

# 18a/18c Jamaica Street Lane (North), Edinburgh: Historic Building Recording Report

AOC Project: 23467

7<sup>th</sup> June 2016



## 18a/18c Jamaica Street Lane (North), Edinburgh:

### Historic Building Recording Report

On Behalf of:	Roger Coulthard 98 Dundas Street Edinburgh EH3 5DQ
National Grid Reference (NGR):	NT 24963 74348
Planning Ref No:	16/01100/FUL
OASIS No:	253467
AOC Project No:	23467
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Date:	7 <sup>th</sup> June 2016

This document has been prepared in accordance with AOC standard operating procedures.

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### *Summary*

*AOC Archaeology Group was commissioned by Roger Coulthard to undertake an historic building record of 18a/18c Jamaica Street Lane (North) in Edinburgh as part of an archaeological planning condition on the intended renovation of the building to form a new dwelling.*

*The building was probably constructed at the same time as the house at No 5 Royal Circus acting as its mews building as part of the New Town development of Edinburgh in the early 19<sup>th</sup> century. The building was later raised at some point to create accommodation to the first floor level, with the insertion of two dormer windows and a fireplace. A central partition was later removed to create an open-plan workshop.*

*No further historic building survey is considered necessary prior to development, although this will need to be confirmed by the CEC Archaeology Service on behalf of the CEC.*

## 1 INTRODUCTION

### 1.1 Project Background

- 1.1.1 AOC Archaeology Group was commissioned by Roger Coulthard to undertake an historic building survey of 18a/18c Jamaica Street, Edinburgh in advance of renovation of the building to form a new dwelling. The works have been completed as part of an archaeological planning condition (Planning Ref: 16/01100/FUL). The extent of the works was defined by the City of Edinburgh Council (CEC) as advised by the City of Edinburgh Council Archaeology Service (CECAS) and consisted of a written, drawn and photographic record of the building prior to development.

### 1.2 Site Location

- 1.2.1 18a/18c Jamaica Street is located to the north-west of Edinburgh New Town and is centred on NGR: NT 24963 74348 (Figure 1).

## 2 OBJECTIVES

- 2.1 The main objective of the historic building recording survey was to create a baseline archaeological building record of the building in advance of planned development, and to deposit the results of the work (report and photographs) with the National Monuments Record of Scotland (NMRS) and the Historic Environment Record (HER).

## 3 METHODOLOGY

### 3.1 Introduction

- 3.1.1 A 'Level 2' historic building survey (as defined by Historic England, 2007) was undertaken on the building which consisted of a detailed written, photographic and drawn record preceded by an element of archive research.

### 3.2 Photographic record

- 3.2.1 A general and detailed exterior and interior photographic survey was undertaken of the building in black and white print and colour digital using a 35mm SLR and digital SLR respectively. A discreetly placed 1m ranging pole was placed in all shots where access and health and safety allowed for scale. General shots of each elevation were taken (both head-on and oblique) as well as the building in its setting. Detailed shots of individual features such as doors, windows, architectural detail, etc, was also undertaken. Internally, a general photographic record was taken of the buildings on a room-by-room basis. Internal detail shots were taken of some features of architectural or historic interest such as doors, mouldings, cornices, windows, etc. A running register of photographs was taken on site which can also be found in Appendix 1. A selection of digital photographs has been used as plates to illustrate this report.

### 3.3 Written record

- 3.3.1 A written survey was undertaken of the exterior and interior (on a room-by-room basis) using AOC *pro forma* recording sheets with comment on condition, construction, architectural features, fixtures and fittings, modern interventions, evidence for phasing and function and anything else pertinent to the historic record.

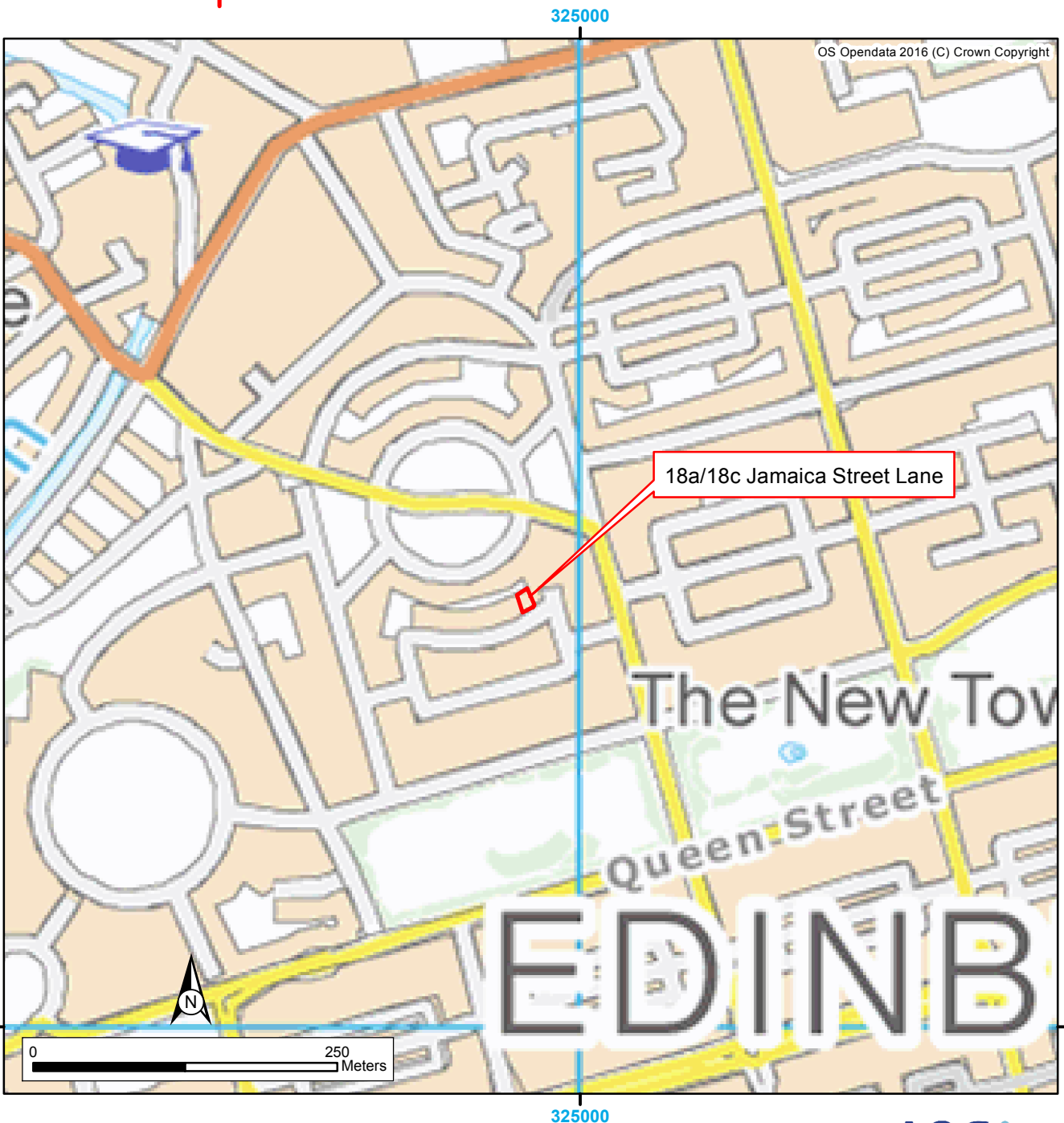
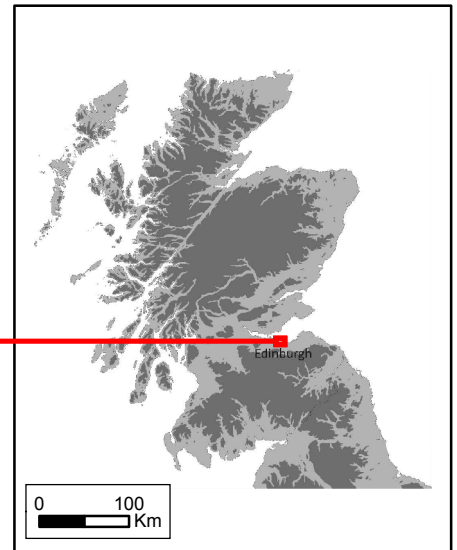
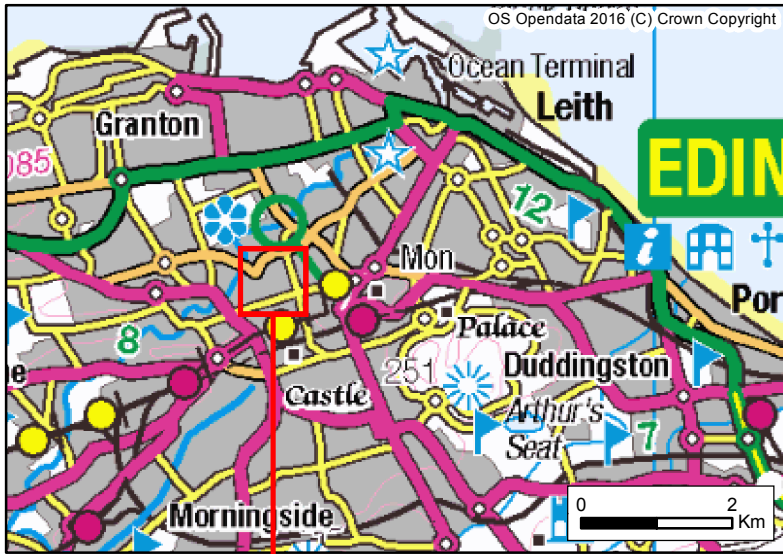


Figure 1: Site location plan



### 3.4 Drawn record

- 3.4.1 A drawn record of the building was also required, and this has taken the form of annotated architects' plans and elevations (Figures 9 - 13).

## 4 HISTORICAL BACKGROUND

- 4.1 Prior to the establishment of the New Town of Edinburgh in the late 18<sup>th</sup> century, the site of the future Circus Place and its associated tenements was, as with much of the rest of the New Town, cultivated fields as we can see on Roy's map of ca. 1747 – 1755 (Figure 2). Unfortunately, publicly accessible town plans of the development of the New Town in the late 18<sup>th</sup> century tend to focus on the area around Princes Street and George Street, although John Laurie's 1786 map shows that the development appeared to be restricted to these areas by this time (Figure 3). By the beginning of the 19<sup>th</sup> century, the Circus had been created, together with its associated tenements. Although schematic, Ainslie's 1804 map shows houses well established at Jamaica Street and facing the Circus, together with their mews houses to the rear of the plots (Figure 4). This identifies, looking at the historic mapping alone, that No 18a/18c was constructed between 1786 – 1804.
- 4.2 The later more detailed Ordnance Survey Town plans of 1851, 1881, 1894 and 1950 show the building from the mid-19<sup>th</sup> century and 20<sup>th</sup> century as the easternmost building at Jamaica Street Lane (Figures 5 – 8). By the 1894 map, the building is also shown as divided horizontally. The houses located to the east of No 18a/18c (Nos 12 & 14) today are a later modern construction.





Figure 2: Extract from Roy's map, ca. 1747 - 1755



Figure 3: Extract from John Laurie's map, 1786

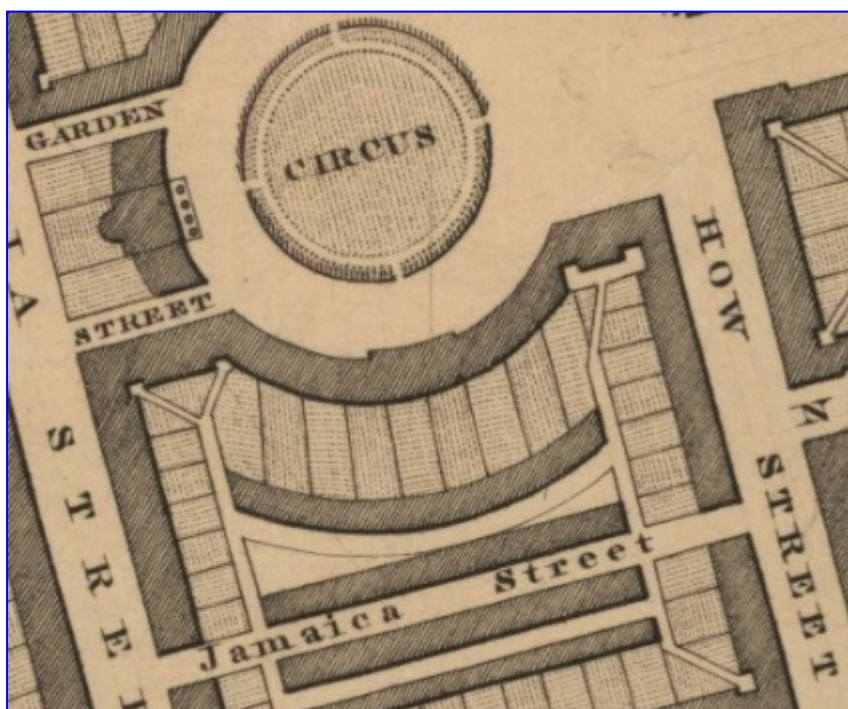


Figure 4: Extract from Ainslie's map, 1804



Figure 5: Extract from Ordnance Survey map, 1851



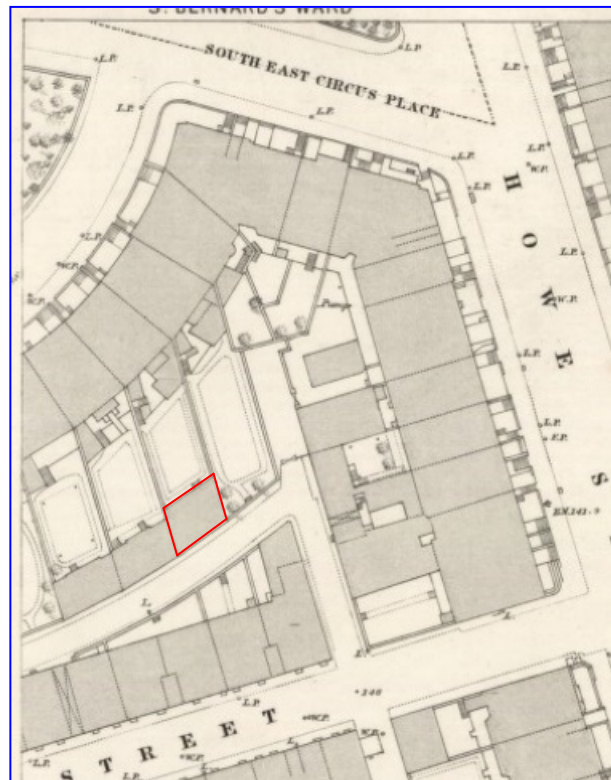


Figure 6: Extract from Ordnance Survey map, 1881

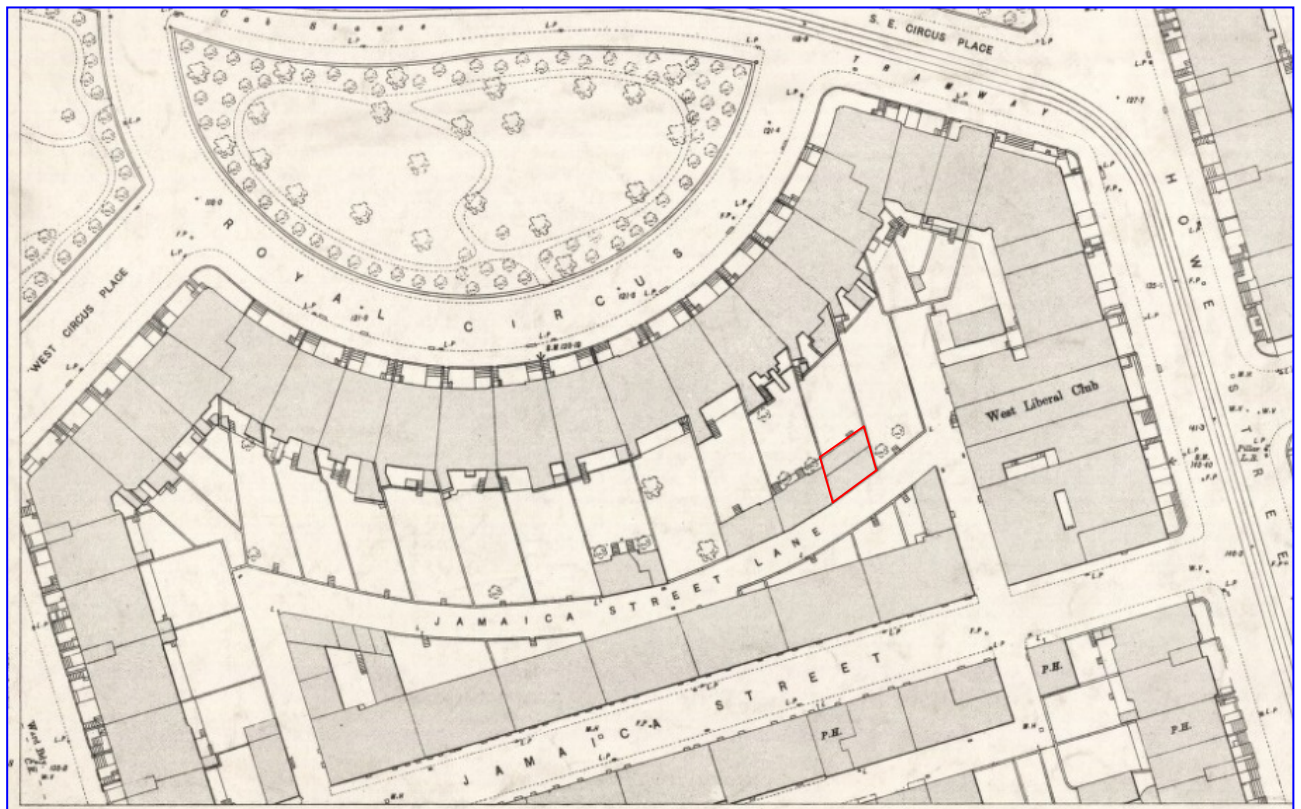


Figure 7: Extract from Ordnance Survey map, 1894



Figure 8: Extract from Ordnance Survey map, 1950

## 5 RESULTS

### 5.1 The Exterior

- 5.1.1 The south elevation facing Jamaica Street Lane (North) is a three-bay two-storey terraced building in coursed dressed rubble with a pitched rolled zinc roof (Figure 9; Plates 1 – 3). The ground floor has two wide openings with a small pedestrian door to the east side (Plate 4). The westernmost double door has a large chisel dressed stone lintel with a stone relieving arch over and comb-dressed rybats (Plate 5). The adjacent five-panel door is wider with a large steel lintel; the comb-dressed rybats only exist to the east side. To the first floor there are two dormers which look to be later inserted windows given the lack of surrounds (Plates 6 & 7). To the centre is an original loading door with nice comb-dressed rybats and a four timber-panelled door (Plate 8).
- 5.1.2 The north elevation was only accessed from No 5 Royal Circus and formed a two-storey elevation of dressed coursed blocks with a neat string course, a much neater façade as it faces the main house (Figure 10; Plates 9 & 10). There is a small doorway to the eastern bay (Plate 11) with a double window opposite (Plate 12). The first floor has a single window above the doorway with an adjacent double window.

### 5.2 The Interior: Ground Floor

- 5.2.1 The ground floor latterly consisted of two garages, although of course were originally for the purpose of storage of the horses and carriages/carts (Figure 12). Room 0/1 has a stone-flagged floor, with an outward-opening double door in the south wall (Plates 13 & 14). The brick partition wall between has a blocked doorway, probably a relatively modern blocking (Plate 15). Behind Room 0/1 is a smaller storage room with the double windows on the north wall with shutters in place (Plate 16). The east side of the ground floor is another garage space with a concrete floor and another five-panel garage door to the south wall (Plate 17). The north wall has a blocked opening with another blocked door in the east wall through to stairwell 0/4 (Plate 18). The small straight stair to the east side of the building is a stone stair with the four-panelled door to the west wall (Plate 19).

### 5.3 The Interior: First Floor

- 5.3.1 The first floor, accessed from stair 0/4 to the east, consists of one large room, 1/1, with timber floorboards (Figure 13; Plates 20 – 22). A former brick partition clearly once divided the space, but this has now been completely taken down. The west wall has a blocked fireplace with a dressed stone surround and a timber lintel (Plate 23). The south wall has the features identified in the south elevation - the two dormers flanking the central loading door, here a four timber-panelled door (Plates 24 & 25). The opposite north wall on the west side has the double window (Plate 26) and to the east side is a thin brick enclosure to the staircase with timber panelling to the west side (Plates 27 & 28). There is a small fixed pane window in the brick enclosure, which contains a small room at the top of the stair (Plates 29 & 30). Apart from this, the stairwell had a three-over-four timber sash-and-case window (Plate 31).



Figure 9: South Elevation



Figure 10: North Elevation

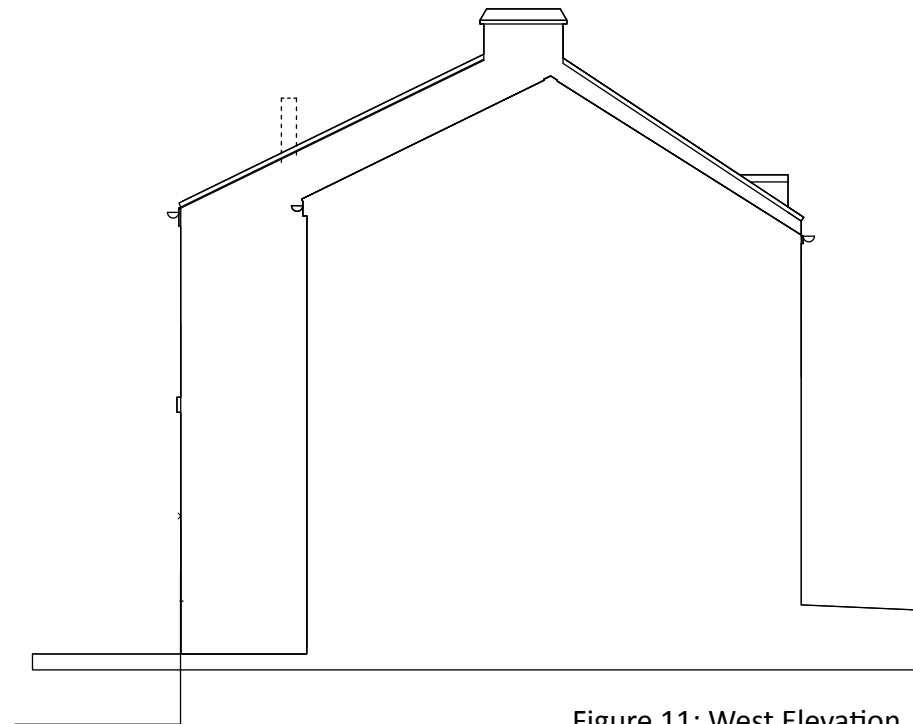
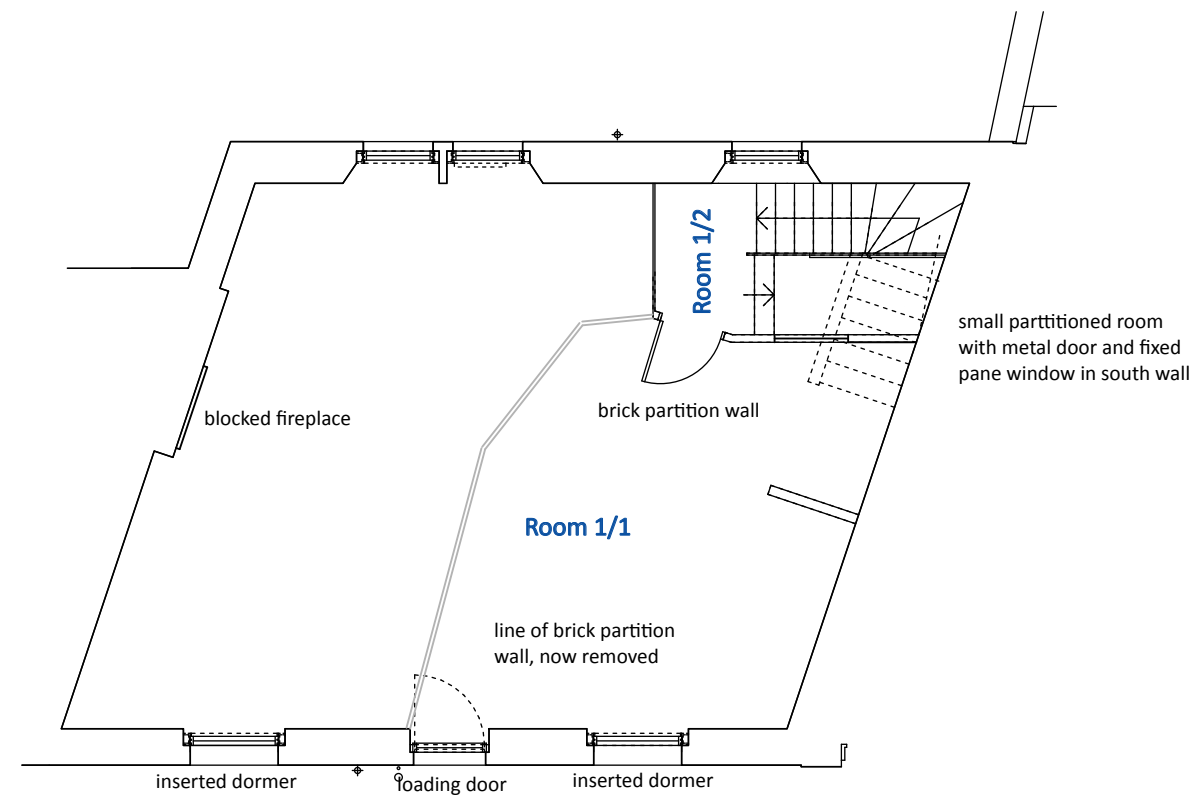
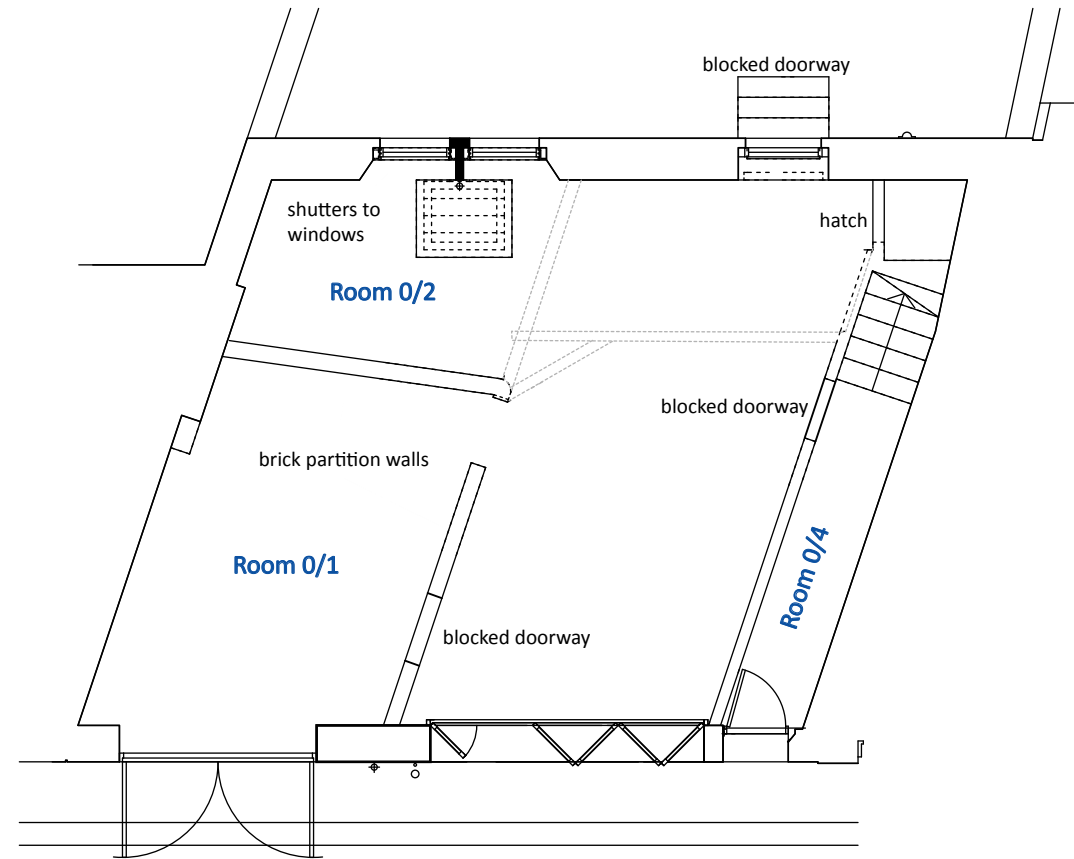


Figure 11: West Elevation



1:100 @ A3





1 m 0 5 m

1:100 @ A3





Plate 1: South Elevation, general view from the south



Plate 2: South Elevation, general view from the south-east





Plate 3: South Elevation, general view from the south-west



Plate 4: South Elevation, detail of doorway to the eastern bay from the south





Plate 5: South Elevation, detail of the westernmost bay from the south



Plate 6: South Elevation, detail of the westernmost first floor dormer window from the south





Plate 7: South Elevation, detail of the easternmost first floor dormer window from the south



Plate 8: South Elevation, detail of central first floor loading door from the south





Plate 9: North Elevation, general view of westernmost bay from the north-east



Plate 10: North Elevation, general view of easternmost bay from the north-west



Plate 11: North Elevation, detail of blocked doorway in the easternmost bay from the north



Plate 12: North Elevation, detail of double window in the westernmost bay from the north-west





Plate 13: Room 0/1, general view of the south wall from the north



Plate 14: Room 0/1, general view of stone-flagged floor from the south-east





Plate 15: Room 0/1, general view from the north-west



Plate 16: Room 0/2, general view from the south-east



Plate 17: Room 0/3, general view from the north



Plate 18: Room 0/3, general view from the SSW





Plate 19: Room 0/4, general view of stairwell from the south



Plate 20: Room 1/1, general view from the north-east





Plate 21: Room 1/1, general view from the west



Plate 22: Room 1/1, general view from the south





Plate 23: Room 1/1, detail of fireplace in the west wall from the east



Plate 24: Room 1/1, general view of south wall from the north-west





Plate 25: Room 1/1, general view of the south wall from the north



Plate 26: Room 1/1, general view from the south-east



Plate 27: Room 1/1, general view of the stairwell from the south-west



Plate 28: Room 1/1, general view of the timber boarding enclosing the stairwell from the west





Plate 29: Room 1/1, detail of the small window in the brick enclosure to the stairwell, from the north



Plate 30: Room 1/2, detail of the small enclosure at the top of the stairwell from the NWW



Plate 31: Room 1/2, detail of the stairwell window in the north wall from the SSW

## 6 DISCUSSION

- 6.1 The general character of the former mews building has remained the same, although the fact that the dormer windows look inserted suggest that the roof of the building was raised at some point to create accommodation at first floor level. The fireplace was probably added at the same time, using the lum of the adjacent building to the west side. The central brick partition that has been removed also suggests that the space was divided at the same time. The loading door – an original feature - suggests that the upper floor space was used more for storage (including hay for the horses) prior to the conversion. At some point in the later 20<sup>th</sup> century, the accommodation space was later converted to an open-plan workshop and the brick partition was taken down.
- 6.2 The stone-flagged floor in the ground floor is possibly an original feature, with the later concrete floors added when the building was converted for use as a garage and workshop.

## 7 CONCLUSIONS & RECOMMENDATIONS

- 7.1 This programme of historic building recording has recorded the former mews building associated with No 5 Royal Circus prior to renovation, which will successfully see the rejuvenation of this important building in the locality of Jamaica Street Lane. No archaeological works or further historic building recording is recommended on site prior to development, although this will have to be confirmed by the CEC Archaeology Service on behalf of the CEC.

## 8 REFERENCES

### 8.1 Bibliographical references

Scottish Planning Policy SPP23. 2008 *Archaeology and Planning*. Scottish Government Nov 2008.

Scottish Government 2011 *Planning and Archaeology 2/2011*.

### 8.2 Cartographic references

1747 -1755	William Roy	<i>Military Map of Scotland</i>
1786	John Laurie	<i>A Plan of Edinburgh and the country adjacent</i>
1804	John Ainslie	<i>Old and New Town of Edinburgh and Leith with the proposed docks</i>
1851	Ordnance Survey	<i>Edinburgh Sheet 29</i>
1881	Ordnance Survey	<i>Edinburgh Sheet 29</i>
1894	Ordnance Survey	<i>Edinburgh Sheet III.7.4</i>
1950	Ordnance Survey	<i>Edinburgh Plan NT2474</i>

## APPENDIX 1: PHOTOGRAPHIC RECORD

## Black &amp; White Print &amp; Colour Digital Film #1

Frame	Room	Description	Taken From	Date
1 – 3	1/2	General view of N wall	S	02/06/2016
4	1/2	General view of W wall	NE	02/06/2016
5	0/4	General view of the S wall	N	02/06/2016
6	0/4	General view of W wall and door	SE	02/06/2016
7	0/4	General view	S	02/06/2016
8	0/3	Detail of boarded window	S	02/06/2016
9	0/3	General view	SSW	02/06/2016
10	0/3	General view of W wall and blocked door	NW	02/06/2016
11	0/3	General view	N	02/06/2016
12	0/2	Detail of timber board	S	02/06/2016
13	0/2	General view of N wall	SW	02/06/2016
14	0/2	General view of S brick wall	NE	02/06/2016
15	0/2	General view of W wall	E	02/06/2016
16 – 17	0/1	Detail of floor	SE	02/06/2016
18 – 19	0/1	General view showing the blocked doorway	NE	02/06/2016
20 – 21	0/1	General view of NW corner	S	02/06/2016
22 – 23	0/1	General view	N	02/06/2016
24	North Elevation	General view	N	02/06/2016
25	North Elevation	General view	NE	02/06/2016
26	North Elevation	General view	NW	02/06/2016
27	North Elevation	General view	NE	02/06/2016
28	South Elevation	General view	SW	31/05/2016
29	South Elevation	Detail of E-most first floor dormer window	S	31/05/2016
30	South Elevation	Detail of central first floor loading door	S	31/05/2016
31	South Elevation	Detail of W-most first floor dormer window	S	31/05/2016
32	South Elevation	Detail of W-most ground floor entrance	S	31/05/2016
33	South Elevation	General view	SE	31/05/2016
34	South Elevation	Detail of ground floor doorway to the east bay	S	31/05/2016
35	South Elevation	General view	S	31/05/2016
36	-	Registration	-	31/05/2016

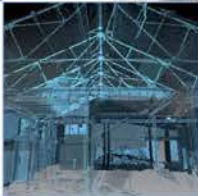
## Black &amp; White Print &amp; Colour Digital Film #2

Frame	Room	Description	Taken From	Date
1 – 20	-	Unassigned	-	02/06/2016
21 – 22	1/2	Detail of floor	NW	02/06/2016
23	1/1	General view of S wall (brick partition and window)	NW	02/06/2016
24	1/1	Detail of metal door	W	02/06/2016
25	1/1	Detail of stairwell window in N wall	SSW	02/06/2016
26	1/2	General view	SE	02/06/2016
27	1/1	Detail of dentil, W wall	E	02/06/2016
28	1/2	General view of stairwell partition wall	E	02/06/2016
29	1/2	Detail of brick partition in N wall	S	02/06/2016
30	1/2	General view of stair	SW	02/06/2016
31	1/2	General view of E wall	W	02/06/2016
32	1/2	Detail of fireplace in E wall	E	02/06/2016
33	1/2	General view	NE	02/06/2016
34 – 35	1/2	General view of S wall	N	02/06/2016
36	-	Registrations	-	02/06/2016

## APPENDIX 2: DISCOVERY AND EXCAVATION IN SCOTLAND (DES) REPORT

LOCAL AUTHORITY:	City of Edinburgh
PROJECT TITLE/SITE NAME:	18a/18c Jamaica Street, Edinburgh
PROJECT CODE:	AOC 23467
PARISH:	Edinburgh (City of)
NAME OF CONTRIBUTOR:	Diana Sproat
NAME OF ORGANISATION:	AOC Archaeology Group
TYPE(S) OF PROJECT:	Historic Building Recording
NMRS NO(S):	None
SITE/MONUMENT TYPE(S):	Former Mews Building
SIGNIFICANT FINDS:	None
NGR (2 letters, 6 figures)	NT 24963 74348
START DATE (this season)	30 <sup>th</sup> May 2016
END DATE (this season)	2 <sup>nd</sup> June 2016
PREVIOUS WORK (incl. DES ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	<p>AOC Archaeology Group was commissioned by Roger Coulthard to undertake an historic building record of 18a/18c Jamaica Street Lane (North) in Edinburgh as part of an archaeological planning condition on the intended renovation of the building to form a new dwelling.</p> <p>The building was probably constructed at the same time as the house at No 5 Royal Circus acting as its mews building as part of the New Town development of Edinburgh in the early 19<sup>th</sup> century. The building was later raised at some point to create accommodation to the first floor level, with the insertion of two dormer windows and a fireplace. A central partition was later removed to create an open-plan workshop.</p>
PROPOSED FUTURE WORK:	None
CAPTION(S) FOR ILLUSTRS:	None
SPONSOR OR FUNDING BODY:	Roger Coulthard
ADDRESS OF MAIN CONTRIBUTOR:	AOC Archaeology Group; Edgefield Road Industrial Estate; Loanhead, Midlothian EH20 9SY
EMAIL ADDRESS:	admin@aocarchaeology.com
ARCHIVE LOCATION	Archive to be deposited in NMRS





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