887-8*, p256; *Ibid, 1892-3*, p 277 (Peter Sinclair & Son); *Ibid, 1898-9*, p 381; *Ibid, 1905-6*, p 422 (Wright & Davie)

quarries, Ratho.¹⁸ Most of these are in fact listed under Bryson Road, as the premises had their main entrances from the south, and Dundee Terrace is not named as far as this section until 1906.¹⁹

Tenements were built to the eastern end of the street from the 1880s, with the block from Fowler Terrace to Tay Street comprising larger flats, with full-height bay windows throughout the north-facing block. The section from Tay Street westwards returns to properties without any ornamentation. These properties are in keeping with the vast number of tenements which sprang up across Edinburgh at this time, in terms of their size, design, quality, layout and stone used, many of which were built by the same developers/builders.



Figure 152: View of bay-windowed section of tenements on [Dundee Terrace](#), from north-east, 2016 (DP232776 ©Copyright HES)

¹⁸ *The Post Office Annual Directory, 1891-2*, Edinburgh, p 331; *Ibid, 1899-1900*, p 340 (James Young & Sons); *Ibid, 1894-5*, p 148; *Ibid, 1899-1900*, p 165 (Hutchison & Co)

¹⁹ Ordnance Survey 1:10 560 map of 1909, Edinburghshire Sheet III.SE <http://maps.nls.uk/view/75512909> [Accessed 23/08/2017]



Figure 153: View of some of plain-fronted tenements on Dundee Terrace, from west, 2016 (DP232777 ©Copyright HES)

The western edge of the area is composed of flatted residential developments dating from the 1980s. On the south side is a red brick four-storeyed block, built in 1985 by Barratt,²⁰ which contrasts in scale, height and materials with the adjacent yellow sandstone tenements. This forms the northernmost block of a development occupying the western half of Bryson Road. On the north side of Dundee Terrace (sitting on the former Caledonian Railway line), the contrast is even greater, with a more suburban style of stark concrete block-clad, two-storeyed blocks of amenity housing for older people, built in 1982 for Castle Rock Housing Association.²¹



Figure 154: View of red brick development at west end of Dundee Terrace, from south-west, 2016 (DP232779 ©Copyright HES)

²⁰ <https://beta.companieshouse.gov.uk/company/SC063254/charges> [Accessed 23/08/2017]

²¹ <http://www.housingcare.org/housing-care/facility-info-5501-dundee-terrace-fountainbridge-scotland.aspx> [Accessed 23/08/2017]



Figure 155: View of two-storeyed blocks at west end of Dundee Terrace, from south, 2016 (DP232778 ©Copyright HES)

Yeaman Place/Lane/Terrace

Yeaman Terrace was developed from 1879 as a main thoroughfare over the Union Canal linking Fountainbridge in the north and the emerging suburb of Polwarth to the south. Renamed Yeaman Place in 1881, with Yeaman Lane running parallel to the east opened up in 1887, it was either named after Alexander Yeaman, lawyer, who owned ground here,²² or for James Yeaman (1816-86), one of the trustees of the General Property Investment Company (GPIC), and MP for Dundee 1873-80.^{23 24}



Figure 156: Extract from Ordnance Survey 3rd Edition 1:1056 map, 1894, showing Yeaman Place and Yeaman Lane partially developed (Reproduced with the permission of the National Library of Scotland)

²² Harris, Stuart, 1996, *The Place Names of Edinburgh*, Edinburgh, p 647

²³ Rodger, Richard, 2001, *The Transformation of Edinburgh: Land, property and trust in the nineteenth century*, Cambridge, p 221

²⁴ <http://hansard.millbanksystems.com/people/mr-james-yeaman/> [Accessed 23/08/2017]

Yeaman Place comprises plain, four-storeyed tenements, mostly with 16 or eight smaller flats in a block, in a similar style to those found along much of Watson Crescent, Fowler Terrace and Tay Street (see pp 108-16 and 120-25). Some of the tenements had commercial/retail units on the ground floor when they were built, especially those on corner plots. The original tenements at Nos 10-16 on the west side of Yeaman Place were demolished and replaced by a five-storeyed concrete block-clad flatted development dating from c.1985. It is not clear why these tenements were replaced, but the block was built by Taylor Woodrow Construction to designs by architects Reiach and Hall for Fountainbridge Housing Association (later Dunedin Canmore Housing Association).²⁵ ²⁶ Comprising 26 flats, the pseudo-tenement has a plain façade apart from iron balconettes at the top floors, and curved plain pilasters projecting at the entrances.



Figure 157: View of corner block at 2 Watson Crescent (left) and [30 Yeaman Place](#) (right), from south-east, 2014 (DP199635 ©Crown copyright HES)

²⁵ http://www.heraldscotland.com/news/11971614.Nothing_to_choose_between_excellence_of_housing_design/ [Accessed 23/08/2017]

²⁶ <https://www.barbourproductsearch.info/yeaman-place-edinburgh-news012202.html> [Accessed 23/08/2017]



Figure 158: View of 10-16 Yeaman Place, from south-east, 2017 (DP260086 © HES)

As part of the construction of Walker Bridge over the Union Canal in 1896 by engineer and City Surveyor David Crawford Proudfoot (1838-1909),^{27 28} single-storeyed crenellated commercial units were built at the north-western and south-western corners of the bridge. Both are still in use as commercial premises, although the south-western unit has been altered to add a second floor, with a mansard slated roof (see **Figure 160**).



Figure 159: View of crenellated single-storeyed block at [36-38 Yeaman Place](#) on north-western corner of Walker Bridge over Union Canal, from south-east, 2014 (DP202867 ©Crown copyright HES)

²⁷ <http://wc.rootsweb.ancestry.com/cgi-bin/igm.cgi?op=GET&db=jkfh101&id=172> [Accessed 23/08/2017]

²⁸ <http://www.rootschat.com/forum/index.php?topic=430141.0> [Accessed 23/08/2017]



Figure 160: View of altered block at 43-45 Polwarth Crescent on south-western corner of [Walker Bridge](#) over Union Canal, from north-east, 2014 (DP202997 ©Crown copyright HES)

The site to the north-east of Walker Bridge was first occupied (prior to Walker Bridge being constructed) by a United Presbyterian Church established in the early 1880s. The church was recorded in Post Office Directories from 1884-5 to 1888-9,²⁹ but is not referred to in Directories between 1889-90 and 1901-2. From the 1902-3 to the 1907-8 editions, the Merchiston Branch of the Railway Mission was listed on Yeaman Place.³⁰ Map evidence supports the documentary sources, with W & AK Johnston's map of 1888 showing 'UP Ch[urch]' on Yeaman Place (see **Figure 161**), while John Bartholomew's map of 1891-2 simply has 'Ch[urch]' marked (**Figure 162**). The Ordnance Survey 3rd Edition 1:1056 map of 1893 shows a 'Mission Room' on the site (**Figure 163**), which suggests it was a Mission of some form earlier than was noted in Post Office Directories. The Railway Mission moved premises c.1908, being listed in the Post Office Directory of 1908-9 at West Bryson Road,³¹ and shown on the new site on John Batholomew's map of 1907, when the original site is still noted as a church (**Figure 164**).

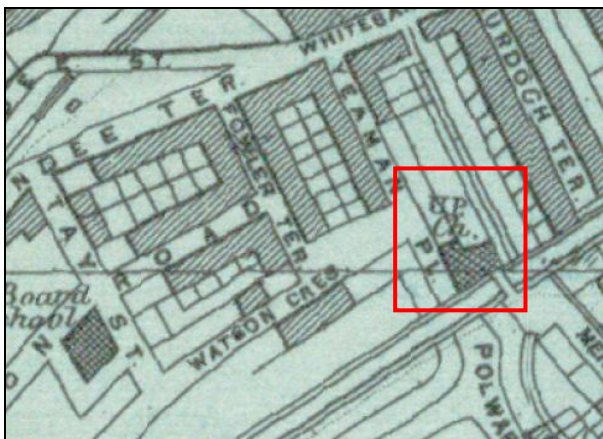


Figure 161: Extract from W & AK Johnston's 'Plan of Edinburgh, Leith, Portobello and environs', 1888, showing 'UP Ch[urch]' on Yeaman Place (Reproduced with permission of National Library of Scotland)

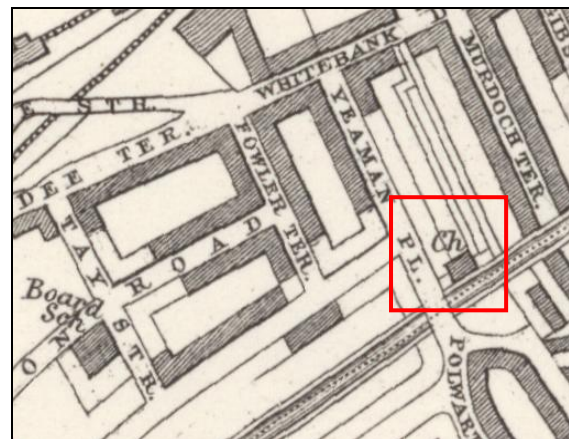


Figure 162: Extract from John Bartholomew's 'Plan of Edinburgh and Leith with Suburbs', 1891-2, showing 'Ch[urch]' on Yeaman Place (Reproduced with permission of National Library of Scotland)

²⁹ *The Post Office Annual Directory, 1884-5*, Edinburgh, p 557; *Ibid*, 1888-9, p 618

³⁰ *Ibid*, 1902-3, p 825; *Ibid*, 1907-8, p 869

³¹ *Ibid*, 1908-9, p 879



Figure 163: Extract from OS 3rd Edition 1:1056 map, 1893, showing detail of 'Mission Room' on Yeaman Place (Reproduced with permission of the National Library of Scotland)

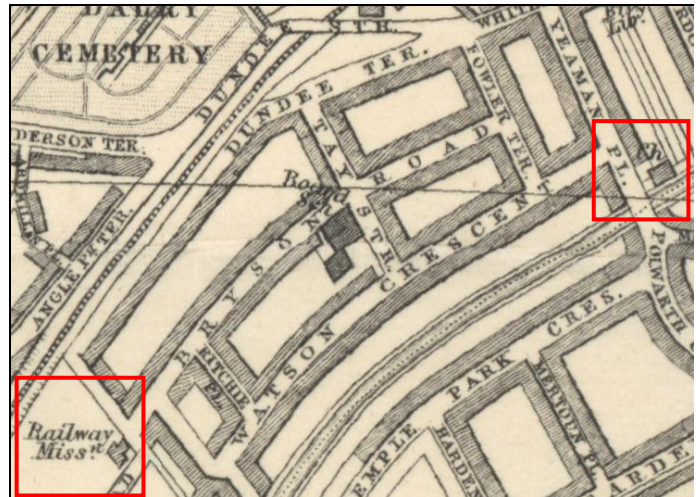


Figure 164: Extract from John Bartholomew's 'Plan of Edinburgh and Leith with Suburbs', 1907, showing 'Railway Miss[i]o[n]' on West Bryson Road and 'Ch[urch]' on Yeaman Place (Reproduced with permission of National Library of Scotland)

The church/mission building is not shown on the Ordnance Survey 25 inch map 1914, but a 'Hall' is shown again on later maps. The hall was apparently used as a cinema during the middle period of the 20th century, having the original projection equipment and screen in situ when the building and surrounding parcel of land was bought by a scrap merchant in 1950.³² Based on photographic imagery on Google Maps StreetView, the corrugated iron-clad building was truncated around 2011/12 with only the front third of the gable-fronted building surviving.³³



Figure 165: View of scrap merchants yard on Yeaman Place, from south, 2017 (DP260090 © HES)

³² Information from staff at Stephen Dalton Scrap Merchants, Yeaman Place, Edinburgh, 30th August 2017

³³ <https://www.google.co.uk/maps/@55.9389951,-3.2185296,3a,75y,87.56h,96.45t/data=!3m7!1e1!3m5!1sQJFnh5zd53LGzpXIC6PQIQ!2e0!5s20110901T000000!7i13312!8i6656>



Figure 166: View of scrap merchants yard on Yeaman Place, from south-east, 2017 (DP260093 © HES)



Figure 167: View of scrap merchants yard on Yeaman Place, from south-east, 2017 (DP260093 © HES)

Watson Crescent

Watson Crescent was planned c.1880 along with the parallel Bryson Road to the north. It is unnamed on John Bartholomew's map of 1882, although the eastern end is marked on the map. By 1887, it is assumed

to have been named after Bailie James Watson (n.d.),³⁴ who may have started the development on the street. It is first named on John Bartholomew's 1891 map (see **Figure 168**).



Figure 168: Extract from John Bartholomew's 'Plan of the City of Edinburgh with Leith & Suburbs', 1891 (Reproduced with the permission of the National Library of Scotland)

There is still very little development shown on the street on the Ordnance Survey 3rd Edition 1:1056 map of 1894 (see **Figure 169**), though by the time of the Ordnance Survey 1:10 560 map of 1906, the street is shown as fully developed (**Figure 170**).



Figure 169: Extract from Ordnance Survey 3rd Edition 1:1056 map, 1894, showing Watson Crescent (Reproduced with the permission of the National Library of Scotland)

³⁴ Harris, Stuart, 1996, *The Place Names of Edinburgh*, Edinburgh, p 623

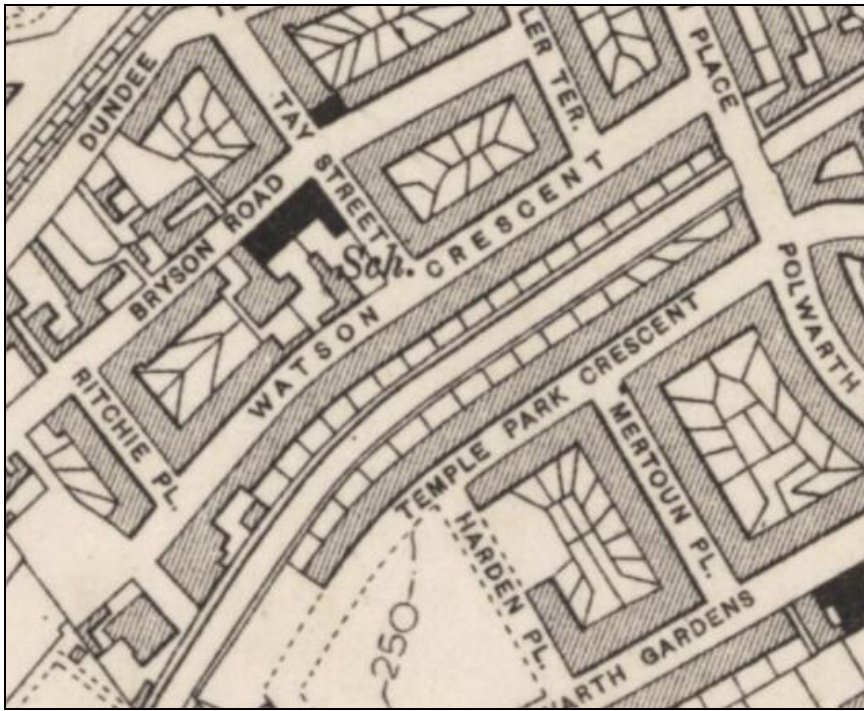


Figure 170: Extract from Ordnance Survey 2nd Edition 1:10 560 map, 1909, showing Watson Crescent as complete (Reproduced with the permission of the National Library of Scotland)

The street has a mixture of tenement styles along its length, with the majority of the street being fairly plain yellow sandstone four-storeyed tenements, continuous along the southern side, but broken up by Fowler Terrace, Tay Street and Ritchie Place on the north side. The block at Nos 11-13, facing down Fowler Terrace, stands out from its plainer neighbours, as it has more decorative features such as crowstepped gables to third floor windows, along with some decoration to the central gable chimneystack (see **Figure 172**). This may be because the tenement can be seen when looking up Fowler Terrace from Dundee Terrace, giving the impression that the street is grander than it actually is. Towards the western end of the crescent, the later tenements are four-storeyed yellow sandstone but with red sandstone dressings giving some character and detail to the facades (**Figure 173**). The stair entrances also have decorative bracketed projecting architraves over them.



Figure 171: View of [1-21 Watson Crescent](#), from north-west, 2014 (DP202911 ©Crown copyright HES)



Figure 172: View of 11-13 Watson Crescent, from north-west, 2014 (DP203097 ©Crown copyright HES)



Figure 173: View of 36-44 Watson Crescent, from south-east, 2014 (DP203089 ©Crown copyright HES)

The majority of Watson Crescent is residential, but the corner plots with Yeaman Place contained commercial units on the ground floor. No 2 Watson Crescent/30 Yeaman Place operated as a wine and spirit merchants' premises when it first appeared in the Post Office Directory of 1899-1900 under James Wilson Carnegie.³⁵ It became a public house in the early 20th century, as, in 1931, the interior was altered by the architects James Smith Richardson (1883-1970) and John Ross McKay (1884-1962),^{36 37} prior to McKay becoming partner in the architectural practice Dick Peddie and McKay in 1942.³⁸ It still operates as a public house today (2017).

³⁵ *The Post Office Annual Directory, 1899-1900*, Edinburgh, p 55

³⁶ <https://canmore.org.uk/event/801779> [Accessed 23/08/2017]

³⁷ http://www.scottisharchitects.org.uk/architect_full.php?id=202924 [Accessed 23/08/2017]

³⁸ http://www.scottisharchitects.org.uk/architect_full.php?id=202350 [Accessed 23/08/2017]

Allan Brothers boot manufacturers, who had occupied premises at No 1 Watson Crescent since 1895, established a factory at Nos 39-41 in 1900-1.³⁹ The factory, built to designs by architect Thomas Tolmie Paterson (1864-1933),⁴⁰ continued to operate as a footwear factory until around 1954 when the premises were taken over by A Sandison & Son, woollen merchants and manufacturers. It subsequently continued to operate as a factory under a variety of guises: R D Waddell Ltd, sausage and 'preserved provision' manufacturer (1955-6 to 1957-8); and H A West Ltd, ray and electro medical engineers (1958-9 until at least 1973-4).⁴¹



Figure 174: View of [39-43 Watson Crescent](#), from east, 2014 (DP203081 ©Crown copyright HES)

Adjacent to this, at No 43 Watson Crescent, William R Annan's Merchiston Printing Works was built c.1898,⁴² though architect Charles Henry Greig (1871-1929) is noted as designing a printing works in Watson Crescent between 1902 and 1911.⁴³ R D Waddell Ltd, originally operating from Bryson Road, moved into No 43 Watson Crescent alongside Annan c.1899.⁴⁴ It appears that Waddell subsequently expanded into the adjoining property at Nos 39-41 in the late 1950s. Annan continued to operate from here until 1942-3,⁴⁵ but another printing firm, Lorimer & Chalmers, took over the printing works in the mid-20th century, before going into liquidation in 1978.^{46 47}

³⁹ *The Post Office Annual Directory, 1895-6*, p 6; *Ibid, 1900-1*, p 7

⁴⁰ http://www.scottisharchitects.org.uk/architect_full.php?id=201467 [Accessed 23/08/2017]

⁴¹ *Ibid, 1954-5*, p 396 (A Sandison & Son); *Ibid, 1955-6*, p 470 (R D Waddell Ltd); *Ibid, 1958-9*, p 472; *Ibid, 1973-4*, p 386 (H A West Ltd)

⁴² *The Post Office Annual Directory, 1898-9*, Edinburgh, p 13

⁴³ http://www.scottisharchitects.org.uk/building_full.php?id=205538 [Accessed 23/08/2017]

⁴⁴ *Ibid, 1899-1900*, p 364

⁴⁵ *Ibid, 1942-3*, p 17

⁴⁶ Listed as a member of Edinburgh Master Printers' Association, The Society of Master Printers of Scotland 1964 (Accessed online via Scottish Printing Archival Trust website, under People, Employers' Organisations, Society of Master Printers of Scotland 1964. Link not available via this document, www.scottishprintarchive.org)

⁴⁷ Advertisement, *The Glasgow Herald*, 27th September 1978, p 12 (Accessed online via: <https://news.google.com/newspapers?nid=2507&dat=19780927&id=kLZAAAAAIBAJ&sjid=raUMAAAAIBAJ&pg=3881,5887425&hl=en>) [Accessed 23/08/2017]



Figure 175: View of 39-43 Watson Crescent, from west, 2014 (DP203082 ©Crown copyright HES)

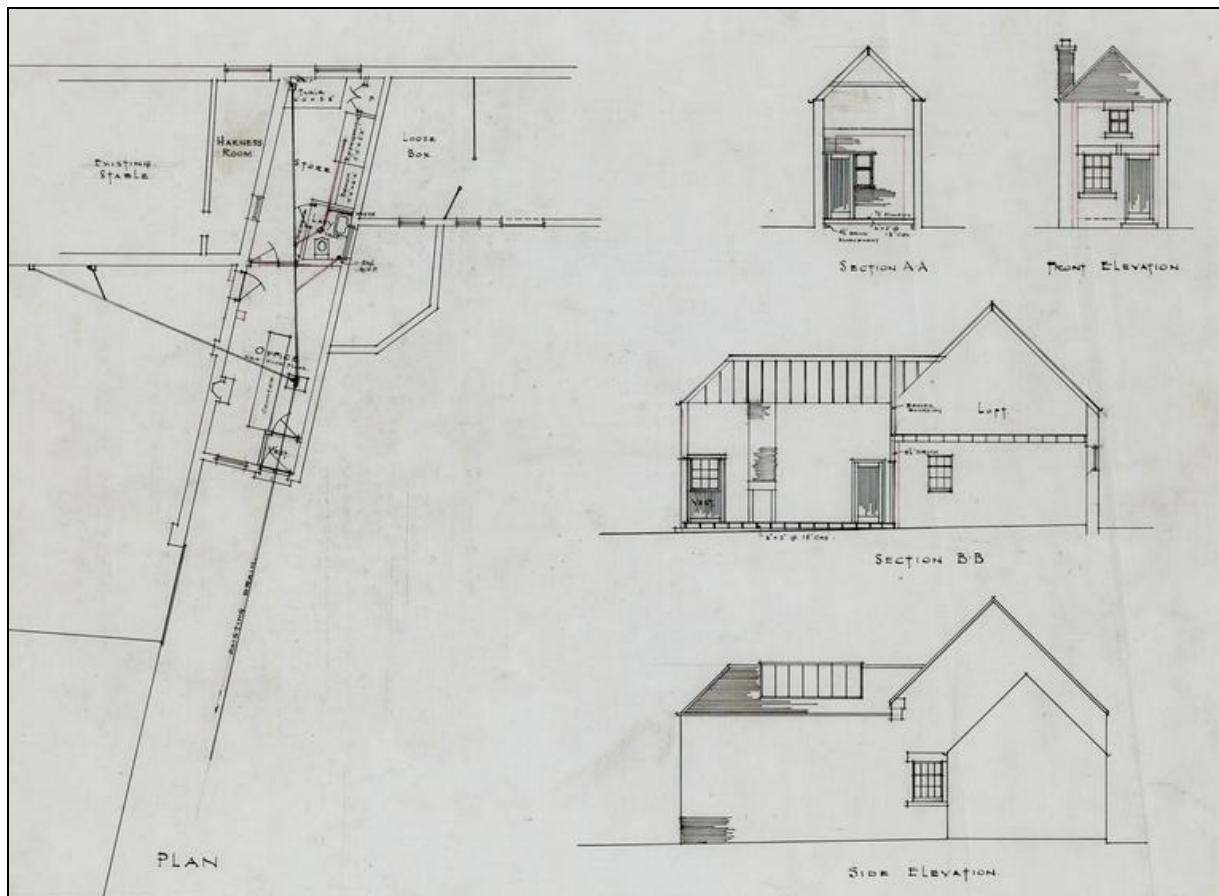


Figure 176: Extract from plans by architects Dick Peddie & McKay, 1927 (copied 2014), showing alterations to [43 Watson Crescent](#) for R D Waddell (DP194798 ©Crown copyright HES)



Figure 177: View of corner of 43 Watson Crescent/Watson Crescent Lane, from west, 2014 (DP203028 ©Crown copyright HES)

Across the street from these factories are the North Merchiston Club halls. The Club was founded in 1921, when it met in a hut gifted by the Young Men's Christian Association (YMCA).⁴⁸ The North Merchiston YMCA, with 'C J Tait, Secretary, Watson Crescent', is listed under the Associations, Clubs and Societies section of Post Office Directories from 1927-8, suggesting it had premises on the street from that time until at least 1942.⁴⁹ According to the online Dictionary of Scottish Architects entry, the building is noted as a YMCA in 1939, when it was extended to the east to provide games rooms, kitchen, canteen and a caretaker's house, to designs by Thomas Forbes Maclennan (1873-1957).⁵⁰ The western portion comprises a set of three linked, single-storeyed halls, with gables facing onto Harrison Park, while the eastern extension displays some typically 1930s features such as the full-height steel-framed tripartite windows lighting the interior, surmounted by a shallow pitched pediment. This design is reminiscent of the façades of many of the cinemas built during the 1930s. The halls still continue to serve the local community, acting as a venue for a range of local groups, clubs and activities.

⁴⁸ <http://www.northmerchiston.co.uk/history/> [Accessed 23/08/2017]

⁴⁹ *The Post Office Directory, 1927-8*, Edinburgh, p 1324; *Ibid, 1941-2*, Edinburgh, p 371

⁵⁰ http://www.scottisharchitects.org.uk/building_full.php?id=232869 [Accessed 23/08/2017]



Figure 178: View of North Merchiston Club hall at west end of Watson Crescent, from south-west, 2014 (DP203087 ©Crown copyright HES)

A laundry was also established at the west end of Watson Crescent c.1891, first being marked as 'Laundry' on the Ordnance Survey 3rd Edition 1:1056 map of 1894 (see **Figure 179**), although there is an unnamed building marked on earlier maps from 1891-2.⁵¹ Known throughout several editions of the Post Office Directory as North Merchiston Steam Laundry, it was run by a firm called Dickson's, and continued to offer laundering services to the local community until 1905-6.⁵² The building had been replaced by a row of tenements by the time of the Ordnance Survey 3rd Edition 1:10 560 map of 1913. These were built in 1906 using yellow sandstone and red sandstone dressings (see **Figure 180**), a design feature used in the early 20th century for tenements across Edinburgh.



Figure 179: Extract from Ordnance Survey 3rd Edition 1:1056 map, 1894, showing laundry at west end of Watson Crescent (Reproduced with the permission of the National Library of Scotland)

⁵¹ John Bartholomew's 'Plan of Edinburgh & Leith with Suburbs' of 1891-2 (Accessed online via: <http://maps.nls.uk/view/90719479>) [Accessed 23/08/2017]

⁵² *The Post Office Annual Directory, 1905-6*, Edinburgh, p 96



Figure 180: View of Nos 49-63 Watson Crescent, from west, showing red sandstone dressings and datestone '1906', 2014 (DP203088 ©Crown copyright HES)

Bryson Road

As one of the routes running east-west in the planned development on the former North Merchiston estate, Bryson Road began to be laid out in 1880, and seems to have been named after Robert Bryson, Jnr (1819-86),⁵³ a renowned clock and watchmaker in Edinburgh, and, from 1874 to 1876, a Master of the Merchant Company, who owned the land the street was built upon.⁵⁴

A Board school was built on Bryson Road in 1882, to designs by Edinburgh School Board architect Robert Wilson (1834-1901),⁵⁵ and this is shown, though not named, on the junction with Tay Street on John Bartholomew's map of 1882 (see **Figure 181**). The school is named on Bartholomew's 1891 map (**Figure 182**), and was extended in 1897, again by Wilson, and the arrival of a school in the area signalled the imminent building of yet more tenements to attract more working families to the expanding area.

⁵³ <http://www.genealogy.com/ftm/f/r/e/Susan-Fregeau-IL/WEBSITE-0001/UHP-0037.html> [Accessed 23/08/2017]

⁵⁴ Harris, Stuart, 1996, *The Place Names of Edinburgh*, Edinburgh, p 128

⁵⁵ http://www.scottisharchitects.org.uk/architect_full.php?id=200308 [Accessed 23/08/2017]

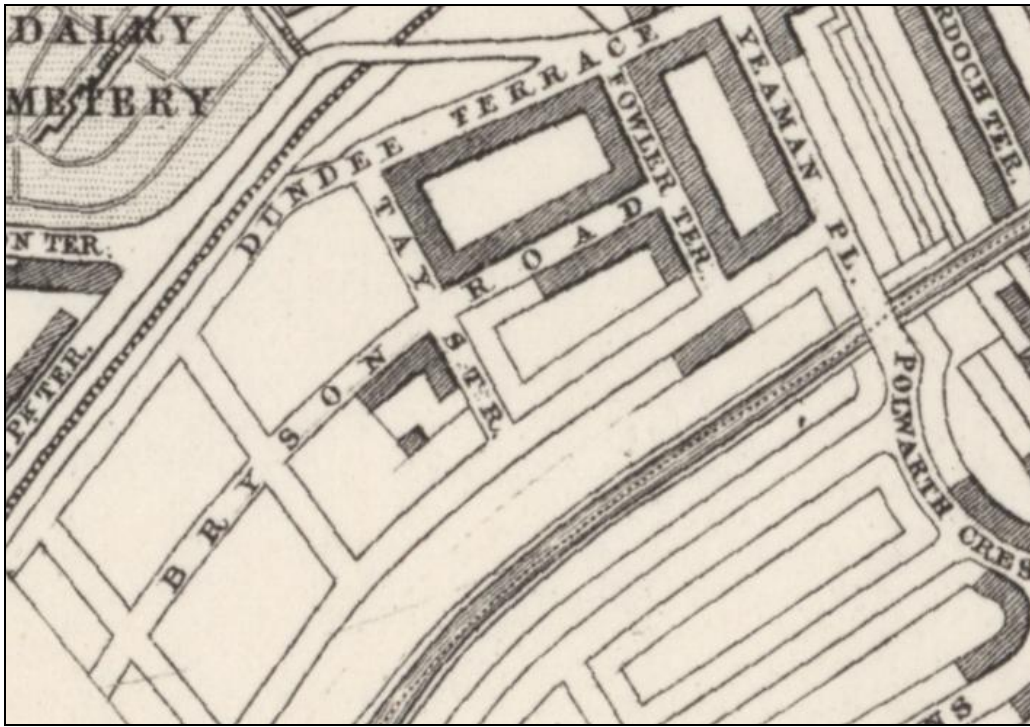


Figure 181: Extract from John Bartholomew's 'Plan of Edinburgh & Leith with Suburbs', 1882, showing Bryson Road laid out (Reproduced with the permission of the National Library of Scotland)



Figure 182: Extract from John Bartholomew's 'Plan of Edinburgh & Leith with Suburbs', 1891, with Board School marked (Reproduced with the permission of the National Library of Scotland)

The school, formerly North Merchiston Primary and latterly an annexe for St Thomas of Aquin's, was demolished in 2002 following a serious fire.⁵⁶ It was replaced c.2007 by a residential care home, comprising red brick and artificial stone sections separated by zinc-clad projections. The home fills the space between Bryson Road and Watson Crescent, with its entrance via Tay Street.

⁵⁶ <http://www.scotsman.com/news/capital-school-destroyed-in-massive-blaze-1-860476> [Accessed 23/08/2017]



Figure 183: Aerial view of Board School on corner of Bryson Road and Tay Street, 1941 (RAF World War II AP Collection, SC1394664 ©Crown copyright HES)



Figure 184: View of Watson Crescent elevation of North Merchiston Care Home, from east, 2014 (DP203093 ©Crown copyright HES)

During the early 20th century, the south side of Bryson Road continued to be developed with tenements in a style consistent with surrounding streets. However, only the eastern half of the north side was developed in the same style, the western half being constrained by the industrial premises occupying the land between Bryson Road and Dundee Terrace and the railway. This has led to a contrasting modern

development of four-storeyed, red and brown brick-built flatted blocks built in 1985 by Barratt at this western end, which contrasts in scale with the original tenements alongside (see p 103).



Figure 185: View of tenements on [Bryson Road](#), from west, 2016 (DP232771 ©Copyright HES)



Figure 186: View of modern development at west end of Bryson Road, from west, 2016 (DP232781 ©Copyright HES)

Fowler Terrace/Tay Street/Ritchie Place

Named by 1878, Fowler Terrace was the first street to be built in the redevelopment of the policies of North Merchiston House, which had stood on the north side of the junction with Bryson Road. The source of the street's name is obscure, but it was probably connected to the builder or landowner at the time.⁵⁷



Figure 187: Extract from John Bartholomew's 'Plan of the City of Edinburgh with Leith & Suburbs', 1891 (Reproduced with the permission of the National Library of Scotland)



Figure 188: View of tenements in [Fowler Terrace](#), from south, 2016 (DP232793 ©Copyright HES)

⁵⁷ Harris, Stuart, 1996, *The Place Names of Edinburgh*, Edinburgh, p 279



Figure 189: View of tenements in Fowler Terrace, from north, 2016 (DP232796 ©Copyright HES)

Given the connections in the General Property Investment Company (GPIC) to the city of Dundee, Tay Street was clearly named after the river estuary which Dundee sits on.⁵⁸ Development of the street began in 1882, when it is named on John Bartholomew's map of this date. Only the east side of the northern half of the street has been developed by the time of Ordnance Survey 3rd Edition 1:1056 map of 1894 (see **Figure 190**), but it is shown as practically complete by Bartholomew's map of 1902 (**Figure 191**).

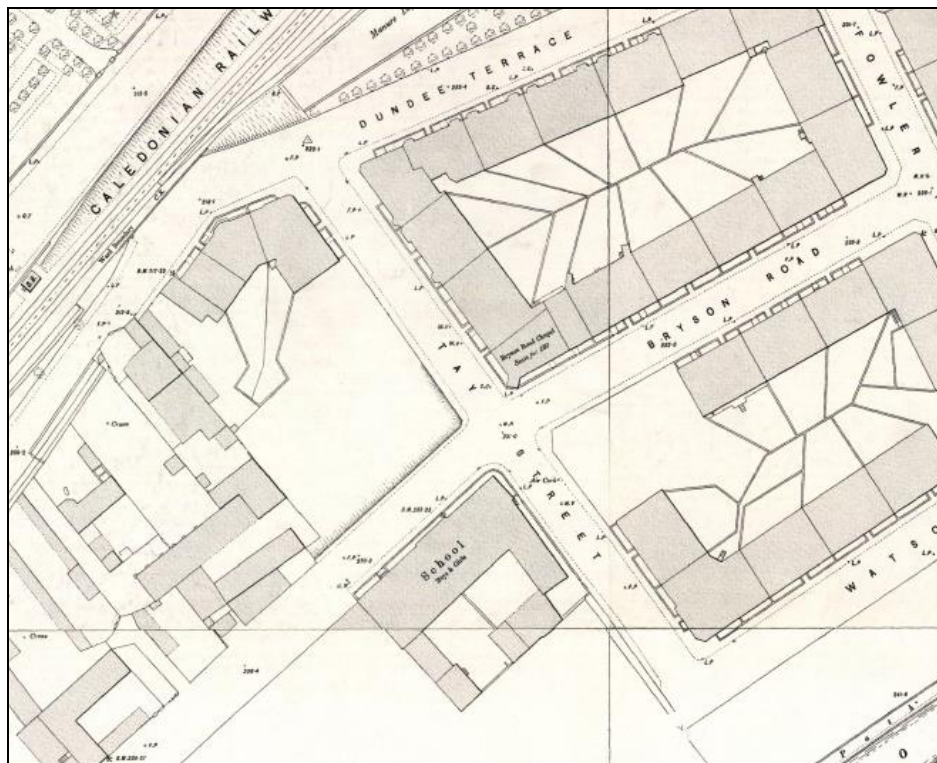


Figure 190: Extract from Ordnance Survey 3rd Edition 1:1056 map, 1894 (Reproduced with the permission of the National Library of Scotland)

⁵⁸ Harris, Stuart, 1996, *The Place Names of Edinburgh*, Edinburgh, p 596

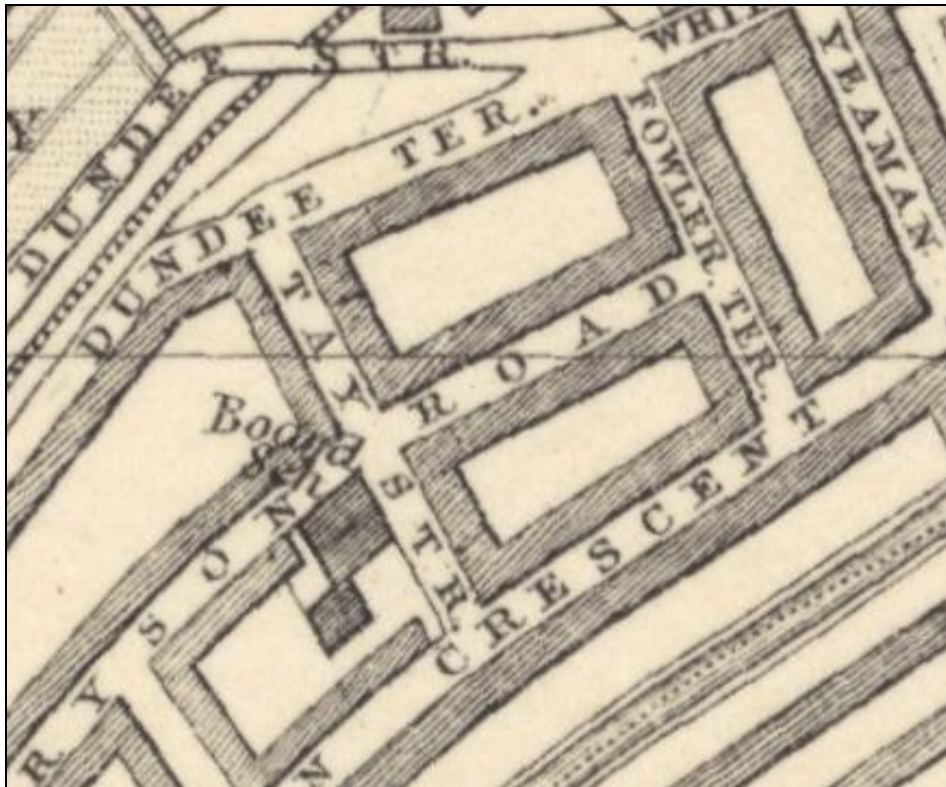


Figure 191: Extract from John Bartholomew's 'Plan of Edinburgh and Leith with Suburbs', 1902 (Reproduced with the permission of the National Library of Scotland)

The style of tenements in Tay Street is similar to those in Fowler Terrace and Yeaman Place, being relatively plain, with occasional bay windows in the northern half of the east side of the street.



Figure 192: View of [Tay Street](#), from north-east, 2016 (DP234218 ©Copyright HES)



Figure 193: View of Tay Street, from north-west, 2016 (DP234223 ©Copyright HES)

The property on the north-eastern corner with Bryson Road stands out due to its oversized porticoed corner entrance and arched tripartite windows on the ground floor to both elevations. This property was originally 'Bryson Road Chapel', as noted on the Ordnance Survey 3rd Edition 1:1056 map of 1894 (See **Figure 194**), and marked as 'Hall' on later maps.

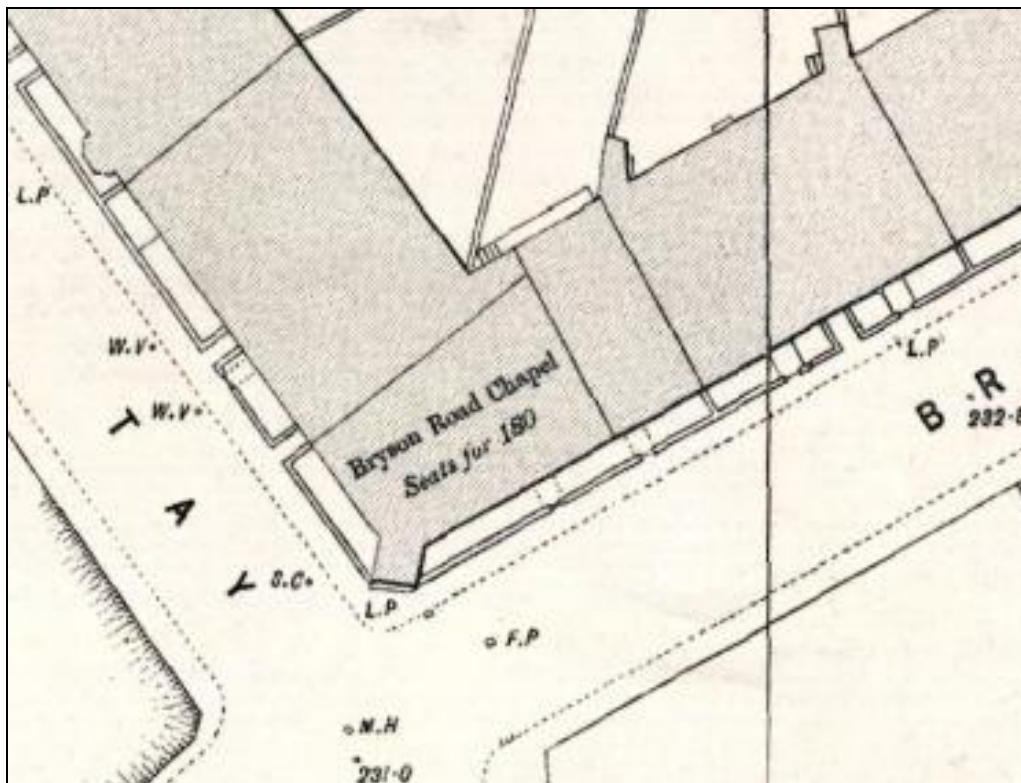


Figure 194: Extract from Ordnance Survey 3rd Edition 1:1056 map, 1894, showing Bryson Road Chapel on corner of Tay Street and Bryson Road (Reproduced with the permission of the National Library of Scotland)

It is unclear exactly what denomination the chapel was first built for, but the Post Office Directories from 1900-1 through to 1910-11 list Bryson Road under the venues for meetings of the Edinburgh Band of Hope Union.⁵⁹ The Band of Hope Union was a UK-wide temperance movement founded in 1855, with the first Edinburgh branch established in 1875, quickly growing to 35 Bands of Hope in the city by 1878.^{60 61} The chapel subsequently became known as the Keir Hardie Memorial Hall,⁶² probably following the death of the renowned politician and trade unionist James Keir Hardie (1856-1915).⁶³ Following in the tradition of social equality and the trade union movement which Keir Hardie fought for, the hall was available for use by several different clubs and societies including Bainfield Bowling Club in the 1920s,⁶⁴ and the West branch of the Edinburgh Electrical Trades Union have the hall listed for meetings in a Trades Union Council booklet in 1959.⁶⁵ The hall was converted to flats c.1987.⁶⁶



Figure 195: View of Tay Street, from north-west, 2016 (DP234220 ©Copyright HES)

Running north-south between Bryson Road and Watson Crescent, Ritchie Place began to be developed during the mid-1890s, but it was not named until 1897. The origin of the street name has not been traced,⁶⁷ but, like other streets in the area, it is probably related to a landowner or builder/developer. The street is

⁵⁹ *The Post Office Directory, 1900-1*, Edinburgh, p 906; *Ibid, 1910-11*, Edinburgh, p 1169

⁶⁰ <http://www.hopeuk.org/about-us/history/> [Accessed 23/08/2017]

⁶¹ <http://www.historyshelf.org/shelf/friend/12.php> [Accessed 23/08/2017]

⁶² http://media.rightmove.co.uk/68k/67270/55451153/67270_5980929_DOC_03_0000.pdf [Accessed 23/08/2017]

⁶³ <http://www.open.ac.uk/researchprojects/makingbritain/content/keir-hardie> [Accessed 23/08/2017]

⁶⁴ <http://www.bainfield.co.uk/history.html> [Accessed 23/08/2017]

⁶⁵ http://edinburghtuc.org.uk/wp-content/uploads/2016/03/ETUCcentenaryp_desbook.pdf [Accessed 23/08/2017]

⁶⁶ <https://beta.companieshouse.gov.uk/company/SC067298/charges/rYZIzvx8MrnQLB-E9N2Ty-vLEDc> [Accessed 23/08/2017]

⁶⁷ Harris, Stuart, 1996, *The Place Names of Edinburgh*, Edinburgh, p 529

not named on maps until the Ordnance Survey 2nd Edition 1:10 560 map of 1906 (see **Figure 196**), when it appears as complete.

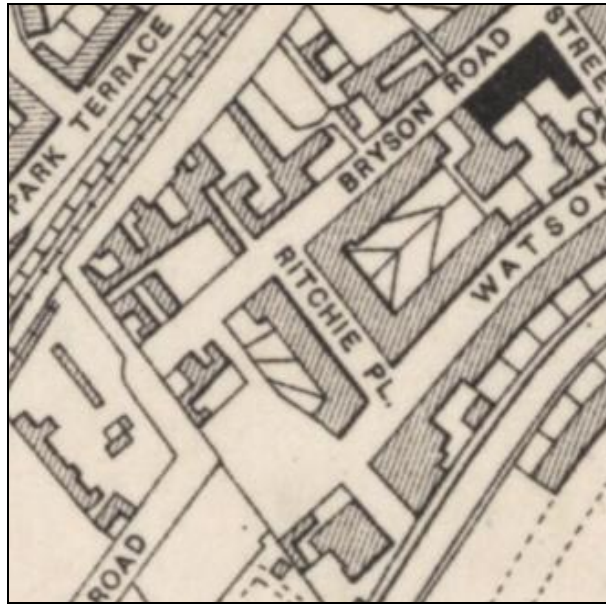


Figure 196: Extract from Ordnance Survey 2nd Edition 1:10 560 map (Edinburghshire Sheet III.SE), 1906 (Reproduced with the permission of the National Library of Scotland)

The style of tenements here continues from the western portion of Watson Crescent being composed of yellow sandstone with red sandstone dressings to windows and doors.



Figure 197: View of corner Bryson Road (left) and [Ritchie Place](#) (right), from west, 2016 (DP232769 ©Copyright HES)



Figure 198: Aerial view of South-Western Residential Area of Townscape Character, 2014 (DP193064 ©Crown copyright HES)

3.3.3 SUMMARY

The South-Western Residential Area of Townscape Character developed as a wholly residential area from the outset, and continues to fulfil this function. Any small-scale industry in the area was confined to the edges and this has disappeared to be replaced by further residential development with associated service facilities. Historically, the area was constrained by the physical barriers of the Union Canal to the south, and the Caledonian Railway (later the West Approach Road) to the north. This had a great effect on how the streets in the area were planned, and how little the street layout has changed across the area's history.