

Former North British Rubber Company Buildings, 2 Gilmore Park *Fountainbridge, City of Edinburgh Council*

Historic Building Recording: May – August 2017

for

Gardiner & Theobald on behalf of Edinburgh Printmakers

October 2018



Phase 5 use: Boarded window 098

Addyman Archaeology

Archaeology Heritage Consultancy Architecture

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For Addyman Archaeology, project management was by Liz Jones and the project was undertaken in the field by Jenni Morrison and Philip Karsgaard.

Former North British Rubber Company Buildings, 2 Gilmore Park

Fountainbridge, City of Edinburgh Council

Historic Building Recording

Executive Summary

Addyman Archaeology undertook historic building recording and monitoring at the Category C-Listed Former North British Rubber Company Building, 2 Gilmore Park, prior to its conversion and extension to provide the new base for Edinburgh Printmakers in May – August 2017. The works included a full photographic survey and monitoring during stripping and ground-reduction works. The survey shows that the buildings may be understood as the result of five major phases of construction, alteration and use. The earliest Phase 1 building was completed in 1875 and may incorporate an earlier gate-house structure. A major extension occurred in Phase 2, when from 1894 the major frontages along Gilmore Park and Dundee Street were added. Phase 3 is datable to 1916, when the ornate public entrance door was inserted in to the Phase 2 building and the main entrance halls and internal spaces of the Phase 1 building were remodelled, some of these features remaining *in situ*. The Phase 3 entrance hall was designed as an impressive display of the potential of rubber products. In Phase 4, a substantial addition to the south-east side of the building filled in the re-entrant between the Phase 1 and Phase 2 buildings, producing a more regular L-shaped plan. Phase 5 includes the post-NBRCo use of the building, from 1971, when the first mill buildings were demolished, to the present, a phase which includes the use of the building by McEwan's Scottish and Newcastle Brewery up to 2004; a phase of abandonment and illicit use; and the last phase of mainly superficial embellishments and art installations relating to its acquisition by the Edinburgh Printmakers before the current redevelopment.

1. Introduction

i. Background and Previous work

Addyman Archaeology was commissioned by Gardiner & Theobald on behalf of Edinburgh Printmakers to carry out historic building recording at the Former North British Rubber Company, 2 Gilmore Park, prior to its conversion and extension to provide the new base for Edinburgh Printmakers in order to fulfil the archaeological requirement of the planning conditions (ref. 15/03186/LBC & 15/03129/FUL). Building recording of this C-listed building (ref. LB44936) and monitoring during stripping and ground-reduction works was undertaken from May to August 2017, according to the WSI as accepted by CECAS (Addyman Archaeology 2016a, included here as *Appendix A*). This stipulated a *detailed* survey, including a full photographic survey with details of significant features and architectural elements and a drawn record recording the main phasing of and alterations to the buildings.

In 2015, Page\Park Architects produced a Conservation Plan for the former North British Rubber Company building, which outlined the history of the site and its significance. In advance of refurbishments works to the building itself, Addyman Archaeology conducted archaeological monitoring of geotechnical pits excavated around the standing building (Addyman Archaeology 2016). The results of this monitoring programme showed the existence and partial extents on site of the Company buildings-related rubble and made ground, and the sub-surface plastered wall face of basement structures at the south wall of the north-western flank of the building. A comprehensive photographic Dilapidation Survey was also undertaken on behalf of Interserve, which complements the archaeological building recording survey reported on here.

A record of the building recording (*OASIS ID: addymanal-307643*) has been deposited with the Online Access to the Index of Archaeological Investigations (OASIS) website hosted by the Archaeological Data Service and with *Discovery and Excavation in Scotland* (DES), the annual publication of fieldwork by Archaeology Scotland, appended here as *Appendix C*, published in 2017.

ii. Site location and setting

The Former North British Rubber Company office building is on the corner of Fountainbridge and Gilmore Park in west Edinburgh (NT24344 72787; *figure 1*), to the north of the Union Canal. This area has been an area of significant industrial activity since the late 18th century and was formerly the site of the early 19th century Castle Silk Mills. The office building is the only surviving remnant of the large 19th century industrial complex that occupied this area up until the early 21st century. The building is also a rare example in the area of a building with bi-chrome brickwork and retains original detailing to the interior dating to 1916. The building is Category C listed (LB44936; Canmore ID 151836) and is a multiphase industrial building, constructed between 1864 and 1894.



Figure 1 Site location

2. *Historical Summary*

i. *General*

The history of the North British Rubber Company begins in 1856, when Henry Lee Norris and Spencer Thomas Parmalee arrived in Scotland from the United States of America and acquired the site of the former Castle Silk Mills in Fountainbridge for their newly-founded rubber products factory, operating initially in buildings to the south of the present development area. The success of the company, incorporated as the North British Rubber Company in 1857, required the construction of new, purpose built structures, including the construction in 1875 of a rectangular structure with a small projecting porch at its south-east corner – the earliest element of the multi-phase building under consideration here. The further growth of the Company entailed the expansion of this building, and in 1894 an irregular L-shaped extension was built against and to the north of the original structure, projecting to the frontage on (the present) Dundee Street. Minor additions and alterations were made to this L-shaped structure, including the infilling of the re-entrant area on the west flank of the building; due to the Company's success during the First World War, substantial insertions and alterations were made in 1916. This phase of alterations also included substantial changes of use, from manufacturing areas to office space, in parts of the building. In the later 20th century, the main fabric and form of the building having been established, minor alterations were made without structurally major transformations. By 1969 the Company itself moved out of the site, and in 1971 the surrounding mill building was demolished, followed by a further stage of demolitions in 1973. The site was acquired by McEwan's Scottish and Newcastle Brewery, which continued the later office use of part of the NBR Company's buildings, though the wider site was still involved in production. This phase of the Building's use – which entailed internal modifications for the most part -- lasted until the closure of the Brewery buildings in 2004, and the demolition of the remaining buildings excepting that still standing, in 2011.

The last phase of the building's use (before the present re-development) is the incorporation of artwork on and around the building, as seen in the surface treatments of blocked apertures, after the Building was acquired by the Edinburgh Printmakers in 2014.

ii. *Map Regression*

The sequence of Ordnance Survey (OS) and town plans of Edinburgh may be interrogated in order to assess the use of land on the site and for the broad phasing of major additions and changes to the standing building.

The OS Town Plan for Edinburgh of 1851 shows the site before the construction of the present building (*figure 2*), with the area as an undeveloped but bounded space at the north-east edge of the Castle Mills site, to be taken over by the North British Rubber Company in 1856. Towards the south-east end of this vacant space, the earliest section of the present building was constructed around 1875. The examination of multiple Town Plans by both John Bartholomew & Co Ltd. and W & AK Johnston Ltd, which provide closer chronological resolution than the Ordnance Survey maps, as well as the examination of the fabric of the building itself (as discussed below), suggest that the small projecting south-east bay of the building was built first as a separate structure, perhaps a gatehouse, with the larger rectangular structure then built against it. The small structure first appears on Bartholomew's 1864 map (*figure 3*), but not any preceding maps.

The OS Town Plan of 1877 (*figure 4*) shows the Phase 1, earliest, part of the present Building, the rectangular structure with small projecting bay at its south-eastern corner; *figure 4* also shows that this part of the building was furnished with abutting structures against its south-eastern elevation, and a clear gate extending from the south-eastern corner of the projecting bay. A weighing machine is sited just to the south of the standing structure. A possible path and boundary wall extends along the south-western elevation of the building.



Figure 2 OS Town Plan, 1851 showing the undeveloped north-eastern site of the Building. NLS.



Figure 3 Bartholomew & Co. Ltd., Plan of Edinburgh and Leith with Suburbs... (1864) with early structure identified in red. NLS

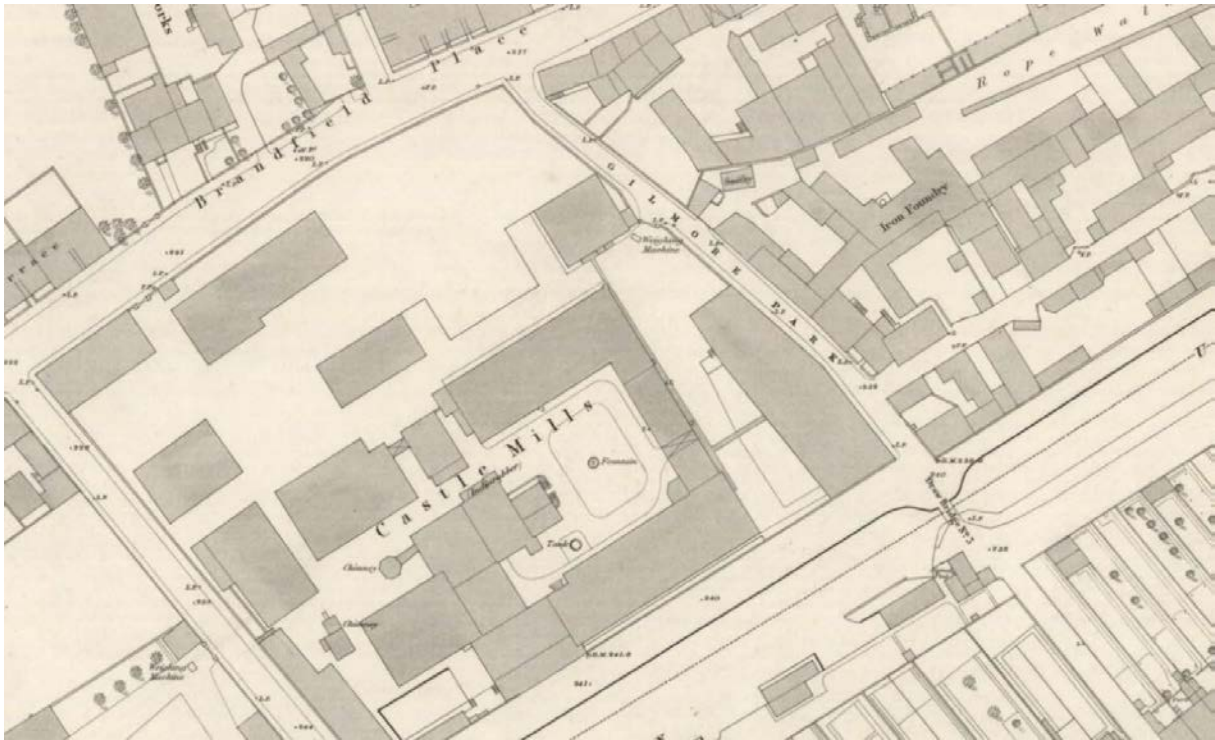


Figure 4 OS Town Plan, 1877, with Phase 1 structure. NLS.

By the late 1890s, the Company, and the building under discussion, both continued to expand. *Figure 5* shows the major northern extension to the building, extending to the frontage on Dundee Street and westwards along the frontage to create the roughly L-shaped plan closer to the present building's plan. This map shows that the range along Gilmore Park is constituted by an irregular structure, stepped out on its western side, abutted by smaller ancillary structures; a separate small rectangular structure (the ice-house of *figure 10*) has appeared at the north-west corner of the southern building. Also indicated is a small projecting porch at the far south-western corner of the building's south-east elevation.

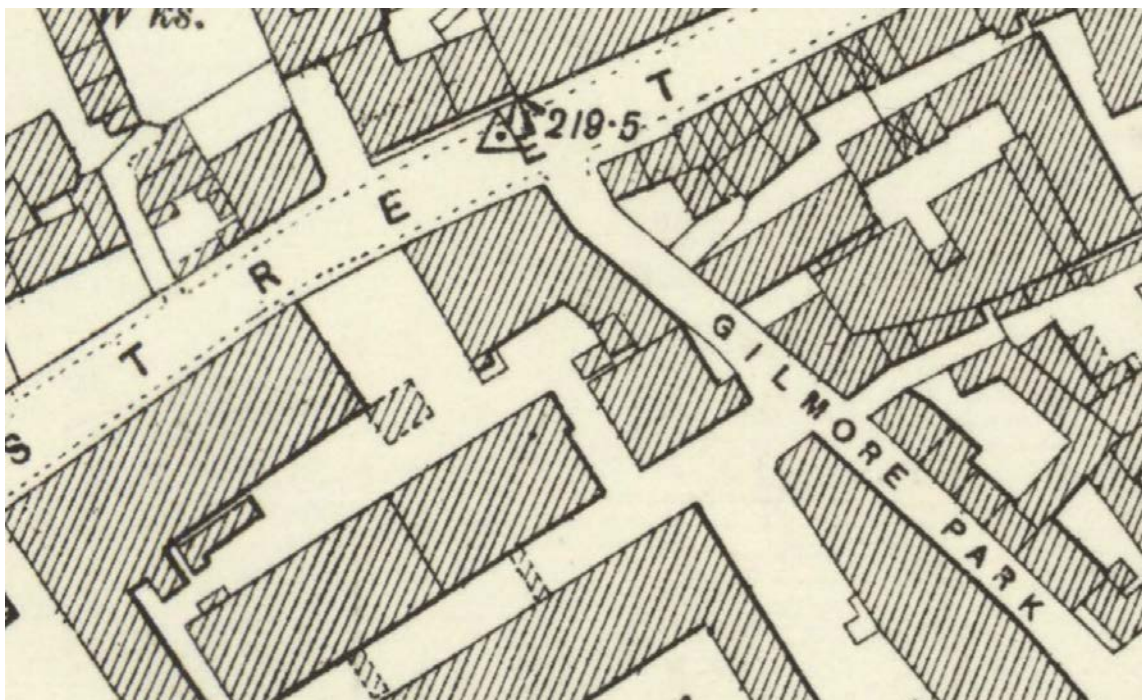


Figure 5 OS 2nd Edition 25inch map, 1896. NLS

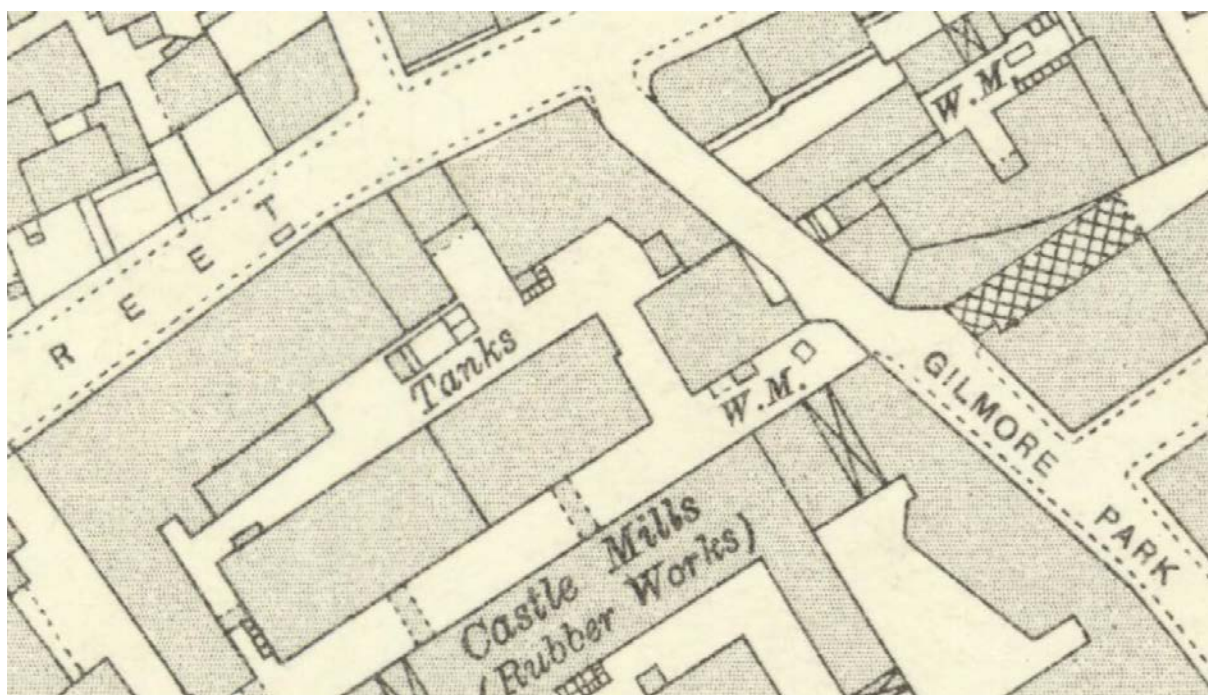


Figure 6 OS 2nd Edition 25inch map, 1914. NLS

By 1914, the site and its buildings continue its pattern of expansion; *figure 6* shows that an ancillary structure was built against the western gable end of the range along the Dundee Street frontage as well as illustrating more clearly the external staircase winding around the small eastern projecting porch. The small separate rectangular structure at the north-west corner of the southern building – the ice house – has been demolished. A canted boundary or gateway is shown extending from the south-east corner of the building to run along the Gilmore Park frontage.

Although the resolution is not high, the 1935 OS 6-inch map (*figure 7*) may indicate that the final infilling of the re-entrant between the original southern building and its extension to the north had begun before the Second World War, leaving it nearly flush with the west elevation of the southern section to create a more regular L-shape in plan, as seen by 1948 and in *figure 8*. This map also shows that the small western projecting porch was linked to buildings to the south by a gantry on the first floor; paths or small ancillary structures against the buildings west elevations, and structures along the south-east elevation including a gantry-link to a first-floor entrance. This remained the basic form of the building until the later 20th century (*figure 9*) (a minor amendment indicated there is the removal of the first-floor gantry connection between the south-east elevation and the buildings to the south), until the destructive fires and subsequent final demolition of the surrounding mill buildings in 1971 and 1973.

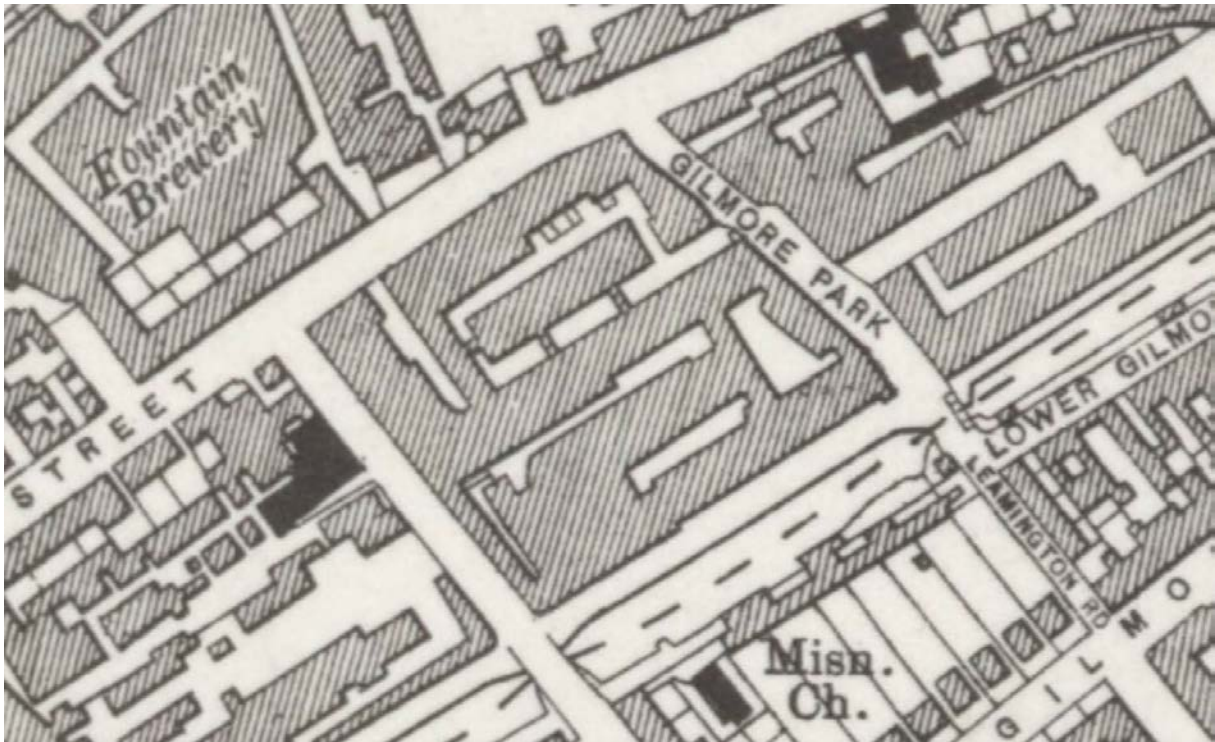


Figure 7 OS 6-inch map, 1935. NLS

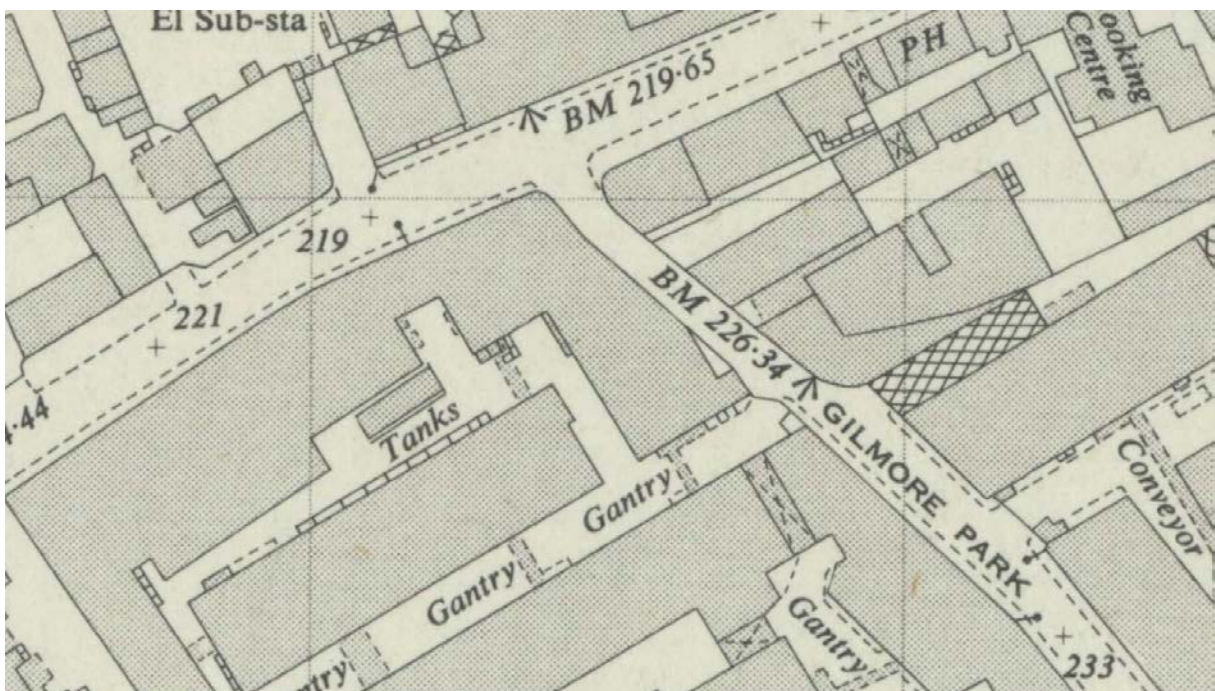


Figure 8 OS National Grid map NT2472-A (1948). NLS.

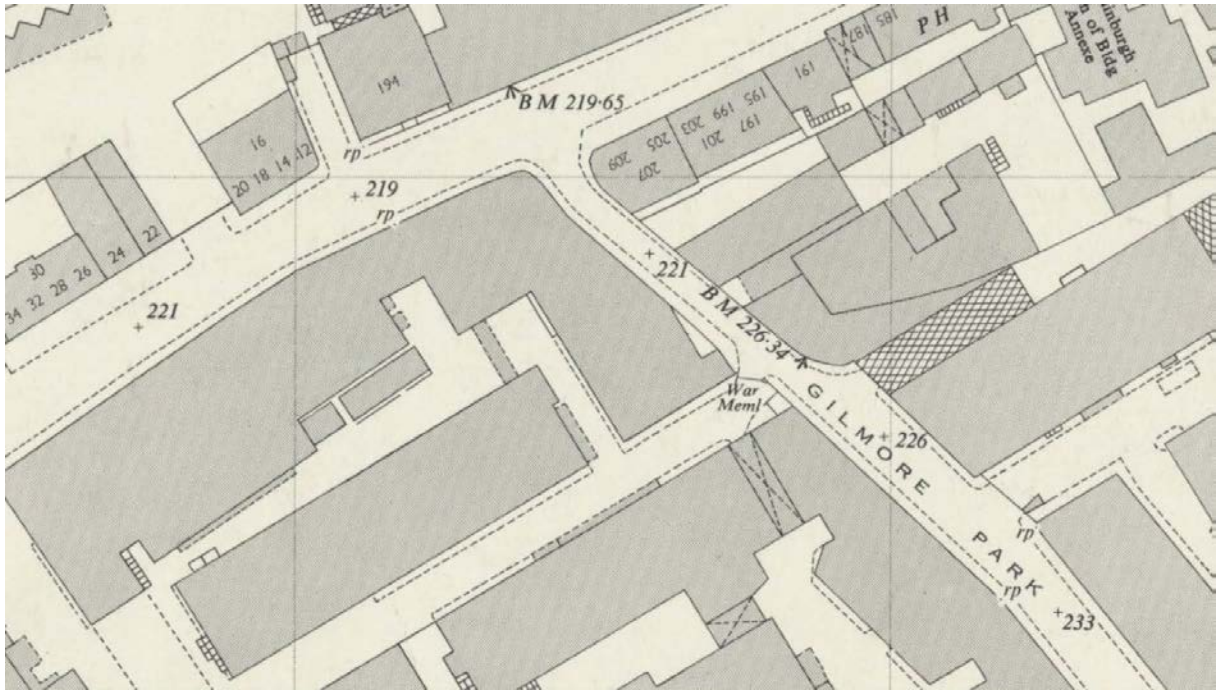


Figure 9 OS National Grid map NT2472NW-B (1961). NLS.

3. Methodology

The Historic Building Recording undertaken included a full digital photographic survey of exterior and interior areas with clearly visible photographic scales, with details of architectural features as required; *Appendix D* gives the photo location plans of all images taken in the photographic survey, with specific images presented in the body of the report as plates. During fieldwork and in analysis context numbers were issued to building elements to allow cross-referencing; these appear in *italics* wherever cited in the text in this report, and a full list is given in *Appendix B*. Context numbers are noted on the ground plans and external elevation drawings, as given in *Appendix D*, which includes phasing designation for the building parts as identified. These plans and elevations were annotated by Addyman Archaeology staff on base drawings as provided by Page\Park architects.

The building recording was undertaken over a series of visits as elements of stripping out, down-takings, and the state of scaffolding, progressed. During initial visits the overpainted brickwork had not been entirely stripped on all elevations and scaffolding remained in place; details of the bi-chrome brickwork were photographed as and where possible.

4. Results

i. General Phasing

As may be apparent from the historical summary and map regression above, the former North British Rubber Company Building is constituted by a much smaller original building at the south end of the site, against and to which additions, accretions and insertions were made throughout its use. It is a multi-phased building, and thus the general phasing of the building is outlined here as an aid to understanding the discussion of the separate elevations and internal spaces in the following sections. This phasing is derived from both documentary/map sources and from the inspection of the building fabric as discussed in this report.

a. Phase 1A: c.1864-1875

Phase 1A constitutes the initial construction of the buildings and first use. Examination of the map evidence and of the fabric of the building (see the *south-east elevation* and *north-east elevation* sections below) suggests that this very first phase consists of the small, rectangular structure oriented roughly north-west to south-east along the Gilmore Park frontage; this small structure is in the same location as the projecting bay of the main Phase 1 building and may have been a gatehouse. This structure appears for the first time on Bartholomew's maps of 1864, but not on W & AK Johnston's maps before that date, and so the structure is suggested to date from 1864.

b. Phase 1B: 1875-1894

Phase 1B is constituted by the construction of the regular, rectangular building at the south-east extent of the complex (see *figure 4 above*), incorporating or rebuilding the Phase 1A structure as a projecting bay on its south-eastern corner. At the time of construction, this was a single, stand-alone building to which the later phases have added. This early brickwork, 023, can be seen on the south-east and north-east elevations (*Appendix D*). This construction may be dated to 1875.

c. Phase 2A: 1894

Phase 2 is constituted by the bulk of the northwards expansion of the Buildings, to form a rough L-shape along the frontages of Gilmore Park and Dundee Street. This expansion included an irregular, stepped western elevation in its mid-section, with a more regular rectangular structure forming the far north-western extent. This major expansion – with functional designations -- may also be seen in *figure 10*, the architects' plans of the new buildings.

d. Phase 2B: 1894 - 1916

This phase is constituted by alterations to the Phase 2A and earlier buildings, and includes alterations predating the major interventions of 1916 in Phase 3. At this time the site as a whole continued to be infilled, and a further structure was added on the western gable end of the Phase 2A structure. This addition had implications for the internal circulation pattern on the building, as discussed below.

e. Phase 3: 1916

Phase 3 is distinguished by the significant interventions on the building in 1916, due in part to the pressures and opportunities the Company underwent as a result of the requirements of the First World War. This includes the insertion of the elaborate main door mid-way in the north-east elevation; the elaboration or insertion of a door in the north-west elevation; and substantial changes to the internal function, fittings and circulation pattern of the building as a whole.

f. Phase 4: 1916 - 1971

Phase 4 represents the last phase of major additions to the building, and includes the infilling of the re-entrant between the southern Phase 1 building and the L-shaped Phase 2 extension to its north, as principally represented by brickwork 023.

g. Phase 5: 1971 - 2017

Phase 5 is the final phase of the use of the building up to the present alterations. The use of the site by McEwan's Scottish & Newcastle Breweries mainly entailed internal-partition alterations, and demolition of ancillary structures rather than substantial additions. The phase also includes the final superficial alterations to the external fabric – mainly the installation of artwork on blocked apertures.

ii. North-east elevation

The north-east elevation comprises the frontage along Gilmore Park (*plates 1, 2*) and includes elements from multiple phases of the building's construction, as well as the main entrances to the Company's premises. In summary, this elevation is composed of an advanced single bay at its south end, the possible remnants of the earlier gatehouse, with the 3-bay Phase 1 structure extending north-westwards. This is abutted by the main Phase 2 frontage of 3 bays, into which the main public entrance door has been inserted in Phase 3. North-west of this, the Phase 2 structure's roofline is raised (though the fenestration remains regular) and the structure continues for 7 bays to the bowed section which returns on to Dundee Street.

At the south-east corner of the 2-story elevation is the advanced Phase 1 single bay 140. Its south-east corner is abutted by sandstone angle-buttress 139 of ashlar blockwork with a projecting cornice; it is cut by the inserted brickwork of corner buttress 141 which rises above it. These buttresses are associated with the arched gateway giving access to the Company yards. On the ground floor of the bay is blocked segmental-arch headed doorway 084, flanked to its right by semi-circular arch headed window 085, both highlighted with yellow voussoirs and alternating header-stretcher edging brick (*plate 3*). The ground and first floor is defined by a denticulated cornice, with the brickwork above the cornice advanced to the line of the wall buttresses. The first floor is pierced by a double fenestration 064 and 065 with segmental arches, divided by a chamfered sandstone mullion. The northwest-facing return of the projecting bay has a semi-circular headed window. The doors and windows on this elevation appear symmetrically aligned in the elevation; contrasting with door 062/063 on the south-east elevation (see below). Where the advanced bay meets the main range of the building, the corner is revealed – possibly the remnant of the early Phase 1A structure corner, now built in to the main Phase 1B building.

North-west of the advanced bay 140 are the further three bays of the Phase 1 building 023. The external façade is composed of brick with bi-chrome decoration: hollow yellow header brick lozenges (*plate 5*) are centrally placed on the first floor of the buttresses defining the bays, and a band of decoration composed of alternating yellow and orange header bricks between yellow stretcher courses runs near the tops of the ground floor windows; this decorative band continues across the buttresses. A further band of yellow brick zig-zag between yellow brick bands runs below the first floor windows, and does not appear on the buttresses.

The ground floor fenestration of the 023 brickwork include the double windows 087/088, and 089/090 with straight surrounds divided by chamfered sandstone mullions and single straight-sided windows 091 and 092. This arrangement is matched on the first floor, with segmental-arch headed double fenestrations and chamfered central sandstone mullions, 066/067 and 068/069, with single windows 070 and 071 to the west. The west extent of the 023 Phase 1B brickwork is marked by a clear change of angle in the façade and a line of abutment behind a downpipe.

North-west of the Phase 1 building extends the Phase 2 brickwork 142 – the main phase of expansion along the Gilmore Park frontage, a 7-bay section extending to a 3-bay bowed return on to Dundee Street. Inserted into this Phase 2 brickwork is the Phase 3 former main office entrance 093 with its elaborate entablature 074 (*plates 6-8*) and outer wrought-iron gates. This doorway straddles the easternmost two bays of the Phase 2 structure, interrupting a buttress. The Phase 2 stretch of the building has a stepped roof; after the third bay to the west, the roof structure steps up to accommodate loft-space, but this appears to be integral to the building phase rather than a separate phase of building.

The Phase 2 structure is furnished with double fenestrations in the first three bays: 072/073 and 076/077 on the first floor and 094/095 on the ground floor. The first floor double windows are segmental-arch headed with chamfered jambs, chamfered sandstone cills and chamfered central sandstone mullions; windows 094/095 on the ground floor are rectangular but otherwise similar. The regular single fenestrations set centrally between the bay buttresses on ground and first floors are all characterised by chamfered jambs and chamfered sandstone cills with segmental-arch heads. The lower ground floor windows are rectangular with chamfered sandstone cills. First floor windows 072/073 and 075 – 077 are furnished with found-headed fitted timber frames with round-headed glass panes; from window 078 westwards these have been replaced with modern rectangular timber frames and panes, many with inset vents.

This Phase 2 brickwork is decorated in bi-chrome brick: bands of decoration extend across the façade near the top of the ground floor windows, and below the cills of the first floor windows. West of doorway 093 the lower band extends to window 094 as a yellow zig-zag floating between single yellow brick stretcher bands. The upper band extending westwards from doorway 093 begins as a zig-zag band, changing to alternating yellow and orange header bricks tight between yellow brick stretcher bands above window 095. Additionally the window voussoirs and surrounds are of yellow brick.



*Plate 1 General view of north-east elevation.
Dilapidation survey Photo 200417_047. Interserve.*



*Plate 2 General view of north-east elevation.
Dilapidation survey Photo 200417_045. Interserve.*



Plate 3 Detail of blocked window 084. Facing SW

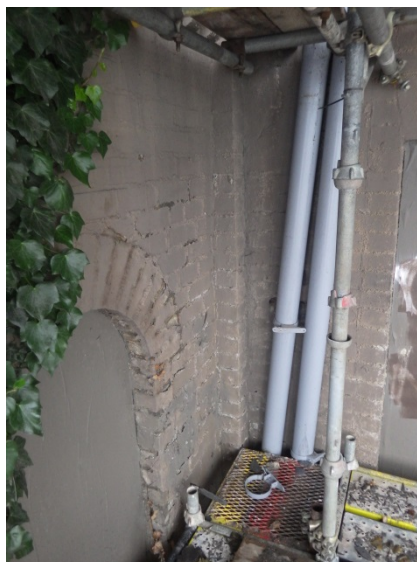


Plate 4 Revealed corner of projecting bay 140 and 023 brickwork. Facing SE.



Plate 5 Bi-chrome decoration on NE elevation. Facing SW.



Plate 6 General view entablature 074 of door 093. Facing SE.



Plate 7 Door 093, detail. Dilapidation survey photo 200417_059. Interserve



Plate 8 Door 093, detail. Dilapidation survey photo 200417_060. Interserve.

iii. North-west elevation

The north-west elevation includes the bowed section from the Gilmore Park frontage, and the main frontage to Dundee Street, composed of a 3-bay and a 5-bay block (*plates 9-10*). This is the bulk of the Phase 2 expansion, brickwork 142. Phase 3 insertions are also evident as outlined in the description following. At the time of Building Recording, this elevation had not been fully stripped of the recent overpainting.

The 3-bay at the east end of the elevation is two stories with a lower ground floor; the bays are defined by squared buttresses and the bases of these bays are chamfered to the outer line of the lower wall elevation. Because of the downward slope of the site topography, the lower ground floor windows are sited higher on this elevation. The ground floor windows are squared, with chamfered brick jambs and chamfered sandstone lintels and cills. The regular fenestrations above them on the ground and first floor are segmental-arch headed with chamfered brick jambs and chamfered sandstone cills. The ground floor windows displayed Phase 5 posters.

At the far west of this set of three bays, external door 113 provides access to the lower ground floor.

The 5-bay section to the west has a raised roof but this again appears to be part of the contemporary design. The recessed bays are semi-circular arch headed and demarcated by buttresses flush with the kicked-out lower ground floor wall face; the regular fenestrations, one to a bay, are all segmental-arch headed, with chamfered jambs and chamfered sandstone cills. The brickwork on this façade is bi-chrome, with cruciform brick decoration between the bay arch heads (*plate 11*).

Window 115 above door 116 (*plate 12*) has been subject to Phase 3 alterations, associated with the insertion of door 116. Its lower section has been shortened to accommodate the door's canopy with its sandstone cill reinserted. Doorway 116 is a probable Phase 3 insertion, associated with the 1916 changes and expansion. It is furnished with an overhanging sandstone corbelled canopy and chamfered jambs. Not visible under the present surface treatments, but apparent on the internal elevation (see below), door 143, at the south-western end of the elevation, has been carefully blocked with brickwork below window 124.



Plate 9 General view, north-west elevation, east side.



Plate 10 General view, north-west elevation, west side



Plate 11 Detail of cruciform brick decoration between bay arch heads.



Plate 12 Door 116 and window 115 detail

iv. South-west elevation

The south-west elevation (*plates 13, 14*) is composed of several phase elements, as well as additions and previous downtakings.

At the west end is the 7-bay end of the Phase 2 building, *142*. The elevation is of two stories, with flat buttresses demarcating the bays, and regular segmental-arch headed windows placed centrally in each bay. Both ground and first floor windows have chamfered jambs and chamfered sandstone cills. On the ground floor, door *014* provides access to the ground floor interior. The two windows to the west of this door, *008* and *009*, have been blocked with brick flush with the internal wall face. At the east end, window *014* appears as a partially blocked former doorway, with its lower section blocked with more recent brickwork.

On the first floor, the scar of a monopitch lean-to structure, *126*, is apparent built against the first three western bays. This lean-to structure may be related to the Phase 2B alterations to the site. The addition of this structure entailed the blocking of three windows *001*, *002* and *003* (*plate 15*).

East of the 7-bay structure, the building's elevation steps back to the north-east (*plate 14*). Here, the Phase 4 brickwork *022* is apparent abutting the Phase 2 structure at its western extent; the Phase 4 *022* structure was the last major building element to be added, and formed the more regular L-shape visible in the present ground plan by infilling the previous, dog-legged section extending from the early Phase 1 structure to the east.

The west side of *022* has a regular set of three windows, with segmental-arch headed windows with plain surrounds and chamfered sandstone cills on the ground and first floors and rectangular windows on the lower ground floor (*plate 16*). To the east is a windowless stretch of brickwork, and door *021* providing access to the interior. East of door *021*, window *024* appears as an inserted alteration of Phase 4, cut in to the further 5 bays of the Phase 1 structure which constitutes the easternmost stretch of this elevation. Window *024* is separated from window *025* by a sandstone block column, perhaps reused from the fabric of the Phase 1 structure during its insertion and narrowing window *025* itself.

The eastern extent of the elevation is otherwise composed of the Phase 1 *023* brickwork, with regular fenestrations centrally placed between the bays as demarcated by buttresses. The ground floor windows have simple surrounds with chamfered sandstone cills, and the first floor windows are segmental-arch headed with chamfered sandstone cills. Piercing this elevation near the bottom corners

of the ground floor windows are the five timber-clad square apertures 035 of sloping chutes down to the internal ground floor. The Phase 1 brickwork is bi-chrome decorated, with hollow lozenges on buttress faces and yellow brick zig-zags between horizontal bands on the first floor, and band decoration of alternating tallow and orange header bricks contained in horizontal bands running near the tops of the ground floor windows (*plates 17-18*).



Plate 13 General view, south-west elevation, west side.



Plate 14 General view, south-west elevation, east side.



Plate 15 Blocked windows 001-003 and lean-to scar 126.



Plate 16 South-west elevation, east side.



Plate 17 Detail of bi-chrome decoration on Phase 1 ground floor brick, south-west elevation .



Plate 18 Detail of bi-chrome decoration on Phase 1 first floor brick, south-west elevation.

v. South-east elevation

The south-east elevation (*plates 19-20*) is constituted by a number of differently phased elements. The west side of the elevation is made up of the Phase 2 structure (*plate 19*), the south end of the building fronting Dundee Street; the elevation then steps out to the south, and is composed of the earlier Phase 1 building, as altered by the changing use of the building (*plate 20*). The overpainting on the west side had not been removed at the time of the building recording.

On the west side, 6 bays of the Phase 2 structure 142 rise to two stories with an elevated roof, with a denticulated cornice at the head of the recessed bays. The apertures of this elevation have been variously altered, but are in general segmental-arch headed with chamfered jambs and chamfered sandstone cills. On the ground floor, alterations have been made to most lintels and cills. The most significant instance of these alterations is window 045, to the east of door 044, a partially-blocked doorway of Phase 2. On the first floor, access was granted to the building through two doors, the larger iron-framed double door 037, flanked by the narrower timber-framed door 038. The scar of the lean-to structure – first a small porch and later a raised gantry – is visible around door 037.

During the monitoring of the geotechnical pits (Addyman Archaeology 2016b), and subsequently during underpinning works, sub-surface elements of the south-east elevation were exposed. This revealed basement walls of brick with green painted wall-plaster facings (Addyman Archaeology 2016b: 5 and *plates 9-10*). Monitoring at the west corner of the Phase 2 structure during ground-disturbing bricks also revealed this wall face with green painted wall-plaster, indicating basement-level structures in the area. These may identified as the small partially subterranean toilet block on the original architect's plans (*figure 10*) for the Phase 2 expansion.

The east side of this elevation is stepped out to the south-east, and is composed of the main early Phase 1B structure, with the single bay of the Phase 1A advanced 'porch' at its far eastern extent. This façade, continuing round to the north-east elevation, is decorated in bi-chrome brick, with band decoration of yellow header-brick zig-zags between single stretcher-brick bands below the first floor windows, and hollow lozenges placed centrally on the advanced buttress faces on the first floor (*plate 21*).

Windows of the first floor are in general segmental-arch headed (with voussoirs of yellow brick) with straight jambs also highlighted in yellow brick, and chamfered sandstone cills. The single

fenestrations on the ground floor are rectangular, with straight surrounds and chamfered sandstone cills.

Access on the ground floor is given by door *051* near the western end of the structure. To the east of this door is the elaborated multiple window *053/054/055*: two single fenestrations flanking a double fenestration divided by a chamfered timber mullion. The windows are segmental-arch headed, with voussoirs of yellow brick; the arches spring from sandstone imposts, the far east- and westernmost of which are decorated with recessed roundels (*plates 22-3*). The surrounds are chamfered and have chamfered sandstone cills.

Access to the ground floor is also provided by two doors in the Phase 1A *140* brickwork, *062* and *063* (*plates 24-6*). These segmental-arch headed doors sit in a recessed bay, defined by a lower segmental arch and an upper denticulated cornice. The brickwork above this cornice is flush with the face of the wall buttresses, and appears to be a re-skinning of the brickwork, given the clear line of abutment visible with it and the rest of the Phase 1B brickwork. Door *063*, the wider, has been blocked flush with the external wall face. These apertures appear to be set somewhat asymmetrically within this elevation; door *062* is set closer to the wall buttress than its companion *063*. This is one reason for suggesting the advanced bay is of an earlier phase; the wall buttresses, of Phase 1B, have been added to the existing corner of the earlier structure causing the slight asymmetry.

On the first floor, the middle bay above windows *053/054/055* has a similar multiple aperture. Door *052* is set in a T-shaped aperture and is flanked by two window lights in a timber frame; the west and east sides of the aperture have sandstone ‘imposts’ though they support a straight lintel. Window *056*, segmental-arch headed, shares a chamfered sandstone impost with the east side of *052*. This doorway may be an altered window; certain first-floor access only appears by Phase 4, as visible on *figure 8*, with gantry access to buildings to the south. Previously a small porch-like structure is visible in maps at this point in the elevation, though it is not clear whether these would include stairs for a first floor access in earlier phases. It seems that in the later phases of the building’s use, however, this door fell out of use though it was not substantially blocked up.



Plate 19 General view, south-east elevation, west side.



Plate 20 General view, south-east elevation, east side.



Plate 21 Detail of lozenge decoration, south-east elevation, west side.



Plate 22 General view windows 053/054/055



Plate 23 Window 053, detail



Plate 24 Blocked door 063, detail.



Plate 25 Door 062, detail.



Plate 26 Doors 062 and 063 with arched bay and denticulated cornice.

vi. Lower ground floor interior

Throughout the lower ground floor, as with much of the rest of the interior of the building, many internal partition walls had been removed at the time of building recording. This limits possible discussion on the circulation patterns for the last phase of use of the building.

Access to the lower ground floor from the upper ground floor was from the main centrally-placed staircase leading down from the main entrance hallway and external doors on that floor. Both the main external doorway 093 and the stairway are Phase 3 modifications of the building. The stairway is described below in the relevant upper ground floor section; here it leads to the less public space of the lower ground floor but maintains some aspects of the elaborate, substantial public stairway above, with ornamental wrought iron balustrades and marble-effect treads (*plate 27*). The staircase leads on the lower ground floor to a small hallway providing access to the rest of the floor. The floor of this hallway is clad in the Company's rubber floor tiles: multi-coloured tiles with decorative bands around wall footings and a central section of marble-effect colouration (*plate 28*). The wall treatments in the hallway, however, are plainer than the wood panelling of the public hall above.

There was no access to any lower ground floor in the south-eastern extent of the building, that is, below the Phase 1 structure. The hallway provides access to small service areas to the south, and to two pitched-ceiling rooms, below the main staircase, to the north, which housed a boiler/machine base and was fed by two external apertures 137 and 138 which flank the main external doorway 093.

The main part of the lower ground floor is to the west of the stair hallway. The northern external wall here is mainly of Phase 2 brickwork; the southern extent of the main hall is a Phase 4 expansion. This provides a long hall with the rounded end to the south-west where the building returns to Dundee Street (*plate 29*); this long hall had been partitioned into multiple room, bays and work areas. The historic ground plans for the original Phase 2 buildings do not indicate the functions of the lower ground floor, but the upper ground floor functions were related to storage and manufacturing. Apart from the toilet blocks on the east side of the floor, there is little remaining internal architectural detail relating to function.

The low-ceilinged hall is supported by clad metal columns rising to the steel crossbeams. The square fenestrations have deep ingoes with rounded edges and deep sloping cills; one of these, 137, is bisected by a later partition wall.

Access to the lower ground floor is also gained both externally and to the upper ground floor from a small stair hall and external door 113 at the north-west end of the hall. Access to the stairhall is via a door and two steps (also furnished with rubber elements like the grooved and round-ended base step with baluster socket), and the stair itself is a utilitarian, back stairway for workers, given its lack of ornamentation. The external door 113 gives access to the Dundee Street pavement level; it, in comparison to the elaborated 116 flanking it is plain, unornamented and utilitarian.

Presently there is no access to a lower ground floor area to the south of this stair hall. Examination of the area during ground-reduction works, however, revealed that there were two further external doors to the lower ground floor from the Dundee Street frontage, which lead to stairways parallel to that just discussed. These external doorways were the Phase 3 door 116, obvious externally as a doorway but blocked internally (*plates 33-35*); and door 143, not apparent externally but clearly visible as a brick-blocked aperture internally (*plates 36-7*). Both doors 116 and 143 lead to staircases up to the upper ground floor, visible as relict traces on the south-west wall of the building and the internal face of the north-east wall. Both doors appear to have fallen out of use in the last phases of use of the building. There are no obvious traces of any further lower ground floor rooms or spaces apart from these staircases, and the former ground floor level may be seen extending from the tops of these stairs to door thresholds further south in the room (*plate 38*). These staircases have been reconstructed on the phase plans (*Appendix D*) though their exact widths are speculative.



Plate 27 Lower ground floor stairs.



Plate 28 Lower ground floor, detail of stair hall marble-effect rubber floor tiles.



Plate 29 General view, lower ground floor west hall.

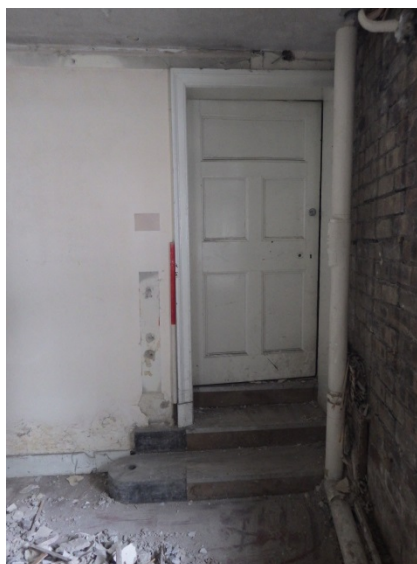


Plate 30 Lower ground floor stepped access to back stair and external door.



Plate 31 Lower ground floor back staircase.

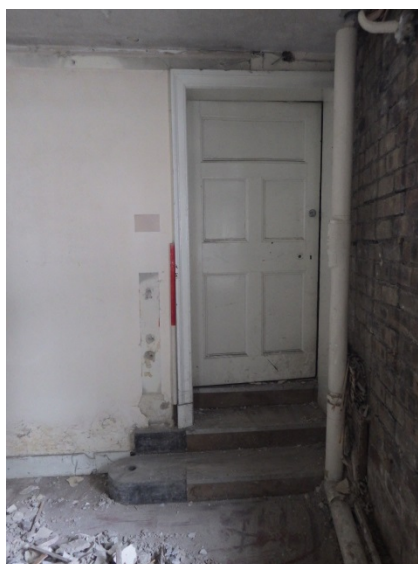


Plate 32 Lower ground floor stepped access to back stair and external door.



Plate 33 Brick and concrete-blocked staircase with brick-blocked door 116 in background.



Plate 34 Brick-blocked internal face of door 116.



Plate 35 Relict staircase behind door 116.



Plate 36 Brick-blocked internal face of door 143.



Plate 37 Relict staircase behind blocked door 143, with blocked window 008.



Plate 38 Relict staircase behind door 143 with blocked window 009 and door 010.

vii. Upper ground floor interior

The upper ground floor is, on the southern flank of the building, the main ground floor level, with the principal external accesses, both public and for employees.

The principal public and formal entrance to the building is the Phase 3 inserted door 093, off-set from centre of the Gilmore Park frontage. The door is furnished with a pair of wrought-iron gates elaborated with laurel-wreath ornament in each gate panel, and leads in, via a recessed porch and inner timber doors, to the main upper ground floor hall. This provides a formal and public access to the rest of the building and, via staircases, to the lower ground floor and first floor (*plates 39-42*). The hall is elaborated with wall surface treatments, ceiling panels and coffered crown mouldings, floor treatments and columns, including lower-wall rubber tiles with a marble-effect appearance. From door 093 and an inner set of Classically elaborated timber-frame doors, access to the level of the upper ground floor is up a flight of steps, flanked at the top by a pair of metal columns, clad in a rubber surface treatment to create marble-effect Doric columns, very similar to the wall and floor treatments. The floor surface is of rubber floor tiles with marble-effect colouration. Glazed timber screens provide access to the rest of the upper ground floor, and the open squared staircase down to the lower ground floor and up to the first. The staircase is furnished with a cross pattern decorative wrought-iron balustrade with a timber handrail; timber panel wainscoting runs along the corridor wall behind the staircase.

Access to the east leads to the Phase 1 building, where most internal partitions had been removed (*plates 43-4*). The main structural wrought iron ceiling beams are supported on flanged wrought-iron columns on the north side of the structure and by simpler, small-diameter columns on the south side. On the north-east elevation, alterations are notable to windows 088/087 where the west jamb has been replaced and a lower aperture appears blocked. On the south-west elevation, the timber-framed chutes 035 are visible near the base of window apertures (*plate 45*).

Access from the main hall westwards leads to the Phase 2 structure, as altered and expanded in Phase 4. This flank of the building was designed for manufacturing, as opposed to office, functions, as is apparent from notations on the original architects' plans (*figure 10*) – the plumbers' shop, iron stores, smithy, and fitting and turning shop. This is also apparent in the flooring of this area, here composed of a clay pot floor, in contrast to the timber flooring otherwise employed on upper floors and in the Phase 1 building sections. The south-western stretch of the floor, south of the line of columns, is composed of timber flooring. This section aligns with the later Phase 4 extension, and may have been

associated with the movements of goods into the lower ground floor. Most internal partition walls had been removed. The north side of the structure is the long hall with a bowed western end and regular fenestrations of rounded deep ingoes with canted cills (*plate 46*); the double fenestration 094/095 and its surrounding brickwork appear to have been remodelled/repared, perhaps during the Phase 3 alterations (*plate 47*). Iron flanged columns support the roof beams and the timber flooring of the floor above.

The south side of the structure is constituted by the mainly Phase 2 structure in which most internal partitions had been removed (*plate 48*). Because of the topography of the site, the internal ground floor level in this section of the building is lower than that to the north, so that access from the northern section of the building is gained through doorways furnished with steps down. A single file of six metal columns runs roughly centrally across the structure, supporting rolled steel ceiling beams. These columns are founded on a concrete slab overlying trenched-in square brick plinths of at least 11 courses, these capping a basal deposit of crushed irregular brick fragments and concrete mortar, as exposed during ground-reduction works (*plate 49*). Doors and windows display original curving ingos and jambs. The original (Phase 2) conception for external access included two side-by-side double doors in the south-east elevation; one of these, door 044, is still in use as such, while window 045 shows its Phase 4 partial blocking and alteration to its present window. Window 043 of the same elevation may also have been converted from a secondary doorway use back to a window aperture.

Original Phase 2 foundational features were also revealed during the ground-reduction works in this part of the building. Brick wall footings extending from the south-east elevation and returning to the north wall (*plate 51*) to the wide bay which provided a stepped-up access to the north side of the building may be associated with the structure visible on the historic ground plans (*figure 10*, with walls highlighted in red). The upper section of the return to the north of this wall is visible as the brick column with a rounded edge preserved in the later blocking used to narrow this bay (*plate 50*). Also exposed to the north of these wall footings were further foundational elements of concrete and iron stanchions, former machine-base or industrial installation footings (*plate 52*). External sub-ground features have been noted in the preceding south-east external elevation section, above.

The internal north-east wall elevation shows two major access routes to the rest of the building. At the east side, the wide bay noted above steps up to the northern section of the building; this has been multiply altered and appears as a major route for goods or machinery as well as people; its present width is a narrowing of the original aperture, seen both in the brick abutments and in the original steel lintel (*plate 53*). A doorway to the west of the elevation with steps up provides more pedestrian access. Also evident on this internal elevation, as noted in the lower ground floor section, are the concrete-blocked traces of the earlier (Phase 2/3) staircase down to the lower ground floor and leading directly to blocked door 116, and the companion staircase on the opposite elevation, with a blocked doorway 143 below window 124 in the north-west elevation.

The south-west internal elevation also displays the alterations in door and window use through the use-life of the building. Windows 008 and 009 are blocked (*plate 54*), probably in Phase 2b with the installation of a lean-to against the south-west external elevation; this blocking appears to have occurred in two phases, with the windows initially shortened from their base then blocked entirely. Present door 010 was a former Phase 2 window slapped through to create an external doorway, perhaps originally for access to the lean-to construction in Phase 2b. Window 014, at the south corner of the building, was converted to a doorway with a concrete threshold after Phase 2, and later blocked to re-form the present window.



Figure 10 Architect's plan of Phase 2 expansion. Simon & Tweedie Architects with AA amendments. Edinburgh Dean of Guild.



Plate 39 General view of main upper ground floor hall behind door 093.



Plate 40 Rubber-clad column, main entrance hall.



Plate 41 General view entrance hall to main stairs.



Plate 42 Glazed timber screen from entrance hall.



Plate 43 General view, upper ground floor Phase 1 building. Facing SE



Plate 44 General view, upper ground floor Phase 1 building. Facing S.



Plate 45 Windows 024/025 with chute 035 to left.



Plate 46 General view, upper ground floor Phase 2 building interior. Facing NW.



Plate 47 Window 094/095 with inserted brickwork



Plate 48 General view, upper ground floor Phase 2 building interior, southwest flank. Facing W.



Plate 49 Steel column with foundations.



Plate 50 General view, upper ground floor Phase 2

wall foundations. Facing NE.



Plate 51 General view, upper ground floor Phase 2 wall foundations. Facing W



Plate 52 General view, upper ground floor Phase 2 installation foundations. Facing N



Plate 53 Upper ground floor Phase 2 bay to north. Facing NE



Plate 54 Windows 008 and 009, blocked in Phase 2B. Facing SW

viii. First floor interior

Access to the first floor interior is gained through the central main stairway; the small ‘back’ stairway at the north end of the building; and, originally, via a series of external first floor doors leading to external porches and/or gantries (these all removed by the time of the historic building recording).

The central main staircase leads to the upper hall providing access to the remainder of the first floor: to the Phase 1 structure to the east; to a single room to the north; and to the Phase 2 structure to the west. The upper hall preserves some of the Phase 3 timber wainscoting (*plate 55*), and the ceiling is lit by a rectangular cupola with cornice detailing and painted timber venting (*plate 56*). The single room to the north controls access to the room to its east through two doors, the northern of which was blocked. A fireplace, stripped of its surrounds, is situated in the west wall of the room, the floor in front furnished with green protective tiles. To the north of the fireplace a doorway lead westwards and was blocked in the last phase of the building’s use (*plate 57*).

The east side of the building is accessed through a perpendicularly-set rectangular hall beyond the stair hall (*plate 58*), also furnished with a rectangular ceiling light detailed with a dentilated crown moulding (*plate 59*). The south-east end of this hall had been lengthened with cinder-block walling

extending the original brick internal walls. The south-east flank of the building is contained in the original Phase 1 structure and was used as offices for most of its use life, as is apparent from the remnant detailings of the rooms: wall surface treatments, combed ceilings, crown mouldings with egg-and-dart decoration, and the placement of fireplaces. The internal arrangement of rooms has been altered during the life of the building. The two rooms to the north-east of the hall have been altered with the insertion of partition walls; the easternmost room preserves a fireplace in its north-east corner. The flank of rooms on the far east side of the building has also been subdivided, with a breezeblock partition wall shortening the north chamber at its south-western extent (*plate 60*). The southern room has, as its east wall, the tripartite aperture 052, a former door flanked by window lights, unblocked but fallen out of use as a first-floor entry point in latter stages (*plate 63*). Two further fireplaces were recorded in the northern extent of this flank of rooms.

The south-eastern room preserved much of the apparent Phase 3 timber combed ceiling structure with curved armatures rising from the wall moulding (*plate 61*). A concrete-blocked fireplace remained centrally-placed in the original brick north-eastern cross-wall (*plate 62*). The north door of this room had been shifted with the extension of the perpendicular hall, and the west wall was altered through the blocking of a door.

The room to its west, also accessible from the perpendicular hall, had its south wall windows 026 and 027 blocked with bricks, flush with the wall interior. A windowless safe room is accessible only from a door in its west wall.

The west side of the building was composed of the long open hall of the Phase 2 structure extending to the bowed return to the frontage on Dundee Street (*plates 64-65*), with access to the second large room to its south-east. Access is from the central hall via a short flight of steps, and from the back stair case at the far north-west. Both these spaces appear from their outset to have been used for manufacturing and related storage/movement of goods functions. The open hall ceiling wrought iron roof beams are supported on a stepped-out line of steel columns; the north wall has regular fenestrations with canted ingoes. There are two blocked doorways in the long hall: one in the south wall, with a double-coursed header-brick relieving arch above an iron lintel with a later inserted steel vent; a second at the far north of the east wall, leading back to the single north room accessed from the stair hall (*plate 66*). The eastern stretch of the south wall of this hall is part of the Phase 4 expansion, infilling the re-entrant between the Phase 1 and Phase 2 buildings.

The large southern room is of similar utilitarian character (*plates 67-8*), with a central row of iron columns, the most northerly two of which are painted and the southerly four unpainted. This and a partition scar on the south wall indicate former subdivisions of this room. The irregular timber floor is furnished in the south-east corner with a raised timber platform. The south wall shows the three brick-blocked windows, 001, 002 and half-height window 003; the keyed-in monopitched roof bricks of the demolished Phase 2b lean-to structure 126 are visible in the brick blocking of window 002 (*plate 69*). The east wall shows the first floor external doorways 037 and 038 (*plate 70*). A brick-blocked doorway leads to the stairwell of the back stairway, also accessed via an open door set perpendicularly to it.



Plate 55 First floor interior main hall. Facing NE



Plate 56 First floor interior main hall rectangular cupola.



Plate 57 First floor interior N room. Facing NW



Plate 58 First floor interior, perpendicular hall. Facing SE.



Plate 59 First floor perpendicular hall rectangular ceiling light.



Plate 60 First floor interior, east room with Phase 2 brick, Phase 3/4 breezeblock and egg-and-dart denticulated crown moulding. Facing NW.



Plate 61 First floor interior, SE room with combed ceiling. Facing S.



Plate 62 First floor interior, SE room with blocked fireplace. Facing NE.



Plate 63 First floor interior, E room with window-flanked door 052. Facing SE.



Plate 64 First floor interior, north-west hall general view. Facing NW.



Plate 65 First floor interior, north-west hall general view. Facing W.



Plate 66 First floor interior, north-west hall blocked doorway. Facing E.



Plate 67 First floor interior, South-west hall. Facing S.



Plate 68 First floor interior, north-west hall general view. Facing SW.



Plate 69 First floor interior, blocked window 002 with lean-to pitched roof bricks 126. Facing SW.



Plate 70 First floor interior, north-west hall, external doors general view. Facing NW.

5. Discussion and Summary

The former North British Rubber Company Buildings under consideration here can be seen as a multi-phase building which underwent phases of major expansion as well as minor alterations and changes in circulation pattern. The building phases, derived from map, plan and physical evidence, may be summarised as follows:

i. Phase 1

The map evidence, and some elements of the existing building fabric, suggest that the first element of the Building, the southern rectangular structure built in 1875, may have been predated by a smaller rectangular structure on the Gilmore Park frontage, and that the advanced bay of the Phase 1 structure is the remnants of that earlier building. It is clear, however, that the south-eastern building as a whole, is the earliest part of the standing complex. From the outset, the Company buildings were elaborated with bi-chrome brick and window detailing (chamfering and sandstone mullions), particularly on the more public façades. Regular and generous fenestration appears to have been designed to permit light into office and manufacturing areas. Perhaps from its outset, the Phase 1 building permitted first-floor access via door 053 to the first floor, with manufacturing and industrial functions confined to the ground floor. There is no indication of lower ground floor areas below the Phase 1 building.

ii. Phase 2

Phase 2 sees the major expansion of the Building, along the Gilmore Park and Dundee Street frontages. These buildings, also furnished with substantial windows, appear designed for industrial functions, as is clear from their layout, circulation patterns and the original architects' plans (*figure 10*). Once this extension had been built, external elements were added (eg lean-to 126) as the site continued to be filled in by the Company buildings.

iii. Phase 3

The Company had gained lucrative contracts during the First World War, including the manufacture of rubber-soled boots – necessary in trench warfare – and many other articles both of protective clothing and industrial/military use. The fulfilment of these contracts – many as large batch orders from the War Office – entailed the expansion of the Company buildings. This involved the manufacturing buildings, but also included the elaboration of the standing structure, most visible in the insertion of the main public door 093 with its entablature 074, the material public face of the Company, into the Phase 2 frontage. In the same phase, door 116 was also installed as a more modestly elaborately public access from Dundee Street; this led to a back stair and was almost certainly for workers. This Phase 3 door and two other Phase 2 doors, 113 and 143, were later blocked, but appear on the 1950s illustration of the headquarters produced by the Company in a leaflet outlining its history (*figure 11* below). Also in the same phase, the Phase 1 building was remodelled internally; this included the first floor offices, as well as the public reception hall with its elaborate crown mouldings, floor treatments and Doric columns. These latter two, as well as providing the grandeur then thought due a major British company, served an important function for the Company in the presentation of its own products. Both the floor treatments and the columns, though apparently of marble, are finished in colourised rubber tile or surfacing. They therefore demonstrated the utility, durability, and adaptability of their own products. The versatility and ability to realistically mimic other materials had been a central marketing argument and an aspect of the Company's identity, as is attested by, for example, the Company's pavilion at the United Empire Exhibition in 1924, at which an entire house and garden were replicated in rubber products (see *figure 12*). This skeuomorphic tendency is, therefore, directly attested and materialised in their own central front hall. These Phase 3 embellishments represent a rare First World War building programme.

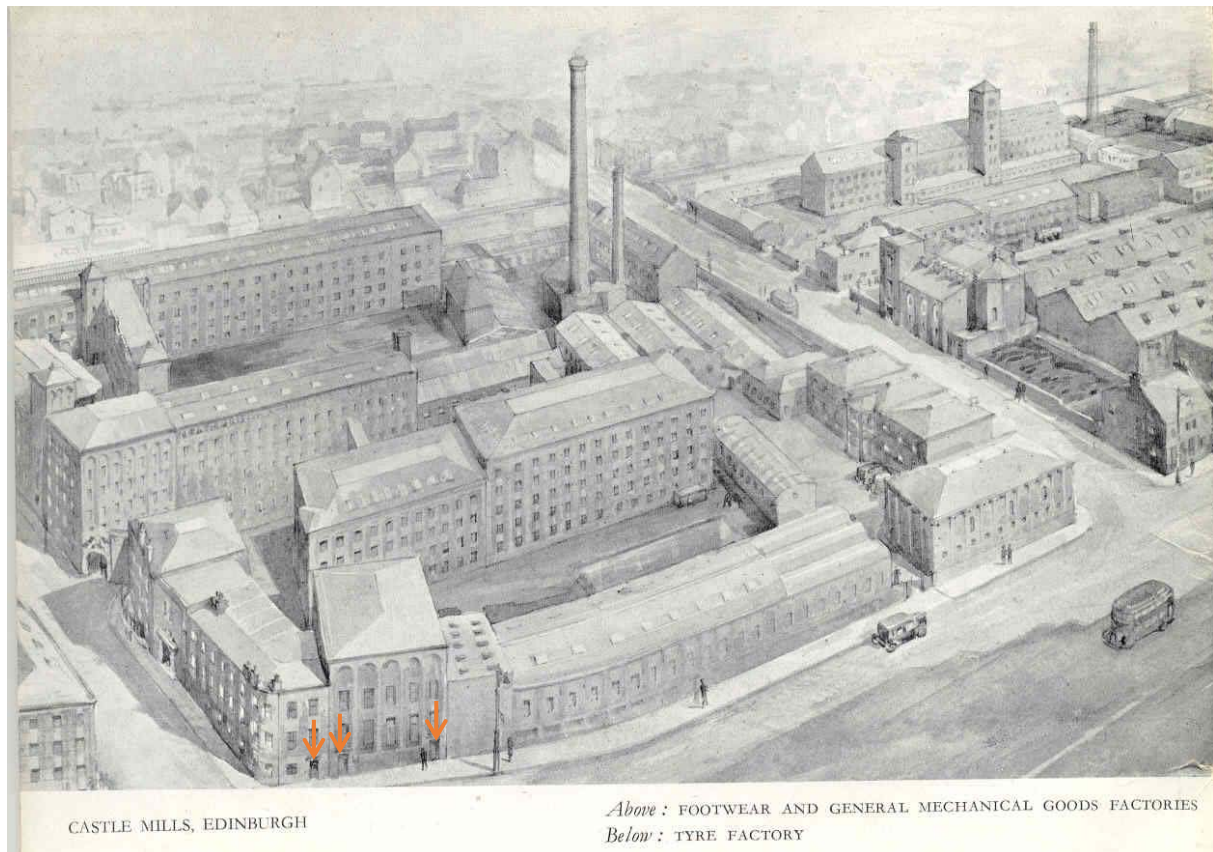
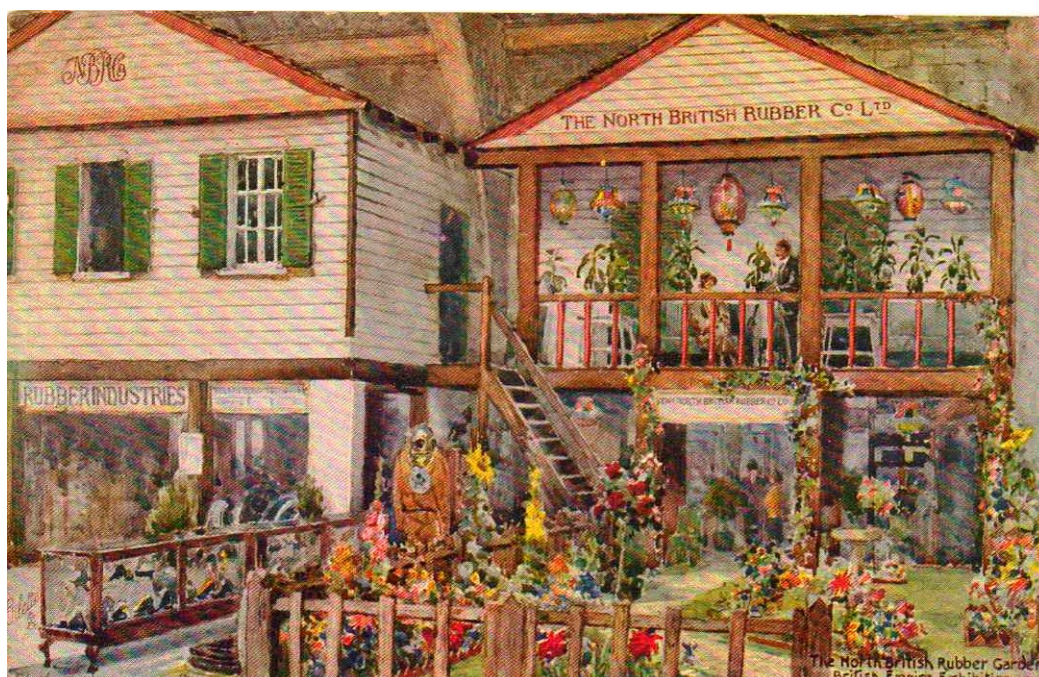


Figure 11 1950s illustration of the Building. Note doors in frontage from Dundee Street indicated from left to right: 113, 116 and 143, later blocked.



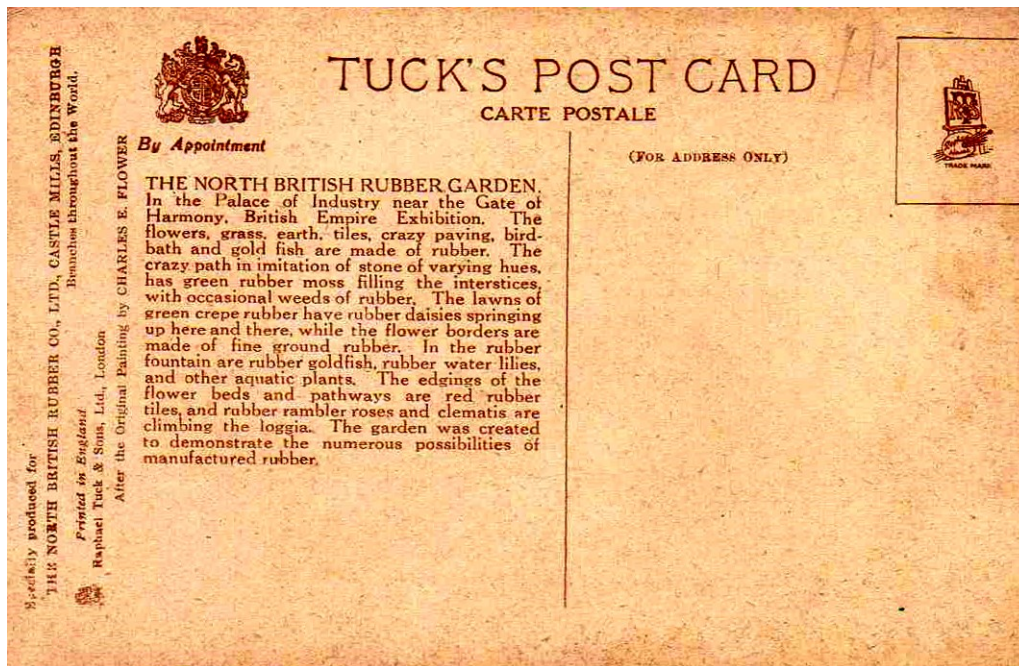


Figure 12 Commemorative Post Card for the United Empire Exhibition in 1924. Top, obverse, bottom, reverse. Note the elements of skeuomorphism as epitomised by the Phase 3 front hall elements.

iv. Phase 4

Phase 4, from 1916 onwards, represents that last major structural additions to the building. This is mainly visible in the extension of the area behind the Gilmore Park frontage, which was extended with the 023 brickwork and walling to bring the line of the extension flush with the south-west end of the Phase 1 building. This extension regularised the footprint of the building, making it a more regular L-shape, and entailed the demolition of the previous separate building labelled 'Ice Store' on the historic ground plans (figure 10).

v. Phase 5

Phase 5 is a more notional phase representing the last use of the building, the demolition of the surrounding buildings after 1971 (including the lean-to 126) and its use by the Scottish & Newcastle Brewery, followed by its dilapidation; but also the temporary surface treatments of the windows and doors relating to its use for the Edinburgh Art Festival and in works of art by the Edinburgh Printmakers (see, e.g., the frontispiece on this report).

vi. Conclusions

The North British Rubber Company, employing up to 4000 people in Fountainbridge, was a major element of the Union Canal-based industrial complexes on the southern fringes of central Edinburgh. The remaining standing building constitutes a large part of the material heritage of the Company. This study outlines the expansion of the Company's premises from before 1875 and its major expansion to its eradication, and records some of the material features of its headquarters, from the lower manufacturing floors to its grander public entrance. The multi-phase building had been added to incrementally as its needs expanded, with related changes to circulation patterns.

Following the removal of the brown paint, the exterior polychrome brickwork was exposed in October 2018 (plates 71 – 74), with the building due to open to the public as the new site for the Edinburgh Printmakers in 2019.



Plate 71 View of Dundee Street entrance



Plate 72 View of Gilmore Park entrance



Plate 73 Detail of brickwork, Gilmore Park elevation



Plate 74 Detail of Gilmore Park entrance

References

Addyman Archaeology 2016a *Former North British Rubber Company, 2 Gilmore Park, City of Edinburgh Written Scheme of Investigation.*

Addyman Archaeology 2016b *Former North British Rubber Company, 2 Gilmore Park, City of Edinburgh. Archaeological Watching Brief of Geotechnical Investigations.* Unpublished report.

Page\Park 2015 *Edinburgh Printmakers Creative Hub: Stage D Design Statement.* Edinburgh.

Appendix A WSI

AA2252

Former North British Rubber Company, Gilmore Park, Edinburgh

Written Scheme of Investigation (WSI) for historic building recording,
monitoring of geotechnical pits and evaluation/watching brief

Addyman Archaeology – 26th October 2016

1. Introduction

i. General

Addyman Archaeology have been commissioned by Gardiner & Theobald on behalf of Edinburgh Printmakers to carry out historic building recording, monitoring of geotechnical pits and an evaluation/ watching brief at the Former North British Rubber Company, 2 Gilmore Park, prior to its conversion and extension to provide the new base for Edinburgh Printmakers. Planning permission for the work (refs: 15/03186/LBC & 15/03129/FUL) was granted on 21st October 2015. As part of the planning conditions, the City of Edinburgh Council Archaeology Service (CECAS) recommended that a programme of archaeological works should be undertaken, according to the following condition (see *Appendix A*):

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (Historic building recording, excavation, analysis, reporting and publication, interpretation) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

This written scheme of investigation (WSI) is presented here for acceptance by CECAS Archaeology Officer, John Lawson. This document contains the methods that will be used to appropriately record the building and undertake the monitoring and evaluation/watching brief. The results of all aspects of the archaeological works will be presented in the form of a single written and illustrated report which will be submitted to the council for approval on completion of the field work.

ii. Setting and Background

The site is located on the corner of Fountainbridge and Gilmore Park in west Edinburgh (NT24344 72787; *figure 1*), to the south of the Union Canal. This area has been an area of significant industrial activity since the late 18th century and was formerly the site of the early 19th century Castle Silk Mills. The North British Rubber Company Office building is the only surviving remnant of the large 19th century industrial complex that occupied this area up until the early 21st century. The building is also a rare example in the area of a building with polychrome brickwork and retains original detailing to the interior dating to 1916. The building is Category C listed (LB44936; canmore ID 151836) and is a multiphase industrial building, constructed between 1877 and 1894.

The North British Rubber Company took over the site in 1856 and oversaw several periods of building expansion through the 19th century and by the turn of the 20th century had by and large dominated Fountainbridge. In 1966 the rubber factory was engulfed in a major fire which resulted in the demolition to ground level of substantial sections of the factory with the listed office building surviving intact. In the late 1960s the business moved out to Newbridge and most of the buildings were demolished around 1971 to be replaced by a new mechanised brewery built for Scottish Brewers (Scottish & Newcastle).



Figure 1: Site location

The Design Statement, submitted as part of the Planning Application, provides a brief historical summary of the site (Page/Park 2015), which includes historic drawings of the site as well as historic images and maps. A combined historical summary alongside a map regression will be presented as part of the final report.

iii. Archaeological Potential

The office building of the North British Rubber Company is nationally important and is the only remaining building of a once internationally important 19th century industrial company. The interior decorative scheme, dating to 1916 is unusual in that it exists within an older building and also because few buildings of this date survive, due to the reduction in building during World War I. For this reason it is important that the building is archaeologically recorded prior to its conversion. An internal strip-out has already been undertaken, in March 2015. This removed all 1970s partitions relating to the Scottish & Newcastle brewery, lath and plaster from external walls and all mechanical and electrical equipment. Any further works, particularly as related to the historic ceilings should be recorded archaeologically.

The extension to the building is within the area of the former 19th century industrial buildings and may contain industrial remains from the 18th century or earlier. The groundworks in this area may damage or destroy archaeological remains relating to the office building or earlier structures on site and therefore archaeological investigation of this area is required.

2. Scope of Proposed Works

i. Historic Building Recording methodology

The requirements for Historic Building Recording comprise a *detailed* survey, as follows:

- a photographic survey of the Former North British Rubber Company office building, internally and externally, including details of significant features/architectural details and a record of the site in its setting. Annotated plans, illustrating the locations of photographs taken will be provided.
- ground plans and internal and external elevation drawings, based on the existing architect drawings will be annotated to show particular features and/or phasing where evident. Field drawings will be presented in digital format and illustrated with photographic details where required.
- context numbers will be issued and added to drawings for cross reference purposes and a context register maintained for descriptive purposes.

any further strip out or works to the interior of the building will be subject to archaeological monitoring and the results included in the historic building report

- the report will include a historic summary, map regression, location plan, descriptive summary of the structure and main building phases, together with a narrative and analysis on its significance within its geographical, architectural and historical context.

ii. Excavation methodology

The methodology for investigation of below ground archaeology will be undertaken in a number of stages, each informing the need for and nature of the subsequent stage. Thus, the results of the geotechnical pits (stage 1) will inform the requirements for the next stage (evaluation or watching brief, stage 2) and the results of any evaluation will inform the requirements for excavation (stage 3). This WSI outlines the first two stages. Any requirement for formal excavation (stage 3) and/or post-

excavation and publication (stage 4) will form part of a separate document and will be costed separately.

a. Monitoring of Geotechnical Pits

Geotechnical investigation is scheduled to take place on the site in advance of any site works. These works are also to test asbestos levels within the site. It is proposed that an archaeologist will monitor the excavation of the geotechnical pits. The pits will be recorded in section as far as practicable and the location of the pits recorded. Up to five pits are proposed, including one in the centre of the site and others to investigate existing foundations. As far as practicable a flat bladed ditching bucket will be used in order to gain the best archaeological results from the exercise. This will provide information regarding the depth, survival and nature of the below ground deposits on the site and may indicate whether evaluation of the site is likely to prove fruitful. The results of the geotechnical investigation will determine any further stage of investigation. The results of the asbestos survey will also need to be taken into account when planning any further stage of archaeological investigation.

b. Evaluation

The evaluation will be dependent on the results of the geotechnical investigation, which will inform the location of the evaluation trenches. It is proposed to undertake a 10% evaluation of the total area, which equates to 50m linear trenches, using a standard JCB flat bladed ditching bucket. Five 10m trenches will either target features noted in the geotechnical pits or be evenly spaced across the area. Trenches will not be excavated deeper than 1.2m without battering or stepping.

All trenches will be located on a site plan related to the National Grid and heights will be measured relative to Ordnance Datum (OD). Features will be hand cleaned, investigated and recorded in plan and in section where appropriate; finds will be retained for dating purposes. It is not anticipated that soil samples will be taken given the industrial nature of the soils. Any finds will be processed and assessed as part of this stage of works. Context, drawn and digital photographic records will be made, following standard procedures.

c. Watching Brief

The results of the geotechnical investigation may preclude undertaking a separate archaeological evaluation; either due to the requirement to clear the site due to contamination or because of archaeological or other logistical considerations. In this instance a watching brief would be undertaken on ground reduction for the new extension buildings. Archaeological monitoring would comprise direct supervision of the machine excavation, which should be undertaken with a flat bladed bucket. The work will be coordinated with the contractor to allow archaeologists to record archaeological features, structures and deposits that are exposed during the soil removal, without compromising the pace of excavation. However, up to 2 hours machine stoppage time should be allowed for, where areas of complex or dense archaeological features or deposits are encountered. Should extensive archaeological deposits be revealed, which will require considerable time to record, the client, contractor and City Archaeologist will be informed in a timely manner in order to agree a strategy for excavation and recording.

d. Mitigation

Following the geotechnical monitoring a short report to or site visit from John Lawson City Archaeologist will be made in order to determine the next stage of archaeological work. Following any evaluation of the site, further mitigation will be at the discretion of the City Archaeologist who will determine the scope of works. This may include further excavation, interpretation, analysis and dissemination and publication of the results of the work.

iii. Interpretation

There is a wider masterplan that covers the whole of the Fountainbridge site on the south side of the Union Canal. This area has been central to the industrial heritage of Edinburgh from the late 18th century through to the end of the 20th and the closure of the Fountain Brewery. Recommendations on the developments within this area have required that this rich heritage is interpreted. Interpretation is included within the planning condition required by CECAS, which states that the interpretation:

In part is aided by the retention of the NBRCo Office building itself however site specific interpretation should be undertaken in collaboration with the wider interpretive scheme Fountainbridge site. This could include public art works as wells as more tradition interpretive panels.

As part of the interpretation for the archaeological works, we have included a temporary interpretation board (A1), which will be sited close to the building and will explain some of the archaeological investigations being undertaken. Should the works extend into a longer programme of excavation, more hard-wearing boards can be produced and viewing platforms and/or site visits can be facilitated, subject to client approval.

3. Standards and Recording

i. General.

Addyman Archaeology is committed to providing a high standard of work, for historic building recording and assessment and for any below-ground archaeological investigations. We use standard *pro-forma* sheets for the recording of archaeological contexts, finds and samples and for drawings and photographs produced during the archaeological works, which become part of the archaeological record. These records are produced to *CIfA* standards and Addyman Archaeology adheres to the *CIfA*'s principal codes of conduct. The *pro-forma* sheets are completed manually on site and generally digitised in the office in excel database or word format as required. The historic building recording will comply with *ALGAO* standards.

Standard recording drawings are undertaken at 1:20 scale (in plan) with details and sections drawn at 1:10. Plans and sections of areas that reveal significant historic fabric or areas that yielded archaeological remains will be produced representing and preserving the features and encountered stratigraphy. A general site plan indicating the position of historic fabric and archaeological features will be prepared at a larger scale.

ii. Reporting, archiving and artefact analysis

The results of the historic building recording and monitoring will be presented in a formal Data Structure Report (DSR), as per Addyman Archaeology standards, following *CIfA* procedures.

The formal report is to include:

- An executive summary
- National Grid Reference and formal address
- Note of any statutory and non-statutory designations
- Date of record, names of recorders, archive location
- Location plan
- Detailed description of findings
- Summary statement of results
- Recommendation for mitigation

Addyman Archaeology will complete the report within 8 weeks of completion of the fieldwork.

All material, drawings, reports, site records and photographs will be catalogued and deposited with HES within 6 months of the completion of the project. Any finds recovered as part of the project will be declared to Treasure Trove within 6 months of the completion of the project.

A summary of the findings will be presented in a small article for 'Discovery and Excavation in Scotland' (DES), published by Archaeology Scotland. The results of the project will also be uploaded to the Online Access to the Index of Archaeological Investigations (OASIS) platform, and be available for wider public consultation.

iii. Post fieldwork methodology and Publication

If significant artefacts and/or ecofacts are recovered during the monitoring, evaluation or watching brief that require detailed specialist study, a separate Post-Excavation Research Design (PERD) will have to be agreed with The City of Edinburgh Council. This will detail the methodologies to be employed for any specialist analyses. Proposals for publication will be discussed with The City of Edinburgh Council and submitted to a suitable journal if required. The costs of the production of any publication report or other means of dissemination will be met by the client.

4. Programme and resourcing

i. Staff

The project will be managed by Tom Addyman, Director of Addyman Archaeology Ltd.

The Historic Building Recording will be undertaken by one of Addyman Archaeology's experienced Historic Buildings Specialists, Kenny Macfadyen or Jenni Morrison. The monitoring, evaluation and watching brief will be undertaken by one of Addyman Archaeology's experienced Archaeologists.

Any artefacts recovered during the monitoring, evaluation or watching brief will be assessed by Addyman Archaeology's Finds Officer Andrew Morrison, with specialist finds or ecofact analysis undertaken as appropriate and detailed in the DSR.

CV's will be supplied on request.

ii. Timetable

Subject to the approval of this written scheme and with the agreement of John Lawson of the City of Edinburgh Council Archaeology Service, the monitoring of the geotechnical pits are due to be carried out on Tuesday 1st – Wednesday 2nd November 2016. The timetable for the subsequent evaluation and/or watching briefs will be undertaken in response to the developer's schedule; we will notify CECAS of the proposed dates for the commencement of further stages of work.

The results of all phases of work will be combined into one report which will be submitted to the client and John Lawson of The City of Edinburgh Council within eight weeks of the completion of fieldwork.

iii. Health & Safety

Addyman Archaeology will produce a Risk Assessment/Method Statement prior to starting works on site. All staff will be required to wear suitable PPE including gloves. Advice from the main contractor will be sought regarding potential asbestos contamination of the site. Tyvek suits and appropriate breathing masks will be worn during the geotechnical investigations and any further below ground investigations as required. Addyman Archaeology will abide by the main contractor's Health & Safety protocols and follow their Risk Assessment/Method Statement; we can provide a project specific RA/MS on request.

Appendix B Context Register

Context No.	Recorded by	Date	Elevation	Description
001	JMM	29/05/2017	SW	Window. Segmental-arch headed, chamfered jambs with sandstone chamfered cill. Brick-blocked flush with wall line. Inserted brick course. Abutted by lean-to scar [126].
002	JMM	29/05/2017	SW	Window. Segmental-arch headed, chamfered jambs with sandstone chamfered cill. Brick-blocked flush with wall line. Inserted brick course. Abutted by lean-to scar [126].
003	JMM	29/05/2017	SW	Window. Segmental-arch headed, chamfered jambs with sandstone chamfered cill, half-height to 001 and 002 etc. Brick-blocked flush with wall line. Inserted brick course. Abutted by lean-to scar [126].
004	JMM	29/05/2017	SW	Window. Segmental-arch headed, chamfered jambs with sandstone chamfered cill.
005	JMM	29/05/2017	SW	Window. Segmental-arch headed, chamfered jambs with sandstone chamfered cill.
006	JMM	29/05/2017	SW	Window. Segmental-arch headed, chamfered jambs with sandstone chamfered cill.
007	JMM	29/05/2017	SW	Window. Segmental-arch headed, chamfered jambs with sandstone chamfered cill.
008	JMM	29/05/2017	SW	Window. Segmental-arch headed, chamfered jambs with rounded ingos and sandstone chamfered cill. Brick-blocked flush with inner wall face with secondary third-height blocking at base internally.
009	JMM	29/05/2017	SW	Window. Segmental-arch headed, chamfered jambs with rounded ingos and sandstone chamfered cill. Brick-blocked flush with inner wall face with secondary third-height blocking at base internally.
010	JMM	29/05/2017	SW	Door. Segmental-arch headed, chamfered jambs with rounded ingos. Probable slapped-through window.
011	JMM	29/05/2017	SW	Window. Segmental-arch headed, chamfered jambs with rounded ingos. Upper inner brickwork cut through including at window head
012	JMM	29/05/2017	SW	Window. Segmental-arch headed, chamfered jambs with rounded ingos, chamfered sandstone cill.
013	JMM	29/05/2017	SW	Window. Segmental-arch headed, chamfered jambs with rounded ingos, chamfered sandstone cill.
014	JMM	29/05/2017	SW	Window. Segmental-arch headed, chamfered jambs with rounded ingos, chamfered sandstone cill. Slapped through at base with secondary brick blocking.
015	JMM	29/05/2017	SW	Window. Segmental-arch headed, chamfered sandstone cill
016	JMM	29/05/2017	SW	Window. Segmental-arch headed, chamfered sandstone cill
017	JMM	29/05/2017	SW	Window. Segmental-arch headed, chamfered sandstone cill
018	JMM	29/05/2017	SW	Window. Segmental-arch headed, chamfered sandstone cill
019	JMM	29/05/2017	SW	Window. Segmental-arch headed, chamfered sandstone cill
020	JMM	29/05/2017	SW	Window. Segmental-arch headed, chamfered sandstone cill
021	JMM	29/05/2017	SW	Door. Concrete threshold and lintel.
022	JMM	29/05/2017	SW	Phase 4 brickwork
023	JMM	29/05/2017	SW	Phase 1B brickwork
024	JMM	29/05/2017	SW	Window. Straight brick surrounds, chamfered sandstone cill. East jamb of (reused?) sandstone ashlar blocks
025	JMM	29/05/2017	SW	Window. Straight brick surrounds, chamfered sandstone cill.
026	JMM	29/05/2017	SW	Window. Segmental-arch headed, straight brick surrounds and chamfered sandstone cill. Inserted iron lintel. Brick blocked flush with inner wall face.
027	JMM	29/05/2017	SW	Window. Segmental-arch headed, straight brick surrounds and chamfered sandstone cill. Inserted iron lintel. Brick blocked flush with inner wall face.
028	JMM	29/05/2017	SW	Window. Straight brick surrounds, chamfered sandstone cill.
029	JMM	29/05/2017	SW	Window. Straight brick surrounds, chamfered sandstone cill.

Context No.	Recorded by	Date	Elevation	Description
030	JMM	29/05/2017	SW	Window. Segmental-arch headed, straight brick surrounds and chamfered sandstone cill. 4 pane timber sash window with timber panel below in interior.
031	JMM	29/05/2017	SW	Window. Segmental-arch headed, straight brick surrounds and chamfered sandstone cill. 4 pane timber sash window with timber panel below in interior.
032	JMM	29/05/2017	SW	Window. Straight brick surrounds, chamfered sandstone cill.
033	JMM	29/05/2017	SW	Window. Segmental-arch headed, straight brick surrounds and chamfered sandstone cill. 4 pane timber sash window with timber panel below in interior.
034	JMM	29/05/2017	SW	Window. Straight brick surrounds, chamfered sandstone cill.
035	JMM	29/05/2017	SW	Timber-framed square chutes from exterior elevation to internal ground floor. Same as [128].
036	PDK	29/05/2017	SE	Window. Segmental-arch headed, chamfered jambs with sandstone chamfered cill. Rounded ingos. Timber sash frame, 16 lights
037	PDK	29/05/2017	SE	Iron-frame double doors. Concrete lintel and threshold. Set in Segmental-arch headed arch with chamfered jambs.
038	PDK	29/05/2017	SE	Timber door. Chamfered jambs and Segmental-arch headed brick arch.
039	PDK	29/05/2017	SE	Window. Segmental-arch headed, chamfered jambs with sandstone chamfered cill. Rounded ingos. Timber sash frame, 16 lights
040	PDK	29/05/2017	SE	Window. Segmental-arch headed, chamfered jambs with sandstone chamfered cill. Rounded ingos. Timber sash frame, 16 lights
041	PDK	29/05/2017	SE	Window. Segmental-arch headed, chamfered jambs with sandstone chamfered cill. Rounded ingos. Timber sash frame, 16 lights
042	PDK	29/05/2017	SE	Window. Segmental-arch headed, chamfered jambs with sandstone chamfered cill. Repaired/reinserted relieving arch with unchamfered edges. East jamb with rounded ingo. Brick blocked flush with internal wall face
043	PDK	29/05/2017	SE	Window. Segmental-arch headed, chamfered jambs with repaired/reinserted sandstone chamfered cill. Blocked slapping at base below cill. Rounded ingos. Brick blocked flush with internal wall face
044	PDK	29/05/2017	SE	Doors. Set in Segmental-arch headed brick surrounds with chamfered edges. Concrete threshold.
045	PDK	29/05/2017	SE	Window. Segmental-arch headed, chamfered jambs. Repaired/reinserted surrounds. Repaired/reinserted chamfered sandstone cill. Brick-blocked slapping at base below cill.
046	PDK	29/05/2017	SE	Window. Segmental-arch headed, chamfered jambs with sandstone chamfered cill.
047	PDK	29/05/2017	SE	Window. Segmental-arch headed, chamfered jambs with sandstone chamfered cill.
048	PDK	29/05/2017	SE	Window. Round headed, straight brick surrounds with chamfered sandstone cill
049	PDK	29/05/2017	SE	Window. Round headed, straight brick surrounds with chamfered sandstone cill
050	PDK	29/05/2017	SE	Window. Straight brick surrounds with chamfered sandstone cill and chamfered ingos.
051	PDK	29/05/2017	SE	Door. Metal set in bay with stright brick surrounds.
052	PDK	29/05/2017	SE	Tripartite aperture. 1st-floor door flanked by windows. Chamfered jambs. Interior timber frame and panels below. Central door a slapped-through window aperture.
053	PDK	29/05/2017	SE	Window. One of tripartite fenestration with [054] and [055]. Segmental-arch headed, with sandstone imposts, W impost with carved roundel decoration. Chamfered jambs and sandstone cill.
054	PDK	29/05/2017	SE	Double window, central of tripartite fenestration with [053] and [055]. Central timber mullion dividing panes. Round headed with sandstone imposts. Chamfered jambs and sandstone cill.
055	PDK	29/05/2017	SE	Window. One of tripartite fenestration with [054] and [055]. Segmental-arch headed, with sandstone imposts, E impost with carved roundel decoration. Chamfered jambs and sandstone cill.
056	PDK	29/05/2017	SE	Window. Segmental-arch headed with sandstone imposts and chamfered jambs.

Context No.	Recorded by	Date	Elevation	Description
057	PDK	29/05/2017	SE	Window. Segmental-arch headed with straight brick surrounds and chamfered sandstone cill
058	PDK	29/05/2017	SE	Window. Straight brick surround and chamfered sandstone cill
059	PDK	29/05/2017	SE	Window. Segmental-arch headed with straight brick surrounds and chamfered sandstone cill
060	PDK	29/05/2017	SE	Window. Straight brick jambs with sandstone lintel and chamfered sandstone cill
061	PDK	29/05/2017	SE	Window. Segmental-arch headed with straight brick surrounds and chamfered sandstone cill
062	PDK	29/05/2017	SE	Door. Semi-circular arch. W jamb and vousoirs of cream/yellow brick, E jamb simple brick surround. Set in recessed bay with yellow brick-edged arch and dentiuclated cornice above
063	PDK	29/05/2017	SE	Door, blocked flush with outer wall face. Segmental arch with yellow brick vousoirs.
064	PDK	29/05/2017	NE	Window. Segmental-arch headed, simple brick jamb at S, chamfered brick pilaster with sandstone impost at N seperating from [065].
065	PDK	29/05/2017	NE	Window. Segmental-arch headed, simple brick jamb at N, chamfered brick pilaster with sandstone impost at S seperating from [064].
066	PDK	29/05/2017	NE	Window. Segmental-arch headed, simple brick surrounds. N side of double fenestration with central sandstone chamfered mullion.
067	PDK	29/05/2017	NE	Window. Segmental-arch headed, simple brick surrounds. S side of double fenestration with central sandstone chamfered mullion.
068	PDK	29/05/2017	NE	Window. Segmental-arch headed, simple brick surrounds. N side of double fenestration with central sandstone chamfered mullion.
069	PDK	29/05/2017	NE	Window. Segmental-arch headed, simple brick surrounds. S side of double fenestration with central sandstone chamfered mullion.
070	PDK	29/05/2017	NE	Window. Segmental-arch headed, simple brick surround and chamfered sandstone cill
071	PDK	29/05/2017	NE	Window. Segmental-arch headed, simple brick surround and chamfered sandstone cill
072	PDK	29/05/2017	NE	Window. Segmental-arch headed, chamfered jambs. N side of double fenestration with central sandstone chamfered mullion.
073	PDK	29/05/2017	NE	Window. Segmental-arch headed, chamfered jambs. S side of double fenestration with central sandstone chamfered mullion.
074	PDK	29/05/2017	NE	Entablature for Door [093].
075	PDK	29/05/2017	NE	Window. Segmental-arch headed, chamfered jambs and sandstone chamfered cill
076	PDK	29/05/2017	NE	Window. Segmental-arch headed, chamfered jambs. N side of double fenestration with central sandstone chamfered mullion.
077	PDK	29/05/2017	NE	Window. Segmental-arch headed, chamfered jambs. S side of double fenestration with central sandstone chamfered mullion.
078	PDK	29/05/2017	NE	Window. Segmental-arch headed, chamfered jambs and sandstone chamfered cill. Altered/inserted timber window frames with inserted vent
079	PDK	29/05/2017	NE	Window. Segmental-arch headed, chamfered jambs and sandstone chamfered cill. Altered/inserted timber window frames with inserted vent.
080	PDK	29/05/2017	NE	Window. Segmental-arch headed, chamfered jambs and sandstone chamfered cill. Altered/inserted timber window frames.
081	PDK	29/05/2017	NE	Window. Segmental-arch headed, chamfered jambs and sandstone chamfered cill. Altered/inserted timber window frames.
082	PDK	29/05/2017	NE	Window. Segmental-arch headed, chamfered jambs and sandstone chamfered cill. Altered/inserted timber window frames.
083	PDK	29/05/2017	NE	Window. Segmental-arch headed, chamfered jambs and sandstone chamfered cill. Altered/inserted timber window frames.
084	PDK	29/05/2017	NE	Window. Segmental-arch headed, brick surrounds and sandstone cill. Blocked flush with outer wall face.
085	PDK	29/05/2017	NE	Window. Semic-circular arch with straight brick surrounds. Blocked flush with inner wall face.

Context No.	Recorded by	Date	Elevation	Description
086	PDK	29/05/2017	NE	Window. Semic-circular arch with straight brick surrounds.
087	PDK	29/05/2017	NE	Window. Straight brick surrounds. E side of bipartite denestration with central chamfered sandstone mullion
088	PDK	29/05/2017	NE	Window. Straight brick surrounds. W side of bipartite denestration with central chamfered sandstone mullion
089	PDK	29/05/2017	NE	Window. Straight brick surrounds. E side of bipartite denestration with central chamfered sandstone mullion
090	PDK	29/05/2017	NE	Window. Straight brick surrounds. W side of bipartite denestration with central chamfered sandstone mullion
091	PDK	29/05/2017	NE	Window. Straight brick surrounds.
092	PDK	29/05/2017	NE	Window. Straight brick surrounds.
093	PDK	29/05/2017	NE	Door, sandstone surrounds below entablature 074. Central enlarged keystone and vegetative side stops.
094	PDK	29/05/2017	NE	Window. Chamfered brick surrounds and lintel. E side of bipartite fenestration with central chamfered sandstone mullion
095	PDK	29/05/2017	NE	Window. Chamfered brick surrounds and lintel. W side of bipartite fenestration with central chamfered sandstone mullion
096	PDK	29/05/2017	NE	Window. Segmental-arch headed, chamfered brick surrounds and chamfered sandstone cill
097	PDK	29/05/2017	NE	Window. Segmental-arch headed, chamfered brick surrounds and chamfered sandstone cill
098	PDK	29/05/2017	NE	Window. Segmental-arch headed, chamfered brick surrounds and chamfered sandstone cill
099	PDK	29/05/2017	NE	Window. Segmental-arch headed, chamfered brick surrounds and chamfered sandstone cill
100	PDK	29/05/2017	NE	Window. Segmental-arch headed, chamfered brick surrounds and chamfered sandstone cill
101	PDK	29/05/2017	NE	Window. Segmental-arch headed, chamfered brick surrounds and chamfered sandstone cill
102	PDK	29/05/2017	NE	Window. Segmental-arch headed, chamfered jambs and sandstone chamfered cill. Altered/inserted timber window frames
103	PDK	29/05/2017	NE	Window. Segmental-arch headed, chamfered brick surrounds and chamfered sandstone cill
104	PDK	29/05/2017	NE	Window. Chamfered brick jambs with chamfered sandstone lintel and cill.
105	PDK	29/05/2017	NW	Window. Segmental-arch headed, chamfered brick surrounds and chamfered sandstone cill
106	PDK	29/05/2017	NW	Window. Segmental-arch headed, chamfered brick surrounds and chamfered sandstone cill
107	PDK	29/05/2017	NW	Window. Chamfered brick jambs with chamfered sandstone lintel and cill.
108	PDK	29/05/2017	NW	Window. Segmental-arch headed, chamfered brick surrounds and chamfered sandstone cill
109	PDK	29/05/2017	NW	Window. Segmental-arch headed, chamfered brick surrounds and chamfered sandstone cill
110	PDK	29/05/2017	NW	Window. Chamfered brick jambs with chamfered sandstone lintel and cill.
111	PDK	29/05/2017	NW	Window. Segmental-arch headed, chamfered brick surrounds and chamfered sandstone cill
112	PDK	29/05/2017	NW	Window. Segmental-arch headed, chamfered brick surrounds and chamfered sandstone cill
113	PDK	29/05/2017	NW	Door. Chamfered brick jambs and chamfered sandstone lintel.
114	PDK	29/05/2017	NW	Window. Round headed, chamfered brick surrounds with chamfered sandstone cill
115	PDK	29/05/2017	NW	Window. Round headed, chamfered brick surrounds with chamfered sandstone cill
116	PDK	29/05/2017	NW	Door. Chamfered brick jambs. Chamfered sandstone lintel with sandstone corbelled canopy. Concrete threshold. Brick-blocked internally.

Context No.	Recorded by	Date	Elevation	Description
117	PDK	29/05/2017	NW	Window. Round headed, chamfered brick surrounds with chamfered sandstone cill
118	PDK	29/05/2017	NW	Window. Round headed, chamfered brick surrounds with chamfered sandstone cill
119	PDK	29/05/2017	NW	Window. Round headed, chamfered brick surrounds with chamfered sandstone cill
120	PDK	29/05/2017	NW	Window. Round headed, chamfered brick surrounds with chamfered sandstone cill
121	PDK	29/05/2017	NW	Window. Round headed, chamfered brick surrounds with chamfered sandstone cill
122	PDK	29/05/2017	NW	Window. Round headed, chamfered brick surrounds with chamfered sandstone cill
123	PDK	29/05/2017	NW	Window. Round headed, chamfered brick surrounds with chamfered sandstone cill
124	PDK	29/05/2017	NW	Window. Round headed, chamfered brick surrounds with chamfered sandstone cill
125	PDK	29/05/2017	SW	Lower window below 020, [SW elev., Dwg 1A]
126	PDK	29/05/2017	SW	Lean-to scar [SW elevation, Dwg 1A]
127	PDK	29/05/2017	NE, SE, SW	Phase 1 brickwork
128	PDK	29/05/2017	SE	Square chute/hatch in SE elevation (cf. 035)
129	PDK	29/05/2017	SW	Lower window below 018, [SW elev., Dwg 1A]
130	PDK	29/05/2017	SW	Lower window below 016, [SW elev., Dwg 1A]
131	PDK	29/05/2017	NE	Window. Chamfered brick jambs with chamfered sandstone lintel and cill.
132	PDK	29/05/2017	NE	Window. Chamfered brick jambs with chamfered sandstone lintel and cill.
133	PDK	29/05/2017	NE	Window. Chamfered brick jambs with chamfered sandstone lintel and cill.
134	PDK	29/05/2017	NE	Window. Chamfered brick jambs with chamfered sandstone lintel and cill.
135	PDK	29/05/2017	NE	Window. Chamfered brick jambs with chamfered sandstone lintel and cill.
136	PDK	29/05/2017	NE	Window. Bipartite fenestration. Chamfered brick surrounds with chamfered sandstone lintel and cill and central chamfered sandstone mullion
137	PDK	29/05/2017	NE	Aperture [not seen]
138	PDK	29/05/2017	NE	Aperture [not seen]
139	PDK	29/05/2017	NE/SE	Gateway angle buttress
140	PDK	29/05/2017	NE/SE	Phase 1A brickwork
141	PDK	29/05/2017	NE/SE	Buttress and inserted brickwork associated with buttress 139
142	PDK	29/05/2017	NE/NW/SW	Phase 2 brickwork
143	PDK	29/05/2017	NW	Blocked external door associated with internal staircase, lower ground floor

Appendix C DES Entry

LOCAL AUTHORITY:	City of Edinburgh
PROJECT TITLE/SITE NAME:	Edinburgh Print Makers
PROJECT CODE:	2252
PARISH:	City of Edinburgh
NAME OF CONTRIBUTOR:	Jenni Morrison & Philip Karsgaard
NAME OF ORGANISATION:	Addyman Archaeology
TYPE(S) OF PROJECT:	Monitoring and Building recording
NMRS NO(S):	NT 27 SW2848
SITE/MONUMENT TYPE(S):	20 th century building
SIGNIFICANT FINDS:	none
NGR (2 letters, 8 or 10 figures)	NT 243 727
START DATE (this season)	01.11.2016
END DATE (this season)	07.08.2017
PREVIOUS WORK (incl. DES ref.)	
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	<p>Addyman Archaeology was contracted by Gardiner & Theobald on behalf of Edinburgh Printmakers to undertake an archaeological watching brief during geotechnical investigations at the former North British Rubber Company buildings, 2 Gilmore Park, Edinburgh. It is proposed to convert and extend the structures to provide a new base for the Edinburgh Printmakers.</p> <p>A series of eight test-pits were excavated: one to reveal the soil morphology over the maximum reachable depth (Test-Pit 1), three for plate load testing purposes (TP's 2, 3, 6), and four to reveal the depth of the building's foundations (TP's 4, 5, 7, 8). Stratigraphy within test-pit 1 showed over 2.0m of made ground overlying natural silty clay and boulder clays, with no archaeological finds or features present; made ground was noted in all test-pits, extending below the excavated depth in test-pits 2, 3, 5, and 6, and overlying the natural boulder clay in test-pits 4, 7, and 8. Stepped aggregate building foundations were seen within TP7, while the foundations within TP8 were non-stepped brick; the foundations within both trenches were located at approximately 1.6m below the present ground level. TP5 showed the lower wall exposed within the trench to be plastered and painted, suggesting a cellar level or open area now in-filled.</p> <p>The watching brief revealed the depth of the brick foundations of the surviving building and also revealed a possible cellar within Test Pit 5, suggesting there may have been a former building in this area. The site has clearly been severely been affected by modern demolition, with demolition rubble encountered in all trenches, however only one of the test pits excavated was deep enough to reach natural deposits. It is therefore possible that although not encountered, building foundations and other archaeological deposits may survive in isolated areas within and below the made ground that stretches across the development area.</p> <p>A programme of building recording was undertaken before and during stripping and demolition works within the building. This comprised a detailed photographic survey, annotation of architect's drawings with details and phasing information and drawing together of documentary evidence including original plans of the building in order to fully understand its development and use. The earliest Phase 1 building was completed in 1875 and may incorporate an earlier gate-house structure. A major extension occurred in Phase 2, when from 1894 the major frontages along Gilmore Park and Dundee Street were added. Phase 3 is datable to 1916, when the ornate public entrance door was added and the main entrance halls and internal spaces were remodelled. In Phase 4, a substantial addition to the south-east side of the building produced a more regular L-shaped plan. Phase 5 includes the post-NBRCo use of the building, from</p>

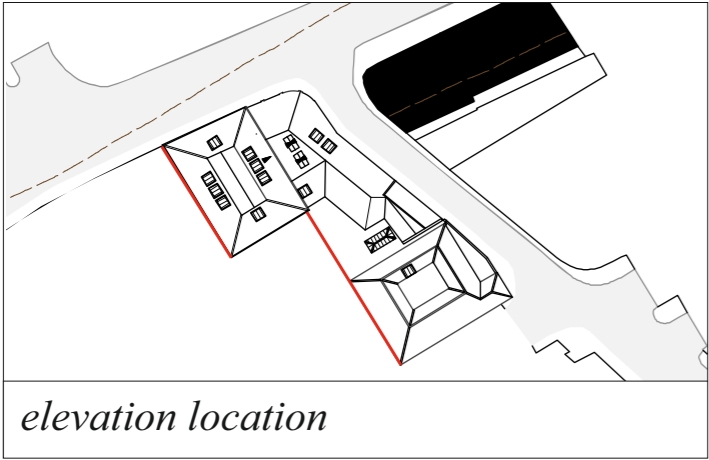
	1971, when the first mill buildings were demolished, to the present, a phase which includes the use of the building by McEwan's Scottish and Newcastle Brewery up to 2004; a phase of abandonment and illicit use; and the last phase of mainly superficial embellishments and art installations relating to its acquisition by the Edinburgh Printmakers before the current redevelopment.
PROPOSED FUTURE WORK:	None
CAPTION(S) FOR ILLUSTRS:	North British Rubber Company Buildings at Dundee Street, after removal of brown paint
SPONSOR OR FUNDING BODY:	Gardiner & Theobald on behalf of Edinburgh Printmakers
ADDRESS OF MAIN CONTRIBUTOR:	The Old Printworks 77a Brunswick Street Edinburgh EH7 5HS
EMAIL ADDRESS:	admin@addyman-archaeology.co.uk
ARCHIVE LOCATION (intended/deposited)	NRHE (intended)

Appendix D Photolocation and Phase plans

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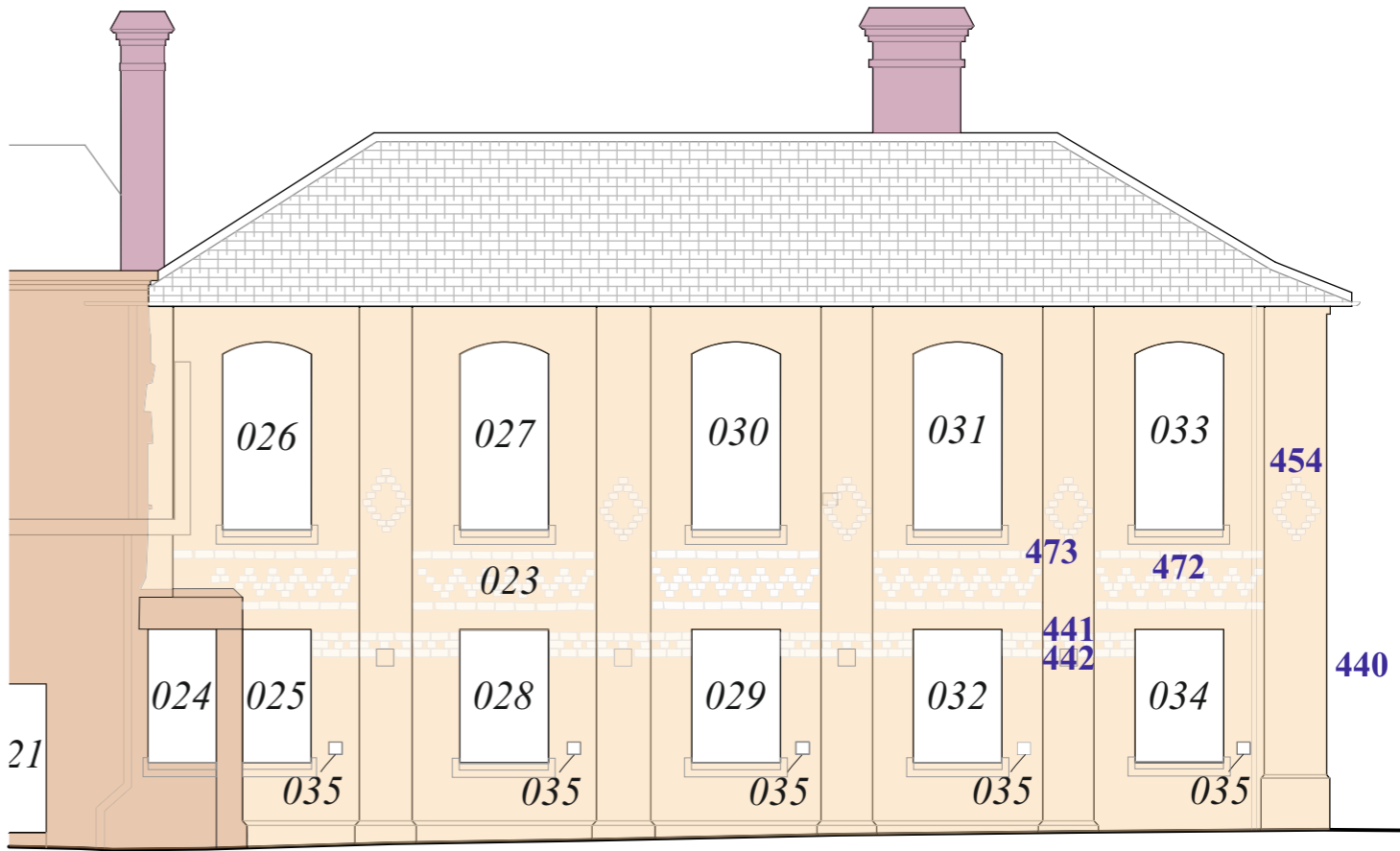
2252 Former North British Rubber Company Building
South-West Elevation



439 photo number

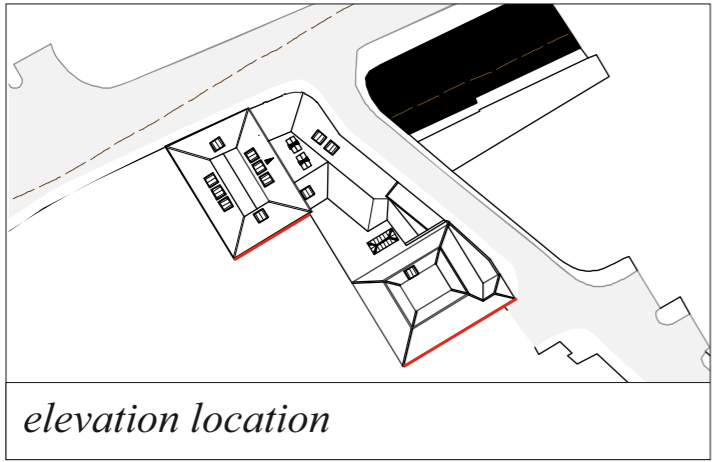
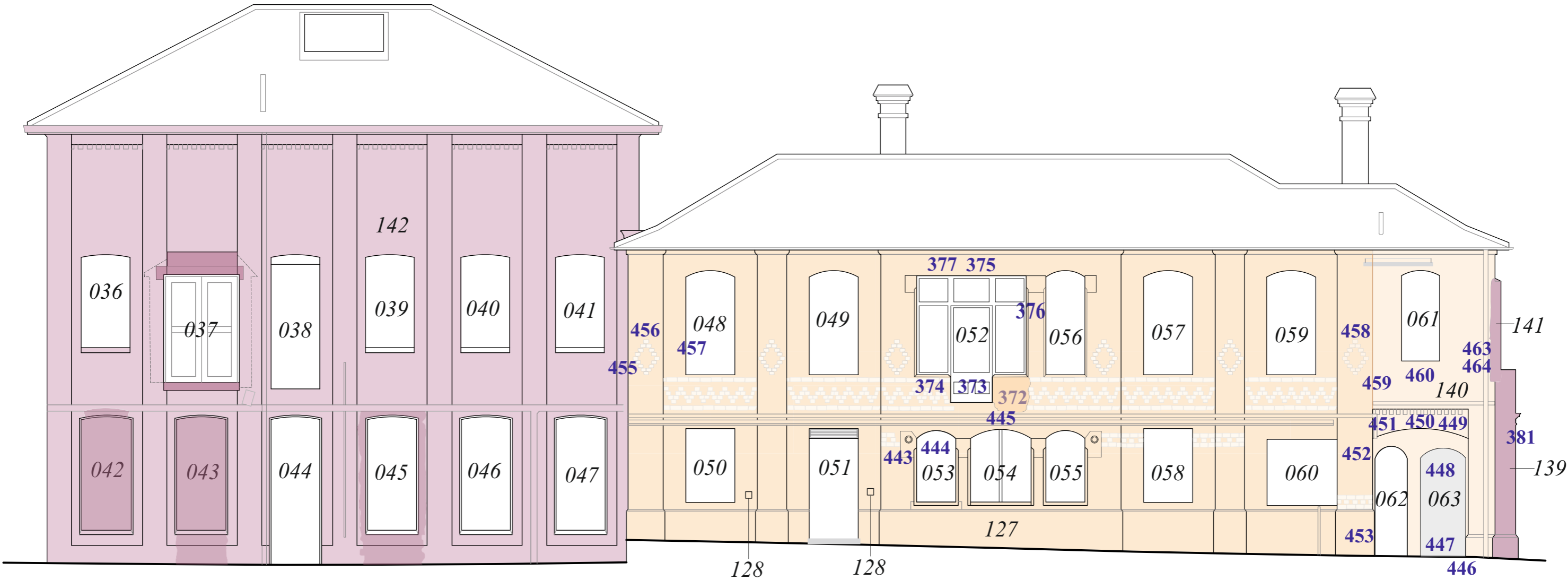
105 context number

- phase 1A
- phase 1B
- phase 2A
- phase 2B
- phase 3
- phase 4
- phase 5



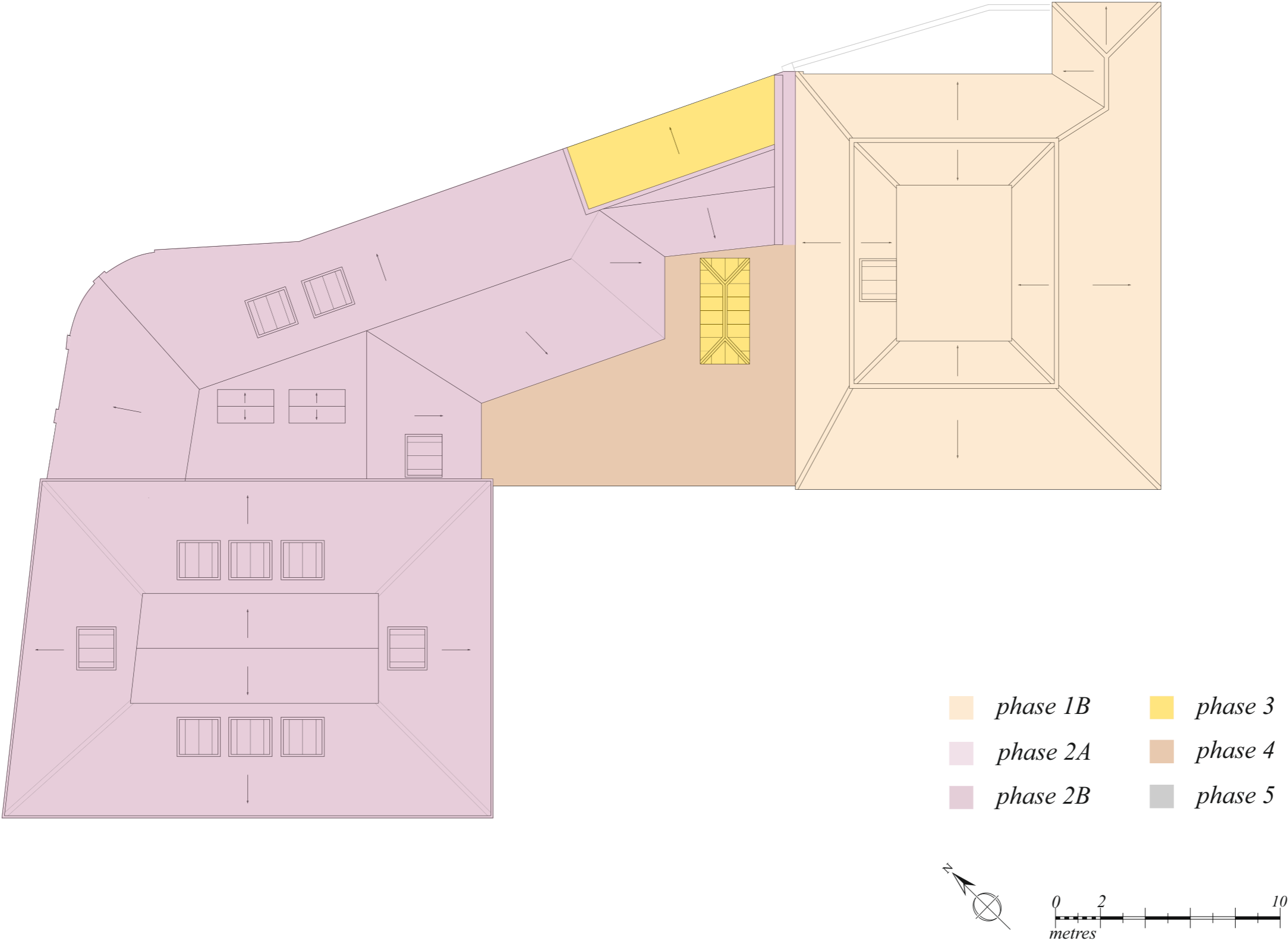
2252 Former North British Rubber Company Building

South-East Elevation

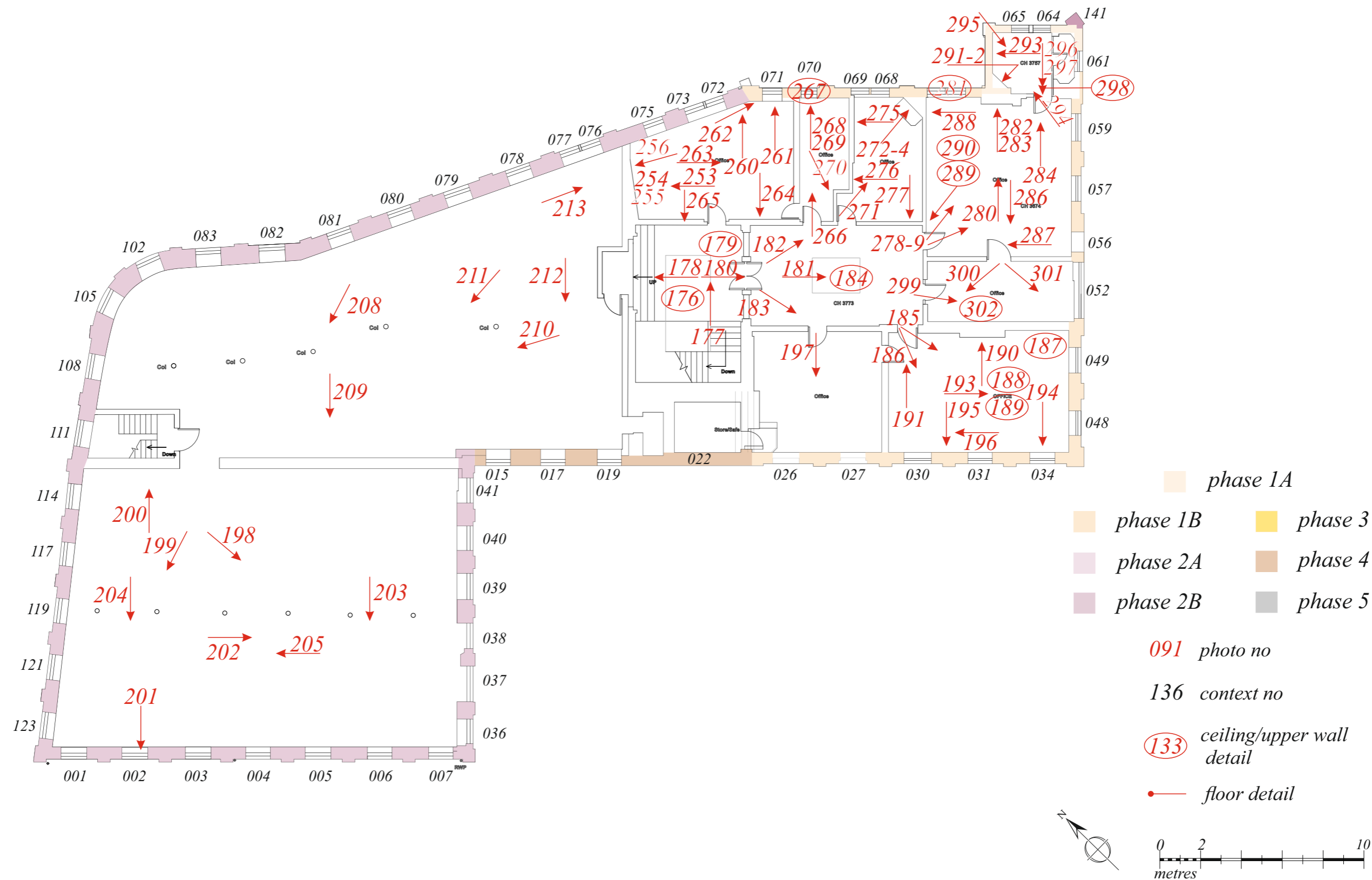


- 439 photo number
- 105 context number
- | | |
|----------|---------|
| phase 1A | phase 3 |
| phase 1B | phase 4 |
| phase 2A | phase 5 |
| phase 2B | |

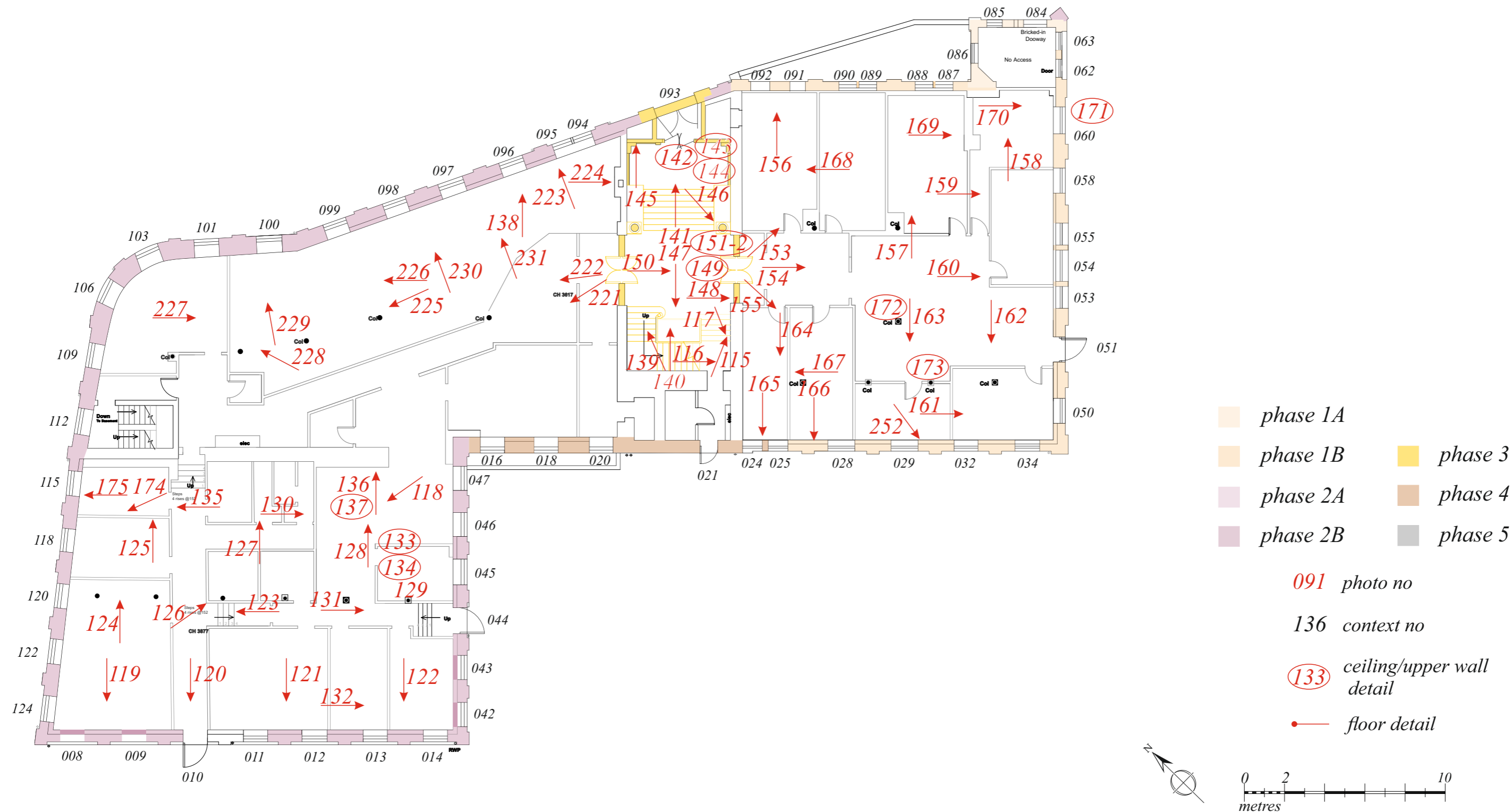
2252 Former North British Rubber Company Building
Appendix D
Roof Phaseplan



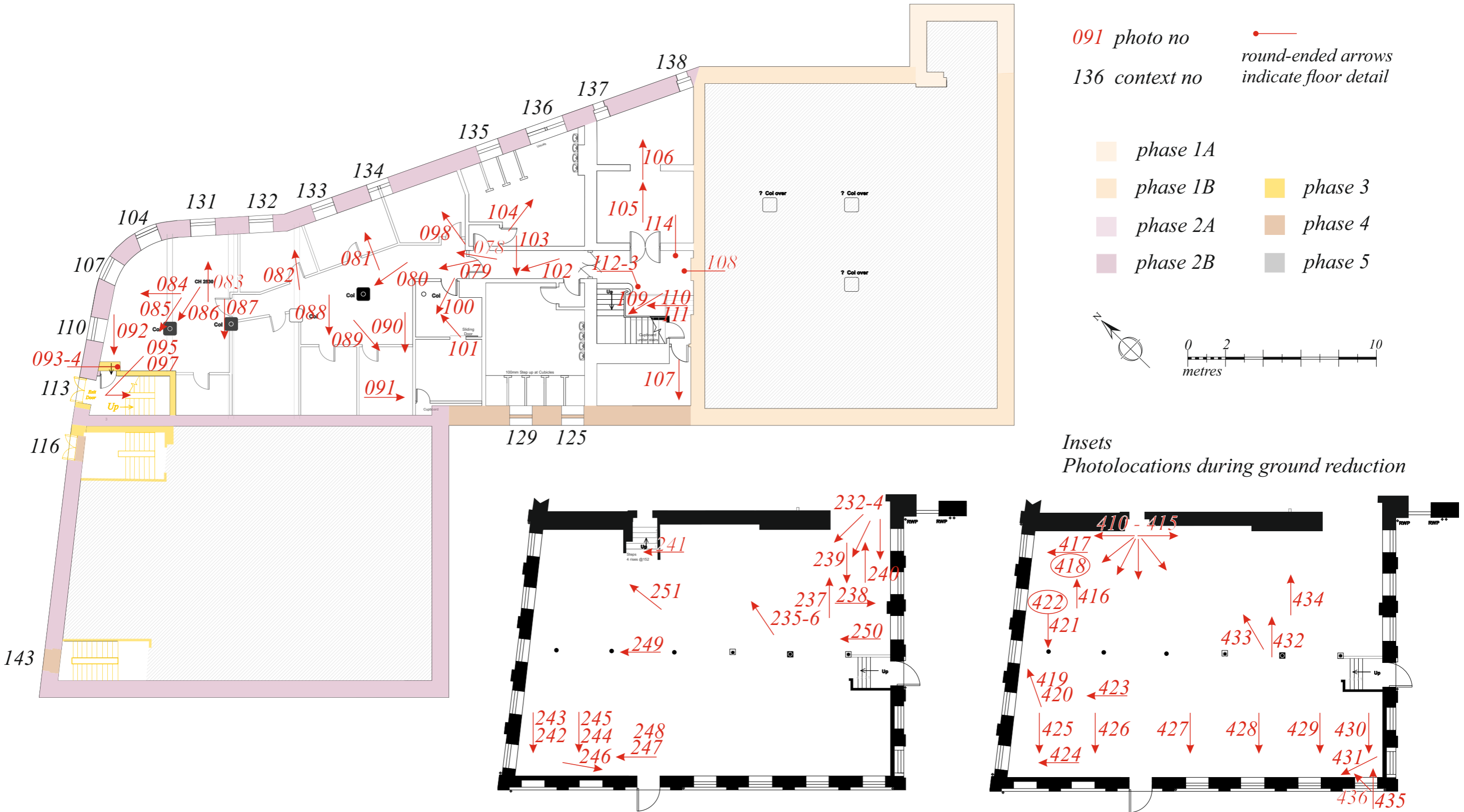
2252 Former North British Rubber Company Building
Appendix D
First Floor
Photolocation and Phase Plan



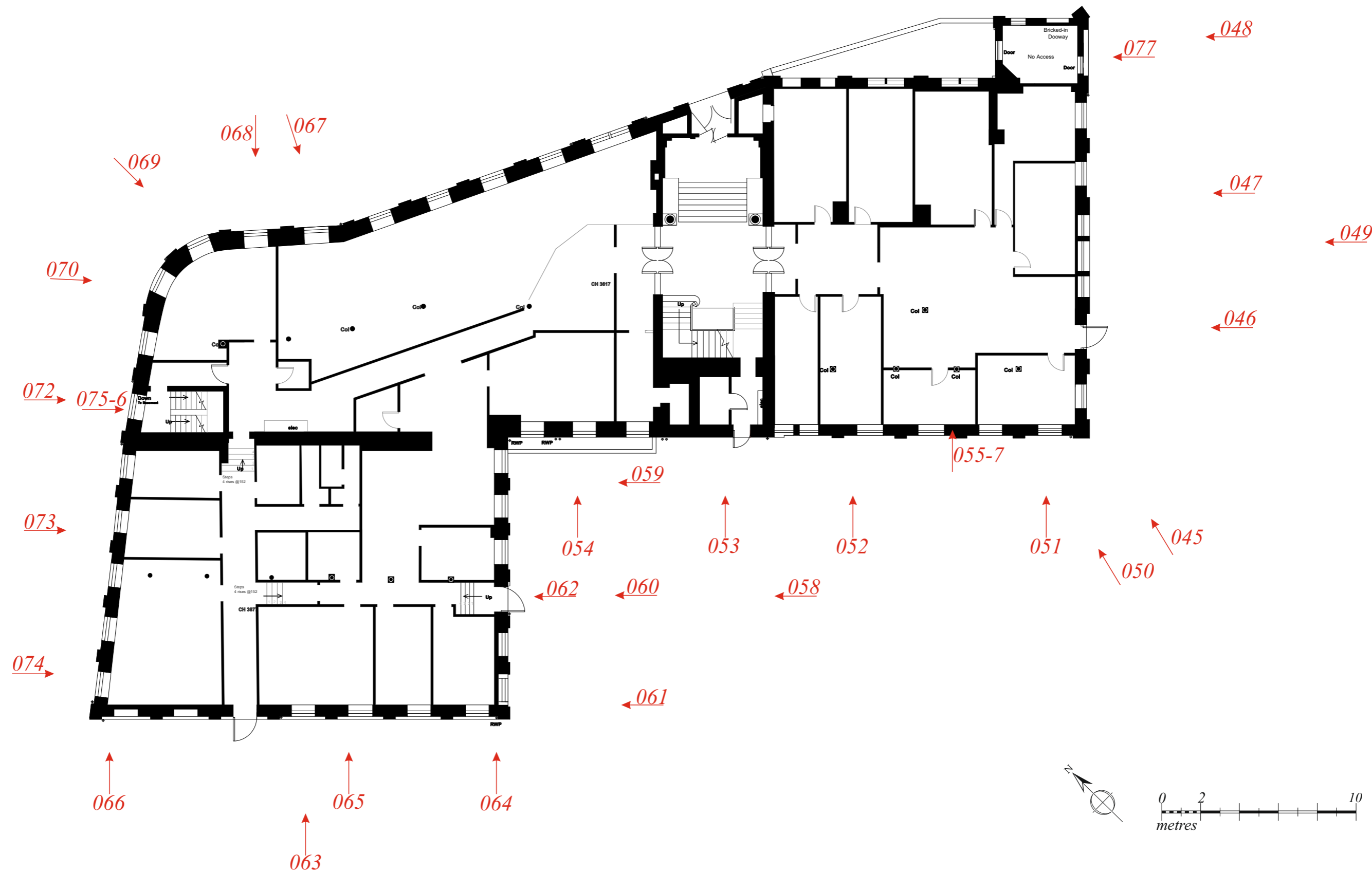
2252 Former North British Rubber Company Building
Appendix D
Upper Ground Floor
Photolocation and Phase Plan



2252 Former North British Rubber Company Building
Appendix D
Lower Ground Floor
Photolocation and Phase Plan



2252 Former North British Rubber Company Building
Appendix D
External Photolocation Plan



2252 Former North British Rubber Company Building

North-West Elevation

439 photo number

105 context number

- phase 1A

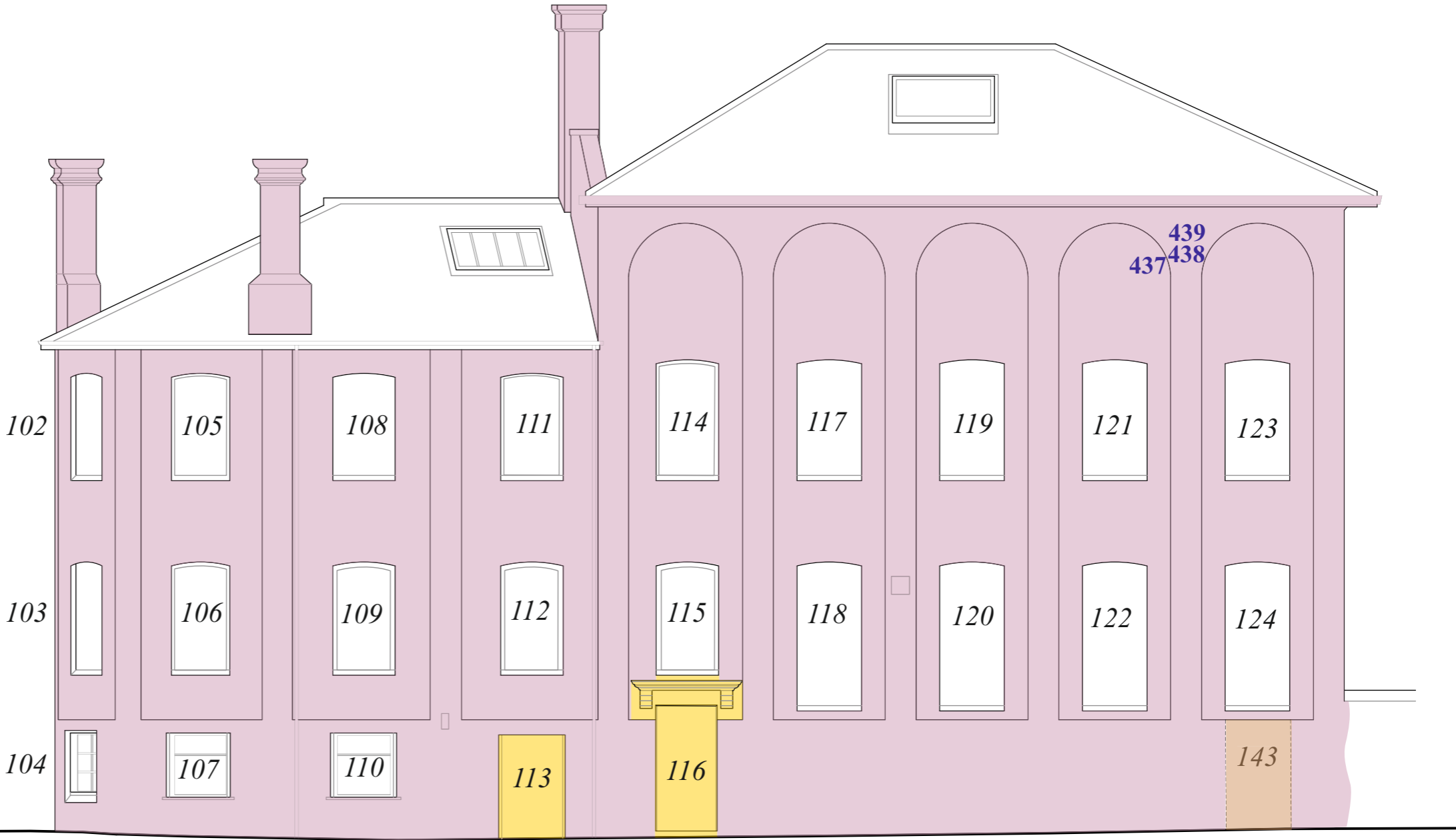
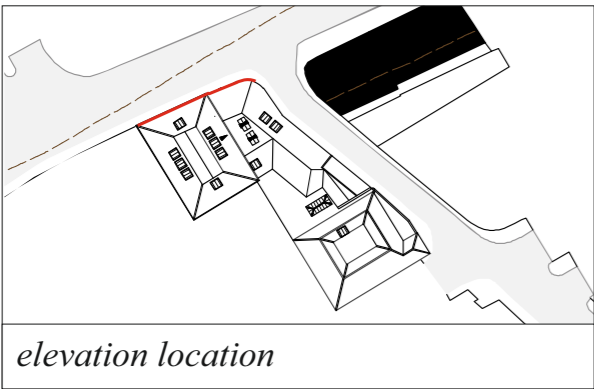
phase 1B

phase 2A

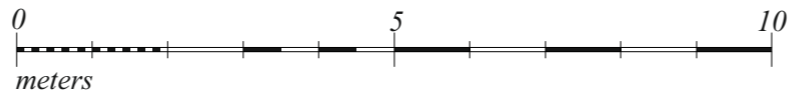
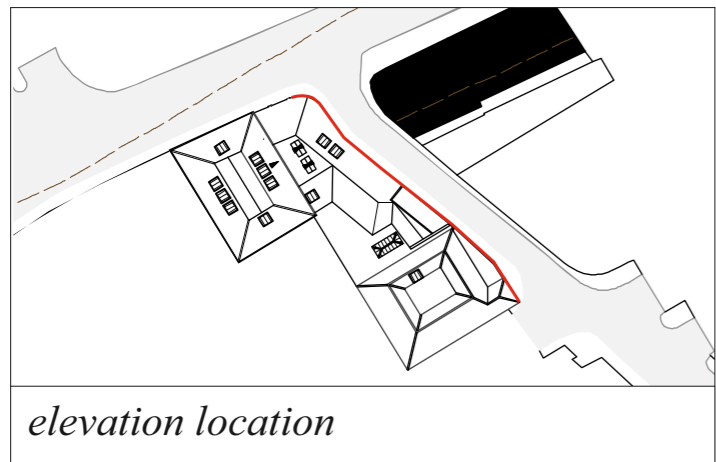
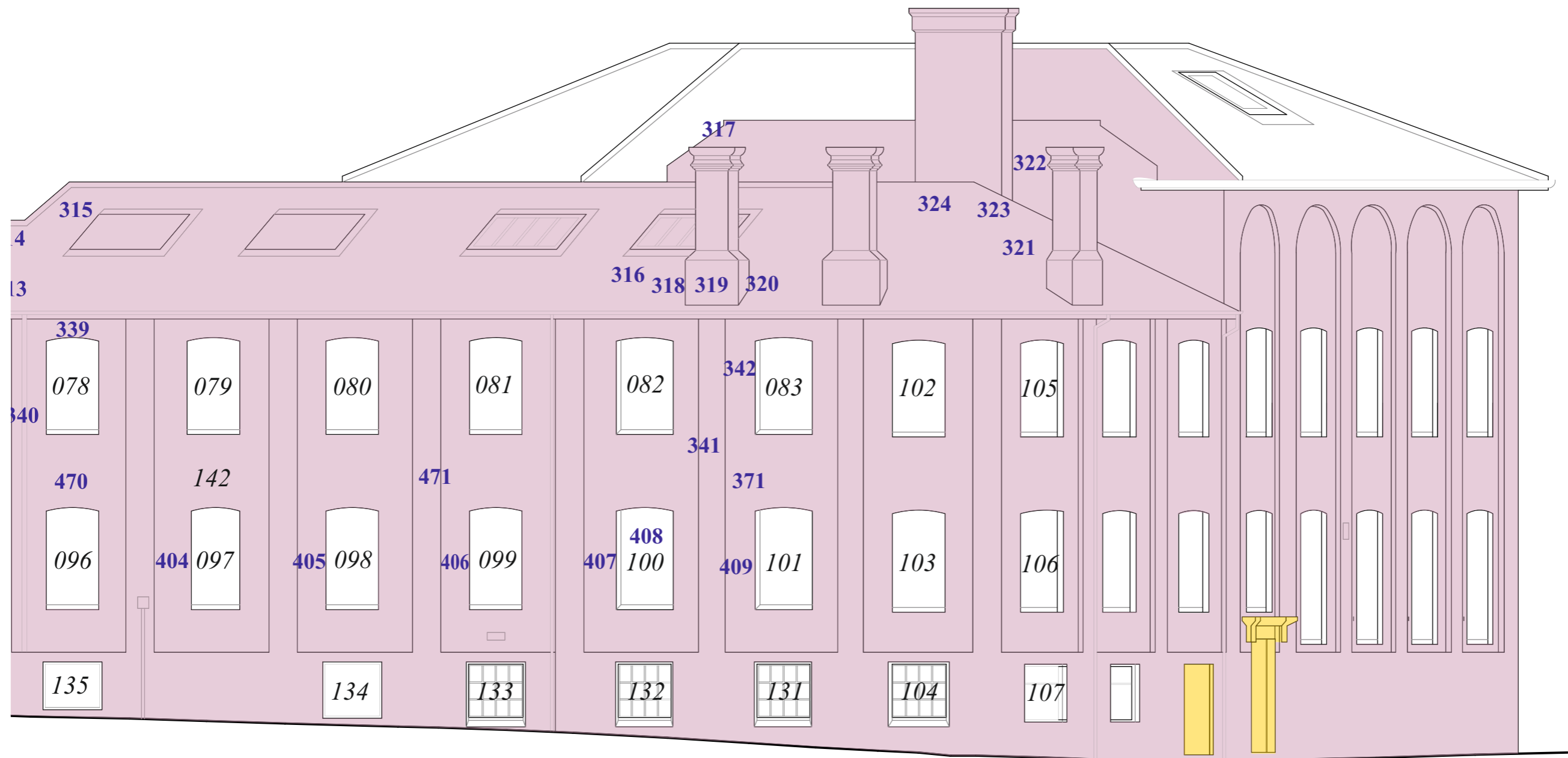
phase 2B
- phase 3


phase 4

phase 5



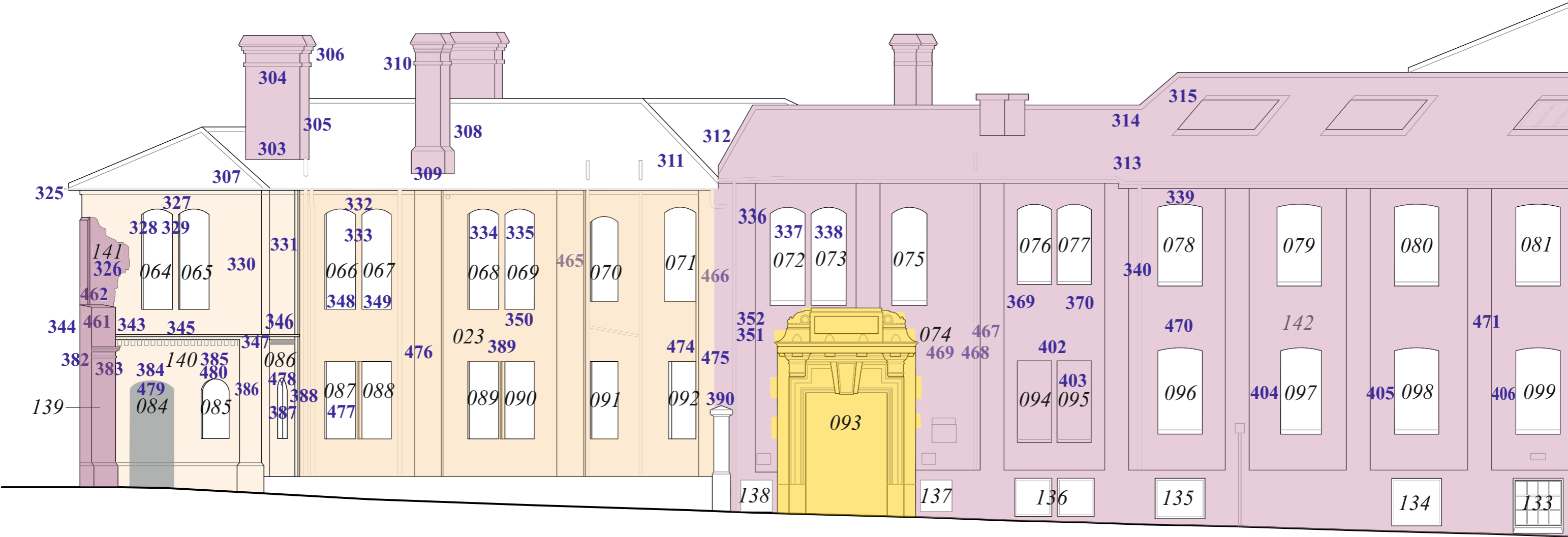
2252 Former North British Rubber Company Building
North-East Elevation (north end)



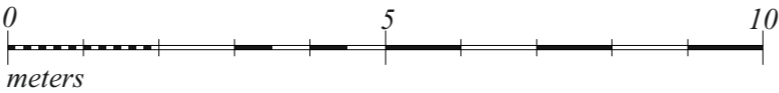
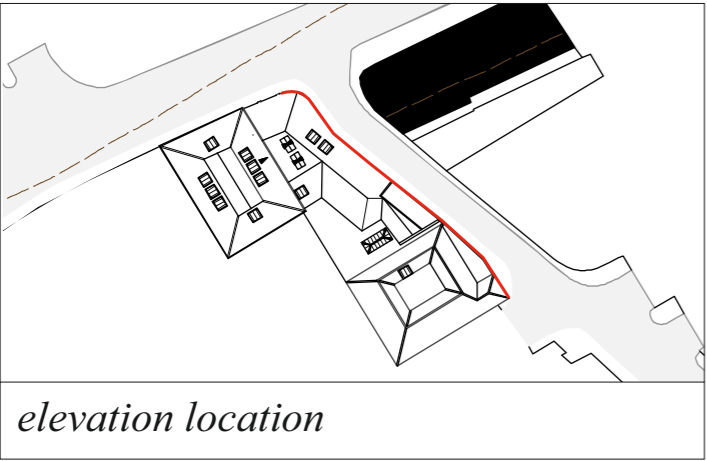
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|  phase 1A |  phase 3 | 402 photo number |
|  phase 1B |  phase 4 | |
|  phase 2A |  phase 5 | 094 context number |
|  phase 2B | | |

2252 Former North British Rubber Company Building

North-East Elevation (south end)



074 door entablature details: **353 - 368**
093 door details: **391 - 401**



- | | |
|----------|---------|
| phase 1A | phase 3 |
| phase 1B | phase 4 |
| phase 2A | phase 5 |
| phase 2B | |

402 photo number
094 context number