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This document has been prepared in accordance with CFA Archaeology Ltd standard operating procedures.

**123-130 High Street, Edinburgh:  
Standing Building Survey**

**Report No 1594**

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### Thumbnail images (bound at rear)

## **1. INTRODUCTION**

### **1.1 General**

- 1.1.1 This report presents the results of a Level 1-2 standing building survey carried out by CFA Archaeology Ltd in February 2009 at 123-130 High Street, Edinburgh on behalf of jmarchitects for Unicorn Property Group. A project WSI was produced following discussions with John Lawson, City of Edinburgh Council Archaeology Service (CECAS). In line with the Written Scheme of Investigation for the project the main elements include a review of readily available documentation supported by photographic survey linked to the architect's elevation drawings.
- 1.1.2 The proposed development at 123-130 High Street, Edinburgh (NT 2599 7368) includes the construction of modern domestic accommodation above the Mitre and Royal Mile public houses and Ladbrokes turf accountants. Bishop's Close and North Gray's Close run downslope between the public houses and Ladbrokes. The three buildings are two storey units that were reduced in height in the 1970s. A site visit by CFA confirmed that a two storey building projects northwards alongside North Gray's Close. The east elevation of this building adjoins the historical ruins of Bishop Sydserff's House. CFA understands that the proposed development will not include Sydserff's House but the latter adjoins it. The east elevation comprises a ground floor wall with historically blocked entrances above which are barred mullion windows in 4-bays. The main build is constructed of random rubble with ashlar dressings.
- 1.1.3 The south elevation fronting the High Street includes the 3-bay stone-built arcaded pub front of the Mitre and the less ornate Royal Mile pub front. At first floor level 3-bay and 4-bay windows surmount the Royal Mile and Ladbrokes frontages.
- 1.1.4 The rear (north-facing) elevation of the Ladbrokes building included a doorway on the ground floor with roll-moulded surrounds with windows in 2-bays on the first floor. There is one doorway with roll-moulded surrounds, suggesting a 16-17th century date for the lower portion of the elevation.

### **1.2 Objectives**

- 1.2.1 The objectives of the programme of archaeological works were:
1. To carry out a desk-based assessment and place the buildings in their historical context.
  2. To carry out a Level 1-2 standing building survey of all elevations prior to their alteration and include a narrative on their architectural character and historical significance.
  3. To produce reports outlining the results of the work.

## **2. METHODOLOGY**

### **2.1 General**

2.1.1 CFA follows the Institute for Archaeologist's Code of Conduct, Standards and Guidelines for Historic Building Survey as appropriate.

### **2.2 Desk-based Survey**

2.2.1 An assessment was made of the cartographic records held in the National Library of Scotland and includes an examination of available historic town maps of Edinburgh.

2.2.2 Records held in the National Monuments Record of Scotland (NMRS) were examined and relevant bibliographic sources followed up. Historic Scotland's Statutory List was examined for architectural information.

2.2.3 Readily available bibliographic sources were also examined in order to place the building remains in their historical context.

### **2.3 Building recording**

2.3.1 A Level 1-2 standing building survey, as defined by English Heritage (2006), was carried out on the exterior elevations within North Gray's Close, and was confined to hand measurements and photographic survey.

2.3.2 Architectural detail recording followed the recommendations outlined in Section 5 *Metric Survey: Standard Specification for an Architectural Survey* (English Heritage 2000).

2.3.3 A photographic survey was carried out using digital 35mm photography. A digital photographic record is included in Appendix 1.



### **3. DESK-BASED ASSESSMENT RESULTS**

#### **3.1 General**

3.1.1 The desk-based results provide a summary of the readily available historical and cartographic sources that have been examined to provide a succinct account of the developmental history of 123-130 High Street.

#### **3.2 National Monuments Record of Scotland (NMRS)**

3.2.1 The NMRS holds a single record for 123 High Street (NT27SE 292). The record mentions that an analytical assessment was carried out at 123-133 High Street including Bishop's Close and North Gray's Close behind to the north (Addyman 2001). The whole site consisted of three tenements. This revealed that while incorporating early remains, the two western tenements had been substantially reconstructed at the beginning of the 19th century. The eastern tenement retained a frontage that dates to c.1700. All had been substantially reduced in height following fire damage. The relative alignment of the cellarge and pends suggested to Addyman (2001) that the frontages had been successively extended into the high street in two stages.

3.2.2 North Gray's Close contained the only substantial surviving remains of back tenement structures in this case including the substantial surviving ruins of Bishop Sydserff's House. The North Gray's west frontage including these structures was recorded in detail. Archaeological test pitting was carried out within the interior of Sydserff's House. The results were fairly negative producing only a small quantity of medieval East Coast Red Ware (c.13th-15th century). The construction of the existing structure was heavily terraced into the natural slope of the hill and has resulted in the obliteration of all earlier townscape remains in this area (Addyman 2001).

#### **3.3 Statutory List**

3.3.1 Historic Scotland's Statutory List includes the Category B listed 133 Mitre Public House (HB Number 29044) which is attributed to Davis Cousin, 1864-65 and Peter Lyle Barclay Henderson in 1901. Incorporating earlier fabric, the building was originally part of a 5-storey 7 bay tenement by Thomas Bonnar around 1813. The single storey public house frontage has Renaissance detailing, including grey granite fluted Ionic pilasters flanking the bays. The building is flanked by Carrubber's Close on the west and Bishop's Close on the east.

#### **3.4 Early map coverage**

3.4.1 Pre-19th century maps of the proposed development site are schematic and of such a small scale that they are of little use in depicting meaningful information on the layout of particular buildings.

3.4.2 Kincaid's map of 1784 (Fig 2a) is the first map to provide the names of the numerous closes along the High Street. On this map, Carrubber's, Bishop's

and Gray's Close are depicted with buildings shown in simple block layout. The 1853 First Edition Ordnance Town Plan (Fig 2b) is more useful in providing more information for the presence of a Temperance Hotel that spans Bishop's Close. Next to the hotel on the west side of Carrubber's Close is the Ship Tavern. The 1893 Second Edition Ordnance Town Plan shows the presence of two public houses and the alignment of the street front appears as it stands today.

### 3.5 Bibliographic Sources

- 3.5.1 According to Gillhooley's (1988) *Directory of Edinburgh in 1752* Carrubers close was the same as today. Bishop's Close was earlier called Baillie Fyfe's Close and North Gray's Close was called Smiths Land. Later name changes are recorded in the on-line *Edinburgh Royal Mile.Com* which provides a useful summary of the origins of the different named closes supported by an interactive map (<http://www.edinburgh-royalmile.com/closes/royalmile-closes.html>).
- 3.5.2 The following summarises the origins of Carrubber's, Bishop's and North Gray's Close respectively.

#### *Carrubber's Close*

- 3.5.3 As with many closes in the Royal Mile, the origin of this name is not definitive, but it is most often linked with William de Carriberis (aka Carroberos, Carabris), a magistrate and merchant who resided nearby in the early 1450's. Other famous residents through the years have included the poet Alan Ramsay (1684-1758), and James Young Simpson who discovered the anaesthetic properties of chloroform while running a dispensary on this site.

#### *Bishop's Close*

- 3.5.4 Bishop's Close has also been known through the ages as Edward Nisbet's Close, James Nisbet's Close, Patrick Nisbet's Close, Alexander Lindsay's Close and Lindsay's Close. Its current name is attributed to Thomas Saintserf (Bishop Sydserrf (1581-1663) who was appointed burgh minister in 1610, and was later to become Bishop of Brechin, Galloway, and Orkney. Henry Dundas (aka Lord Melville) was born here in 1742, and Robert Burns visited the residence of Louis Cauvin for French lessons during 1786 and 1787.

#### *North Gray's Close*

- 3.5.5 Apart from the name Smiths Land, the name North Gray's has been in existence since 1480, when it was home to Alexander Gray, a burgher of the city and member of the great council.

### **3.6 Historic Photographic Record**

- 3.6.1 A large collection of photographs of the proposed development areas are housed in the NMRS. The collection spans from the mid-19th through to 1970 and are listed in Section 9.
- 3.6.2 A four storey tenement building occupied the site of the proposed development site during the 19th century. Period photographs in the NMRS collection show the corner of this building and the adjoining Alan Ramsey House. According to the Statutory list this was an 18th century 5-story and attic 4-bay tenement. The 1853 Ordnance Survey map shows that the building flanking Bishop's Close is named as a Temperance Hotel and was known as the Gun Temperance Hotel according to the historical photographs.
- 3.6.3 The 1970's photographs (Plates 19-20) show a tenement block above the Mitre and Royal Mile public houses which was designed by Thomas Bonnar and erected in 1901 (Statutory List citing the Dean of Guild Plans with alterations dated 22nd February 1901). The tenement was reduced following demolition in the 1970s to the height of the string-course above the first floor windows.

### **3.7 Historical Drawing Record**

- 3.7.1 Bishop's Close was recorded in a sketch by William Channing in 1850. This pencil sketch shows the juxtaposition of buildings and staircases. North Gray's Close was drawn by Drummond as part of his 'Old Edinburgh' collection. This drawing is looking up the close towards the High Street and it shows outshot timber-framed storeys with cat-slide roofs. Ground floor elements include moulded stonework and doorways.

## 4. BUILDING SURVEY RESULTS

### 4.1 Feature Location

4.4.1 For ease of description, architectural features are described succinctly as either individual features or as groups of features in Table 1. The position of the features is shown on their respective elevation with the exception of those recorded in Bishop's Close (Fig 3). Here the positions are recorded in plan only as no elevation drawings were available for this particular area.

4.4.2 Figure 4a provides an elevation drawing of the south-facing elevation. Figure 4b corresponds to Plate 12 and is located to the rear of the Ladbroke's building. Figure 4c is the east-facing elevation running down North Gray's Close and shows the locations of Plates 1-11 on the ground floor and Group features Plates 10 and 11. Figure 4d corresponds to group features on Plate 17.

**Table 1:** Inventory of features recorded in North Gray's Close (NGC), Bishop's Close (BC) and Caruther's Close (CC). GF = Ground Floor, FF = First Floor.

Plate/ Feature No	Location	Description/	Suggested date
1	NGC GF	Blocked doorway within vannel. Blocking work includes five courses of droved sandstone. Height 1.8m by 0.9m. Plaque above mentions restoration date.	1863
2	NGC GF	Blocked doorway with roll-moulding on the north side. 1.85m high and 0.9m wide. Blocked by an assortment of dressed blocks bonded by pale grey lime mortar.	1863?
3	NGC GF	Blocked doorway with large sandstone lintel and surrounds. Blocked by common brick with air vent inserted. 1.6m high and 1m wide.	Bricks 19C, surrounds earlier 17th- 18th C
4	NGC GF	Blocked window with two quoins in-situ. 0.9m high and 0.7m wide. Blocked by rubble. More recent pointing present.	17th-18th C
5	NGC GF	Blocked doorway, 1.16m high and 1.05m wide. Blocking material covered by cement render. Large sandstone surrounds	17th-18th C
6	NGC GF	Doorway with black-painted door in-situ. Lintel concrete replacement. Door surrounds are earlier stugged sandstone. 1.8m high and 1.1 wide.	17th-18th C
7	NGC GF	Blocked window with surrounds in-situ. 0.85m high and 0.64m wide. Blocked with sandstone and heavily pointed.	17th-18th C
8	NGC GF	Blocked doorway with roll-moulded surrounds and moulded quoins. Blocked by courses of dressed sandstone. 1.9m high and 1.10m wide. A chamfer moulded string-course is present immediately above. This doorway is part of Sydserff's House.	1581
9	NGC GF	Blocked doorway with roll-moulded surrounds and moulded quoins. Blocked by courses of dressed sandstone. 1.4m high and 1.10m wide. A chamfer moulded string-course is present immediately above. This doorway is part of	1581

		Sydserrff's House. A date stone is situated on the top left-hand corner of the doorway (Plate 9).	
10	NGC FF	Two of four square-headed windows with 20th century concrete mullions and window frames inserted. Large dressed sandstone surrounds are earlier.	Early 19th Century with 20th C modifications
11	NGC FF	Group of architectural features: 1: Three squared timber joists projecting from the wall; 2: Blocked windows. One is part of Sydserrff's House complex. 3: Voussoirs from a relieving arch 4: Sandstone quoins marking junction between earlier tenement building and Sydserrff's House.	1. Date not known 2. Early 19th and 16th Century 3. Date not known 4. Early 19th century
12	NGC	Group of features on the N-facing elevation to the rear of Ladbroke's Turf Accountants including the following: 1: Ground floor modern panelled door surrounded on the ground floor roll-moulded sandstone door-frame. 2: Quoins on each side of the main elevation. 3: First floor blocked window or doorway, barred and cement rendered. Sandstone surrounds. 4: Barred staircase window with wooden frame surrounded by sandstone quoins. 5: Second floor window, single pane. Raised margins and quoins surround the window. 6: Remains of a blocked window reduced in height when the 20th C flat roof was constructed.	19th C possibly early 18th C on ground floor
13	BC	Large blocked window at N end of the close on west-facing elevation, measuring 1.5m wide and 1.1m high. Harled blocking work. Part of the Sydserrff's House complex	16th date of window, blocking date unknown.
14	BC	Open yard area. Square-headed blocked doorway with large sandstone surrounds. Measuring 2m high and 1m wide. The blocking work comprises an assortment of irregular stones bonded by a dark-grey mortar.	Date unknown
15	BC	Open yard area. Square headed blocked doorway with large dressed quoins. Measuring 2m high and 1.1m wide the door has regular coursed sandstone blocking work.	18th C?
16	BC GF	Situated on the north side of Doorway 15, the doorway has a large sandstone lintel and dressed sandstone quoins. Blocking work is regular coursed sandstone. Measures 2m high and 1.1m wide. Appears to be contemporary with Doorway 15	18th C
17	CC GF	Large inserted squared headed window with 6-panes and boarded panel containing an air vent. The window has dressed sandstone surrounds. Below the window the main build comprises an assortment of sandstone blocks in regular courses. Above the window the build is an assortment of rubble. The rubble is surmounted by several courses of common brick with coping stones.	Mainly early 19th C build. Window is probably early 20th C.

## **6. DISCUSSION**

### **6.1 General**

6.1.1 Desk-based and cartographic sources, in particular the historic map extracts (Fig 2) show the relative building layout within the proposed development area. The photographic evidence for the five storey early 19th century building with central pediment (Plate 19 & 20) shows how this building fits neatly between the taller buildings on either side of the Mitre and Royal Mile public houses and behind Ladbrokes (Fig 4a).

### **6.2 North-Gray's Close, north-facing elevation (Fig 4b)**

6.2.1 The north-elevation to the rear of Ladbrokes turf accountants comprise features 1-6 (Plate 12) which include a modern doorway to a staircase which has roll-moulding incorporated in its stone surrounds. Other features include windows of varying size and a much-reduced blocked window immediately below the modern flat roof. The section of building over the passage has been harled with pebble-dash render and has a small barred window for a toilet.

### **6.3 North Gray's Close, east-facing elevation (Fig 4c )**

6.3.1 Twelve individual features (including group items) have been recorded in North Gray's Close. These are all on the east-facing elevation and comprise a series of blocked doorways and windows on the ground floor. Doorways (Plates 1a-b, 2) are associated with a period of 19th century refurbishment (see plaque within the passage immediately of the High Street. Although the blocking work is probably early 19th century, the doors themselves are probably early judging by the partially hidden roll moulding on Doorway 2. Further down the close other blocked features (Plates 3-7) are more difficult to date. The earliest present within the whole group relate to the Bishop Sydserrf's building (Plates 8-9) situated at the north end of the east-facing elevation. These are securely dated to 1581 by the date stone (Plate 11) situated between them. Above these features on the first floor is another small blocked window which is assumed to be of the same year. Two blocked windows on the south side are probably earlier. The remains of a segmented relieving arch is present below. Above these are three timber sockets which are assumed to be the stubs of floor joists. These are likely to be oak.

6.3.2 Four windows are present at first floor level (Fig 4c, Plate 10) and these are in all probability associated with the early 19th-century tenement building which was reduced to just above the window heads during the 1970s.

### **6.4 Bishops Close (Fig 3, Plates 13-16)**

6.4.1 Bishop's Close has four features worthy of note which include a single blocked window at the north end (Plate 13), and in the open yard area there are three blocked doors (Plates 14-16). Judging by the size of the droving on the door surrounds these are all either late 18th or early 19th-century in date.

## **6.5 Carrubber's Close (Fig 4d, Plate 17)**

- 6.5.1 The west-facing elevation of Carrubber's Close contains a white-tiled arched passage that gives way to the open close proper. The west-facing elevation of the Mitre public house is essentially of two phases. The later is the southernmost one which contains a large inserted window that is panelled and houses an air vent. Six small windows are present (Plate 17) within the window/panel frame. The window has well-dressed surrounds that contrast with the much cruder stonework below and above. Common brick has been used on the wall head to infill an area below the modern roof above the Mitre public house. To the left of the window there is a distinct break in build (Plate 18) with the adjoining Bishop Scotswood, House rebuilt in 1864 according to the plaque above the main entrance.



## **7. CONCLUSION**

- 7.1 The building recording work has recorded the most significant elements of the building remains within North Gray's Close, Bishop's Close and Carruber's Close. The earliest features are associated with Bishop Sydserff's House on the outside but adjoining northern end of the proposed development area. The bulk of the building remains identified are associated with late 18th and early 19th century tenement development.
- 7.2 The survey has shown that the first floor features along North Gray's Close relate to the remains of the former tenement building that was reduced to its current level following its removal in the 1970s. The ground floor features were no longer required and were blocked up as part of the new tenement re-organisation. Evidence that the covered passage was refurbished in 1813 is evident on the re-placed plaque just inside North Gray's Close passage.
- 7.3 The development of the present High Street frontage is largely an early 19th century development of what was an irregular row of timber framed buildings that were cleared away to make way for tenement buildings that follow a more regular street frontage.

## **8. RECOMMENDATIONS**

- 8.1 Any proposals to remove any of the harling currently masking the features present within North Gray's Close (Plate 11 regions) should be subjected to further building survey in order to enable their full extent to be recorded.
- 8.2 At this stage it is not certain how the frontage remains of Bishop Sydserff's building will be incorporated into the proposed re-development of the site. These remains are highly important in terms of their 16th century architectural and historical significance and as such they should be subject to further detailed building survey if they are to be affected by the development.
- 8.3 In line with the Written Scheme of Investigation for this project, a series of targeted site visits will allow any features hitherto hidden but brought to light during the proposed redevelopment of the site to be adequately recorded.
- 8.4 An entry in Discovery and Excavation in Scotland 2009 (Appendix 6) will be a sufficient outlet to disseminate the results of this work.
- 8.5 A copy of the report will be lodged with CECAS SMR and the NMRS.



## 9. REFERENCES

Addyman, T 2000 123-133 *High Street: Edinburgh Incorporating Bishop's Close, North Greys Close and Bishop Sydserff's House. An historical, archaeological and conservation assessment for The Cockburn Conservation Trust.* Unpublished Report.

Addyman, T 2001 '123-133 High Street, City of Edinburgh'. *Discovery and Excavation in Scotland* 2, 41.

English Heritage 2000 *Standard Specification for an Architectural Survey.* London

English Heritage 2006 *Recording Historic Buildings. A Descriptive Specification,* 3rd edition. London.

### *Cartographic Sources*

Kincaid A 1784 A Plan of the city and suburbs of Edinburgh

Ordnance Survey 1853 First Edition Ordnance Survey. Sheet 36, 1:1056 Scale

Ordnance Survey 1894 Second Edition Ordnance Survey Sheet 36, 1:1056 Scale

### *NMRS Library Collection Historical Photographs (examined plates)*

Ref No	Year	Caption
BE6/BIE/329	Mid 19C	Edinburgh High Street and Cannongate, Alan Ramsay's House
ED/5049	1970	Edinburgh High Street, Cannongate, South Elevation of Mitre and Royal Mile public house
ED/5050	1970	Edinburgh High Street, Cannongate, South Elevation of Mitre and Royal Mile public house
ED/7048		Edinburgh 153 & 155 High Street, Copy of Mid 19C Photograph by Davidson
ED/31/ED/8683	C1890	Edinburgh High Street and Cannongate, 143 and 153 High Street attributed to Alexander Inglis
ED/9044/	Early 20C	Edinburgh High 135 Street and Cannongate, Carruber's Close. Gable end with early rooflines superimposed by 20C. Building fabric

### *Client's Photographs of Premises at No 123-133 High Street No 2 N Gray's Close Elevation to High Street. No 1 Bishop's Close (examined plates)*

Ref No	Year	Caption
14	27.3.69	Elevation to High Street from South
15	27.3.69	Elevation to High Street from SW
Unreferenced	27.3.69	Looking west from head of N Greys Close
Unreferenced	27.3.69	Looking NW from N. Gray's Close
16-18	27.3.69	Views from roof of Patrick Thomson's Store.
Unreferenced	27.3.69	As above

## APPENDIX 1 DIGITAL PHOTOGRAPHIC REGISTER

Shot No	Summary description of subject	Unit	Taken from
001-004	South-facing elevation showing the public houses Mitre and Royal Mile		S
005-008	East-facing elevation inside North Gray's Close. Carved plaque		S
009-010	East-facing elevation in North Gray's Close passage walls and BI Doorway	1	S & N
011-013	East-facing elevation in North Gray's Close, blocked doorway	2	S
014	East-facing elevation in North Gray's Close, blocked doorway	2	N
015-016	East-facing elevation in North Gray's Close, brick blocked doorway	3	N
017-019	East-facing elevation in North Gray's Close, blocked window	4	E
020	East-facing elevation in North Gray's Close, blocked doorway	5	E
021	East-facing elevation in North Gray's Close, blind door	6	E
022-023	East-facing elevation in North Gray's Close, blocked window	7	E
024-025	East-facing elevation in North Gray's Close, Sydserfs house	8	S
026-027	East-facing elevation in North Gray's Close Sydserfs House, date stone	8	E
028	East-facing elevation in North Gray's Close, Sydserfs House doorway	8	N
029	East-facing elevation in North Gray's Close, looking down the close		S
030-036	East-facing elevation in North Gray's Close, First Floor window		E
037-049	East-facing elevation in North Gray's Close, main build below first floor, contiguous		E
050-051	East-facing elevation in North Gray's Close, blocked window, first floor		E
052-053	East-facing elevation in North Gray's Close, relieving arch and three floor joists		E
054-055	East-facing elevation in North Gray's Close, upper wall above Unit 8		E
056	East-facing elevation in North Gray's Close, Unit 8		E
057-059	East-facing elevation in North Gray's Close, Unit 8		E
060	East-facing elevation in North Gray's Close, stepped wall head above Unit 8		E
061-062	East-facing elevation in North Gray's Close, build between Unit 8 and 9		E
063	East-facing elevation in North Gray's Close, looking up North Gray's Close		N
064-068	North-facing elevation behind Ladbrokes, fenestration		N
069-070	West-facing elevation Bishops Close, blocked window at N end	1	S
071-072	West-facing elevation Bishops Close, blocked window at N end	1	N
073-075	Bishops Close, corballed entrance, at north end		N
076-078	West & East - facing elevations Bishops Close, passage walls		N and S
079-082	West-facing elevation Bishops Close, blocked doorway	2	W
083-084	North-facing elevation, arched entrance in Bishop's Close		W
085-086	Ladbrokes roof and adjoining gable		W
087	Bishops Close, corballed passage entrance		N
088	Bishops Close, east-facing passage wall		N
089	Bishops Close, west-facing passage wall		N
090-092	Bishops Close, east-facing elevation, blocked door and window at N end		SE
093-101	Bishops Close, east-facing wall showing blocked doors and surrounds		E

102	Caruther's Close, West-facing elevation, passage walls		NW
103-108	Caruther's Close, West-facing elevation, Large window, and wall detail		W
109	Caruther's Close, West-facing elevation, general shot		S
110	Caruther's Close, Arched entrance		N
111	Bishops Close, blocked doorway	3	E
112-113	Bishops Close, blocked doorways	3 and 4	E
114-115	North Gray's Close, East-facing elevation, Date stone on Sydserfs House		E

## APPENDIX 2: DES ENTRY

<b>LOCAL AUTHORITY:</b>	Edinburgh City Council
<b>PROJECT TITLE/SITE NAME:</b>	123-130 High Street, Edinburgh, Standing Building Survey
<b>PROJECT CODE:</b>	123H
<b>PARISH:</b>	Edinburgh
<b>NAME OF CONTRIBUTOR:</b>	Dr M Cressey
<b>NAME OF ORGANISATION:</b>	CFA Archaeology Ltd,
<b>TYPE(S) OF PROJECT:</b>	Standing Building Recording
<b>NMRS NO(S):</b>	NT27SE 292
<b>SITE/MONUMENT TYPE(S):</b>	Former tenement remains and architectural features
<b>SIGNIFICANT FINDS:</b>	N/A
<b>NGR (2 letters, 6 figures)</b>	NT 2599 7368
<b>START DATE (this season)</b>	February 2009
<b>END DATE (this season)</b>	February 2009
<b>PREVIOUS WORK (incl. DES ref.)</b>	Addyman, T 2000 123-133 High Street: Edinburgh Incorporating Bishop's Close, North Greys Close and Bishop Sydserrff's House. An historical, archaeological and conservation assessment for The Cockburn Conservation Trust  Addyman, 2001 DES
<b>MAIN (NARRATIVE) DESCRIPTION:</b> (May include information from other fields)	A Level 1-2 standing building survey and archaeological watching brief were carried out at North Grey's, Bishops and Carrubbers Close respectively as part of a proposed re-development above the Mitre and Royal Mile public houses. An early 19th century tenement building occupied the site until it was removed during the 1970s. The survey has recorded a number of features relating mainly to blocked doors and windows. The derelict remains of Bishop Sydserrff's House (1589) adjoins the northern boundary of the proposed development site.
<b>PROPOSED FUTURE WORK:</b>	Targeted watching briefs during take-down work
<b>CAPTION(S) FOR ILLUSTRS:</b>	None
<b>SPONSOR OR FUNDING BODY:</b>	Unicorn Property Group
<b>ADDRESS OF MAIN CONTRIBUTOR:</b>	Old Engine House, Eskmills Business Park, Musselburgh, EH21 7PQ
<b>EMAIL ADDRESS:</b>	cfa@cfa-archaeology.co.uk
<b>ARCHIVE LOCATION (intended/deposited)</b>	Report Lodged with Edinburgh Council SMR NMRS intended archive

Site Location



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Key:

Fig No:	1	Revision:	A	Client:	Unicorn Property Group
Title:	Site Location Map				
Project:	123-130 High Street, Edinburgh: Standing Building Survey				

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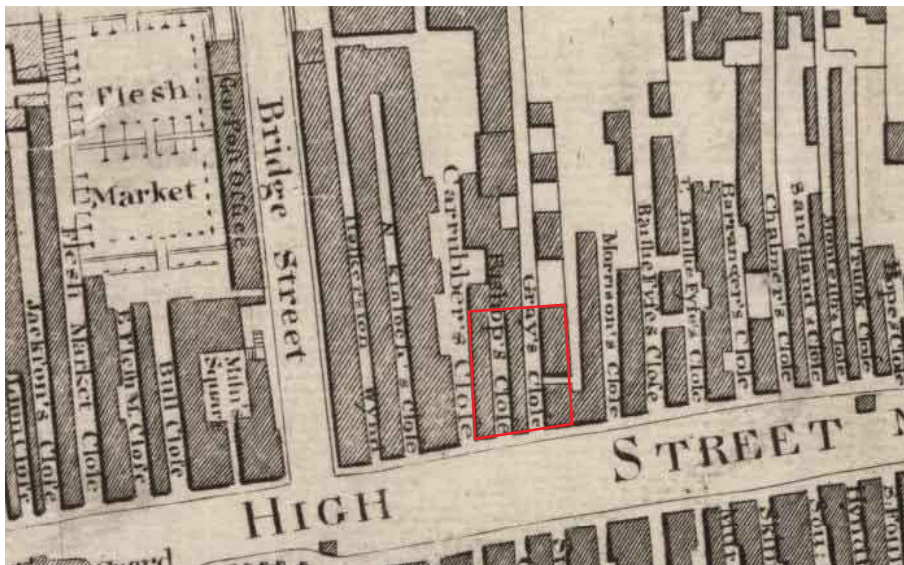


Fig 2a - Kincaid's map 1784

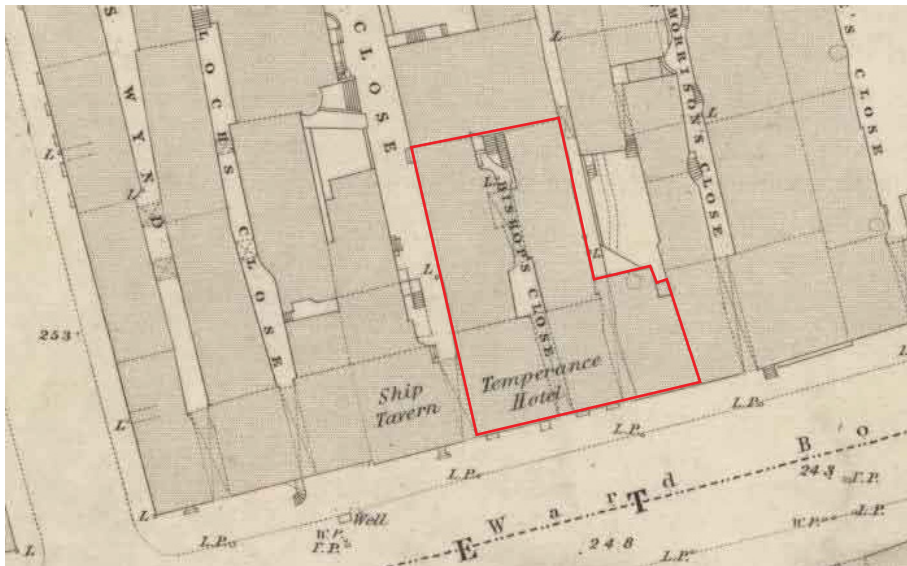


Fig 2b - Ordnance Survey 1st edition

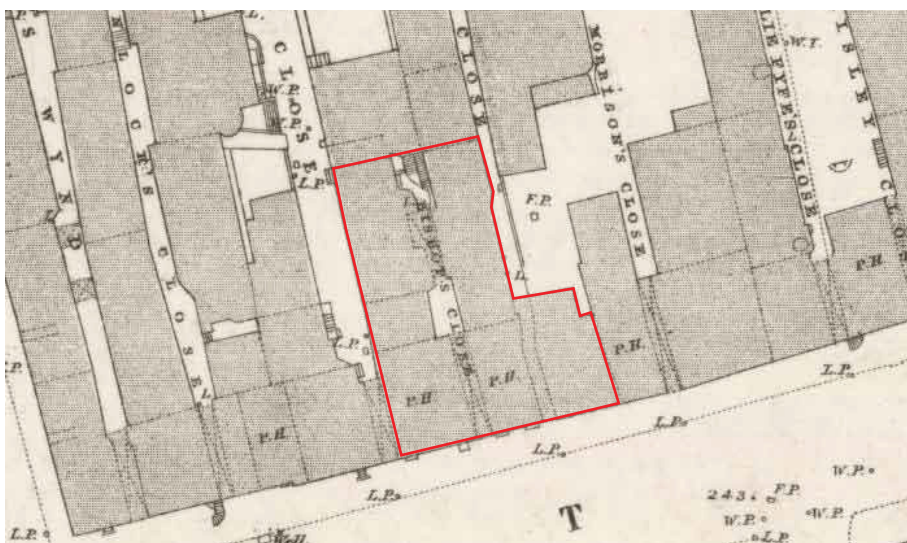



Fig 2c - Ordnance Survey 2nd edition

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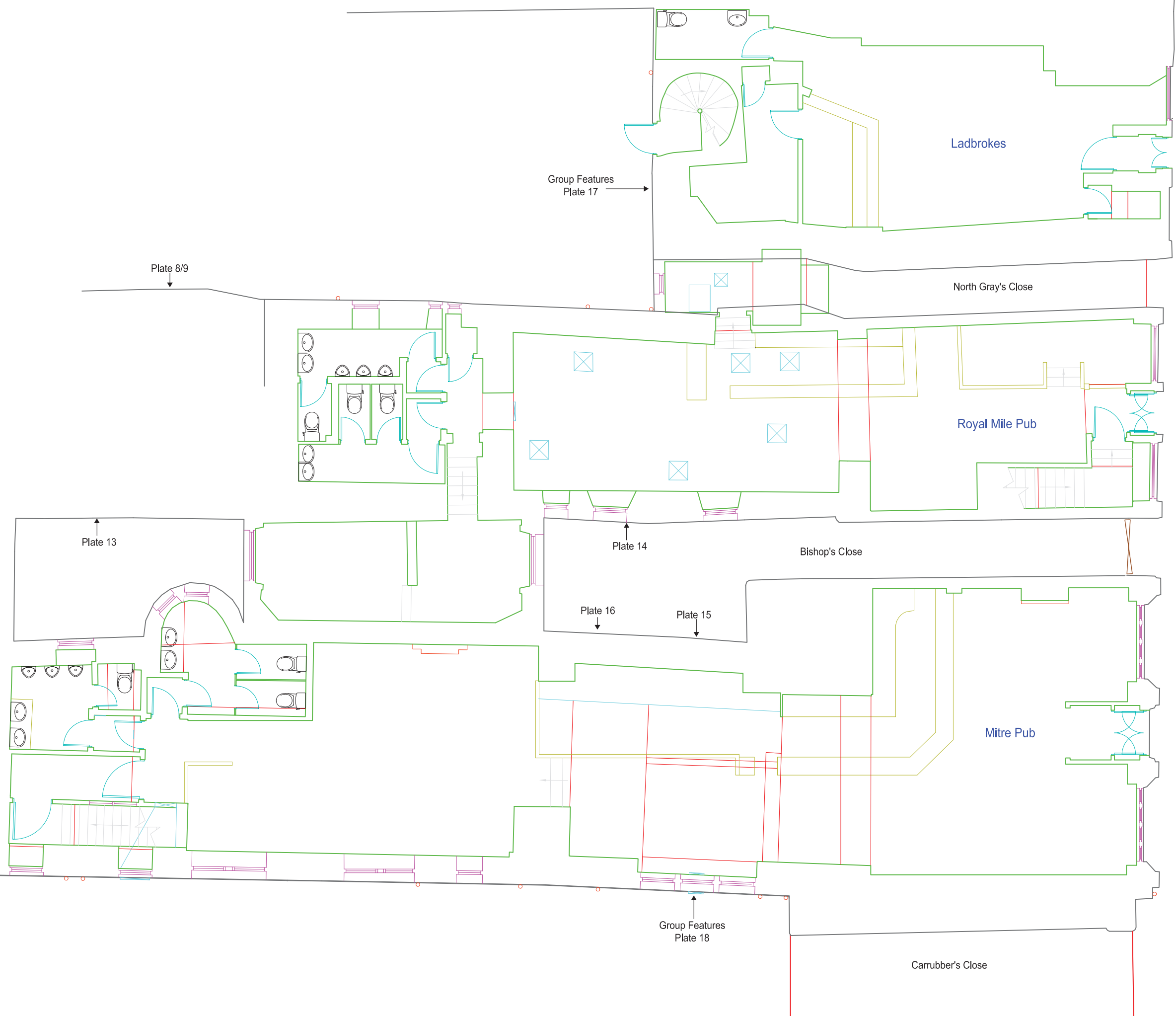
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Title:	Historic Map Regression				
Project:	123-130 High Street, Edinburgh: Standing Building Survey				

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Fig. No: **3**      Revision: **A**

Title:  
**Plan of the proposed development area with locations of the main elevations surveyed**

Project:  
**123-130 High Street, Edinburgh: Standing Building Survey**

Scale:  
**1:100 @ A3**

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**Unicorn Property Group**

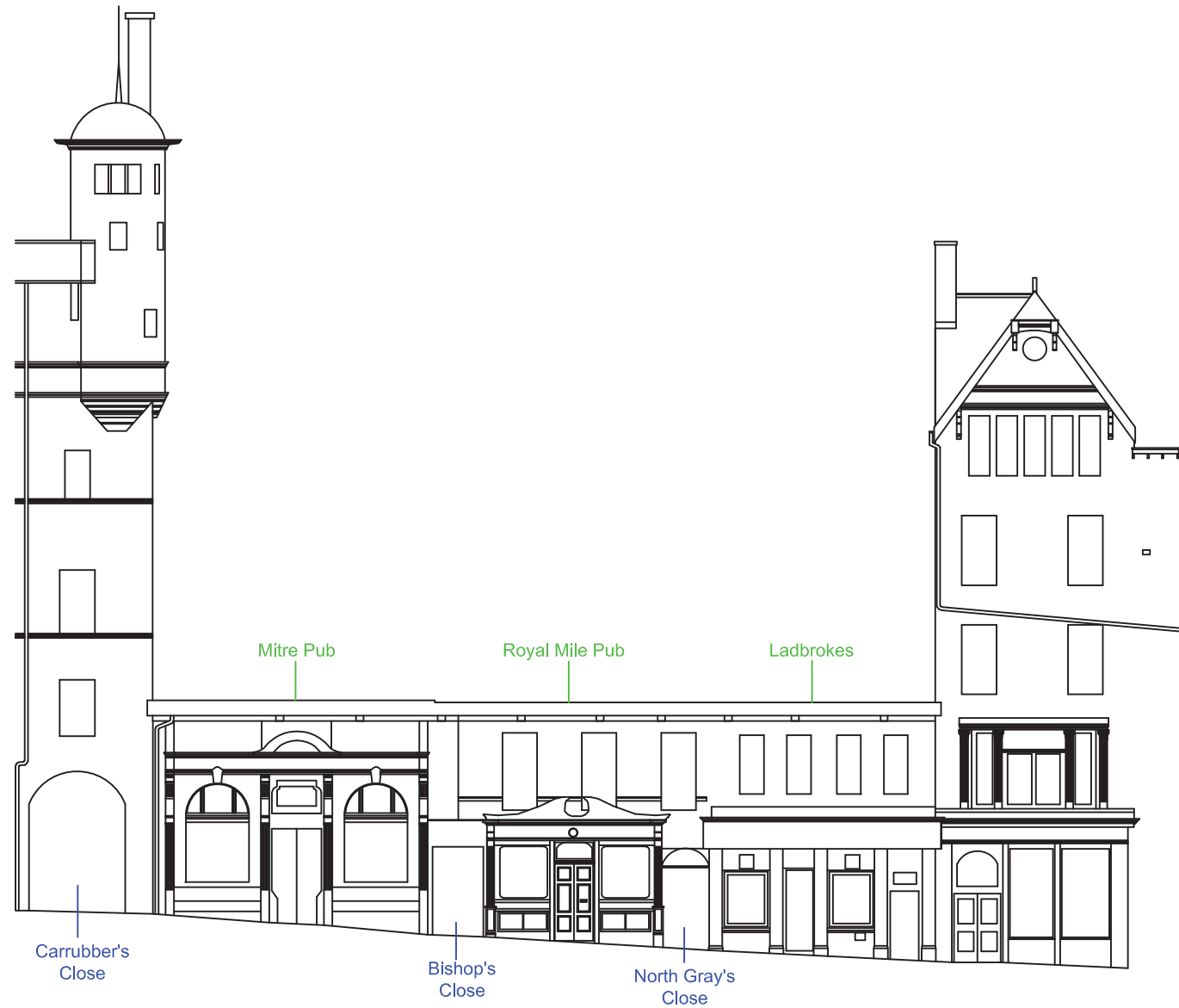


Fig. 4a - South-facing elevation looking onto High Street

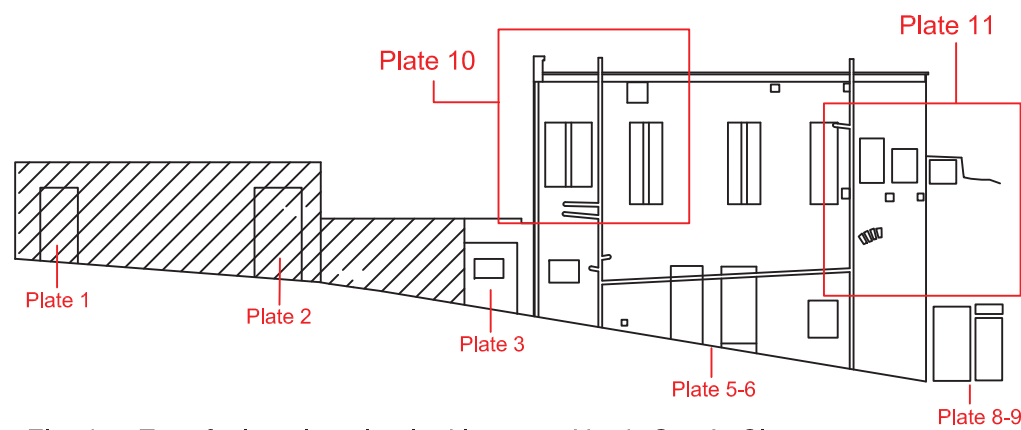


Fig. 4c - East-facing elevation looking onto North Gray's Close

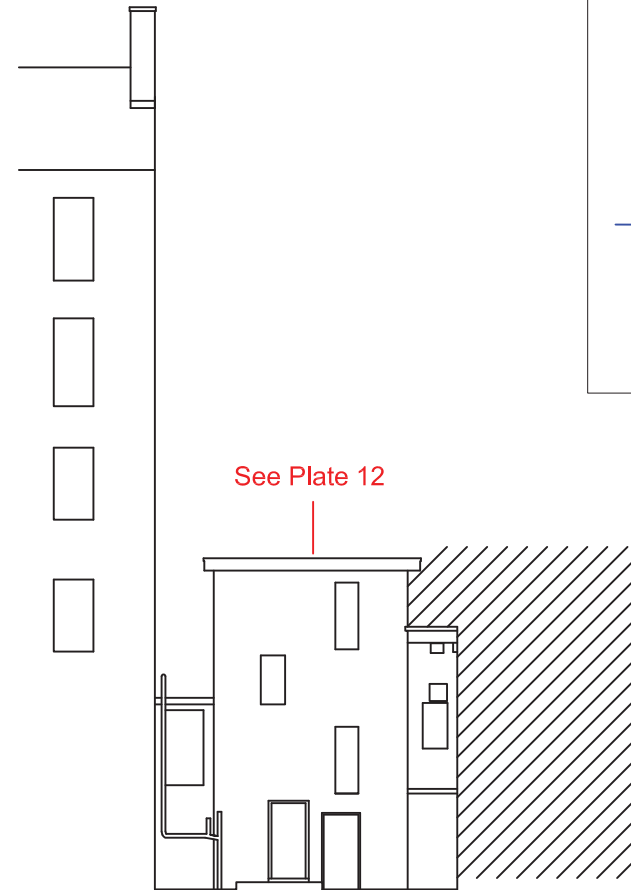


Fig. 4b - North-facing elevation looking onto North Gray's Close

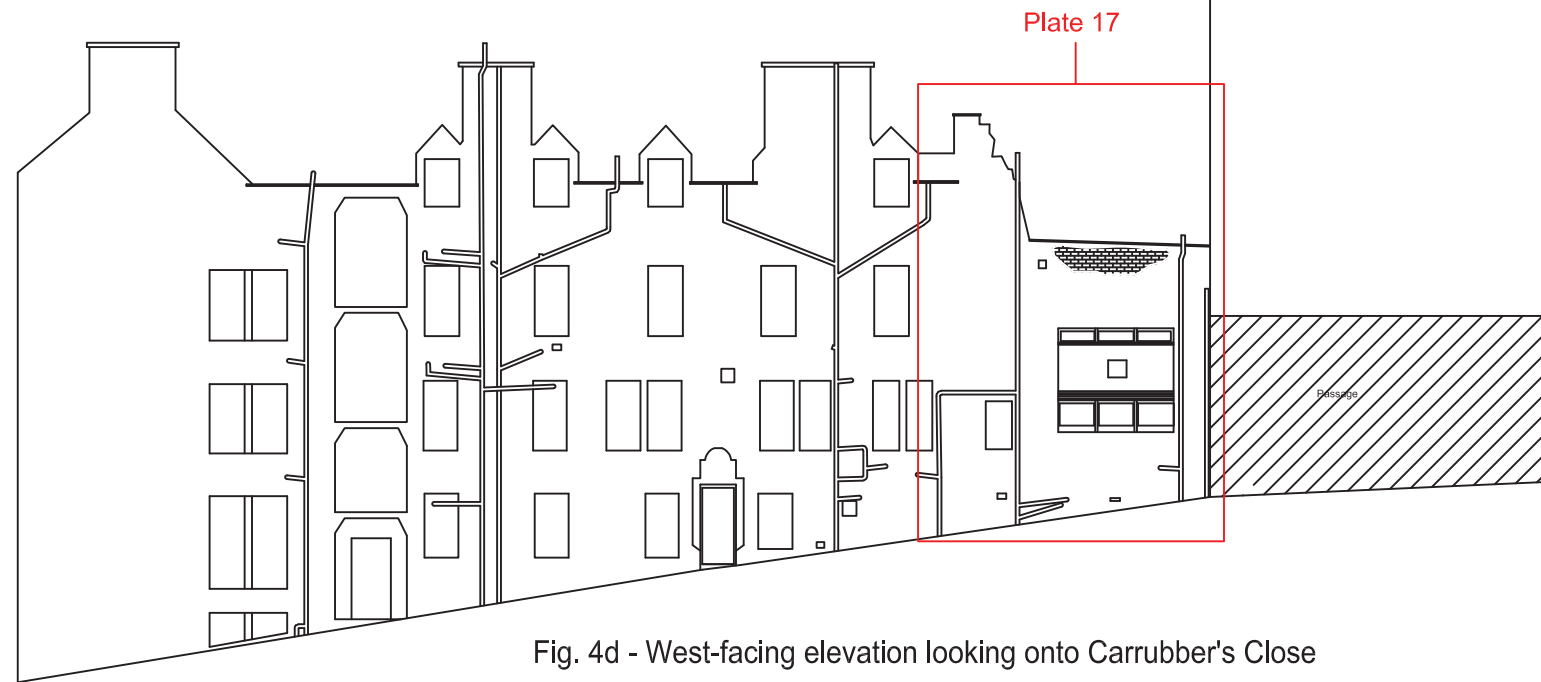
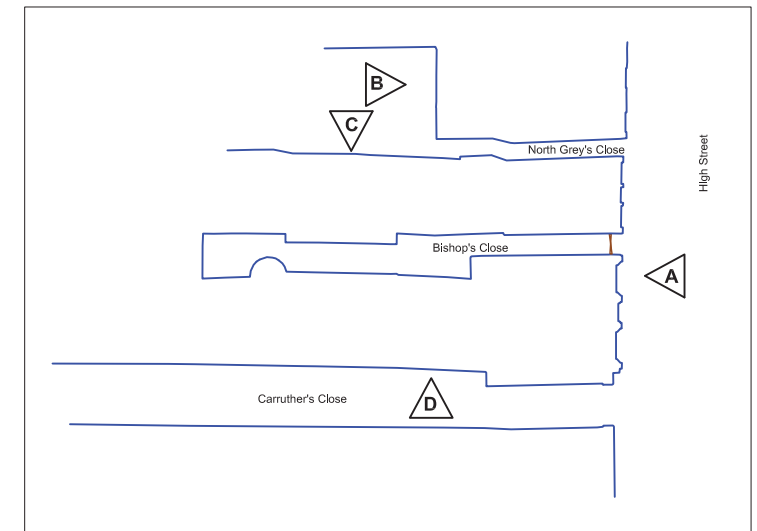


Fig. 4d - West-facing elevation looking onto Carrubber's Close



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Title:  
 Elevation drawings with plate locations

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Plate 1a - North Gray's close



Plate 1b - North Gray's close plaque

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Plates 1a-1b

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Plate 2 - North Gray's close doorway



Plate 3 - North Gray's close doorway

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Plates 2 - 3

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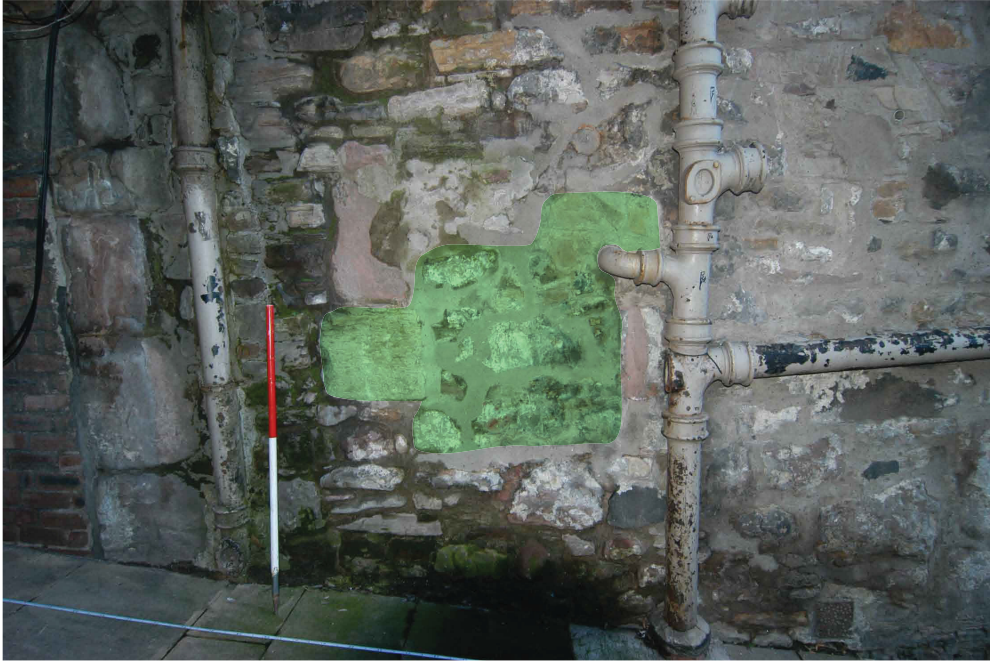


Plate 4 - North Gray's close, possible window



Plate 5 - North Gray's Close, blocked doorway

Key:

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Plates 4 - 5

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Plate 6 - North Gray's Close, modern door in earlier surround



Plate 7 - North Gray's Close, blocked window

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Plates 6 - 7

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Plate 8 - North Gray's Close, Sydserff's House



Plate 9 - Date stone (1589)

Key:

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Plates 8 - 9

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Modern rebuild

Quoins

Recent concrete mullions

Plate 10 - Upper Floor detail on North Gray's Close

Key:

Fig. No:

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Plate 10

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Plate 11 - Blocked features and others on North Gray's Close

Key:

- 1 - Blocked features (windows)
- 2 - Segmented relieving arch
- 3 - Three timber joists
- 4 - Quoins between St Sydserff's and main elevation

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Plate 11

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Plate 12 - North-facing elevation of North Gray's Close

- Key:
- 1 - Roll moulded door surround
  - 2 - Quoins
  - 3 - Blocked doorway
  - 4 - Stair window
  - 5 - Window with raised margins
  - 6 - Blocked window

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Plate 12

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Plate 13 - Bishop's Close, large blocked window



Plate 14 - Bishop's Close, blocked doorway

Key:

Scale:

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Plates 13-14

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Plate 15 - Bishop's Close, blocked doorway



Plate 16 - Bishop's Close, blocked doorway

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Plates 15-16

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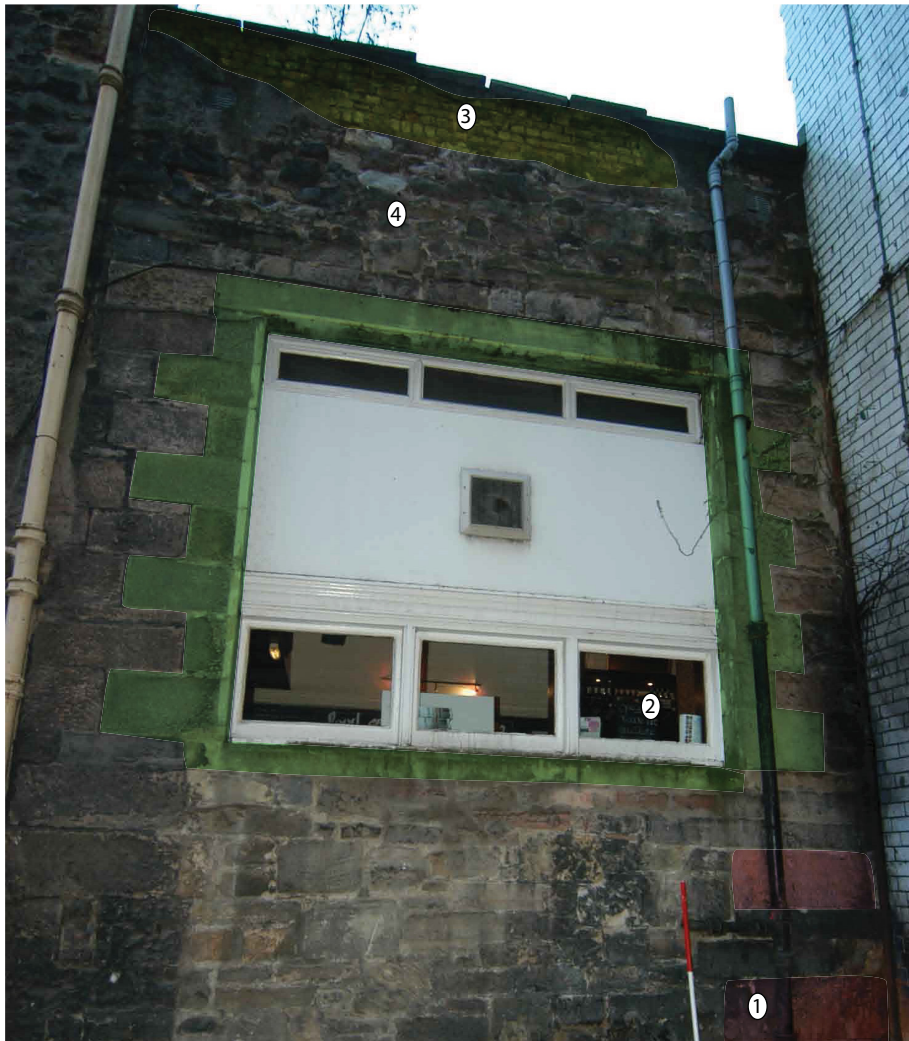


Plate 17 - Carrubber's Close elevation



Plate 18 - Carrubber's Close elevation

Key:

- 1 - Large ashlar blocks
- 2 - Window early 20th Century
- 3 - Brick
- 4 - Rubble build

Scale:

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Plate 17-18

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Plate 19 - The 19th century tenement building above The Mitre and Royal Mile public house street frontage, High Street, Edinburgh



Plate 20 - General shot looking down the High Street on the Mitre and Royal Mile public houses

Key:

Scale:

Fig. No:

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Plate 19-20

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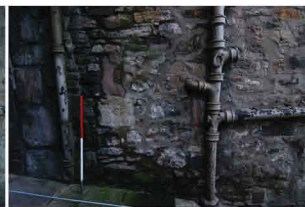
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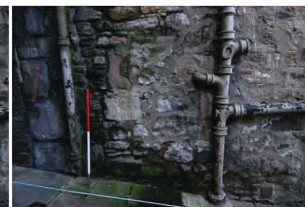
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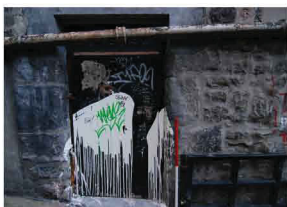
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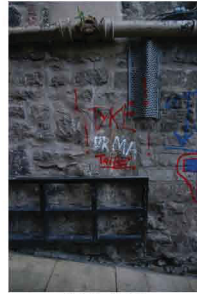
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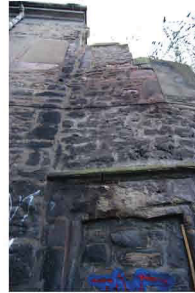
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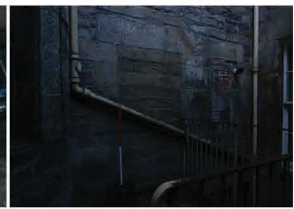
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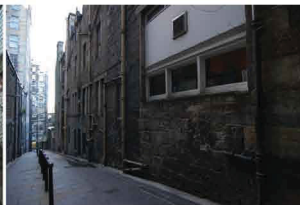
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