

IBVE16



# INDIA BUILDINGS, VICTORIA STREET, EDINBURGH

HISTORIC BUILDING RECORDING  
PLANNING REF. 15/04445/FUL

commissioned by India Buildings Ltd

March 2018



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PROJECT INFO:

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## PROJECT SUMMARY

Headland Archaeology was commissioned by India Buildings Ltd to undertake a programme of historic building recording at India Buildings, Victoria Street (Illus 1) to satisfy a planning condition as part of planning application (15/04445/FUL). The photographic and written record focused on the Category A-listed late 19th century India Buildings; the Category B-listed Cowgatehead Church built in 1861; and the Category C-listed 11-15 Victoria Street, a late 19th century building with 20th century brick extension at the rear.

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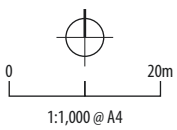
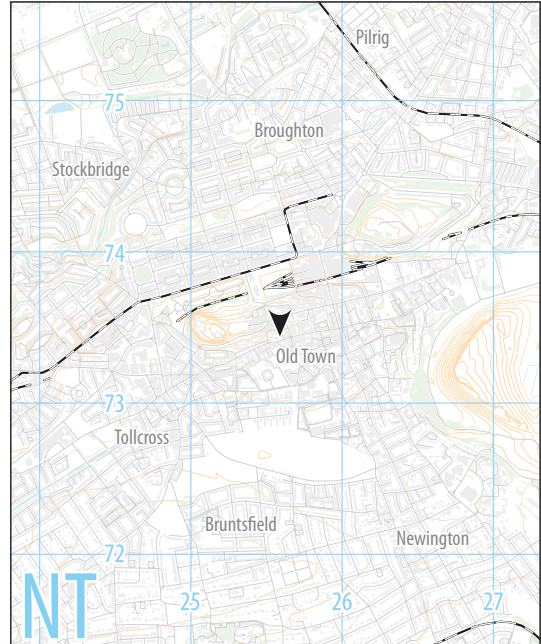
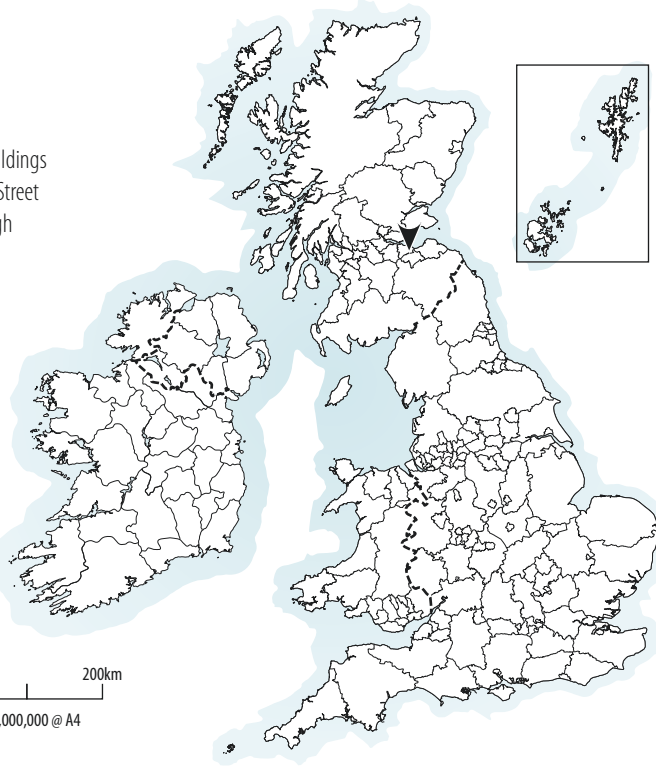
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India Buildings  
Victoria Street  
Edinburgh



- development boundary
- India Buildings
- 11-15 Victoria Street
- Cowgatehead Church



SCOTLAND

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ILLUS 1 Site location

# INDIA BUILDINGS, VICTORIA STREET, EDINBURGH

## HISTORIC BUILDING RECORDING

### 1 INTRODUCTION

Planning consent (15/04445/FUL) has been granted by City of Edinburgh Council for a development at India Buildings, 11–15 Victoria Street and Cowgatehead Church. The application proposed a mixed use development comprising hotel, bar, restaurant, café, retail and commercial uses with alterations to India Buildings, 11-15 Victoria Street and Cowgatehead Church. Planning permission is subject to conditions.

The client is currently ensuring that all planning conditions are being taken into account. A condition (No. 1) relating to a programme of archaeological works states:

No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority.

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

The client commissioned Headland Archaeology (UK) Ltd to undertake the programme of archaeological works as agreed with City of Edinburgh Council Archaeology Service (CECAS), who advises the local planning authority on archaeological matters, which was encapsulated within the Written Scheme of Investigation (Headland Archaeology 2016).

This document outlines the historic building recording would follow Historic England Level 2/ ALGAO: Scotland 2013 guidelines. In summary it outlines the following would be carried out:

**Photographic record** Internal and external, including room by room coverage. External shots to include general shots that put the buildings into context.

**Written Description** Descriptions of any internal and external features including a record of any significant architectural features (where relevant).

**Drawing** Annotation of client's plans and elevations if appropriate.

**Report** Illustrated report suitable for inclusion in the National and local archives.

**Archiving** All material will be archived following national guidelines and CECAS practice. Summary reports will be submitted to the OASIS database and DES.

The Written Scheme of Investigation was approved by City of Edinburgh Archaeology Service Archaeologist John Lawson in October 2016.

### 2 SITE LOCATION

The proposed development is within Edinburgh's Old Town World Heritage Site. India Buildings (1–6 Victoria Street) and 11–15 Victoria Street front onto Victoria Street (Illus 2) and Cowgatehead Church fronts onto the Cowgate. India Buildings are Category A listed, while the Cowgatehead Church and 11–15 Victoria Street are Category

B and Category C listed, respectively. The Castle Hill, Lawnmarket and High Street are located uphill to the north of the proposed development. From Victoria Street, the site slopes southwards into a natural depression which is occupied by the Cowgate and Grassmarket. To the east of the development the George IV Bridge connects the Royal Mile with Candlemaker Row, Forrest Road and Bristo Place. To the west the West Bow connects the Grassmarket and Cowgate with Victoria Street.

The site is underlain by bedrock geology comprising Ballagan Formation – Sandstone. These rocks were formed from rivers depositing mainly sand and gravel detrital material in channels to form river terrace deposits, with fine silt and clay from overbank floods forming floodplain alluvium (British Geological Survey website; <http://www.bgs.ac.uk>).

---

### **3 HISTORICAL BACKGROUND**

The development area lies within the boundary of Edinburgh's Old Town, which occupies a 'crag and tail' landform; created by the ancient volcano on the site of Edinburgh Castle and subsequent glacial movement (Ruckley, 1997, 15). This has formed a depression to the south of the modern High Street which the Cow Gate currently occupies. This low-lying area was originally used for herding cattle into the city for market, likely the Grassmarket, during the medieval period. Habitation spread to the south of the Royal Mile towards the Kings Wall, which was constructed to protect the Burgh during the mid-15th century and bounded the southern side of Victoria Street. Habitation was limited on the northern side of the central ridge until the 18th century; likely due to the steepness of the ground and the presence of the Nor' Loch. During the medieval and post-medieval period, most housing faced the High Street with Burgage plots running down the northern and southern sides of the street front (Masser et al., 2010, 2). Due to the rapid growth of the city and its increasing prosperity from the 15th century onwards there was an acute need for living space. The population of Edinburgh grew almost ten-fold from an estimated 2500 in the 14th century to 24000 by the 1640s (Whyte, 1995, 172-3). Habitation spread further to the south during the late 15th century, and a second wall bounding Greyfriars in the south was constructed between 1514 and 1560 in anticipation of an English invasion following the disastrous defeat of a Scots army under James IV at Flodden Field; from which the wall derives its name. Gordon of Rothiemay's 1647 plan of Edinburgh shows that the burgage plots running off the High Street had been built up as multi-storey town houses.

The earliest map detailing the area was drawn by Gordon of Rothsay in 1765. Gordon's map shows that the proposed development consisted of gardens surrounded on all sides by a number of tall buildings, likely town houses, which faced on to the Cowgate to the south and Bow Street to the west side of the development. There is a continuous line of buildings uphill from south to north towards the Royal Mile, with the Upper Bow connecting Bow Street with the Royal Mile. Edgar's 1742, Lizars 1779, Ainslie's 1780 and Kirkwood's 1817 maps shows that the general street layout did not change substantially during the 18th century, although the alley to the east of the development area appears to have been reduced in size and the central garden area appears have become more crowded with

additional structures. Kirkwood shows a narrow alleyway to the west and north-west of the proposed development connecting tenement buildings which the Cowgate with the West Bow, and marked as 'Stinking Close' by Kirkwood. It is later named 'Anderson Close' in subsequent mapping, and is visible to this day.

Plans drawn in 1823 and Post Office mapping from 1840 show that a large number of buildings to the north of the development were demolished for the construction of Victoria Street, connecting West Bow with the George IV bridge. The Bridge itself also removed a number of structures and alleys to the east of the development area, and travels over the top of the Cowgate. Following the construction of Victoria Street and the George IV Bridge the building layout of the proposed development area changes dramatically through the demolition of a large number of tenement buildings. 11-15 Victoria Street was built between 1852 and 1856, the Cowgatehead Church is constructed in 1861 on the location of the old tenement buildings facing the Cowgate, and India Buildings was constructed between 1864 and 1866.

Goad's Fire Insurance Plans of 1906 (Illus. 3) shows that by the early 20th century the street plan is similar to that seen today, with the addition of buildings fronting Victoria Street, Cowgate and the George IV Bridge.

---

### **4 PREVIOUS WORK**

A Desk Base Assessment (Fox 2015) and Archive Assessment (Cross 2015) have previously been undertaken in connection with the planning application.

A trial trenching evaluation was undertaken on the vacant land adjacent to the Cowgatehead Church by Headland Archaeology (UK) Ltd during March 2017 (Gaunt 2017).

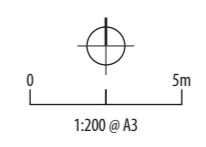
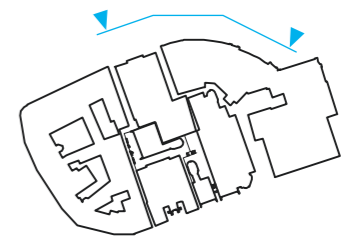
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### **5 METHODOLOGY**

Using the general standards set out by Historic England (Historic England, 2016) and ALGAO: Scotland (ALGAO 2013), a Level 2 historic building survey was undertaken. This aims to provide a photographic and descriptive record of the standing structures prior to their conversion. The work was undertaken to a methodology set out in the Written Scheme of Investigation (Headland Archaeology 2016).

A week long programme of historic building recording was undertaken by the author between the 29th January and 2nd February 2018. The record consisted of a photographic record of the interior of each building (this work included recording all rooms, entrances, corridors and linking spaces) with corresponding descriptive notes; and a similar record of their exterior elevations (Illus 3). Digital architectural surveys (both plans and elevations of the building) were provided by the client and have been annotated and are reproduced here where appropriate.

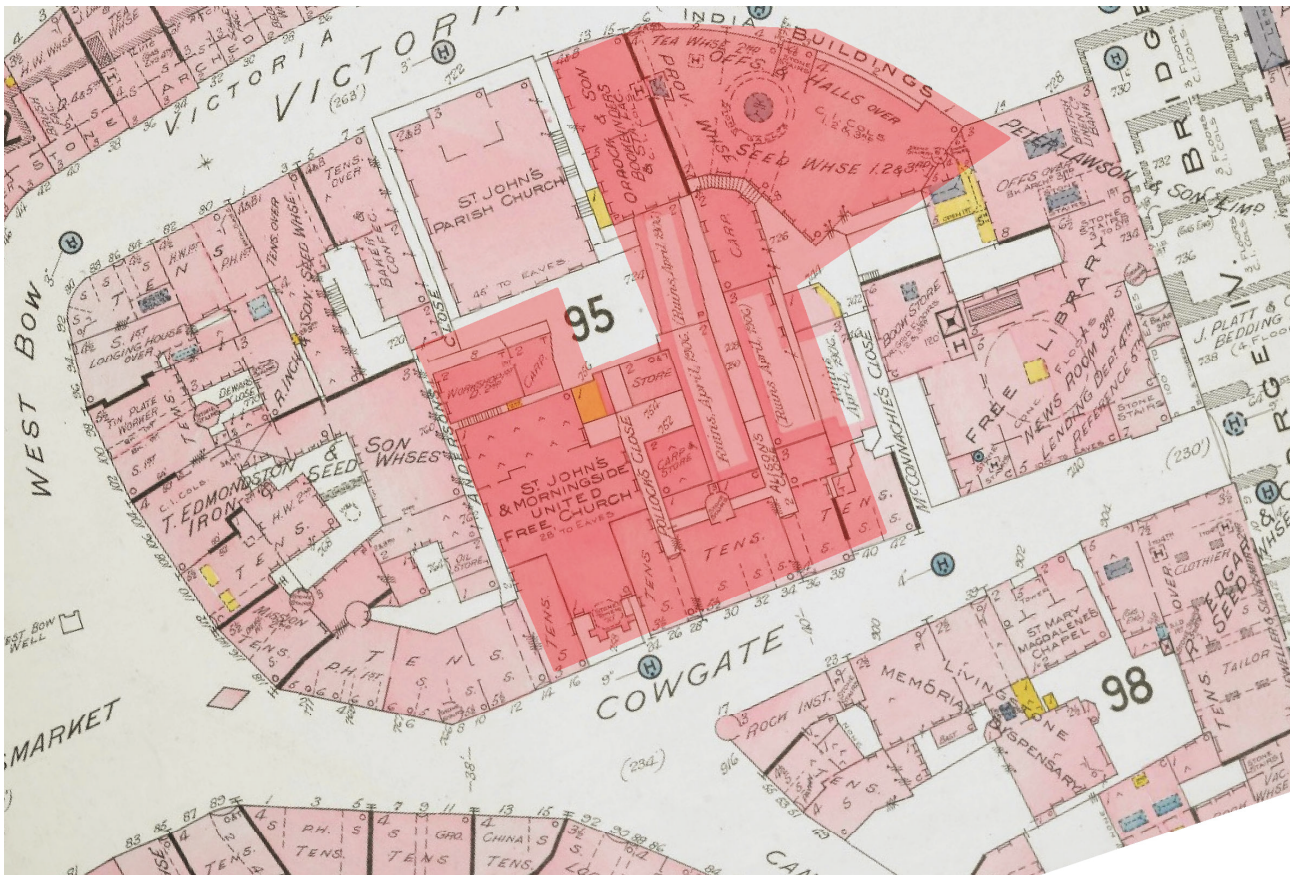
Access was not possible to a number of rooms within India Buildings (Room I3,6) and Cowgatehead Church (Room CG,4) and were therefore not recorded. The ground floors of 4 and 5 India Buildings



outwith demise

ILLUS 2 Existing North Elevation India Buildings and 11-15 Victoria Street





ILLUS 3 Goad Fire Insurance Plans, 1906

and lower floors of 4 India Buildings are outwith the development area and were excluded from the building recording.

A brief assessment of relevant historic maps was undertaken to augment the findings of the survey and to clarify the broad phasing of the buildings.

## 6 HISTORIC BUILDING RECORD

For ease of reference the following numbering format has been adopted: 'AB,X' where 'A' references the building, 'B' references the floor, and 'X' references the specific room number (as labelled on each floor plan). Entire floors are also referenced using the 'AB' format.

Buildings are labelled as:

- › I – India Buildings
- › V – 11-15 Victoria Street
- › C – Cowgatehead Church

Floors are labelled:

- › G – Ground Floor

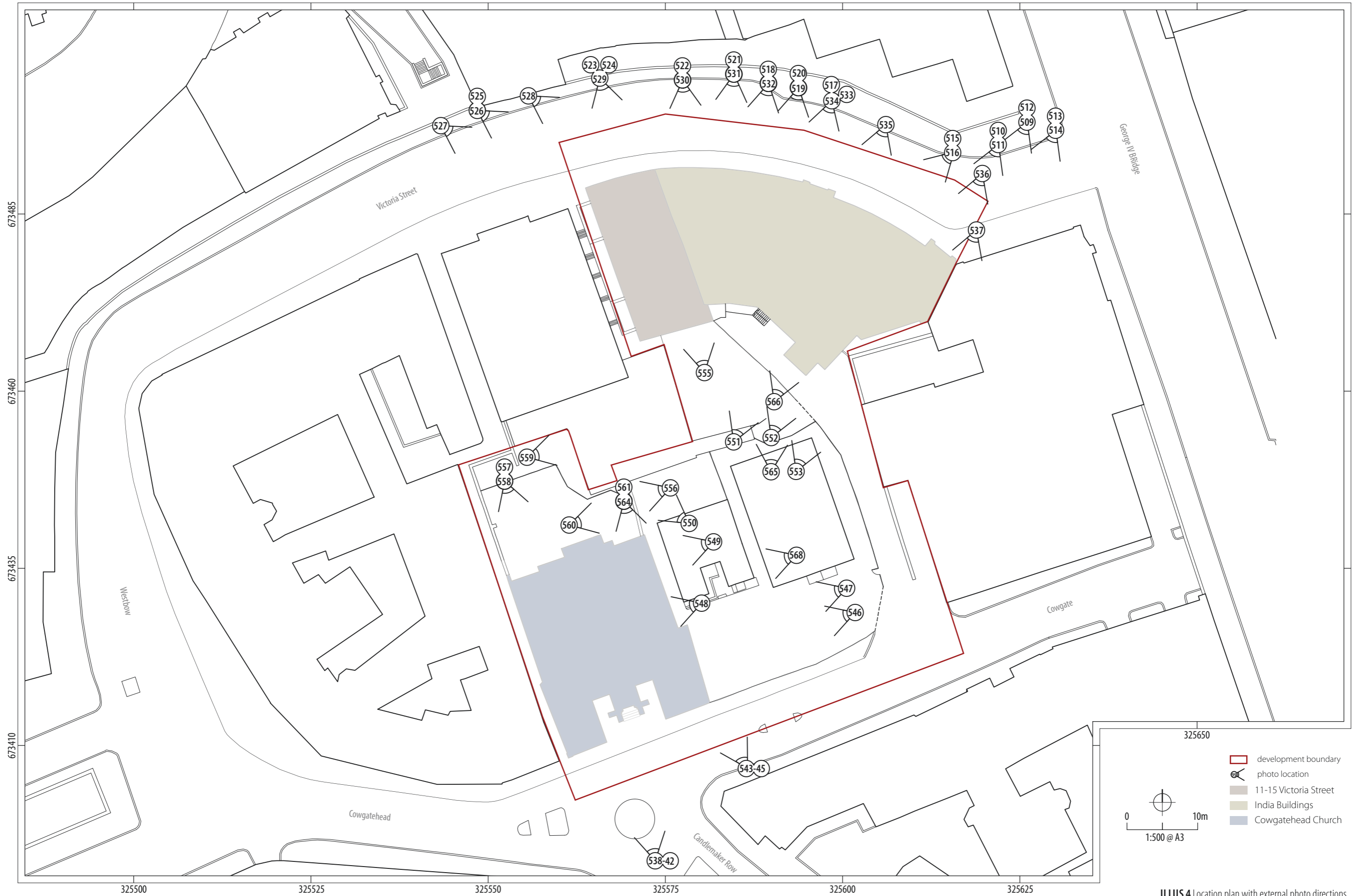
- › M – Mezzanine Floor
- › 1 – First Floor
- › 2 – Second Floor
- › 3 – Third Floor
- › T – Tower
- › -1 – First Basement
- › -2 – Second Basement

For example VG,5 is Room 5 on the ground floor of 11-15 Victoria Street.

Cross (2015) compiled an extensive report of the historical and archival data and the results of this report will not be fully repeated here. Summaries of elements of this report are reproduced here.

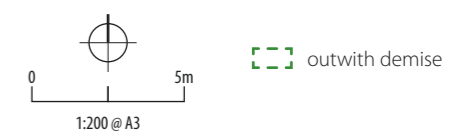
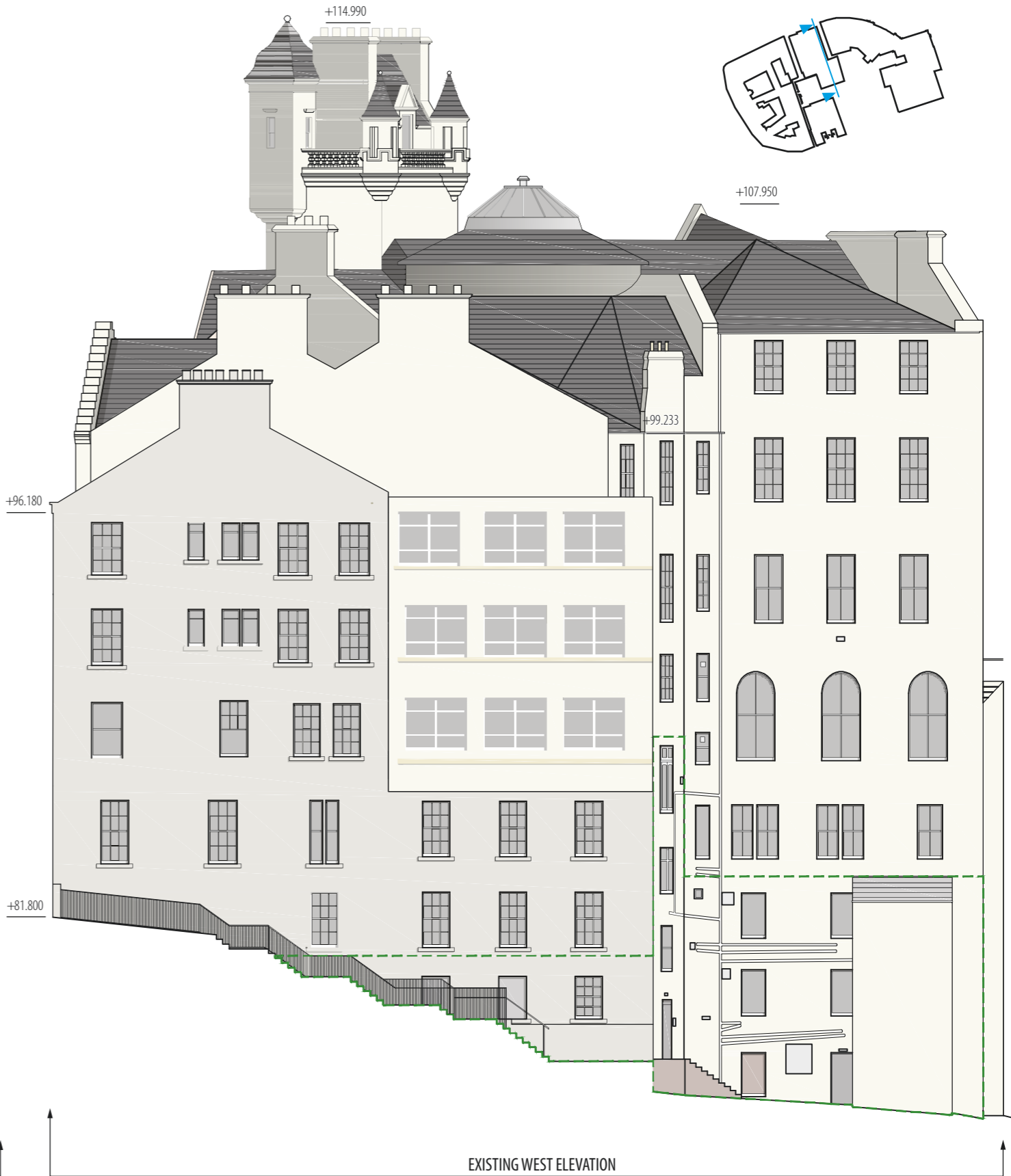
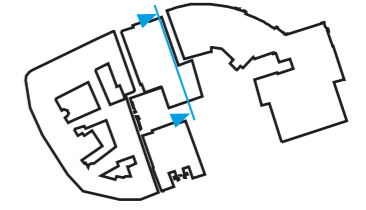
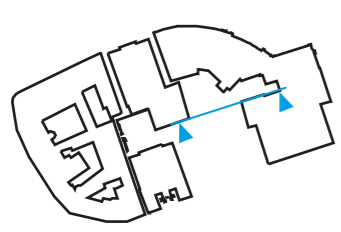




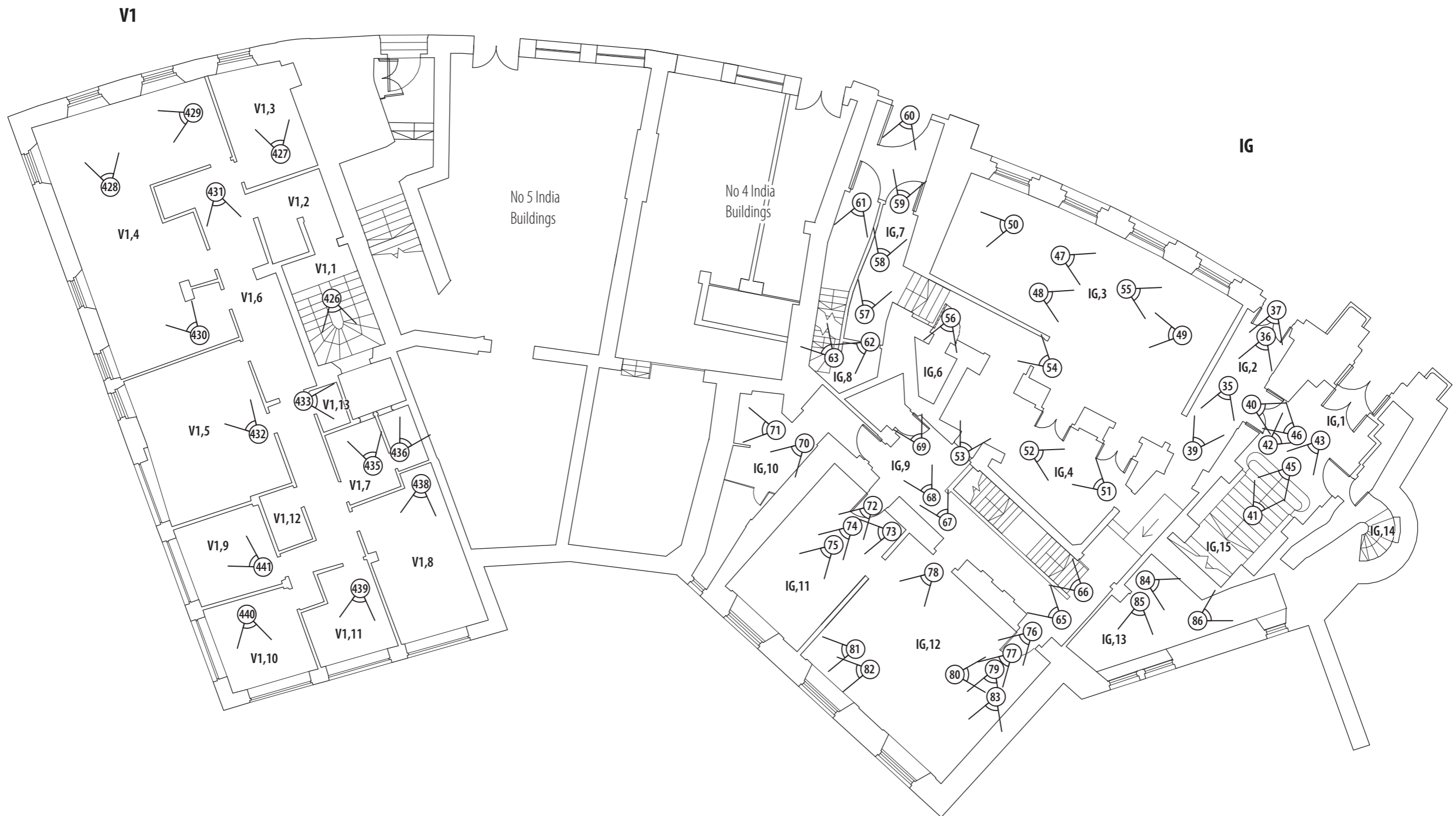


ILLUS 4 Location plan with external photo directions









V1

IG

No 5 India Buildings

No 4 India Buildings

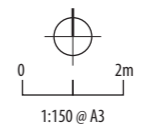


photo location

ILLUS 6 India Buildings ground floor (IG) & 11-15 Victoria Street level 1 (V1) plan



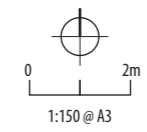
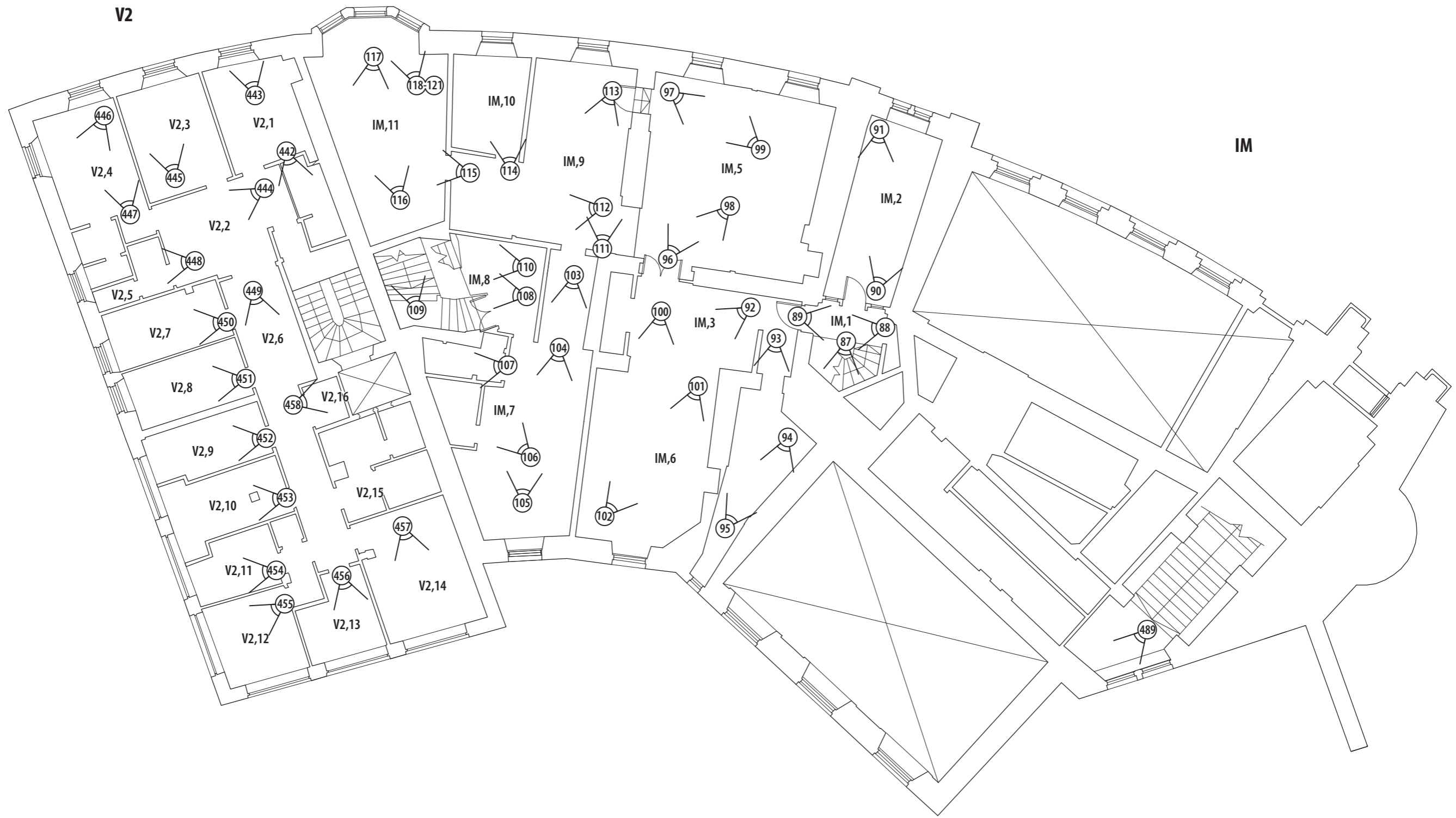


photo location





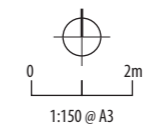


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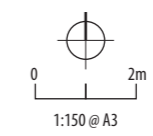
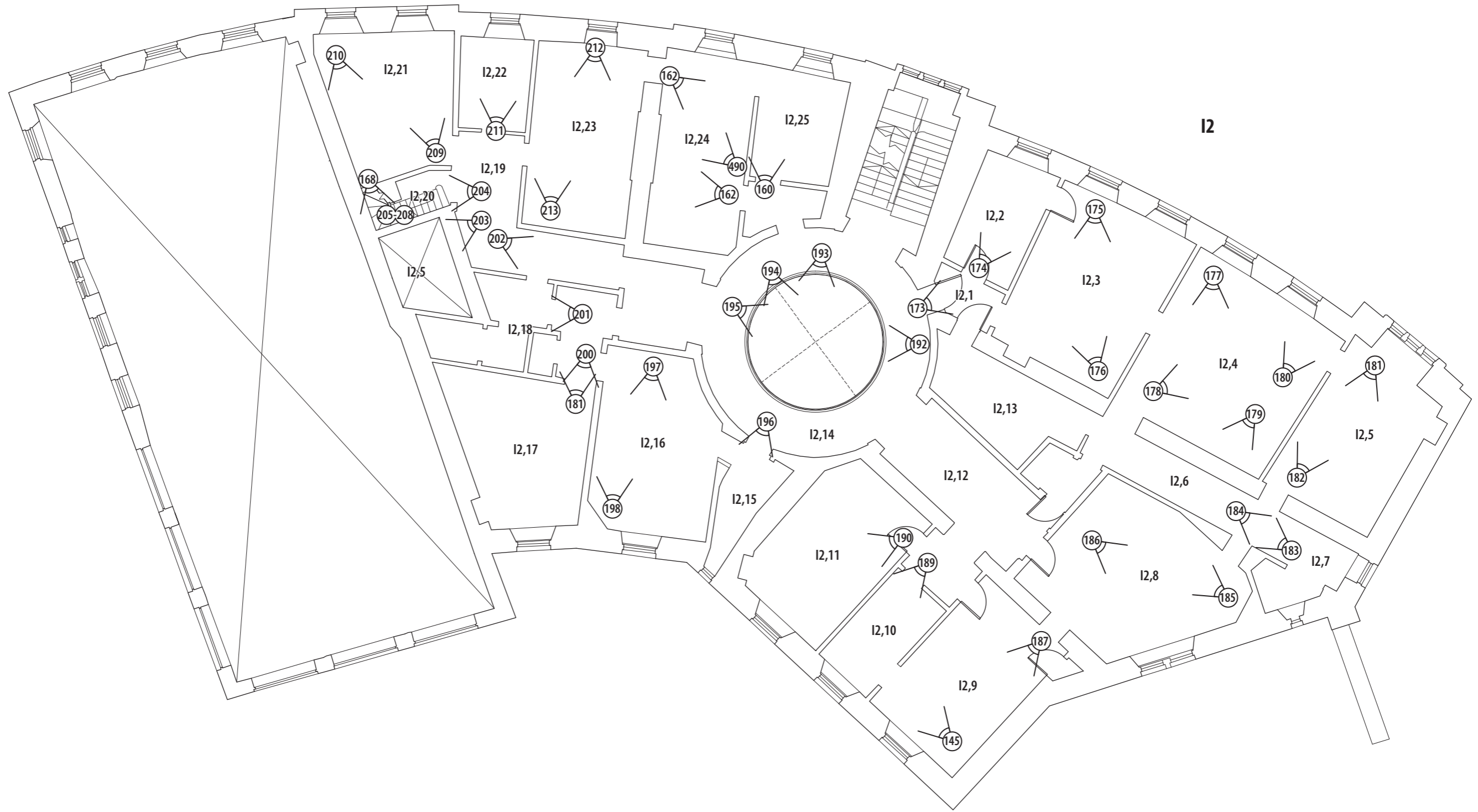
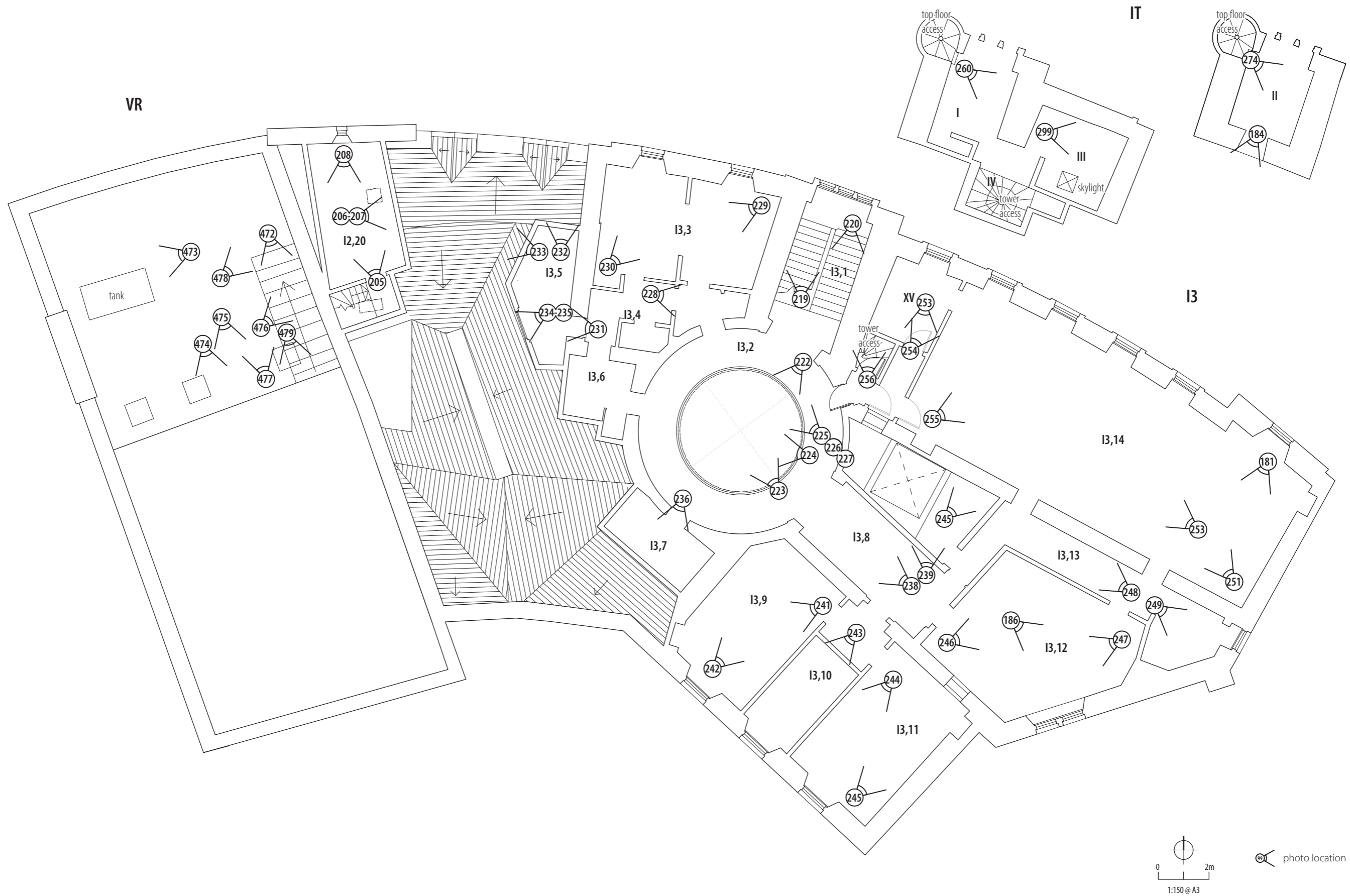


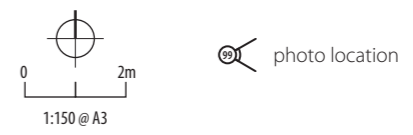
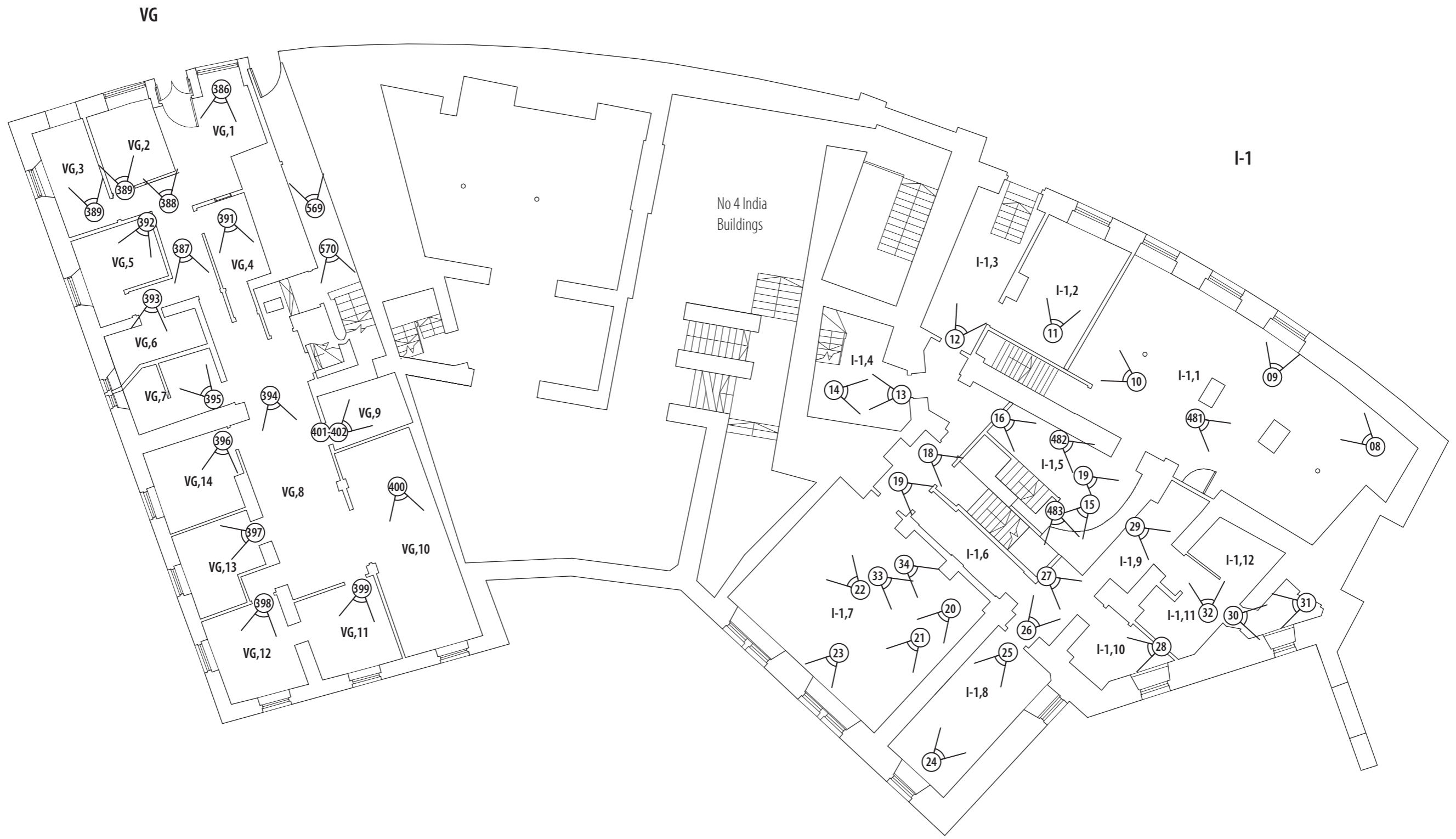
photo location





ILLUS 10 India Buildings third floor (I3) with tower (IT) & 11-15 Victoria Street roof (VR) plan

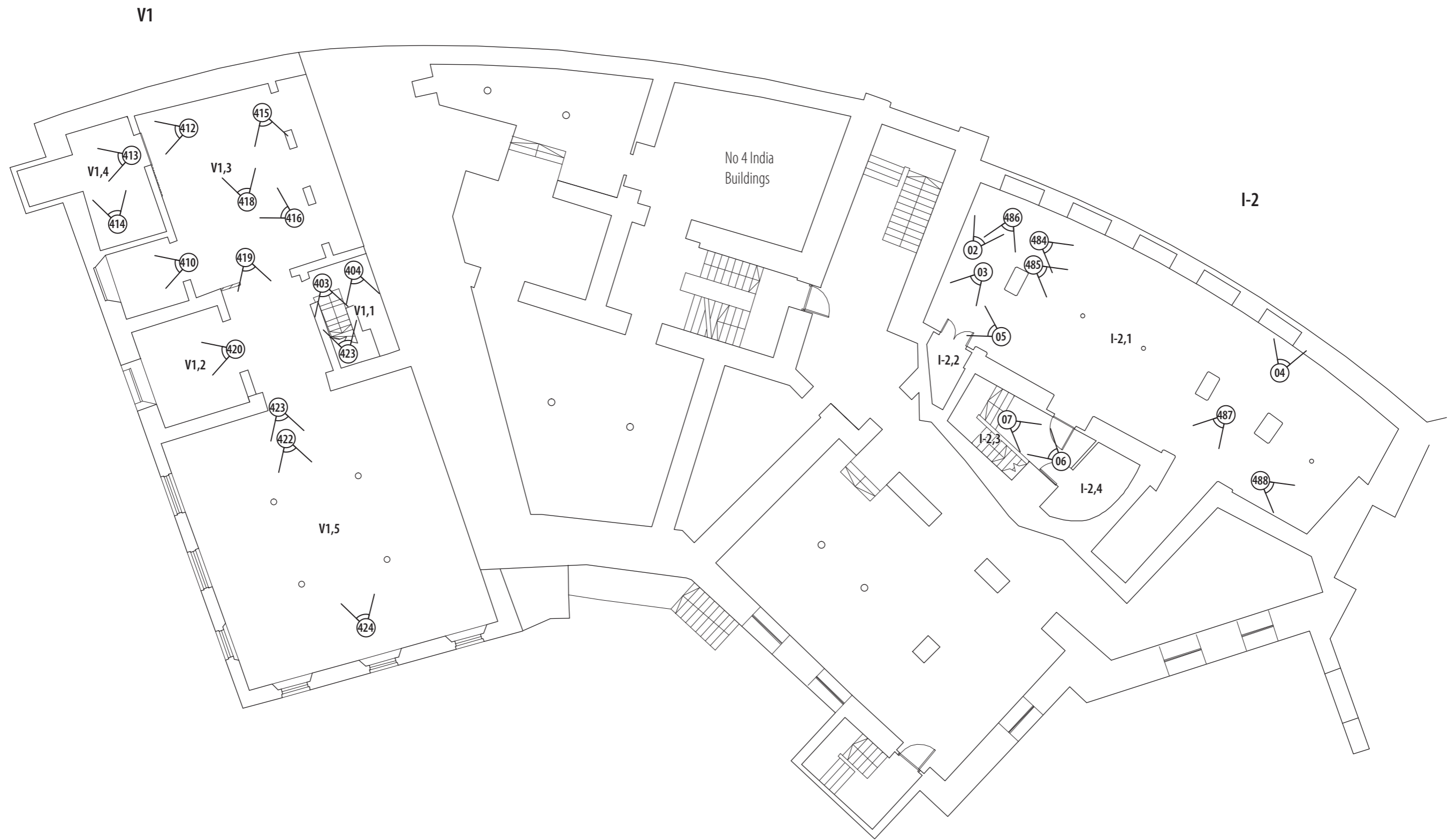




ILLUS 11 India Buildings -1 (I-1) & 11-15 Victoria Street ground floor (VG) plan







V1

No 4 India Buildings

I-2

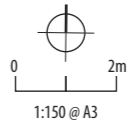


photo location



V-2

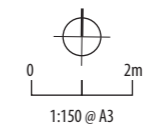
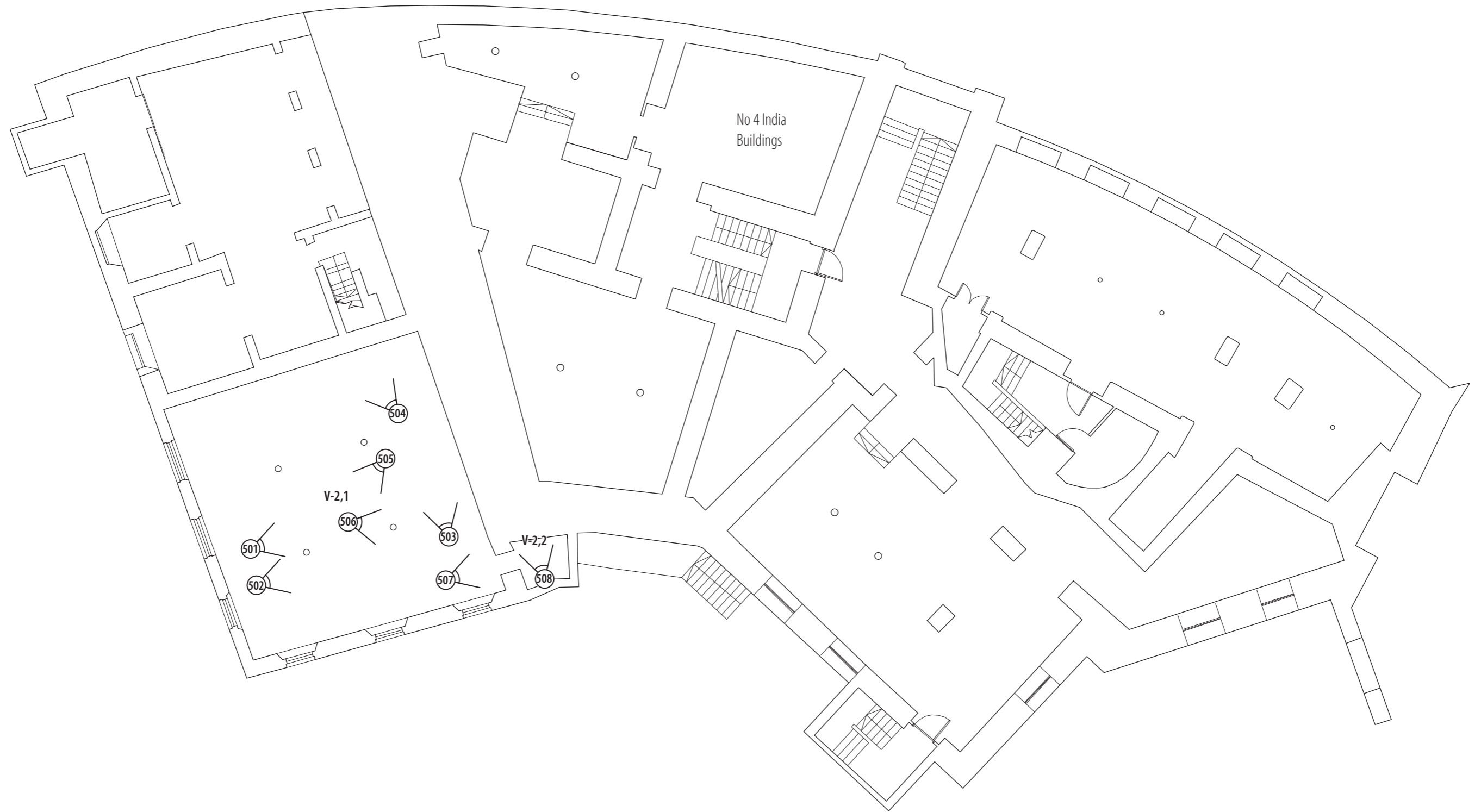
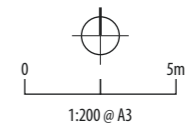
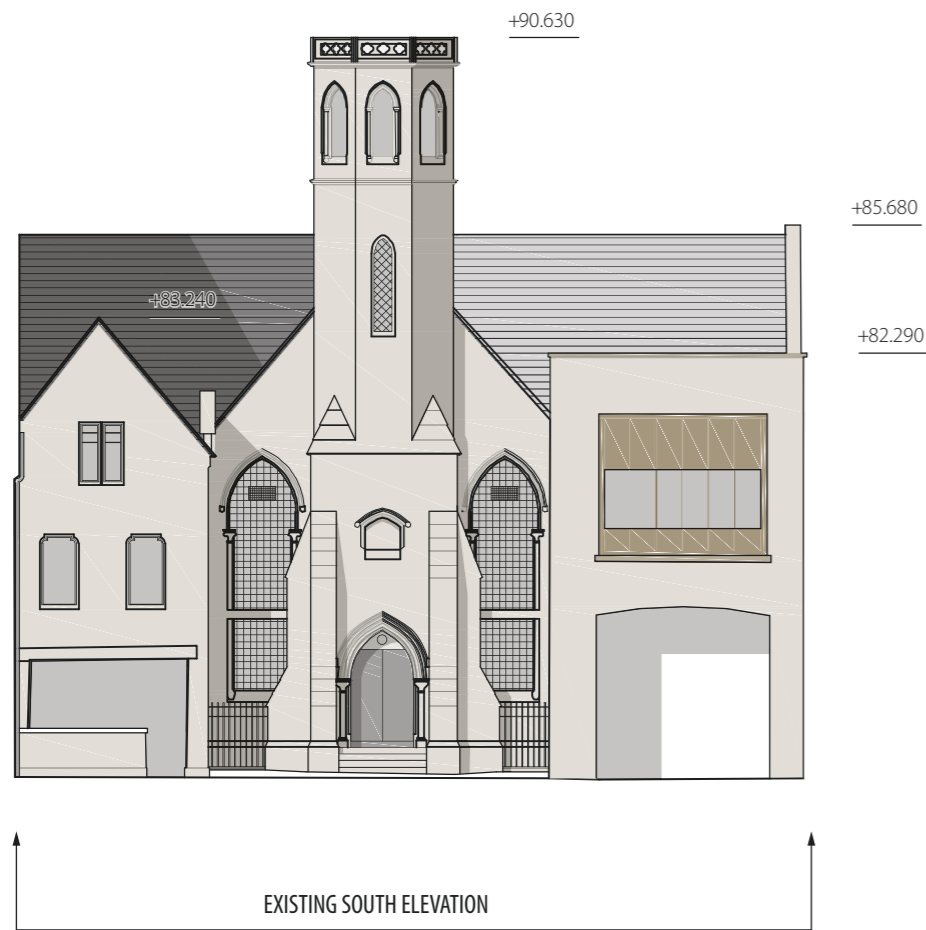
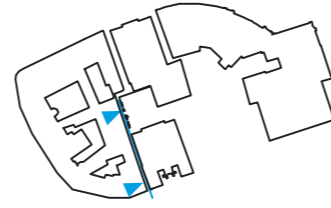
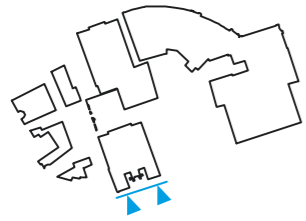
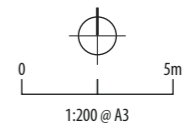
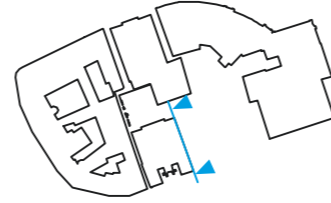
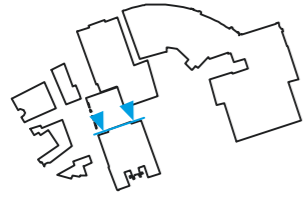


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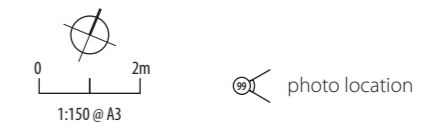
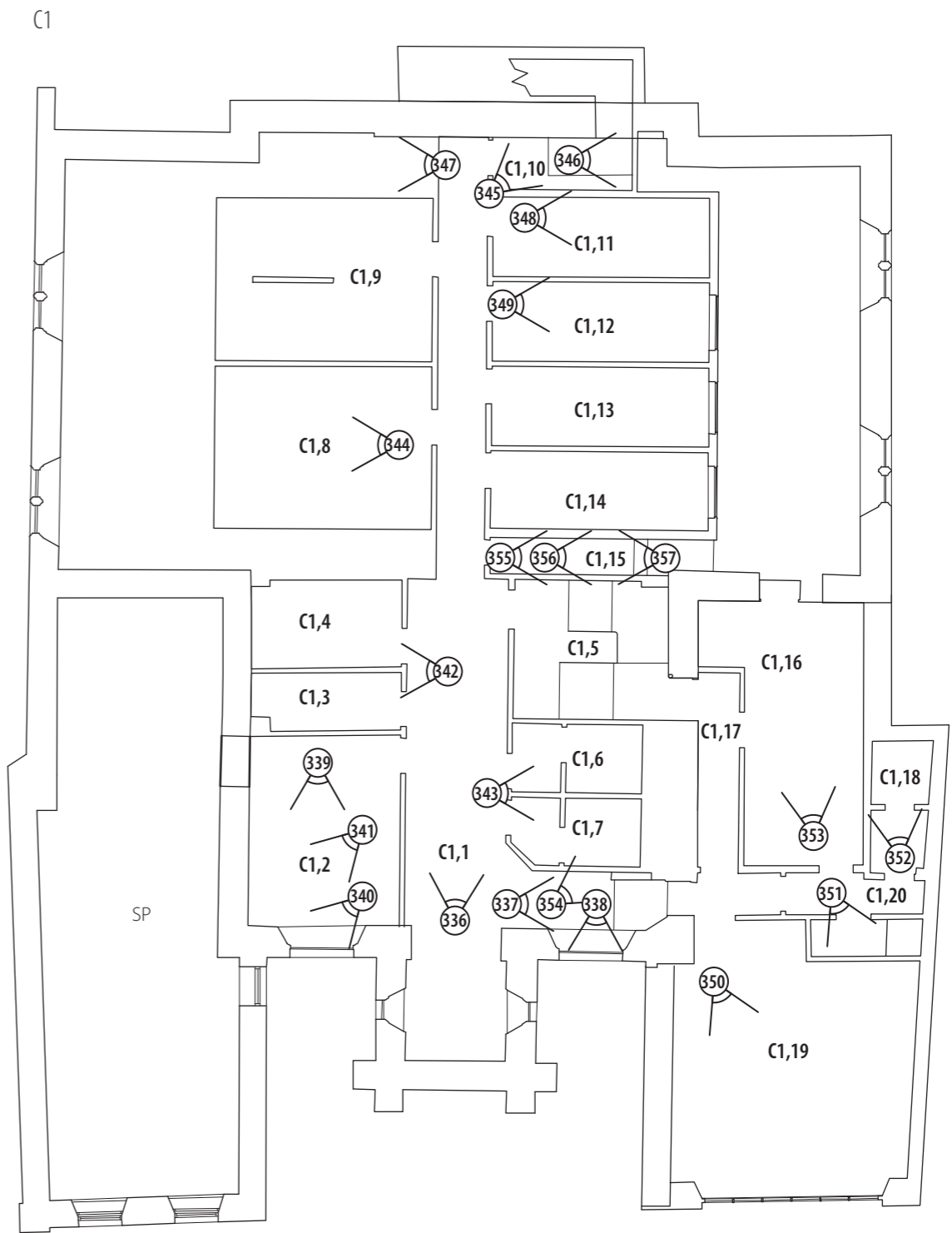
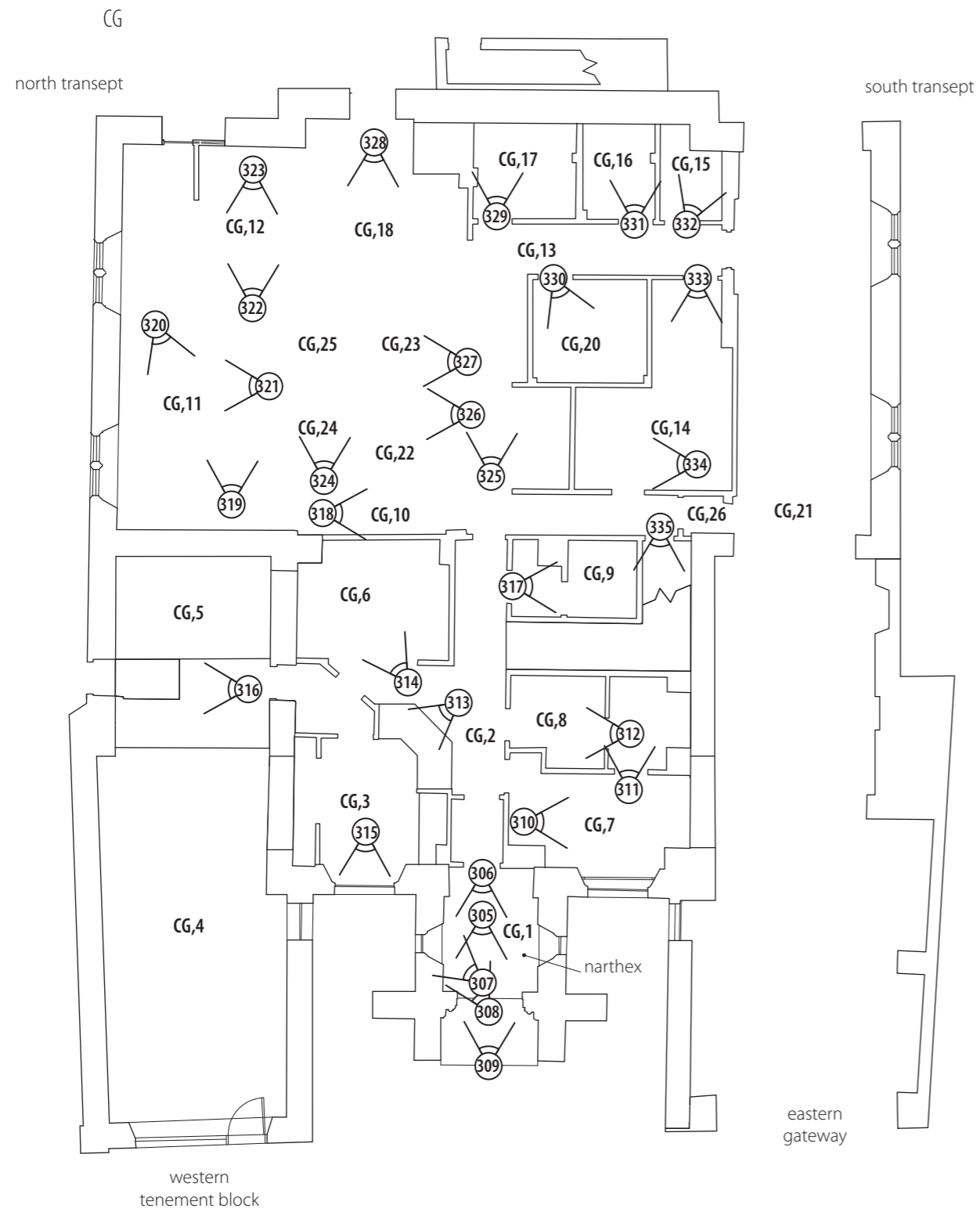












ILLUS 16 Cowgatehead Church ground floor (CG) and first floor (C1) plan



CR

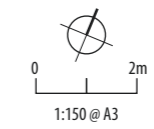
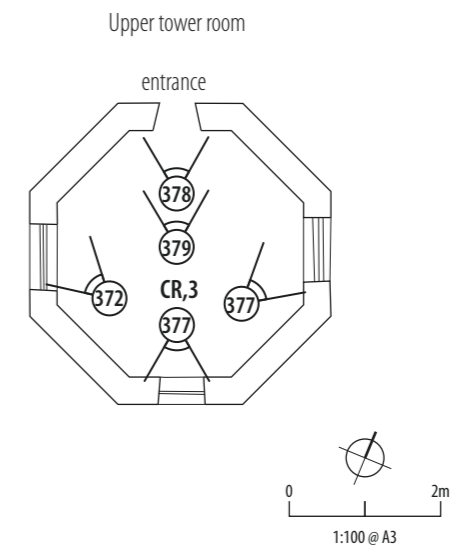
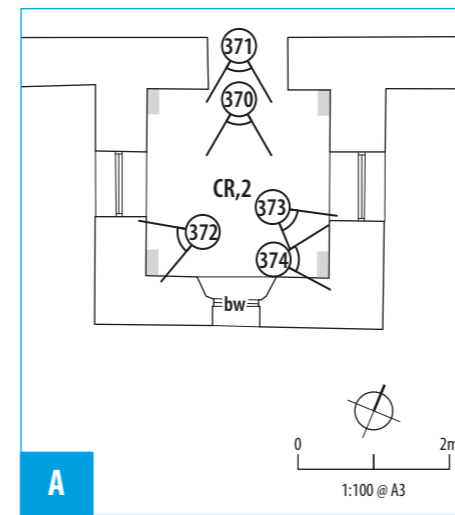
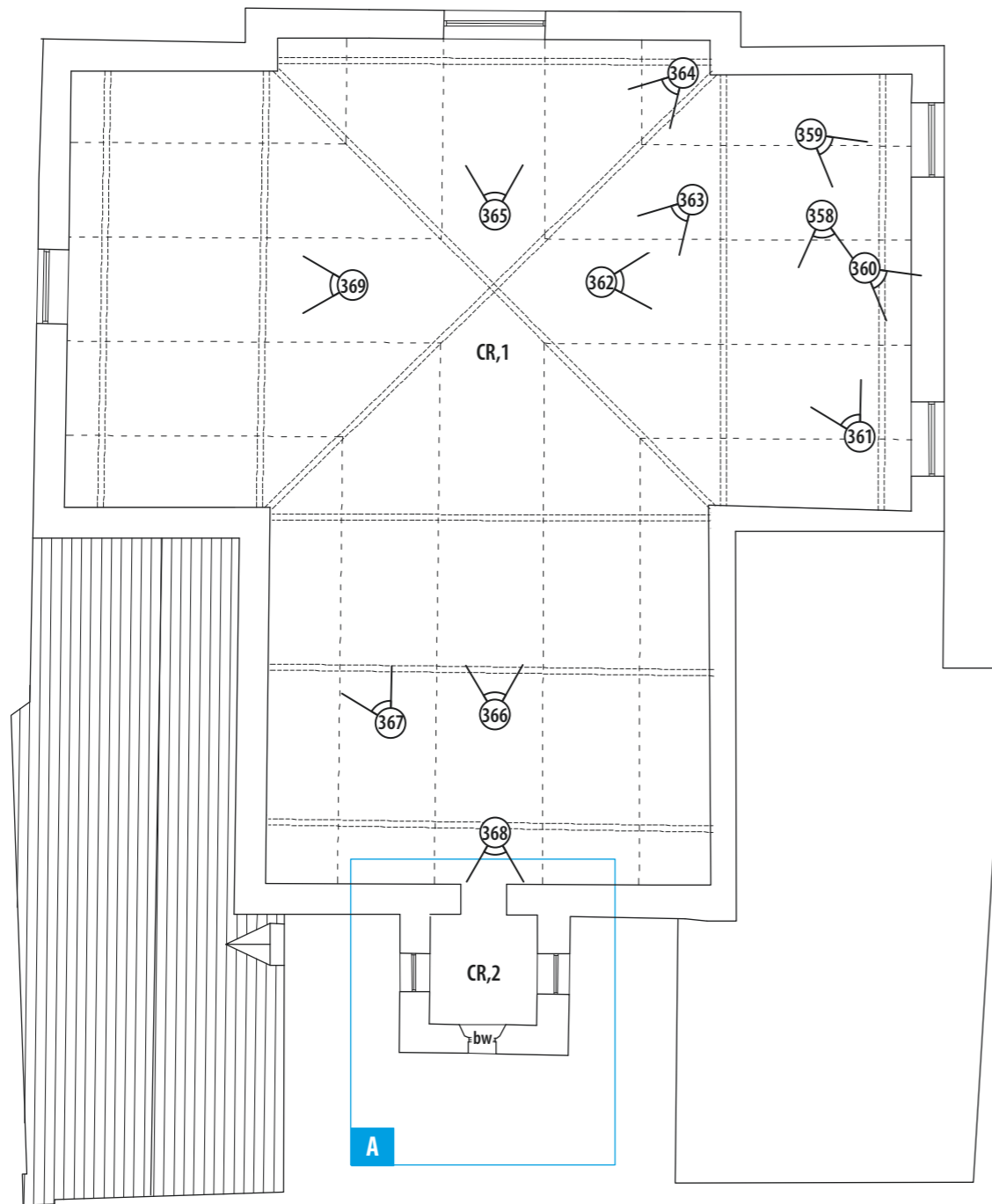


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beam slot



## 6.1 INDIA BUILDINGS

### Introduction

India Buildings was built between 1864-6 (HES 1992 – LB29868). Designed by David Cousin, it exhibits a Scots Baronial and Jacobean style, forming a part of Thomas Hamilton's plan for a new approach to the city connecting the then new George IV Bridge and the Grassmarket. Initially built for seed merchant Peter Lawson, India Buildings has had a variety of functions over the years. Within its first years it housed, amongst others, the British Linen Company Bank, the offices to Cowgate Brewery, the Geological Survey of Scotland Office and the Scottish Chamber of Agriculture. In the 1920's and 30's the building was notably used by the Catholic Enquiry Office, the Scottish Community Drama Association and the Edinburgh branch of the British Fascists. Most recently the building was occupied by The Edinburgh School of English and the Registry Office, whilst still providing space for drama and the arts (Cross 2015, 82).

The sale of India buildings in January 1900 (Cross 2015, 80) to the Loyal Order of Ancient Shepherds, and its subsequent resale in 1960 are two key events in the history of the building which triggered renovations by the new owners. Plans for alterations in 1901 (Fulton) and in 1965 (MCC) are referenced below. The 1901 renovation plans clearly did not come to full fruition but changes were certainly made to the internal fabric of the building at this stage.

It was designated by Historic Environment Scotland (formally Historic Scotland) as a Category A-listed building (LB29868) in December 1970.

### History

#### Construction

The site of India Buildings was a vacant lot in both the 1840 Post Office Directory plan (Barrott 2000, 87), and also in the Ordnance Survey map of 1852 (OS 1852). In 1861 a building warrant was granted by the Dean of Guild Court to petitioner Charles Lawson (Lawson & Son were a long-established Edinburgh seed-merchants; ECA, SL144/24/2), for work on George IV Bridge, which may have been the first version of the India Buildings scheme. The purchase of the site for India Buildings is recorded in Edinburgh Burgh Sasine Register. The sellers were probably the Town Council or the Improvement Commissioners, who had been empowered to compulsorily buy and clear property for the various town planning operations under several Acts of Parliament. The sale was registered only in December 1865, Henry G Lawson being the purchaser (RoS, SS 107697), but it must have occurred several years previous to this, as the family had already started building by this date.

The building was originally intended as a continuation of the Lawson premises at No 1 George IV Bridge (HS Listing Ref 29868) but on the death of the architect John Henderson, David Cousin, the City of Edinburgh's Superintendent of Public Works (City Architect), took over India Buildings and the original plans extensively reworked. Cousin's plans for India Buildings were approved in March 1864, but some alterations concerning the route of McConnachie's Close were made, and the revised plans were passed on December (Cousin 1864). The buildings warrant was granted on 6 January 1865, and

the petitioner is officially recorded as Henry Graham Lawson (ECA, SL144/24/2, 6 January 1865).

Victoria Street itself has generally not inspired as much comment as the picturesque remnants of West Bow at its foot. Architect George Smith's vertiginous ashlar precipice put all the focus on the more naturally dramatic north edge of the street (Gifford et al 1984, 235-6). This facade, because it is both higher, and usually much better lit, is the more photogenic view. The cliff of windows is broken by the double-decker balcony or parade of shops, Victoria Terrace, which runs parallel to Victoria Street at a higher level. The south side seldom features in early photographs such as Thomas Begbie's 1887 plate of Victoria Street partly because it wasn't built up with anything to photograph, and probably for logistical reasons. The southern pavement is generally in semi-darkness, possibly beyond the technical capacity of early cameras. This side generally edges into shot as a dark contrast to the flood of light entering the chasm of Victoria Street from the Grassmarket, or the corollary, in framing a picture looking up Victoria St (the lower part being West Bow), from the Grassmarket.

Henderson's 1837 elevation to Victoria Street was quiet and unobtrusive, but Cousin's extension is a startling contrast. The reason usually cited for the far showier Scottish Baronial design of the resulting confection is that it was a variation of the 'Flemish' style specified by the 1827 Improvement Commissioners. However, as Cousin was the city's official architect, or 'Superintendent of Works', he had plenty of opportunity to exercise this style elsewhere. Further, Lawson's existing 'Jacobean' warehouse at Nos 1-3 was not especially 'Flemish', and neither was St John's Free Church (now St Columba's), or most of its neighbours on Victoria Terrace, so there may be additional reasons for Cousin's choice of idiom beyond just following regulations.

The new, highly-ornamented structure both has to stand up to, and 'compete' with the north side of the street, and to compensate for the near-permanent shade on the south side. Hence India Buildings are highly articulated, with heavy mouldings and sculptured panels, coats of arms and other surface bric-a-brac. The decoration shows up despite the relatively dim lighting, and contrasts with the plain elevations of the north massifs, forming the rear of Johnston Terrace.

Due to the extreme bend and slope of the street, India Buildings can almost nowhere be seen as a continuous façade, except possibly from the upper level of Victoria Terrace. The entirety of Nos 1-6 India Buildings only reveal themselves as the street is travelled, and a different view is presented as the convex frontage literally unwinds. The architect's elevations show the façade as it cannot be seen in real life, which suggests that Cousin took full advantage of this bowing of the street. India Buildings reads as a series of separate tall narrow 'lands' or mock-medieval castellated slices. It has a two dimensional frontage, whose presentation on a curve transforms into a three-dimensional one, like circling around a dynamic sculpture, presenting multiple viewpoints. The visitor cannot see India Buildings until they are in front of it, because it can only be appreciated by walking past, and traversing its length.

The 'India' complex finds its place among the generality of 1860s town planning, where Scots Baronial style was in favour after Prince Albert's redesign of Balmoral, and the continuing cult of Sir

Walter Scott. 'Perhaps the most abrupt change [from the Classical revival] was in the roofline where crow-stepped gables introduced a visual diversity ... castellated pseudo-battlements, corbelling and ... extrusions which played host to animal, vegetable and abstract figures ... homogeneity would never again be a feature' of Edinburgh streets, (Rodger 2001, 475).

The central tower was to be 120 feet high, with an ornamented cart gateway at the base (it had a trapdoor in the floor for coal deliveries; Cousin 1864). There were corbelled turrets at the summit, and the whole roof was adorned with brattishing. The lower windows were surrounded by cable moulding, the upper ones would be surmounted by monograms, and the dormers were gabled (Scotsman 1864b). Most of the street and upper floors would be shops and houses, with the lower or rear levels containing 'four storeys of warehouses, which together with those ... in four of the arches of George IV Bridge and ... space in the new County Buildings [now the Registry Office, Parliament Square] will afford about 200,000 feet of storage', (Scotsman 1864b). The lower floors were cellars or under-buildings for storage and were built with fireproof cast-iron pillars. The uses of the grand, street-level rooms are not so apparent, but may have been for the Highland and Agricultural Society, or one of the civic societies like the Chamber of Commerce, with which Charles Lawson was connected. For instance, the 'Club Room' is connected by stairs to the 'coffee room', unless these were speculative suites, suitable for general letting (Cousin 1864). On the 1906 Goad Fire insurance plans, the lower floors are marked as still being a 'seed warehouse', (Illus 3; Goad 1906).

India Buildings seems to have been physically constructed between 1865 and 1867, with '1866' on one of the low-relief exterior panels. Another inscription reads, possibly more with hubris than humility, 'Dominus Providebit', or 'The Lord will provide'. Unfortunately, there is no clue as to why the name was given to the new premises; nothing of particular note, and no anniversaries or jubilees occurred in 1864-8, which would naturally have suggested an Indian theme for a title.

Businesses were already in residence by September 1868 (Lanc Gaz 1868), among the earliest being an 'O'Grady's Mercantile House-agency and Debt-Collecting Office', (Scotsman 1868a). O'Grady had taken 'new premises for the carrying on of his business on a more extensive scale', and further, 'he personally attends the Sheriff and JP Small Debt Courts', his lengthy office hours being 10am-6pm, and then 6pm until 8pm (Scotsman 1868b). Major tenants from the Lawson's own trades included 'Chamber of Agriculture, The Hall, India Buildings, comfortably furnished, is open every Wednesday from 10 to 4, and facilities afforded for friendly intercourse and the transaction of market and other business', (Scotsman 1868c).

Coal merchants had their head offices there, 'Coals, Coals, best West Country coals, 13/- per ton', although the main working yard was at St Leonard's Railway Station (Scotsman 1868f). The coal agent was O'Grady, whose multiple roles already included accountant, house factor, rent-collector and agent for anything presenting a business opportunity (Scotsman 1868a; 1868b; 1868f). The British Linen Company Bank, whose fortunes were intimately entwined with the Lawsons', had a branch opening on 1 December, under the superintendence of a resident lawyer, David Curror (Scotsman

1868d). In another guise, Curror was also secretary to the Chamber of Agriculture (Scotsman 1868c).

The building took a while to rent out completely, as 'A number of first class offices ... with immediate entry' were still available in February 1869 (Scotsman 1869). Meetings of the Chamber of Agriculture were reported by journalists, dealing with Roads and Bridges Bills and game laws on snaring hares and rabbits (Glas Her 1869).

The first suggestion that Lawsons are not using all of the sub-basements as seed storage, is found in 1870, 'Large cellarage with fireproof vault suitable for bonded warehouse, immediate entry', (Scotsman 1870). Some licensed traders were using India Buildings for temporary offices, and their names appeared in unexpected places, for instance, on lost beer barrels in Ireland. 'To publicans and beer sellers, [in Belfast] all parties holding casks branded 'Hope, Brothers, & Hare, India Buildings, Edinburgh', are requested to return them forthwith to the brewery, 263 Cowgate Edinburgh', (Belfast News 1872). Hope Brothers were the successors to Dick Brothers, of Cowgate (or 'Waverley') Brewery in the early 1870s, and beer barrels were an expensive item to lose (PO Dir 1871, 98).

The preponderance of agricultural and topographical firms is notable, possibly due to Lawson's links with the Highland and Agricultural Society. This branch of trade continued to occupy India Buildings into the 20th century. The Valuation Rolls for 1875 and 1885 (Val Roll 1875; 1885) both list 42 owner-occupiers and tenants, which may be the resident capacity of the building as it then was.

### *Later 19th and 20th century*

India Buildings, as part of the assets of the now bankrupt Peter Lawson & Son, were sold in 1874, and the notice gives the details that were considered attractive to potential purchasers. 'India Buildings for Sale: to be sold by public roup [auction], within Dowell's rooms, on Wednesday, 21st current ... Those extensive premises ... erected in 1868 from plans by David Cousin ... [which] are of the most substantial description ... four floors above, and four floors underneath the street level, the latter affording very extensive warehouse or storage accommodation, and containing on the basement fire-proof vaults. On the street floor there are two excellent shops, and the building otherwise is arranged in suites of offices, for [whose] tenants every convenience was had in view when building', (Scotsman 1874b)

The property was sold to 'Mr Dunn, Glasgow', for £17,500, well-above the £15,000 reserve price in 1874 (Scotsman 1874c). Ownership was retained by insurance agent Thomas Dunn, of Crosslea House, Rutherglen, near Glasgow, who sublet various offices through Curror and Couper, SSC, the solicitors with offices already in the building (Val Roll 1875). The 1875 Valuation Roll shows the following facilities at each address:

- › No 1, shop, offices, cellars
- › No 3, shop and warehouse
- › No 5, shop, warehouse (the warehouse was occupied by T & N Baillie, grocers of 13 Victoria St, discussed in that chapter
- › No 6, office and warehouse



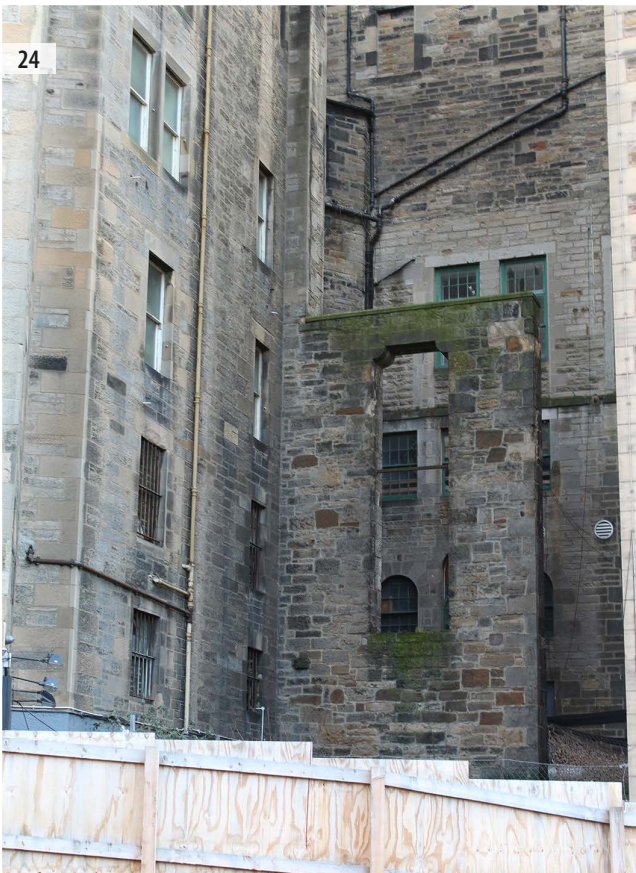
**ILLUS 18** 1-3 India Buildings north facing elevation    **ILLUS 19** 1-3 India Buildings north facing elevation    **ILLUS 20** 1-3 India Buildings north facing elevation    **ILLUS 21** India Buildings tower



22



23



24

ILLUS 22 4 India Buildings north facing elevation Buildings

ILLUS 23 5-6 India Buildings north facing elevation

ILLUS 24 Shot of external window frame attached to India Buildings



In January 1900, the 'Edinburgh and Leith District of Loyal Order of Ancient Shepherds (Ashton Unity) Friendly Society' were parties to a feu contract which included 4 India Buildings, and was written in the Burgh Sasines Register (RoS, SS 107679, p179). The Trustees of the Loyal Order purchased the entire buildings, some parts of which had a right of entry 'by McConnachie's Close, 44 Cowgate, at rear of Tenement 1, 2, 3, 4, 5 and 6 India Buildings', and this sale was recorded in the Burgh Sasines Register on 17 May 1901 (RoS, SS 107679, p180). The name of the seller in 1900 is not given in the records available in the General Register of Sasines.

Under the Ancient Shepherds' proprietorship, the occupants came from a number of trades unions and political organisations, as might be expected of a community-minded mutual-welfare association like a friendly society. In 1900, tenants in the Post Office listings included the Gresham Publishing Co, 'Domestic Economy Classes', and the Royal Physical Society, along with Robert Lindsay, the county sanitary inspector (PO Dir 1900, 618).

In February 1910, Edinburgh's first Labour Exchange, instituted by Act of Parliament, opened in India Buildings. The halls were used for various interest groups and historical society meetings and lectures. During the First World War, the offices became a popular venue for trades union and Labour Party meetings and the 'Shepherd's Hall', as the main salon was known due to the Loyal Order of Ancient Shepherds, hosted a meeting of delegates of the Edinburgh Labour Party. The Shepherd's Friendly Society remained as landlords in 1925, when the Valuation Rolls again reveal 41 (rather than the 19th century 42) entries for owners, occupiers and tenants (Val Roll 1925). The Ancient Shepherds had their committee room, offices and hall, all at No 1, where there was an office for their 'Insured Association'. The tenants who occupy other suites at No 1 include John Leng & Co, publishers, Edinburgh Speechreading Club, which would have taught deaf people to lip-read, and McKenzie & Symon, drapers (Val Roll 1925). Mackay Brothers, wholesale confectioners who rented rooms at Nos 2 and 3, had a showroom at No 1. By 1925 No 1, in office '2 (10 and 11)' was the 'British Fascists Edinburgh Branch'.

The Ancient Shepherds Friendly Society began to divest itself of its property-assets in the late 1950s. They sold different sections of the building to separate purchasers, including well-known Edinburgh lawyers and debt-collectors John Gilmour Gray, and his brother, Thomas Campbell Gray. The Grays spent a considerable sum of money on the property, and J G Gray, who was an authority on the history of the south side of Edinburgh, and had written several books on the subject (Gray 1962a), published a short leaflet on the history of the property (Gray 1962b).

The later history of India Buildings included the opening of a well-known pub, 'Nicky Tams', at No 4 India Buildings, in the late 1960s by the poet Hamish Henderson (1919-2002), a major Scottish cultural figure. Most recently the building was occupied by The Edinburgh School of English and the Registry Office, whilst still providing space for drama and the arts (Cross 2015, 82).

## Building Recording

### Exterior

External photograph locations are detailed on the overall site plan (Illus 4).

The north-facing elevations of India Buildings (Illus 5) are of interest architecturally, with a far more elaborate external appearance than adjacent 11-15 Victoria Street (Illus 2). At its eastern end the main entrance forms the bottom of a single-bay section of the façade, extending slightly toward the street (Illus 18). The listing description (HES 1992) describes this façade as having '[a] leaf timber panelled door with semi-circular fanlight in round-arched surround within depressed-arch with mask keystone; vermiculated banding to Doric pilasters, lion-masked consoles to entablature, obelisks on pedestals above; decoratively consoled and corniced 2-storey projection to 1st and 2nd floors with strapwork pediment and inscription, containing 3-light mullioned and transomed windows with decorative carving to aprons; corbel course stepping over single window with strapwork pediment at 3rd floor'.

The adjacent 5-bay block (Illus 19) contains a later entranceway in the position of an original ground floor window. The windows of the first floor have spiral decoration, whilst the first floor has a simpler roll-moulding. The second floor windows have bracketed sills, colonettes and strapwork pediments similar in style to those on the eastern-most block. The third floor has dormerhead windows extending through the eaves. Cornicing between floors is present alongside a chequer-set corbelled course between the first and second floors. A low wall with decorative iron railing fronts the property, separating the street from the first basement windows.

The central tower section (Illus 20) has many similar features to the eastern entrance section with its 6-pane mullioned and transomed windows with strapwork pediment. The entrance below sits in a depressed-arch recess with machicolated corbel course above.

The tower (Illus 21) has three corbelled turrets on its corners, with the north-western corner instead having a bartizan and square caphouse (Gifford et al 1984, 237) containing the spiral staircase to the upper tower room IT,2. A carved heraldic panel sits prominently beneath the balcony of the upper tower.

It has not been possible to identify the crests on this recessed compartment or others on the buildings frontage. They do not seem to be the Lawson, or related Stoddart or Graham families, but rather impaled or combined coats of arms, usually signifying a marriage or other union. They may be related to the architect, or one of the mercantile or other bodies to which Charles Lawson belonged. India Buildings certainly boasted a complete programme of sculpture, including David Cousin's monogrammed initials above a window, a conceit repeated from 15 North Bank Street (RCHAMS Site No NT27SE 655). The only uncompleted carving is on the blank labels, or scrolls, below the coats of arms.

Two of double-bay sections of building are situated to the western end of the structure (Illus 22). With modern shop premises on the lower floors with little external decoration, the upper floor windows have further strapwork pediments and cornicing with an extended

external sill to the first floor windows. The western double bay has dormer windows similar to the 5-bay block to the east.

The final double bay to the west consists of a crowstep-gabled bay with two-storey oriel extending from the mezzanine floor to the first floor (Illus 18) with further strapwork pediments over the upper windows. A carved date panel above the door indicates the date of completion of construction – 1866.

The south elevation to the rear is of little architectural interest (Illus 5).

**Macconachie's Close** At this western double bay is an entrance to Macconachie's Close (Illus 23). The close first appears on the First Edition Ordnance Survey map of 1852, running from Victoria Street to the Cowgate (Cross 2015, Illus 10) but may be late 18th century in date (Ibid, 11). The First Edition shows that the line of the close cut directly through the 1864-6 footprint of India Buildings. When India Buildings was constructed the northern part of the close was removed and reconstructed along its western edge. This entrance into the close is still extant in the Victoria Street façade but is now sealed.

The free-standing section of wall to the rear of India Buildings (Illus 24) can be seen on the original plans (Cousin 1864) and is labelled as 'present wall'. Part of the wall is still extant and India Buildings was clearly tied into this existing building on construction. From The First Edition Ordnance Survey Map of 1852 this wall appears to be a surviving fragment of a former tenement building located to the east of Allison's Close (Cross 2015, Illus 10). Goad's Fire Insurance Plans of 1906 show that India Buildings was constructed immediately to the north of this structure with the western wall of India Buildings adjoining the tenement's west wall (Illus 3). The northern and eastern wall of the tenement was truncated to incorporate a set of outside stairs linking the Victoria Street entrance of Macconachie's Close with the section of the close running down to the Cowgate.

### Interior

Several significant phases of renovation have been undertaken within India Buildings. Aside from the tower and atrium, the majority of the building has undergone significant interior redesign, with walls added and removed, and modern decoration in many rooms. As discussed above, the main two phases of alteration likely occurred in the early 1900s and c.1960 after the property changed ownership. Later alterations (probably in the 1980s and 90s) are also evident.

The building recording detailed below has worked from the Ground floor up to the Third floor first (Illus 6 – 10) and then down to the First and Second Basements (Illus 11 and 12).

**Ground floor (IG)** The ground floor consists of 15 rooms: IG,1 to IG,15 (Illus 6). Four entrances to the building are located on this floor; the entrances to two separate premises on this level (4 and 5 India Buildings) are outwith the development area. The main entrance IG,1 to the north-east opens into the entrance lobby with staircase to the first floor (Illus 25). A further entrance IG,2 adjacent to the main entrance was added after 1965 (MCC 1965) forming a secondary entrance from street level, replacing an original window. These two entrances have Victorian floor tiling (Illus 26 and 27) and have undergone extensive alterations,

including the creation of a vestibule within entranceway IG,2. This vestibule within Room IG,2 has decorative cornicing (Illus 28), whilst the vestibule for the main entrance, IG,1 has a groin-vaulted ceiling with a modern coat of white paint.

Entrance IG,8 is an original entrance. The entrance hall here has been altered to contain staircases leading to I-1 and IM. These staircases are first seen on the 1965 fire maps (MCC 1965). A final entrance – 6 India Buildings – can be seen to the west, providing access from the street directly to the mezzanine floor. This entrance is situated adjacent to the Macconachie's Close entrance.

**Room IG,3** Room IG, 3 is located to the northeast of the building, with its north-facing windows looking out onto Victoria Street. It has undergone various modifications at different times; however its high ceilings and sash windows have remained throughout. The eastern wall is a later addition to the room, which formed the western wall of entrance hall IG,2 (Illus 29). The wood panelling and decorative ceiling (Illus 30, 31) with cornicing are later additions, perhaps part of the alterations made c 1965 as they respect the subdivision of the room seen on MCC 1965. They also replicate the style of panelling and cornicing found on the upper floors, for example in Room I2,3.

Additions were made to this panelling more recently at the western end of the room, along with a corridor to the south-west. The panelling continued into IG,4. A bar/kitchen area has been built in IG,3 with matching panelling, blocking off the fireplace (which itself is a replacement of an original fireplace), which is likely much more recent (Illus 32). The wood panelling is to be retained in Room IG,3 after conversion.

**Rooms IG, 11 and 12** The high-ceilinged Rooms IG,11 and IG,12 located to the rear of the building also have similar decorative ceilings (Illus 33) as does the corridor leading to them (IG, 9). This respects the division of these rooms first seen on the 1965 plan (MCC 1965). This room configuration and the decorative ceilings (Illus 34 and 35) must be mid-20th century and perhaps recreate the original ceiling designs. The three arched sash windows in each room sit in original window locations (Cousin 1864) and their wood panelling appears original– perhaps the inspiration for the recreated design in IG,3.

Bathroom IG,13 is likely contemporary with the re-design of IG,3 as it is present on the 1965 plan, but on previous plans formed a corridor providing access to the adjacent building to the east. Staircase IG,14 remains within the eastern wall of entrance hall IG,1; however is now only accessible from the entrance hall. The original function of this stairwell can be seen from the 1901 plans (Fulton 1901): the downward staircase leading to the 'caretaker's house'; the upward staircase opening to Room I1,5 on the first floor; and access to the adjacent building on the ground floor. Many of the buildings adjacent to this property would have had interconnecting access between them.

**Mezzanine floor (IM)** This floor consists of 11 rooms: IM,1 to IM,11 (Illus 7). Due to the high ceilings of Rooms IG,3 and IG,12, and the slope of Victoria Street, this mezzanine floor only covers the western-half of the building. The original staircase and access

was via 3 India Buildings but a more recent access is via the 6 India Buildings entrance. This floor had undergone significant redecoration and alteration from its original form, most likely to facilitate its most recent function as the Edinburgh School of English. Original 1864 architectural plans for this level were unavailable.

Few original features were visible on this level due to the extensive nature of subsequent renovations.

Many of the internal partitions on this floor match those seen on the 1901 plans (Fulton). The corncing in Rooms IM,10 and IM,11 follow these partitions. The divisions visible across ceiling of IM,5 match partition walls that were present on the 1901 plans (Illus 36; Fulton 1901), giving evidence to the removal of earlier partition walls. Original wood-panelled recessed sash windows are present throughout this floor. The sash windows within IM,11 form a bay window (Illus 7) as a part of the oriel which continues to the floor above.

**First floor (I1)** This floor consists of 27 rooms: I1,1 to I1,27 (Illus 8). Access is via staircase IG,15 which leads from the main lobby below, connecting via corridor IG,8 to the main atrium I1,10. The staircase consists of a series of stone steps heading south-west, then turning 90 degrees to the north-west. A pair of double height arched sash windows face south from the corner of the stairwell. A simple metal handrail is affixed to the south-eastern and south western sides of the staircase. Decorative corncing and archways add to the grandeur of the hallway and staircase and many of the rooms (Illus 37 and 38).

Atrium IG,10 is the central focus of Floors 1, 2 and 3, starting on this level. This large circular room extends from Floor 1 through Floors 2 and 3, to a decorated domed roof containing 16 glass windows in a circular arrangement (Illus 39). The glass has since been replaced with modern safety glass. Several of the adjacent rooms have shared curved walls with the atrium (Illus 40). A vestibule I1,13 at the western side of the atrium leads to the corridors to the west, with a shared Victorian tile floor between the two spaces (Illus 41 and 42). Staircase I1,16 is situated to the north of the atrium, leading up to the third floor, consisting of original staircase with iron twist balusters and a wooden hand rail.

The 1901 plans show significant changes to the atrium and western-half of the first to third floors including large structural changes. These plans evidently were never carried out as the building remains in a broadly similar configuration to its original design (Cousin 1864). The main structural alteration undertaken on this floor was the addition of a small mezzanine room I1,27 created to make use of the space above the main staircase IG,15. This is likely a 20th century construction. As with other floors in this building, many partition walls have been added and removed during the building's life, for example the partition between Rooms I1,1 and I1,2 post-dates the ceiling corncing which clearly runs through the partition (Illus 43). Conversely rooms such as I1,9 appear as a complete room with decorative ceiling during the recording, however the 1901 plans show it subdivided into two rooms and a vestibule, similar to the 2nd floor plan of the same area. This portioning has since been removed.

Room I1,19 has a similar floorplan to Room IM,11, with the same bay-window configuration in the northern wall (Illus 44). A later addition to this room has made use of the space within the stairwell to the south. A small mezzanine room with skylight have been inserted, with access being granted through a cupboard in the southern wall of Room IM,11 (Illus 45). The staircase up to Room I1,20 and the cupboard are of 20th century construction. Room I1,20 appears to be a modern addition to the building, making use of the original roof and skylight.

The original chimney breasts are present within Rooms I1,15 and I1,16 (Illus 46). This chimney breast extends from Floor I-1 and would have originally provided for fireplaces on each floor above. The 1864 plan shows fireplaces on the ground floor at this location (Cousin 1864).

Original sash windows and recessed cupboards are present throughout this floor, with panelling matching the style of lower floors.

### Second floor (I2)

This floor consists of 25 rooms: I2,1 to I2,25 (Illus 9), with a similar floorplan to I1. The eastern half of this level has an almost identical floor plan to its layout on the 1901 plans (Fulton 1901). The corncing and window panelling throughout this half of the floor are all fairly similar – the sash windows and corncing are most likely original 19th century features (Illus 47).

The gallery on this floor continues in a similar style to the atrium below, with a 1m wide walkway around the central void. A decorative iron banister with wooden hand-rail runs along the outside of the walkway (Illus 48 and 49), matching the style of the staircase bannister. A simple corncing is present within the atrium, with three arched exits in between three doorways. The doorways have curved doors to conform to the shape of the gallery. The south-eastern archway has been converted into a vestibule to the eastern half of the floor with the installation of two modern sets of doors with glass panels either side.

No early plans for the western half of the floor were available, however it follows a similar plan to the first floor with original sash windows and panelling; and several later partition walls in areas I2,19 and I2,17. Room I2,21 sits above the bay windowed rooms, however the oriel does not extend to this floor. Rooms I2,22 and I2,23 have short sections of pitched roof to the north - as seen from the elevations (Illus 23).

A staircase leads from Corridor I2,19 to a small roof room above Room I2,21. The wooden banister and staircase were likely original features - the painted bannister handrail of the same design as the atrium staircase.

### Third floor (I3)

This floor consists of 16 rooms: I3,1 to I3,16 (Illus 10). The eastern half of the floor mirrors the floor below on the whole, however Room I3,14 had its partition walls removed (Illus 50). This forms a large room, which contained a 1980s style tile ceiling with original corncing seen above through damaged areas of ceiling tiles. Rooms I3,8 to I3,13 all retain the same layout as seen in the 1901 plans (Fulton 1901).

The western half of the floor consists primarily of the roof of the floor below as this section of building had a lower height, conforming to the general design of rooftops following the slope of the street in steps down to the Cowgate. Small roof access spaces are present within Room I3,5 showing the internal roof structure.

The Gallery I3,2 on this floor continues the style of the lower gallery and atrium, providing an excellent view of the Victorian tile floor below (Illus 51). The main staircase terminates on this floor, with its original iron twist balusters and wooden handrail set into the stone steps (Illus 52). The windows in the stairwell retain their original sash-windows and wood panelling, with modern secondary glazing added internally.

Roof room I2,20 (Illus 53) sits isolated at the western edge of the building – sitting above the surrounding roof-level. It retains original floorboards and a small sash window in the northern gable-end, whilst two skylights provide additional light from the east. The room has a pitched eastern and western roof.

### Tower (IT)

This floor consists of 4 rooms: IT,1 to IT,4 (Illus 10). The staircase IT,4 leads up from the gallery below, with an iron banister and wooden handrail. A small landing with cupboard is present to the east of the staircase. The lower tower room IT,1 (Illus 54) retains several original features including its wooden floorboards, fireplace (Illus 55) and small sash window in the northern wall. A walk-in cupboard is incorporated into the southern end of the room with an east-facing fixed window looking out to the staircase.

A spiral staircase (Illus 56) in the north-east of the room leads to the upper tower room IT,2 directly above. The upper room (Illus 57) has a similar floor plan to IT,1, slightly diminished in size due to the surrounding spires and walkway on this level. Also retaining original fireplace and sash windows in the northern and southern walls, it is clear that very little has been altered within the tower since its construction. The windows on the upper tower level lead to walkways around the outside of the tower. These provide access to all four sides of the tower, with interruptions on the northern corners due to the spires. The southern towers grant access around the tower, with small arrow slit style windows facing outwards. To the south of the tower the top of the atrium dome is visible (Illus 58), showing the modern safety glass within the dome.

A further entrance from staircase IT,4 provides access into the fairly large roof-space IT,3 (Illus 59) above Room I3,14, with a pitched

northern and southern roof. Exposed rafters and stone walls are visible within, with a skylight missing its glass in the southern slope of the roof.

### First basement (I-1)

This floor consists of 12 rooms: I-1,1 to I-1,12 (Illus 11). Its layout mostly conformed to the original floorplan from the 1864 plans. Several entrances to rooms have been rearranged, forming more enclosed spaces by blocking archways (Illus 60) and converting smaller room spaces into corridors (Cousin 1864). Room I-1,4 originally encompassed the room to its north, has been subdivided to provide stairwells for both 1-3 India Buildings and 4 India Buildings.

The main rooms to the south retained many early features, such as the decorative ceiling (Illus 61) and recessed sash windows in I-1,7 (Illus 62). Whilst the original staircases to this floor no longer remain (Cousin 1864), four modern staircases have been added, with an additional fire exit also situated in I-1,3 with stairs up to street level.

The majority of rooms on this floor have modern plasterboard covering over the walls, with only Rooms I-1,4 and I-1,5 revealing exposed stone walls. Some corridors such as I-1,6 have 1980s style tile ceilings overlaying the original ceiling above. Modern renovations for use as a nightclub are widely visible throughout this floor.

### Second basement (I-2)

This floor consists of 4 rooms: I-2, 1 to I-2, 4 (Illus 12). The majority of this floor of India Buildings has been divided into two sections, the larger section belonging to 4 India Buildings which is outwith the development area. The main room on this floor retains three series of stone arches, running north-east to south-west through the centre of the room. Arches in the north-western and south-eastern walls have been bricked up (Illus 63); this configuration is visible from the 1965 fire maps (MCC 1965) and is likely an earlier alteration. Five original ventilation shafts are located in the northern wall of this room, in the style of windows. The cupboard space of I-2,1 and I-2,2 both conform to the original wall-plan of the structure, and make use of irregular spaces between rooms (Illus 64).

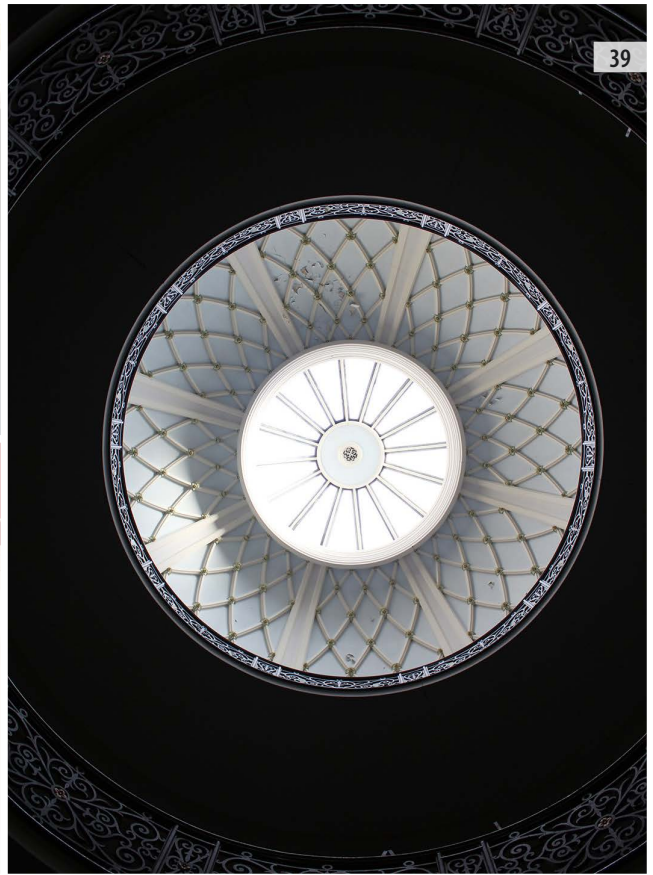
Room I-2, 3 consists of a modern staircase with modern partitions separating it from Cupboard I-2, 4 – which originally formed a single room. The 1864 plans (Cousin 1864) suggest this room would have provided access to the rooms to the south – a blocked archway was seen beneath the modern partitions under the stairs. The floorplan of this level would have originally matched floor I-1 above; however the rear rooms have since changed ownership to that of 4 India Buildings.



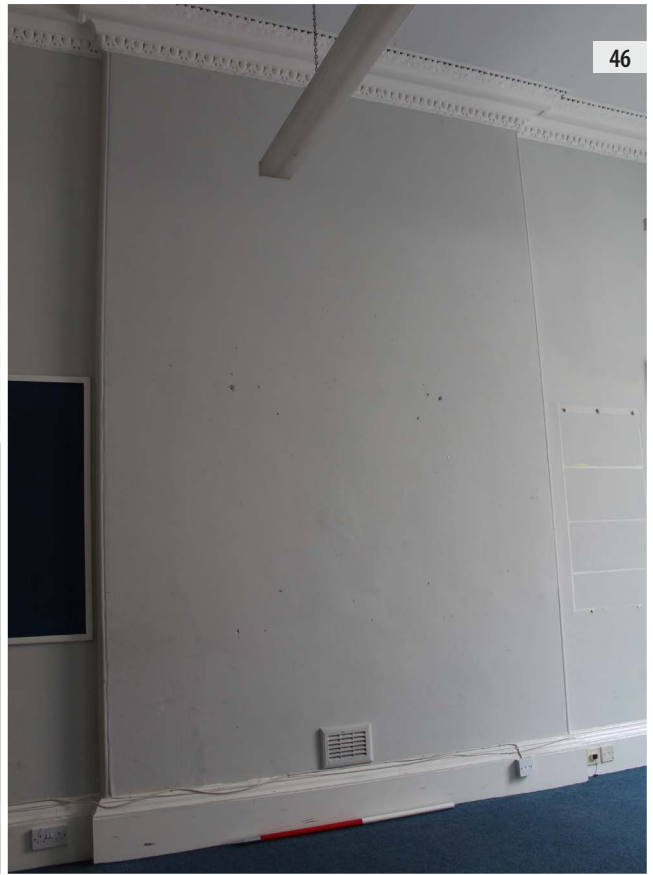
**ILLUS 25** India Buildings main staircase to first floor (IG,15)    **ILLUS 26** Victorian tile flooring in ground floor hallways (IG,1)    **ILLUS 27** Victorian tile flooring in ground floor hallways (IG,1)    **ILLUS 28** Hallway cornicing and archway to main hallway (IG, 2)    **ILLUS 29** Wood panelled room with decorative ceiling (IG,3)



**ILLUS 30** Decorative ceiling (IG,3)    **ILLUS 31** Wood panelling, wood panelled bar covering stone fireplace (IG, 3)    **ILLUS 32** Marble fireplace surround covered by bar structure (IG, 3)    **ILLUS 33** Decorative ceiling with chandelier fittings (IG,12)    **ILLUS 34** Cornicing within IG, 12    **ILLUS 35** Cornicing in Corridor (IG,9)    **ILLUS 36** Mezzanine floor room with two recessed sash windows and original ceiling (IM,5)    **ILLUS 37** Decorative ceiling and cornicing (I1, 7)



**ILLUS 38** Elaborate corning (I1, 3)    **ILLUS 39** Domed roof and balconies within atrium (I1,10)    **ILLUS 40** Rounded room wall shared with atrium (I1,12)  
**ILLUS 41** Victorian tile flooring of the atrium    **ILLUS 42** Victorian tile flooring from first floor atrium into hallways (I1,13)    **ILLUS 43** Corning with later dividing wall (I1, 1)  
**ILLUS 44** Bay windows facing onto Victoria Street (I1,19)



**ILLUS 45** Hidden access to room 11,20 (11,19)    **ILLUS 46** Blocked up chimney breast with vent (11,15)    **ILLUS 47** Recessed sash windows and corning typical of India Buildings 2nd floor (12,4)    **ILLUS 48** Doorways leading from atrium: modern and original (12,14)    **ILLUS 49** Detail of decorative iron work within atrium (12)    **ILLUS 50** Main room of third floor with six sash windows along northern wall (13,14)    **ILLUS 51** View of the atrium from above (13,2)





**ILLUS 52** Original atrium stairwell (I3,1)    **ILLUS 53** Roof room over western end of India Buildings (I2,20)    **ILLUS 54** Lower tower room with original fireplace (IT,1)  
**ILLUS 55** Detail of fireplace (IT, 1)    **ILLUS 56** Spiral staircase to upper tower room IT, 2    **ILLUS 57** Upper tower room with original fireplace (IT,2)



ILLUS 58 Top of atrium dome, external view    ILLUS 59 Roof space above room 13,14 (I1,3)    ILLUS 60 Re-use of blocked-up archway, staircase to I-2 (I-1,5)  
ILLUS 61 Detailing of cornice (I-1)    ILLUS 62 Double sash windows (I-1,7)    ILLUS 63 Bricked-up arch separating 4 India Buildings from 1-3 (I-2,1)



**ILLUS 63** Bricked-up arch separating 4 India Buildings from 1-3 (I-2,1)

**ILLUS 64** Original archways within lower basement (I-2,1)

## 6.2 11–15 VICTORIA STREET

### Introduction

11–15 Victoria Street is a C-listed building (HES 1987 – LB29877). The building was constructed by Thomas Baillie between 1852 and 1856, replacing previous structures located on this site (OS 1852). It is a 4 storey, 3-bay tenement, 6 stories to rear, bowed to street line. Built of coursed and stugged sandstone with 20th century brick extension to rear. The front façade has a shop door and 3 large windows (HS Listing Ref 29877). The initial construction comprised the existing northern half of the structure, and the basement levels at the rear of the building. Two additional floors were added to the rear of the building in 1898 for later owners Orrock & Son (Henderson 1898), with a further floor added in 1910 (Macniven 1910), bringing the structure to its present external configuration (Cross 2015).

The 1965 fire plans for Victoria Buildings (MCC 1965) show significant internal rearrangement of the original floorplan prior to this date, some of which is still extant. Additional interior remodelling, partitioning and window replacement in certain areas is also evident.

An adjoining building to the south was present until its demolition between 1933 and 1947 (OS 1933; 1950). This building was situated on Allison's Close, and was used as additional premises for the businesses at 11-15 Victoria Street (Cross 2015; 48).

It was designated by Historic Environment Scotland (formally Historic Scotland) as a Category C-listed building (LB29877) in August 1987.

### History

In 1852 Thomas Baillie, a provision merchant (grocer) applied to erect, or possibly convert an existing property, on the 'south side of Victoria Street, to the east of St John's Church' (ECA, ECA, SL144/24/1). The Baillies would seem to have paid for the present day No 11–15 tenement with shops below and to have erected them at some point between 1852 and 1856. These dates can be confirmed by its absence from the Ordnance Survey's 1852 map as it was not yet constructed and the appearance of T & N Baillie in the Post Office Directory from 1856–8 at No 11, and from 1859 at No 13.

The Baillies came from Channelkirk in Berwickshire, and comprised Thomas (1815–87), Zerub (1818–83) and Nichol or Nicol (1826–87), sons of the wonderfully-named Zerubbabel Baillie, and Agnes Taylor (Cross 2015). They had several provision and grocery shops in Edinburgh and Leith. Baillies' administrative hub was a 'counting house' at No 15, which existed from c1858 (Ed Gaz 1858). They were wholesale manufacturers and ham curers, who sold their products to grocers in Glasgow, Liverpool and London via agents (Scotsman 1890a).

Both Thomas and Nichol Baillie died in 1887, and Thomas Baillie's trustees recorded their possession of Nos 11, 13 and 15 Victoria Street in Edinburgh Burgh Register of Sasines on 3 April 1888 (Cross 2015). For over a year before the failure of their business in 1889, Thomas Baillie & Co (as it was now styled) shared their address at No 15 with 'David Drummond, wholesale stationer, printer and lithographer', (Cross 2015).

After the failure of Baillie & Co in 1889, their premises at No 15 would have been sold as part of their assets, to meet their considerable debts (Scotsman 1890a). Their lawyers had difficulty in selling their estate, as the Victoria Street warehouse appears for sale from February 1893 until 1895. The descriptions become increasingly terse. 'Warehouse, commodious, 15 Victoria Street, formerly occupied by Thomas Baillie & Co, provision merchants and ham-curers, apply Drummond, stationers, 13 Victoria Street', to 'Warehouse, commodious ... apply ... next door' (Scotsman 1893a).

In 1895, the owners were still Thomas Baillie's trustees (probably independent, court-appointed 'commissioners' appointed to administer his sequestered assets, rather than family members), managing his heavily-indebted estate and business affairs, 8 years after his death (Val Roll 1895). No 15, now described as a 'warehouse', was let to Thomas Hood, a 'beam and scale maker', who made weighing apparatus. It may have been located for easy access to 'John Bayne, Inspector of Weights and Measures', who lived at No 5 Victoria Street (Val Roll 1895). The Trongate in Glasgow and the Tron Church in Edinburgh still retain the names of early balances or weighing machines which stood nearby, to ensure fair trading in public markets.

The building was purchased by Archibald Orrock in 1898 for Orrock & Son wholesale bookbinders and stationers and the street directory for May 1898 shows Orrock & Son at 15 Victoria Street (PO Dir 1898, 611). The rear elevations prepared by architects Peter L B Henderson (1898) and G D Macniven (1910) show that there was a two/three-storey stone extension to the south. Due to the direction of the slope and east-west fall of the ground, the rear extension was two floors tall at the west side, and had three floors on the south elevation (Cross 2015).

Peter Henderson's plans (Cross 2015, Appendix 2) at first sight look as if they date from the 1920s–1940s. Their 20th century appearance is emphasised by their use of red brick within a traditionally yellow sandstone city and the flat roof amid pitched, grey slate ones. However, their stripped-down and utilitarian appearance is almost certainly due to Henderson's background as a brewery architect (DSA, Henderson). Orrocks would have used heavy industrial machinery, such as presses and weights, dies, and typefaces. The use of the upper floor for the specialist equipment is confirmed by a newspaper account of a fire in 1915 (Scotsman 1915). This necessitated a floor with a higher loading-capacity than the antiquated 1850s rooms that were used to cure pork. Additionally, for detailed work, their staff would have required large windows, and plenty of light, even if the main daylight came from the south, rather than the north traditionally preferred for colour-matching.

Archibald's son, Alexander Orrock (c 1876–1923) appears as petitioner to the Dean of Guild for a building warrant to make alterations and to Nos 13 and 15 Victoria Street in 1910 (see Cross 2015, Appendix 2) and the warrant was granted in March (Cross 2015). The architect was George Donaldson Macniven (1878–1949).

A comparison of the back/south elevations of 1898 and 1910 shows discrepancies that suggest the 1898 building campaign was not carried out as intended. It appears that Henderson's 1898 building added 2 levels but did not replace the extant street level façade or



65



66



67

ILLUS 65 11-15 Victoria Street north facing elevation

ILLUS 66 11-15 Victoria Street north and west facing elevations

ILLUS 67 South facing elevation of 11-15 Victoria Street and India Buildings

fenestrations to match; which would have displayed 3 storeys of brick extension as depicted on the plans. In 1910 Macniven added the third floor to the top of the Henderson 1898 building, thus meeting the eaves of the original slate roof (ECA, Macniven 1910).

The south façade, as it now appears in the 21st century, matches the roof levels and numbers of floors and fenestration as depicted in the 1910 Macniven drawings.

Street directories show that Orrock & Son remained at 15 Victoria Street, until late 1932 or early 1933, when they moved to East Claremont Street, north of the New Town (PO Dir 1933, 435). Thereafter, No 15 vanishes from the Post Office Directories for several years, although it appears that Orrock & Son retained ownership, and rented it out. In 1936, the Victoria Bedding Company were the new tenants in Nos 11–15 Victoria Street, (PO Dir 1936, 1081). This firm were not previously mentioned in the Post Office listings, and the fact that their name coincides with their new address, suggests that the business had just been founded. The Victoria Bedding Co were still using Nos 11-15 in 1941, during the war (PO Dir 1941, 522, 969).

After nearly twenty years as absentee landlords, Orrock & Son sold 11–15 Victoria Street in September 1949 to John Bothrop Patrick and John Cairns Patrick, both 'hardware merchants' (ironmongers), of the firm J B Patrick & Sons, of 19 Albany Street, Edinburgh (RoS, SS 85709). This sale was the first time that the property had been recorded in the General Register of Sasines, which is digitally searchable. Prior to this, its transfers of ownership had been confined to the Burgh Register of Sasines, kept by the City Council, which has not yet been digitised, and is not easily available to consult. In 1959, after presumably spending the 1950s as a hardware store, the subjects were inherited by John Brian Patrick, the heir to John C Patrick (almost certainly his father).

John Brian Patrick disposed or transferred (this Scots legal term does not necessarily mean 'sell for money') the site to his father's executors, who quite possibly included himself. He may have wanted to realise his asset and sold up to other relatives, or it may be a legal mechanism for inheriting the property. In August 1960, the trustees took out a loan or mortgage secured over the property, from the National Commercial Bank of Scotland (RoS, SS 85709). The loan amounted to £4,000.

In September 1962, the Patrick trustees pay off the loan, and the debt is discharged by the bank. The next major event is the sale by John Cairns Patrick's trustees to Edinburgh Corporation, in September 1962 (RoS, SS 85709). The ground comprises two parcels of ground, one of which measuring 20 feet wide and 40 feet long, is bounded by Allison's Close (*ibid*). The property remained within the ownership of the City of Edinburgh after this date, and no land registry title had been given to the Registers of Scotland at the date of search (19 March 2015).

The only further details of the buildings' use is gained from the Plan Store Index Cards, which show that it was used for various local authority social work purposes. It would seem that either actual ownership, or at least the occupants of 11-15 changed from Edinburgh City Council to Lothian Regional Council at some point in the 1970s (the Region was formed in 1975).

## Building Recording

### *Exterior*

The exterior of 11–15 Victoria Street (Illus 2, 65) consists of a four storey, 3-bay tenement frontage, with 6 stories to the rear (Illus 5). The ground floor has an external cornice, with modern glazed windows. The first floor (Illus 66) contains original 2-pane sash and case windows whilst the upper floors have 12-pane sash and case windows. The gabled roof extended over the original northern half of the building, with a flat roof at the rear from the 1910 extension.

The rear elevation (Illus 67) highlights the later alterations to the building, with the first and second floor brick built structures from 1898 clearly differing from the original stone construction materials. The third floor too shows a distinct later phase of alteration with all three upper floors at the rear having modern double glazed windows.

This building has little in the way of external decorative features, with its lugged-surround windows and smooth-faced masonry. It stands in contrast to the more elaborate design of the adjacent India Buildings.

### *Interior*

Floors VG to V3 have undergone substantial modern renovations throughout with very few original features still visible, particularly in the later rear extensions. The basements and roof space remain in much the same configuration as when they were first built.

The building recording detailed below has worked up from the Ground floor (Illus 11), First Floor (Illus 6), Second Floor (Illus 7) up to the Third floor (Illus 8) and Roof and Room Room (9 and 10) and then down from the ground floor to the First and Second Basements (Illus 12 and 13).

#### Ground floor (VG)

This floor consists of 14 rooms: VG,1 to VG,14 (Illus 11). The majority of the internals of this floor consists of modern alterations and partition walls. The original external walls from the 1852 building remain intact: original recessed sash windows with external bars are seen throughout. Several of the windows at the front of the property have modern safety glass replacements, however the window frames are unaltered (VG,1; VG,2; VG,3). The windows in Rooms VG,3 and VG,5 have original shuttering present.

An original arched wall section (Illus 68) crosses the central hallway; the 2015 floor plans suggest the four support pillars (as seen on the 1898 floor plans) in the southern section of the building are still in situ. These structural pillars were placed so as to provide support from the lower basement up to the third floor.

Based on the 1965 fire plans (MCC 1965) the walls of Rooms VG,6 and VG,7 were constructed during alterations prior to this date, and are of substantially sturdier construction than the modern plasterboard partitions.

A stone staircase runs from the ground floor up to the third floor (Illus 69), with a decorative iron banister topped with a continuous wooden handrail. This is likely an original feature as it was located



**ILLUS 68** Ground floor hallway with original arch (VG,8) **ILLUS 69** Main stairwell up from ground floor (VG,15)

in the northern half of the structure, which comprised four stories from the outset.

### First floor (V1)

This floor consists of 13 rooms: V1,1 to V1,13 (Illus 6). Similar to the ground floor the internal partitions throughout this level are of modern construction. A central corridor runs north-south with rooms opening from this corridor. Rooms V1,3 and V1,4 sit in the northern section of the first floor, containing original recessed sash windows. The arch running east-west across the centre of the original room is visible, running from V1,3 into V1,6. It is aligned with the arch on the floor below and is certainly an original feature of the building. The structural pillars from the 1898 renovations in the southern section of the level are also still present behind plasterboard.

The southern half of this floor is visibly different in construction, as seen from the external elevation with upper brick construction (Illus 67). This indicates the start of the 1898 renovation in which two extra stories were added to the rear of the building. Room V1,5 shows this divide clearly, as this room spans both sections of the building. Illus 70 shows the divide between the two construction phases through the difference of the earlier window style compared to the later (which have subsequently been replaced).

The eastern side of the 1898 section of the First Floor of 11-15 Victoria Street shares the most of the eastern wall with India Buildings. The

bottom of a light-shaft is present adjacent to Stairwell V1,1 and Room V1,7 – a roughly 3 x 4m inaccessible shaft providing natural light from above, to the adjoining internal rooms.

### Second floor (V2)

This level is subdivided into 16 rooms: V2,1 to V2,16 (Illus 7). There are slight internal differences to this floor plan compared with Floor V1. Original recessed sash windows could be seen in Rooms V2,1, V2,3 (Illus 71), V2,4, V2,5, V2,7 and V2,8, with modern replacement windows in the southern rooms. The southern extension again dates from 1898 with the four original support pillars still present. The light shaft is visible from Bathroom V2,15 and the main stairwell.

### Third floor (V3)

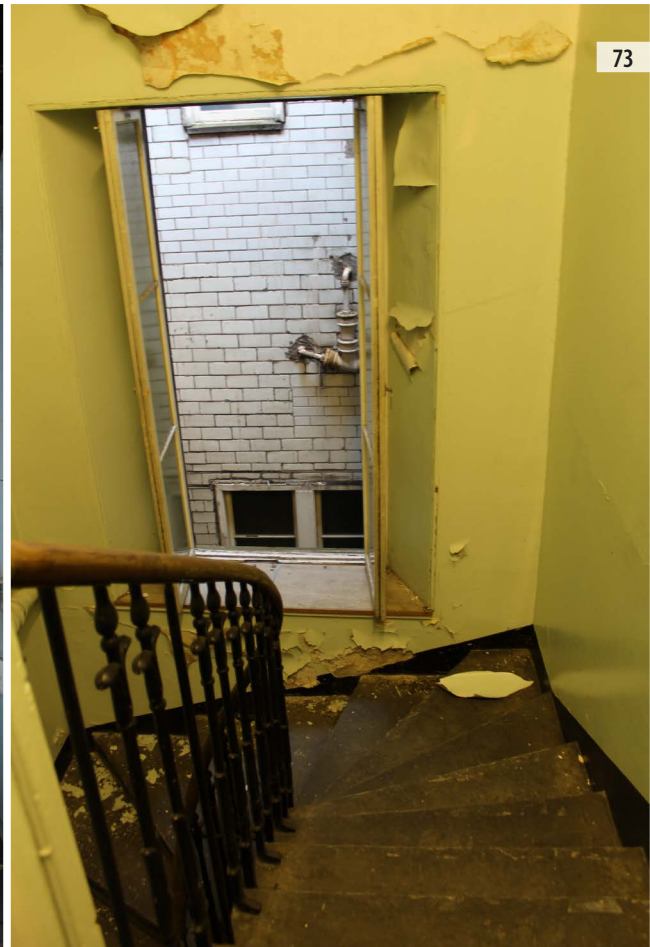
This level has been subdivided into 16 rooms: V3,1 to V3,16 (Illus 8). With a similar floor plan to V2, level 3 has only minor differences in comparison to the floor below. The southern half of this level was constructed in 1910, providing the final floor to the rear section of this building. Exposed beams are visible in Room V3,11 (Illus 72) and V3,10 due to water damage to the ceiling. These beams are from the original extension of this floor, however the windows in Rooms V3,8 to V3,11 have all been replaced.

The arch within the northern section of the level is not visible on this floor; however the support pillars in the southern section are still present. The light shaft adjacent to V3,12 and the stairwell is



ILLUS 70 Windows in (V1,5) ILLUS 71 Room with original window (V2,3)





**ILLUS 72** Water damage to room (V3,11) **ILLUS 73** Shot of stairwell showing structural void through window (V3)

present (Illus 73) and provides ample light to the upper section of the staircase.

A worn wooden staircase leads up from the landing to the roof space and may be an original feature of the building.

#### Roof room (VR)

The roof (Illus 9) has been divided horizontally to provide an original wooden panelled ceiling to the roof space from the rafters, forming a low-height room. It houses a modern water tank. The exposed stone walls of the main structure were visible on the eastern gable-end and shared western wall of the space (Illus 74).

Three dormer windows are situated in the southern slope of the roof, with only the eastern window not boarded up. A removed panel connected to the eastern window provided a view of the rafters above. A small wooden ladder of five steps leads up to the small central dormer window. The three dormer windows are visible on the 1910 plans (Macniven 1910) and predate this phase of building alteration.

#### First basement (V-1)

This level is subdivided into 5 rooms: V-1,1 to V-1,5 (Illus 12). Significantly fewer alterations have been made to this floor. Original plasterwork remains on the majority of this floor, consisting of a lime plaster containing visible horse hair within the fabric. The floorboards

in V-1,1 and V-1,2 show significant warping and have bulges where the nails have affected the wear of the boards and are likely original. No ceiling covering is present, with exposed beams being visible throughout the level (Illus 75).

V-1,5 retains the same floor plan seen on the 1910 plans (Macniven 1910) with exposed support pillars in the centre of the room. This is likely the original floor plan for this room.

V-1,3 has undertaken alterations since 1898, with a new door and doorway being fitted in the southern wall, evidenced by brickwork around the doorway, set into the original stone walling. Two series of three arches run north-south dividing this room into three sections (Illus 76). Two arches have been bricked off in the north-eastern corner of the room to form a smaller chamber V-1, 4 (Illus 77). This chamber has a metal sliding door attached externally, and has a bricked-off exit within, leading away from the building to the west – possibly an early access into the basement.

Room V1, 2 has an original sash window in its western wall. The main room V1, 5 has an additional six sash windows: three in the southern wall; three in the western wall. The recessed window in the south-east of V-1, 3 has been partially bricked up.



**ILLUS 74** Shot of original roof space with water tank (VR)    **ILLUS 75** Main room with original floorboards and south facing windows (V-1,5)    **ILLUS 76** Original arches with exposed beams above (V-1,3)    **ILLUS 77** Shot of bricked-up arches forming room V-1,4    **ILLUS 78** Main room of lower basement (V-2,1)

### Second basement (V-2)

This level is subdivided into 2 rooms: V-2,1 to V-2,2 (Illus 13). Modern renovations have been undertaken in the last 20 years, but these have caused very little impact on the existing structure, primarily consisting of a coat of white paint on the bare walls and pillars; and the reinstatement of the ceiling and flooring in a modern style.

Due to the slope on which the building is situated, this floor only occupies the southern half of the building footprint. Room V-2,1 matches the layout of Room V-1,5 above: a large square room with four support pillars in its centre (Illus 78). A small alcove in the northern wall is still present, as detailed in the 1898 plans. On inspection of the exterior of this level a bricked-up window is visible in the centre of the southern wall, however this is not present on the 1898 plans (Henderson 1898) suggesting it may have been sealed up prior to this date.

Room V-2,2 leads off to the east, and has a modern toilet and radiator within. Based on the 1898 plans of this floor it is likely that this was originally a hallway or external access connecting 11-15 Victoria Street with the attached premises on Allison's Close, also owned by Orrock and Sons Ltd. during this period.

## 6.3 COWGATEHEAD CHURCH

### Introduction

Category B-listed Cowgatehead Free Church (14–20 Cowgate) (HES 2001 – LB47859) was constructed in 1861. It is a gothic church of simple design with an entrance, narthex, nave, north and south transepts and short chancel. It was flanked with shops at street level with flats above constructed on each side (Nos 20, 22 and 24 Cowgate – Cross 2015, 16). The church is set back from the road between these two advanced properties, creating a shallow forecourt.

### History

It was erected for the Free Church with money bequeathed by wealthy, childless Edinburgh bookseller William Whyte (c 1771–1858) to act as a 'missionary outreach station' to the impoverished Cowgate area (Cross 2015, 4). The site for the church was 'fixed upon' by 1 October 1860, when the papers reported 'a site is clearing for the church at Cowgatehead', although the (mistaken) belief was expressed that Whyte had been born nearby (Cal Merc 1860a). The church occupied everything between the east side of Anderson's Close, at No 14 Cowgate, and the west side of Pollock's Close at No 28 Cowgate, and the present day street numbers fall within this range. The planning application, or petition to the Dean of Guild Court for a building warrant, was made by Robert Paul and other Trustees, approved in August 1860 (HS Listing Ref 47859).

The purchase records or sasines for Nos 16-26 Cowgate reportedly date from 1863, presumably the date of the sasine's registration, rather than the purchasers' actual date of entry to the property. The area lay between Pollock's and Anderson's Closes, and was bounded to the north by the ground of the late John Anderson, coppersmith (who could have died centuries earlier; Cross 2015).

William Whyte's Trustees bought and retained the site and buildings, as shown by the burgh's Valuation Rolls for assessing council rates (Val Roll 1865). It was designed by Patrick Wilson (c 1798-1871), who already possessed numerous connections with the Free Church, and was probably an adherent himself. Wilson had designed several Free Churches and workers' housing schemes for the Free Church and its first Moderator, Rev Thomas Chalmers (Cross 2015). The plans were submitted to the Dean of Guild Court by the Trustees of William Whyte (Robert Paul and others), and approved on 16 August 1860 (HS Listing Ref 47859). The foundation stone of the church was laid on 29 November 1860 by Robert Paul, Whyte's executor and trustee. The church entrance seems to follow the property line of the old cart entrance (No 18 Cowgate) into the stableyard behind the King's Head Inn.

The Church opened at 2pm on Thursday 10 April 1862. The newspaper accounts reveal that 'the church [seats] 530 persons, and is constructed so that pillared galleries can be erected afterwards, if necessary ... to accommodate ... 900. The roof is of open timber-work, with a semi-circular span; and the church is lighted by seven large windows, two of which are in front, two in each of the transepts, and one behind the pulpit. The ... tower and spire [rise] to the height of 90 feet ... square at the base, but transformed into an octagon ... the tower is intended for a bell-chamber and is pierced ... by arched openings, which are to be left quite open. The cost ... including the tenements of nine houses and two shops on either side, is £3,600', (Cal Merc 1862b).

In 1870, Whyte's Trustees disposed (either donated, or sold) the church building and some of the houses to the 'Trustees for the Congregation of the Free Church at Cowgatehead' and due to a decline in local attendees of the church, by 1893 the church had merged with St John's Church to the north (adjacent to 11-15 Victoria Street) and likely functioned as an ancillary space for St John's and other congregations. In 1925 its function as a parish church had ceased and it was used as a hall by the adjacent Old Greyfriars Kirk. This phase is commemorated in an inscription 'Greyfriars Church Hall' on the eastern buttress at the main entrance (Cross 2015, 20). In 1941 the church was sold to the City Glass Company where it was used as a workshop or store.

In 1946 the City Glass Company replaced the eastern tenement block with a new vehicle entrance to the rear yard with workshop or office above (Cross 2015, 21). This workshop above the newly erected eastern gateway may have been built for the new enterprise of stained glass window manufacture for the firm. The firm moved out of the Church complex between 1965 and 1967.

By 1976 the Church was under the ownership of the City Council and was altered to act primarily as a health clinic (Cross 2015, 24). The church has continued to function as a clinic to the present day, with temporary structures being erected on the vacant land to the east of the church to support the clinic.

It was designated by Historic Environment Scotland (formally Historic Scotland) as a Category B-listed building (LB47859) in March 2001.



ILLUS 79 South facing elevation of Cowgatehead Church ILLUS 80 East facing elevation of Cowgatehead Church



ILLUS 81 North facing elevation of Cowgatehead Church    ILLUS 82 Shot of remnant wall segment relating to Pollock's Close



83



84



85



86

**ILLUS 83** Original narthex (CG,1)    **ILLUS 84** Modern renovations throughout including rooms for medical services (CG,18)    **ILLUS 85** Main hallway of first floor - modern partitions (C1,1)    **ILLUS 86** Original lead-frame window and roof beam within room (C1,2)

## Building Recording

### Exterior

Cowgatehead Church (Illus 4) is constructed from squared and snecked stugged ashlar. It was built set back from the Cowgate and was built onto a narrow site with shops with flats constructed on each side. The central church, the entrance and narthex (the entrance porch of the church), the octagonal tower, nave, chancel and the north transept survive intact. The original entrance has the original double-leaved timber doorway with a panel above the door reads 'Erected and endowed from the funds bequeathed by William Whyte Edinburgh MDCCCLXI'.

The octagonal tower located above the narthex has several key features: a south-facing lancet window; upper lancet window frames that were previously louvered though now contain a modern mesh frame; and quatrefoil designs around the top of the tower; this structure conforms with many of the typical elements of gothic design. The tower was originally intended to have a spire; however the financial cost prohibited the completion of this (Cross 2015).

Only the western original tenement block is extant. This is a 2-storey gable end building is in the same squared and snecked stugged ashlar stone of the church and is located in front of the north transept. The shop located at street level has a large window and doorway, both currently shuttered. The two windows on the first floor and the single double window on the second floor are also both shuttered. The interior was not accessible at the time of this survey

The eastern tenement was removed and replaced in 1946 with an eastern stone gateway with workshop above. This building has been constructed directly against the eastern side of the church and against the south transept.

The façade of this building is dominated by square vehicle entrance which runs through to the rear of the church. The panelled folding wooden door of this entrance is still in situ. To gain access to the rear the builders cut through the south transept of the church, removing its northern and southern walls and interior but retaining its eastern 'outer' wall. Above the entrance to the gateway is a large square window with pebbled glass which is presently partially boarded up but would have at one time been a conspicuous advertisement for the products of the glass works (Illus 79, 80).

The rear elevation (Illus 81) shows several modern additions to the main church building including a modern fire escape, and replaced chimney top. The original gothic windows with multifoil tracery designs are still extant with lead-framed glass panels on each of the eastern, northern and western external walls.

Sections of wall adjoining the north-eastern corner of the church (the south transept) and adjacent appear to be surviving fragments of Pollock's Close (Illus 82) (Gaunt 2016). A bricked up doorway is present within the eastern section of wall, alongside modern holes made through the structure. The trial trench evaluation on this site (Gaunt 2016) revealed the remains of a cobbled surface on the alignment of the wall, likely the hard standing of Pollock's Close.

### Interior

The majority of the interior has undergone complete renovation within the last 20 years for its use as a medical clinic. Modern partition walls and ventilation systems run throughout the building, forming entirely new spaces within the structure. The entrance, the narthex, the tower and the roof space are the only internal spaces surviving in almost their original form.

#### Ground floor (CG)

This level has been subdivided by modern partitions into 25 rooms: CG,1 to CG,25 (Illus 16). CG,1 the narthex remains mostly unaltered (Illus 83) with the original door arch, side windows and vaulted ceiling still present. The pointed windows have had safety glass inserted, and the lower recesses for the windows have wooden window boxes added to create sills. The modern concrete floor in this room extends throughout the ground floor.

Very few original features remain visible on this floor due to modern renovations and partitions (Illus 84). Rooms CG,3 and CG,7 still possess original lead-framed windows in their southern walls. The external windows of Room CG,11 seen on the current plans (ICA 2015) however they are no longer visible from inside the structure. Two possible original drains with covers can be seen in the eastern side of this room, although alterations to the concrete floor are apparent, and it is possible these are later additions.

Room CG,12 shows the exposed stone northern wall with a modern fire exit. This exit is likely a replacement of an earlier doorway at this location as the surrounding stone jambs respect the doorway.

#### First floor (C1)

This level has been subdivided into 20 rooms: C1,1 to C1,20 (Illus 16). The majority of this floor also comprises modern partition walls (Illus 85). Arched, original lead-lined windows are still present in the main corridor C1,1 and Room C1,2 (Illus 86). Adjacent to both of these windows are exposed roof crucks which continue through the ceiling into the roof space above.

Rooms C1, 16-20 are located about the 1946 eastern gateway. A modern fire escape leads from the northern end of corridor C1,10 with a brick surrounding structure, adjoined to the rear of the building.

A small access corridor C1, 15 leads from the main corridor into the roof space.

#### Roof space and tower (CR)

This level has been subdivided into three rooms: CR,1 to CR,3 (Illus 17) including the tower rooms. The floors in CR,1 are of modern construction, forming the ceilings of the modern rooms below whilst also providing support for the water tank and ventilation systems. The eastern section of this area remains at a lower level, forming the roof of the external tunnel to allow light from the original windows to reach the Rooms C1, 11 to C1, 14.

The original high arched windows with multifoil tracery and twin lancet panes remain in situ, located in the western, northern, eastern walls. These follow a typical (yet relatively simple) gothic style. The window surrounds and walls retain some of the original plaster (Illus



87



88



89



90

**ILLUS 87** East-facing original window with exposed wall fabric (CR,1)  
**ILLUS 90** Interior of the tower (CR,3)

**ILLUS 88** Arched roof with smoke-hole (CR,1)

**ILLUS 89** Crossed support beams spanning the



87), though much has been removed. Wooden slats provide the backing onto which the plaster was applied, with wooden elements sitting under the plaster to provide decoration to the window frames. The plasterwork survives significantly better on the southern and eastern walls (Illus 88), and was likely removed from the northern and western walls during a phase of renovation.

The roof crucks supporting the upper structure are visible across the roof space, of which two cruck blades extended to the floor below. The crucks sit on stone supports protruding from the original stone walls, with two central crucks crossing through the centre of the ceiling (Illus 89). Wood panelling was placed across the ceiling at the level of the crucks, hiding the remaining roof frame above. Three smoke holes with trefoil designs are located within the panelling (Illus 88), one in each of the western, eastern and southern sections of the ceiling.

Access to the Tower CR, 2 is available from the southern end of the roof space. With no plastering over the walls, this is likely the original state of the walls in the tower. The floorboards and beams for Room CR,3 above appear much older than the renovations to the rest of the church, and may well be original as they match the height of the windows within the tower. Beam slots around the tower walls suggest floors were once present.

The present base of the tower is square. C 1.5m from the floor of CR, 2 the walls slope inwards to create the octagonal shape in plan. Two original lead-framed quatrefoil windows are present at in the eastern and western walls of CR, 2.

A wooden ladder provides access to the upper floor of the tower, CR,3. Three lancet windows are located in the eastern, western and southern walls in CR,3, with access into the roof space through a small doorway to the north. The southern window contains its original diamond patterned lead-framed window, whilst the eastern and western windows had been replaced with modern safety glass. Above CR,3 heavy beams form the lower platform of the tower top. A small hatch is visible to the north (Illus 90), however no access was available at the time of the survey. An internal octagonal stone support structure is visible within the upper tower which appears to have no obvious function. It is possible that it relates to the original design of the church which included a spire atop the tower. The construction of the spire was abandoned during construction due to cost (Cross, 2015).

## 7 DISCUSSION

This survey has provided a valuable record of the condition of these buildings prior to the proposed development. Using historic mapping and architectural plans alongside the archival data (Cross 2015) this programme of historic building recording has established several phases of extension, alteration and renovation within each building.

All three buildings had clearly undergone several periods of internal renovation and restructuring. At India Buildings major changes to the interior of the later 19th century building can be linked to changing ownership in 1900 and 1960 and subsequent renovations

by the new owners. The later 20th century functions of the building, as a School of English and the City of Edinburgh Council Registry Office, are evident within the internal fittings and fixtures.

At 11-15 Victoria Street the two phases of extension of the mid-19th century building were clearly identified, both internally and externally. Finally the exterior of Cowgatehead Church survives almost intact externally apart from the construction of a new eastern gateway in 1946. Internally little survives of the interior of the parish church due to its use as a health clinic for the past 40 years.

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## 9 APPENDICES

### APPENDIX 1 PHOTOGRAPHIC REGISTER

Photo	Direction	Room	Description
001	E	I-2,1	Shot of original arches and walls
002	N	I-2,1	Boarded up window in northern wall
003	S	I-2,2	Small cupboard space with original arch over modern door
004	S	I-2,1	Adjoining section of room with original arched roof supports
005	W	I-2,1	Bricked-up arch separating 4 India Buildings from 1-3
006	W	I-2,3	Original walls with modern staircase leading to basement -1
007	E	I-2,4	Modern partition separating cupboard from main stairwell
008	W	I-1,1	Arches following same floor-plan as basement below
009	N	I-1,1	Original window for basement room.
010	W	I-1,2	Modern partitions with original archway repurposing in background
011	N	I-1,2	Replaced window, with blocked-up arch
012	N	I-1,3	Corridor with modern stairs leading to fire exit.
013	W	I-1,4	Modern wooden staircase to ground floor
014	E	I-1,4	Altered doorway for modern door to hallway
015	SW	I-1,5	Re-use of blocked-up archway, staircase to I-2
016	E	I-1,5	Curved original wall
017	E	I-1,5	Slots within wall fabric
018	E	I-1,6	Modern staircase up to IG
019	E	I-1,6	Hallway and staircase up to IG
020	NW	I-1,7	North-western wall of room
021	SW	I-1,7	Two double sash windows
022	NW	I-1,7	Decorative ceiling and corning
023	SW	C	Shot of Cowgate Church from India Buildings
024	NE	I-1,8	Corniced ceiling and sash window recess
025	SW	I-1,8	Recessed sash window and blocked doorway
026	NE	I-1,9	Hallway with modern alterations covering original wall fabric
027	SE	I-1,10	Modern bathroom with original wood panelled recessed sash window
028	SW	I-1,10	View of bathroom
029	SE	I-1,11	Entrance to bathroom

Photo	Direction	Room	Description
030	NE	I-1,11	Cupboard in bathroom
031	SW	I-1,11	View of bathroom cubicles
032	N	I-1,12	Wood panelled entrance to storage room
033	SE	I-1,7	Shot of ceiling damage showing original plaster/wood construction
034	SE	I-1,7	Closeup of ceiling damage
035	SW	IG,2	Hallway from current entrance
036	SW	IG,2	Hallway floor tiling
037	SW	IG,2	Decorative doorway into hallway
038	SW	IG,2	Hallway corning and archway to main hallway
039	NE	IG,2	Non-original vestibule to entranceway
040	SE	IG,1	Tile flooring changes between IG,1 and IG,2
041	NE	IG,1	Main entrance hallway with arched ceiling
042	E	IG,1	Main entrance hall ceiling
043	SW	IG,15	Main staircase to first floor
044	NW	IG,3	General shot showing wood panelling
045	SW	IG,15	Main staircase to first floor
046	SE	IG,1	Victorian tile flooring in ground floor hallways
047	E	IG,3	Wood panelled room with decorative ceiling
048	E	IG,3	Decorative ceiling
049	W	IG,3	Wood panelling, wood panelled bar covering stone fireplace
050	SW	IG,3	Marble fireplace surround covered by bar structure
051	W	IG,4	Wood panelled entryway to IG,3 with kiosk to south
052	E	IG,4	East facing shot of entryway
053	N	IG,5	Corridor with entrance to wood-panelled room
054	W	IG,5	Continuation of corridor to street and mezzanine floor
055	SE	IG,3	Wood panelled room
056	S	IG,6	Small cupboard space, original walls
057	N	IG,7	Corridor leading to street. Corning present
058	E	IG,5	Corridor space, visible intrusion into IG,3
059	N	IG,7	Original and modern doorways of vestibule for India Buildings 3
060	S	IG,7	Corridors leading from 3 India Buildings entrance
061	S	IG,7	Stairs to mezzanine floor
062	W	IG,8	Underneath of stairs to mezzanine floor
063	NW	IG,8	Stairs down to I-1

Photo	Direction	Room	Description
064	W	IG,8	Underneath of stairs to mezzanine floor, exposed stonework
065	NW	IG,9	Corridor with some corncing present
066	NW	IG,9	Stairs down to I-1
067	NW	IG,9	Arched doorways to modern bathrooms
068	NW	IG,9	Arched doorways to modern bathrooms - corncing visible
069	NW	IG,9	Cupboard leading from corridor
070	SW	IG,10	Modern fitted bathroom
071	W	IG,10	Bird nest in bathroom
072	SW	IG,11	Recessed sash window and chandelier
073	SW	IG,11	Decorative ceiling and chandeliers
074	SW	IG,11	Recessed sash window and chandelier
075	SW	IG,11	Working shot
076	SW	IG,12	Sash windows with wood panelling
077	SW	IG,12	Decorative ceiling with chandelier fittings
078	SW	IG,12	Wood panelled sash window
079	S	IG,12	Damaged and painted fireplace - not original
080	E	IG,12	Large doorway and recessed cupboard
081	W	IG,12	Ceiling decoration closeup
082	W	IG,12	Ceiling decoration closeup
083	S	IG,12	Fireplace closeup
084	E	IG,13	Entrance to bathroom
085	S	IG,13	Modern toilet cubicles
086	NE	IG,13	Bathroom with bay window
087	S	IM,1	Shot of staircase down to IG
088	W	IM,3	Main hallway of mezzanine floor
089	E	IM,1	Small cupboard space
090	N	IM,2	Room with wood panelled sash window and simple corncing
091	S	IM,2	Wood panelled dividing wall with door, blocked up fireplace in western wall
092	SW	IM,3	Modern partition walls and dividing panelling with door to west
093	S	IM,4	Modern fitted kitchen with wood panelling in doorway
094	S	IM,4	Modern fitted kitchen with wood panelling to rear of room and sash window
095	N	IM,4	Simple corncing present
096	N	IM,5	Mezzanine floor room with two recessed sash windows and original ceiling
097	SE	IM,5	Painted original cupboard and ceiling

Photo	Direction	Room	Description
098	SW	IM,5	Doorway to hall with additional sliding screen door inset between original and new wall.
099	NW	IM,5	Working shot
100	S	IM,6	Entrance to room, modern partition and door
101	SW	IM,6	Recessed wood panelled sash window and simple corncing. Sealed 'hatch' to floor below
102	NE	IM,6	Entrance to room with sliding screen door in addition to doorway
103	S	IM,7	Room connected to hallway, sash window in southern wall
104	SW	IM,7	Modern fitted kitchen room within larger room
105	N	IM,7	Stairs from hallway IM,3 and access to stairwell
106	NW	IM,7	Modern fitted kitchen
107	W	IM,7	Modern fittings in bathroom
108	W	IM,8	Stairwell to street access of India Buildings 6. Exposed stonework visible
109	N	IM,8	Stairwell to street access of India Buildings 6.
110	W	IM,8	Stairwell up to I1
111	N	IM,9	Sash window facing on to Victoria Street, modern room fittings
112	NW	IM,9	Partition walls within larger original space. Corncing and ceiling division respected by partitions
113	SW	IM,9	Stepped roof, and modern reception window through to IM,8
114	N	IM,10	Recessed, wood panelled sash window
115	NW	IM,11	Modern shelving and original bay window
116	N	IM,11	Wood panelled bay window
117	S	IM,11	Stepped roof at southern end of room
118	N	IM,11	Working shot
119	N	IM,11	Working shot
120	N	IM,11	Working shot
121	N	IM,11	Working shot
122	N	I1,8	Shot of main entrance from middle of main staircase
123	W	I1,8	Top of stairs and entrance to the atrium
124	W	I1,8	Entrance archway to the atrium
125	E	I1,8	Archway over staircase with double height sash windows
126	NE	I1,1	Corncing with later dividing wall
127	N	I1,1	Recessed, wood panelled window

Photo	Direction	Room	Description
128	NW	I1,2	Cornicing with later dividing wall
129	SW	I1,2	Doorways to adjacent rooms
130	NW	I1,3	Sash windows with wood panelling
131	SW	I1,3	Elaborate cornicing
132	S	I1,3	Closeup of cornicing
133	W	I1,4	Recessed cupboards and doorway
134	NE	I1,4	Recessed, wood panelled windows
135	SE	I1,7	Corridor
136	SE	I1,7	Modern circuit breakers
137	SE	I1,6	Corridor with modern partition and door
138	SE	I1,6	Corridor leading to bathroom I1,5
139	SE	I1,5	Bathroom with wood panelled sash window
140	SE	I1,25	Mezzanine floor created within existing high-ceiling room. Modern construction
141	S	I1,25	Working shot
142	W	I1,25	View from mezzanine room
143	W	V	Shot of modern section of 11-15 Victoria Buildings
144	SW	C	View from room I1,9
145	NW	I1,9	Recessed cupboard and decorated ceiling
146	NW	I1,9	Closeup of ceiling and original vent
147	SW	C	View of church from room I1,9
148	NW	I1,10	Victorian tile flooring of the atrium
149	NW	I1,10	Archway into atrium
150	NW	I1,10	Balconies above atrium
151	-	I1,10	Domed roof and balconies within atrium
152	-	I1,10	Domed roof and balconies within atrium
153	-	I1,10	Domed roof and balconies within atrium
154	-	I1,10	Domed roof and balconies within atrium
155	-	I1,10	Domed roof and balconies within atrium
156	S	I1,11	Bathroom with sash window
157	S	I1,12	Recessed, wood panelled sash window. Decorative cornicing
158	N	I1,12	Rounded room wall shared with atrium
159	W	I1,13	Victorian tile flooring from first floor atrium into hallways
160	N	I1,14	Recessed, wood panelled sash window. Decorative cornicing
161	N	I1,15	Recessed, wood panelled sash window. Decorative cornicing
162	S	I1,15	Southern end of room

Photo	Direction	Room	Description
163	N	I1,16	Recessed, wood panelled sash window. Decorative cornicing
164	S	I1,16	Southern end of room with stepped roof
165	N	I1,19	Bay windows facing onto Victoria Street
166	S	I1,19	Hidden access to room I1,20
167	S	I1,19	Hidden access to room I1,20
168	S	I1,20	Small room over stairwell up from IM
169	SE	I1,20	Skylight within room
170	W	I1,21	Corridor with stairs down to IM
171	S	I1,24	Recessed, wood panelled sash window. Decorative cornicing. Modern ventilation through window
172	N	I1,24	Cornicing running beyond northern wall
173	NE	I2,1	Corridor
174	N	I2,2	Recessed, wood panelled sash window. Decorative cornicing
175	S	I2,3	Recessed cupboard and decorative cornicing
176	N	I2,3	Recessed, wood panelled sash windows. Decorative cornicing
177	S	I2,4	Decorative cornicing
178	NE	I2,4	Recessed sash windows and cornicing typical of India Buildings 2nd floor
179	SW	I2,4	Closeup of cornicing
180	NE	I2,4	Closeup of cornicing
181	SW	I2,5	Decorative cornicing
182	NE	I2,5	Recessed, wood panelled sash windows. Recessed cupboard
183	NW	I2,6	Corridor with modern tile ceiling
184	SE	I2,7	Bathroom with wood panelled sash window
185	W	I2,8	Decorative cornicing and picture rail
186	SE	I2,8	Recessed, wood panelled sash window. Decorative cornicing
187	SW	I2,9	Recessed, wood panelled sash window. Decorative cornicing
188	SW	I2,9	Recessed, wood panelled sash window. Decorative cornicing
189	SW	I2,10	Recessed, wood panelled sash window. Decorative cornicing
190	W	I2,11	Recessed, wood panelled sash window. Recessed cupboard
191	NE	I2,12	Hallway with arched entrance
192	W	I2,14	Arched entrance from corridors into atrium
193	S	I2,14	Doorways leading from atrium: modern and original

Photo	Direction	Room	Description
194	SE	I2,14	View of roof and floor I3
195	SE	I2,14	Domed roof of atrium
196	S	I2,15	Bathroom with cubicle
197	S	I2,16	Recessed, wood panelled sash window. Recessed cupboard
198	N	I2,16	Curved original wall shared with atrium
199	N	I2,17	Corridor leading from atrium
200	SW	I2,18	Recessed, wood panelled sash window. Recessed cupboard
201	W	I2,17	Recessed, wood panelled sash window. Modern kitchen fittings
202	E	I2,19	Corridor leading from atrium
203	W	I2,19	View of skylight for hidden room below
204	W	I2,20	Stairs to roof room above
205	N	I2,20	Roof room over western end of India Buildings
206	E	I2,20	View of tower from roof room
207	E	I2,20	View of tower from roof room
208	S	I2,20	Landing outside roof room
209	N	I2,21	Recessed, wood panelled sash windows
210	S	I2,21	Southern wall of room
211	N	I2,22	Recessed, wood panelled sash window.
212	S	I2,23	South facing view of room
213	N	I2,23	Recessed, wood panelled sash window. Pitched roof at northern end
214	SW	I2,24	Original chimney breast in western wall
215	N	I2,24	Recessed, wood panelled sash window
216	N	I2,25	Recessed, wood panelled sash window
217	E	I2,25	Curved door from corridor leading to atrium
218	N	I3,1	Atrium stairwell
219	N	I3,1	Atrium stairwell
220	S	I3,1	Atrium stairwell, archway to main atrium area
221	S	I3,2	Domed atrium roof
222	S	I3,2	Domed atrium roof
223	S	I3,2	Domed atrium roof detail
224	S	I3,2	Domed atrium roof detail
225	W	I3,2	View of the atrium from above
226	W	I3,2	View of the atrium from above
227	S	I3,2	Atrium banister detail
228	E	I3,4	Corridor with curved door to atrium

Photo	Direction	Room	Description
229	SW	I3,3	Subdivided room with chimney breast visible on far wall
230	NE	I3,3	Recessed, wood panelled sash windows
231	W	I3,5	Pitched roof, fitted kitchen, dormer window facing west
232	N	I3,5	Roof space behind north wall
233	W	I3,5	Roof space behind western wall
234	W	I3,5	View from dormer window
235	W	I3,5	View from dormer window
236	SW	I3,7	Bathroom with cubicles. Pitched roof with three skylights
237	SE	I3,7	Exposed stonework behind boards
238	NW	I3,8	Doorways from corridor to atrium
239	N	I3,8	Storage cupboard with tile roof
240	N	I3,8	High ceiling with access to roof space above, skylight in pitched roof
241	SW	I3,9	Recessed, wood panelled sash window. Recessed cupboard
242	NE	I3,9	Northern view of room. Decorative corning
243	SW	I3,10	Inaccessible room. Modern safety glass in door, sash window visible in room
244	S	I3,11	Recessed, wood panelled sash window
245	N	I3,11	Recessed cupboard in eastern wall
246	E	I3,12	Double sash window
247	W	I3,12	Boarded up doorway to I3,11
248	W	I3,13	Corridor with sloping ceiling, wood panelled entrance to west
249	E	I3,13	Small room at the end of the corridor with sash window
250	W	I3,14	Long room with six recessed and wood panelled sash windows
251	NW	I3,14	Main room of third floor with six sash windows along northern wall
252	NE	I3,14	Main room of third floor with six sash windows along northern wall
253	W	I3,14	Corning visible behind modern tile ceiling
254	N	I3,15	Small room with sash window
255	S	I3,15	Corridor leading to the south
256	N	I3,16	Staircase up to tower
257	N	I3,16	Staircase up to tower
258	E	IT,4	Landing before tower rooms
259	S	IT,4	Possible metal toilet
260	S	IT,4	Possible metal toilet
261	NW	IT,4	Staircase to lower tower room

Photo	Direction	Room	Description
262	NW	IT,4	Staircase to lower tower room
263	NW	IT,4	Staircase to lower tower room
264	NW	IT,1	Spiral staircase to upper tower room
265	S	IT,1	Entrance to lower tower room and cupboard
266	SE	IT,1	Lower tower room with original fireplace
267	E	IT,1	Original fireplace
268	E	IT,1	Original fireplace
269	E	IT,1	Original fireplace
270	E	IT,1	Original fireplace
271	NE	IT,1	Spiral staircase to upper tower room
272	NE	IT,2	Spiral staircase to lower tower room
273	NE	IT,2	Spiral staircase to lower tower room
274	SE	IT,2	Upper tower room with original fireplace
275	E	IT,2	Original fireplace
276	E	IT,2	Original fireplace
277	S	IT,2	South-facing window
278	S	IT,2	South-facing window
279	W	IT,2	Small tower section to the west
280	W	IT,2	Small tower section to the west
281	S	IT,2	View to the south
282	S	IT,2	View to the south
283	S	IT,2	Top of atrium dome, external view
284	S	IT,2	Top of atrium dome, external view
285	N	IT,2	Eastern balcony around tower
286	E	IT,2	View of Arthur's Seat
287	SE	IT,2	View to south-east
288	W	IT,2	Small tower section to the west
289	W	IT,2	Small tower section to the west, including Edinburgh Castle
290	W	IT,2	Small tower section to the west, including Edinburgh Castle
291	E	IT,2	View to the east
292	E	IT,2	View to the east
293	W	IT,2	View to the west
294	S	IT,2	View to the south
295	E	IT,2	View to the east
296	E	IT,2	View to the east
297	N	IT,4	Entrance to IT,3
298	N	IT,4	Entrance to IT,3 open
299	E	IT,3	Roof space above room I3,14

Photo	Direction	Room	Description
300	SE	IT,3	Skylight in roof space
301	SE	IT,3	Skylight in roof space
302	E	IT,3	Roof space above room I3,14
303	W	IT,3	Wall and roof construction
304	SW	IT,3	Rafters in roof space
305	S	CG,1	Original entrance vestibule
306	S	CG,1	Entrance vaulted ceiling
307	E	CG,1	Original window frame with safety glass
308	NW	CG,1	Roof decoration
309	N	CG,2	Main corridor into church
310	SW	CG,7	Original south facing lead-frame window
311	N	CG,8	Cg,8
312	W	CG,9	Cg,9
313	SW	CG,2	Main reception for modern usage
314	NE	CG,6	Waiting area with modern benches
315	S	CG,3	Original south facing lead-frame window
316	W	CG,5	Small stair to fire exit
317	E	CG,9	Cg,9
318	E	CG,10	Corridor
319	NW	CG,11	Modern concrete flooring and tile ceiling
320	SE	CG,11	Cg,11
321	NE	CG,11	Original drain and cover
322	N	CG,12	Original external church wall with modern fire exit
323	S	CG,12	Boiler room, modern breezeblock room divisions
324	N	CG,24	Small wet room
325	N	CG,13	Corridors at northern end of floor
326	W	CG,22 CG,23	Modern bathrooms
327	W	CG,19	Cg,19
328	S	CG,18	Modern renovations throughout including rooms for medical services
329	N	CG,17	Modern medical room
330	SE	CG,20	Cg,20
331	N	CG,16	Cg,16
332	N	CG,15	Cg,15
333	S	CG,14	Cg,14
334	W	CG,14	Sinks
335	S	CG,10	Under-stair space. Modern brick
336	N	C1,1	Main hallway of first floor - modern partitions



Photo	Direction	Room	Description
337	SE	C1,1	Original lead-framed window
338	SE	C1,1	Original lead-framed window arch
339	S	C1,2	Original lead-frame window and roof beam within room
340	SW	C1,2	Working shot
341	SW	C1,2	Exposed roof support beam
342	W	C1,3 C1,4	C1,3 c1,4
343	E	C1,6 C1,7	C1,6 c1,7
344	W	C1,7	C1,7
345	E	C1,1	Modern fire escape to rear of building
346	W	C1,1	Modern fire escape to rear of building
347	W	C1,1	Lift
348	E	C1,11	Storage room
349	E	C1,12	Same as rooms 13, 14
350	S	C1,19	Room in modern wing
351	SE	C1,20	C1,20
352	N	C1,18	C1,18
353	N	C1,16	C1,16
354	E	C1,1	Exposed roof support beam
355	E	C1,15	Access to roof space
356	E	C1,15	Roof support beams and stone sockets
357	E	C1,15	Roof support beams and stone sockets
358	S	CR,1	Modern ventilation and bricked up entrance through original stone wall
359	SE	CR,1	East-facing original window with exposed wall fabric
360	SE	CR,1	Exposed wall fabric, including plasterwork
361	N	CR,1	Smoke hole in roof
362	E	CR,1	Arched roof with smoke-hole
363	SE	CR,1	Arched roof with smoke-hole
364	SW	CR,1	Crossed support beams spanning the central section of roof
365	NW	CR,1	Northern wall with remnants of plasterwork at top of wall
366	N	CR,1	Crossed roof supports
367	NW	CR,1	Smoke hole in southern roof section
368	SW	CR,1	Southern wall with access to tower
369	W	CR,1	Western wall of roof space, modern installations throughout
370	S	CR,2	Lower tower room
371	S	CR,2	Floor of upper tower room from below

Photo	Direction	Room	Description
372	NW	CR,2	Access to upper tower room
373	W	CR,2	Original west facing window of lower tower
374	E	CR,2	Original east facing window of lower tower
375	SE	CR,2	Angled corners of tower
376	E	CR,2	Beam slot for original floor
377	S	CR,3	South facing window of upper tower
378	N	CR,3	Upper roof space to north from tower
379	N	CR,3	Access to upper roof space
380	SW	CR,3	Octagonal tower top with small hatch to external tower space above
381	SW	CR,3	Interior of the tower
382	SW	CR,3	Interior of the tower
383	-	CR,3	Interior of the tower
384	E	CR,3	East-facing original window of upper tower with safety glass
385	W	CR,3	West-facing original window of upper tower with safety glass
386	SW	VG,1	Reception and entrance hall
387	S	VG,1	Hall to south
388	NE	VG,1	Working shot
389	NE	VG,1	Entrance hall, wood panelled windows with safety glass
390	N	VG,3	Original shuttered sash window in western wall, wood panelled window with safety glass in northern wall
391	S	VG,4	Vg,4
392	SW	VG,5	Shuttered sash window with bars
393	SW	VG,6	Small sash window in bathroom
394	SE	VG,8	Ground floor hallway with original arch
395	NW	VG,7	Bathroom with small sash window and internal partition wall
396	SW	VG,14	Original sash window
397	SW	VG,13	Small room, original sash window
398	SW	VG,12	Two original sash windows
399	S	VG,11	Original sash window
400	S	VG,10	Original sash window
401	E	VG,9	Small room with exposed old pipework
402	E	VG,9	Exposed pipework with original plaster behind
403	E	VG,8	Entrance to V-1
404	S	V-1,1	Exposed beams of ground floor
405	W	V-1,1	Working shot
406	W	V-1,1	Working shot

Photo	Direction	Room	Description
407	W	V-1,1	Working shot
408	S	V-1,5	Working shot
409	S	V-1,5	Working shot
410	W	V-1,3	South-western chamber of room with partially bricked up original window
411	NW	V-1,3	Shot of bricked-up arches forming room V-1,4
412	W	V-1,3	Metal sliding entrance to room V-1,4
413	SW	V-1,4	Internal of bricked-off section of larger room.
414	NW	V-1,4	Possible bricked off tunnel to next structure
415	SE	V-1,3	Original arches with exposed beams above
416	SW	V-1,3	Exposed beams of ground floor
417	SW	V-1,3	Exposed beams of ground floor
418	N	V-1,3	Old wiring in basement
419	S	V-1,3	Altered entrance and large doorway separating V-1,3 from V-1,5
420	W	V-1,2	Original recessed window within small room
421	W	V-1,1	Cupboards in space under the stairs
422	S	V-1,5	Main room with original floorboards and south facing windows
423	S	V-1,5	Main room with original floorboards and south facing windows
424	N	V-1,5	Support pillars in center of room
425	S	V-1,1	Stairs to ground floor
426	N	VG,15	Main stairwell up from ground floor
427	N	V1,3	Original sash window
428	NW	V1,4	Western sash windows
429	S	V1,4	V1,4
430	S	V1,4	Western and northern sash windows
431	S	V1,6	Main corridor
432	W	V1,5	Shot showing original to modern structure change
433	E	V1,6	Small cupboard in modern half of corridor
434	-	-	Void
435	N	V1,7	Bathroom with window to void within structure
436	E	V1,7	V1,7
437	N	V1,7	View out of window into structural void
438	S	V1,8	Modern room/window
439	S	V1,9	Modern room/window
440	SW	V1,10	Modern room/windows
441	W	V1,11	Modern room/window

Photo	Direction	Room	Description
442	S	V2,1	V2,1
443	N	V2,1	Recessed sash window facing Victoria Street
444	SW	V2,2	V2,2
445	N	V2,3	Room with original window
446	SW	V2,4	Modern bathroom with partitions
447	NW	V2,4	Two recessed sash windows
448	W	V2,5	V2,5
449	S	V2,6	Corridor between old and new structure
450	W	V2,7	Sash window
451	W	V2,8	Sash window
452	W	V2,9	Modern window
453	W	V2,10	Modern windows
454	W	V2,11	Modern window
455	S	V2,12	Modern window
456	S	V2,13	Modern window
457	S	V2,14	Modern window
458	E	V2,16	Cupboard with sink
459	W	V3,1	Recessed sash window
460	NW	V3,1	View from window
461	N	V3,2	Recessed sash window, recessed cupboard
462	N	V3,3	Recessed sash window
463	W	V3,4	Internal room
464	W	V3,5	
465	W	V3,6	Recessed sash window
466	W	V3,7	Recessed sash window
467	W	V3,8	Modern window
468	W	V3,9	Modern window
469	W	V3,10	Modern windows
470	S	V3,11	Water damage to room
471	E	V3	Stairs to roof room
472	S	VR	Stairs to 3rd floor
473	W	VR	Shot of original roof space with water tank
474	S	VR	Short ladder to dormer window
475	S	VR	Short ladder to dormer window
476	NE	VR	Working shot
477	NW	VR	Upper roof structure
478	NE	VR	Eastern roof room wall
479	S	VR	Working shot
480	S	V3	Shot of stairwell showing structural void through window

Photo	Direction	Room	Description
481	SE	I-1,1	Archways across room
482	SE	I-1,5	Curved stone wall
483	SE	I-1,5	Intrusions into wall
484	SE	I-2,1	Main room with original arches and support pillars
485	SE	I-2,1	Main room with original arches and support pillars
486	SW	I-2,1	Modern door in original archway
487	SW	I-2,1	Original archways within lower basement
488	SE	I-2,1	Blocked up archway leading east
489	S	IM	Wallpaper in main staircase
490	W	I1,15	Blocked up chimney breast with vent
491	-	I1	Cornicing closeup
492	-	I1	Cornicing closeup
493	-	I1	Cornicing closeup
494	-	I1	Cornicing closeup
495	-	I1	Cornicing closeup
496	-	I1	Cornicing closeup
497	E	IG,14	Blocked up entrance from staircase on ground floor level
498	E	IG,14	Blocked up entrance from staircase on ground floor level
499	S	IG,14	Bricked up entrance at top of staircase at first floor level
500	SE	IG,14	Original window in stairwell
501	E	V-2	Main room of lower basement
502	E	V-2	Main room of lower basement
503	N	V-2	Alcove in northern wall, with stepped lower wall
504	NW	V-2	Closeup of alcove
505	SW	V-2	Recessed sash windows with external bars
506	SE	V-2	Small south facing window and entrance to lower bathroom
507	E	V-2	Modified entrance to bathroom
508	N	V-2	Interior of bathroom
509	SW	-	India Buildings exterior
510	SW	-	India Buildings exterior
511	SW	-	India Buildings exterior
512	SW	-	1 India Buildings entrance
513	SW	-	1 india buildings
514	SW	-	1 india buildings
515	W	-	India Buildings tower
516	W	-	India Buildings tower

Photo	Direction	Room	Description
517	S	-	India Buildings tower
518	S	-	4-6 india buildings
519	S	-	India Buildings exterior
520	S	-	India Buildings exterior
521	S	-	India Buildings and 11-15 Victoria Street
522	W	-	Working shot
523	S	-	11-15 victoria street
524	SE	-	India Buildings exterior
525	SE	-	11-15 Victoria Street north and west facing elevations
526	SE	-	11-15 Victoria Street north and west facing elevations
527	SE	-	11-15 Victoria Street north and west facing elevations
528	SE	-	India Buildings and 11-15 Victoria Street
529	S	-	11-15 Victoria Street north facing elevation
530	S	-	5-6 India Buildings north facing elevation
531	S	-	5 India Buildings north facing elevation
532	S	-	4 India Buildings north facing elevation
533	S	-	1-3 India Buildings north facing elevation
534	S	-	3 india buildings entrance
535	S	-	1-3 India Buildings north facing elevation
536	S	-	1-3 India Buildings north facing elevation
537	SW	-	1 India Buildings entrance
538	N	-	South facing elevation of Cowgate Church
539	N	-	South facing elevation of Cowgate Church
540	N	-	South facing elevation of Cowgate Church
541	N	-	South facing elevation of Cowgate Church
542	N	-	South facing elevation of Cowgate Church
543	N	-	South facing elevation of 11-15 Victoria Street and India Buildings
544	N	-	South facing elevation of 11-15 Victoria Street and India Buildings
545	N	-	South facing elevation of 11-15 Victoria Street and India Buildings
546	W	-	East facing elevation of Cowgate Church
547	W	-	East facing elevation of Cowgate Church
548	W	-	Eastern wall of Cowgate Church showing modern alterations and additions
549	W	-	East-facing windows
550	NW	-	Remaining walls of Pollock's Close
551	N	-	South facing elevation of India Buildings

Photo	Direction	Room	Description
552	NE	–	Shot of external window frame attached to India Buildings
553	NE	–	Shot of external window frame attached to India Buildings
554	N	–	South facing elevation of 11-15 Victoria Street
555	N	–	Blocked up window of V-2
556	W	–	Shot of remnant wall segment relating to Pollock's Close
557	S	–	North facing elevation of Cowgate Church
558	S	–	North facing elevation of Cowgate Church
559	E	–	Upper floors of India buildings south facing elevation
560	E	–	Remaining walls of Pollock's Close
561	S	CG,21	Car tunnel access to rear of Cowgate Church
562	S	CG,21	Car tunnel access to rear of Cowgate Church
563	S	CG,21	Car tunnel access to rear of Cowgate Church
564	S	CG,21	Car tunnel access to rear of Cowgate Church showing modern alteration
565	NE	–	Shot of external window frame attached to India Buildings
566	N	–	South facing elevation of India Buildings
567	S	–	South facing view from gap site
568	W	–	Cowgate Church tower
569	N	VG	Corridor with exit to street
570	-	VG	Main stairwell
571	E-S	CR,1	Panorama of roof space
572	E-S	CR,1	Panorama of roof space

## APPENDIX 2 DISCOVERY AND EXCAVATION IN SCOTLAND ENTRY

LOCAL AUTHORITY:	City of Edinburgh
PROJECT TITLE/SITE NAME:	India Buildings, Victoria Street, Edinburgh
PROJECT CODE:	IBVE16
PARISH:	Edinburgh
NAME OF CONTRIBUTOR:	Josh Gaunt
NAME OF ORGANISATION:	Headland Archaeology (UK) Ltd.
TYPE(S) OF PROJECT:	Historic building recording
NMRS NO(S):	1-6 India Buildings: 113160 Cowgatehead Church: 120858
SITE/MONUMENT TYPE(S):	Category A-C Listed buildings
SIGNIFICANT FINDS:	-
NGR (2 letters, 8 or 10 figures)	NT255734
START DATE (this season)	29/01/2018
END DATE (this season)	02/02/2018
PREVIOUS WORK (incl. DES ref.)	India Buildings, Victoria Street, Edinburgh - Trial Trenching
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	Headland Archaeology was commissioned by Turley to undertake a programme of historic building recording at India Buildings, 11-15 Victoria Street and Cowgatehead Church to satisfy a planning condition as part of planning application (15/04445/FUL). The photographic and written record focused on the Category A-listed late 19th century office block India Buildings; the Category B-listed Cowgatehead Church built in 1861; and the Category C-listed 11-15 Victoria Street, a late 19th century building with 20th century brick extension at the rear.
PROPOSED FUTURE WORK:	N/A
CAPTION(S) FOR ILLUSTRS:	-
SPONSOR OR FUNDING BODY:	India Buildings Ltd
ADDRESS OF MAIN CONTRIBUTOR:	13 Jane Street, Edinburgh, EH6 5HE
EMAIL ADDRESS:	josh.gaunt@headlandarchaeology.com
ARCHIVE LOCATION (intended/deposited)	NRHE







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