



Case information

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| Case ID | 300016881 |
| File Reference | HGH/B/LA/462 |
| Name of Site | 92, 94-98 Nicolson Street, Edinburgh |

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|---------------------------------|---------------------------|------------------------------------|---|
| Local Authority | City of Edinburgh Council | | |
| National Grid Reference | NT 326172 673052 | | |
| Designation No. (if any) | LB29423 | | |
| Designation Type | Listed Building | Current Category of Listing | B |
| Case Type | Removal | | |

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| Received/Start Date | 2015 [University of Edinburgh Estates Review] |
| Decision Date | 02/06/2016 |

1. Decision

In our current state of knowledge, 94-98 Nicolson Street, Edinburgh no longer meets the criteria for listing. The building has been removed from the list (delisted).

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| Current Statutory Address | 94-98 Nicolson Street, Edinburgh |
| Proposed Statutory address | N/A |

2. Designation Background and Development Proposals

2.1 Designation Background

This building was listed at category B on 12/12/1974.

The building is located within the Southside Conservation Area.

The current statutory listing address is for Nos. 94-98 Nicolson Street but the listed building record also describes what is known as No. 92. This review therefore includes the buildings numbered 92, 94, 96 & 98 Nicolson Street. At the time of review (2015-16) the numbering was unclear and 92, 96 are the upper floors of the buildings that face the street; 94 is the ground floor. The building corresponding to 98 Nicolson Street is located to the rear.

2.2 Development Proposals

There are no known development proposals.

3. Assessment

3.1 Assessment information

92, 94, 96, 98 (even numbers) Nicolson Street Edinburgh was considered for review as part of the University of Edinburgh Estates Listing review, 2015-16.

The building was visited on 03/06/2015 when the interior of No. 92 and the exterior of the other buildings were seen.

3.2 Assessment against designation criteria

The building was found to no longer meet the criteria for listing.

An assessment against the listing criteria was carried out. See **Annex A**.

The designation criteria are published in the Historic Environment Scotland policy statement June 2016, Annex 2, pp. 51-53.

<https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/historic-environment-scotland-policy-statement/>

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ANNEX A – Assessment Against the Listing Criteria*

92, 94, 96, 98 Nicolson Street, Edinburgh

1. Description

Pair of early 19th century former townhouses with later additions and alterations including later commercial premises linking them at the ground floor, prominently set on a commercial main street in Edinburgh. 3-storey and attic, 3-bay section to the left side (no. 92) with a recessed narrow single bay over the arched entrance door to its left, windows to its side return to the right, mullioned first floor windows and paired canted bay dormers to the eaves. A taller 4-storey and attic section is set back to the right with a large 2-storey rectangular-plan mansard roof section extending to its rear (no. 98). The render and the projecting quoins are non-traditional claddings from the later 20th century. The ground floor shop fronts are glazed with sliding doors. The rear of all buildings are rendered.

The windows are 2- and 4-pane glazing in timber sash and case windows to nos. 92 and 94 and 12-pane glazing to nos. 96 and 98. There are pitched slate roofs with stone skews and rendered gable stacks.

The interior of no. 92 was seen in 2015 and contains a mid-20th century staircase leading to a refurbished internal layout forming single rooms off a long corridor to each floor. The detailing is plain and dates to the later 20th century.

2. Assessment Against the Listing Criteria (HES Policy Statement, 2016) Annex 2, pp. 51-52

Criteria for determining whether a building is of ‘special architectural or historic interest’ for listing under the terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 [www.legislation.gov.uk/ukpga/1997/9/contents]

To be listed, a building need not meet all the listing criteria. The criteria provide a framework within which judgement is exercised in reaching individual decisions.

2.1 Age and Rarity

The pair of buildings found at 92-98 Nicolson Street are likely to date to the earlier 19th century and both are shown on the 1st Edition Ordnance Survey map (surveyed 1852, published 1855) with open ground to the rear. The Southside area of the city of Edinburgh developed following the feuing of Lady Nicolson’s Park in 1757 when estates along the line of Nicolson Street began to be developed for tenements. Development in this area accelerated following the completion of the South Bridge in 1788 which provided the first direct link between the New Town and the south of Edinburgh. Building began circa 1781 with many of the earlier houses being the work of the builder William Jamieson (1736-1813). Nicolson Street was subsequently extended further southwards under Act of Parliament of 1794.

The Ordnance Survey large scale town plan of 1852 shows a small recessed gap between the two buildings and a small outbuilding with stairs linked to the building on the left (no. 92) surrounded by boundary walls..

The 1852 town plan shows the current no. 92 with an entrance to either side and with no central door to the front suggesting it was most likely built as shops to the ground floor with accommodation above. The garden area to the rear of the buildings has been lost due to a large single storey flat roofed building added to the rear in the later 20th century which has also resulted in the loss of the rear ground floor walls of the buildings.

Gifford, et. al. in *The Buildings of Scotland: Edinburgh* state that the section of Nicolson Street between West Richmond Street and East Crosscauseway was redeveloped between 1979-1981 by architect Norman Gray at which point some building fronts were retained and some rebuilt as replicas. The Dictionary of Scottish Architects states that Gray carried out the work in 1976 after a compulsory purchase of buildings by the City of Edinburgh Council. It is therefore likely that the remodelling of the exteriors were carried out around the mid to late 1970s.

Buildings of this age and type are common within the urban outer areas in Scottish cities in line with the expansion of cities in the later 18th and early 19th century. These buildings in Nicolson Street are not unusual examples within this context. Whilst the buildings are of an early date, and may possibly retain some early fabric, they have undergone substantial later 20th century additions and alterations which have resulted in the loss character to the external elevations. The interiors have been remodelled with the loss of the 19th century internal layout and detailing which has further lessened the interest of the buildings in listing terms.

2.2 Architectural or Historic Interest

Interior

The interior of the upper floors of no. 92 have been remodelled in the later 20th century to form student accommodation. The upper floors of the other buildings were not seen. The ground floor is a supermarket. The internal plans have been altered to such an extent that the former internal layout is not evident and subsequently not of interest in listing terms.

Plan form

The plan form of the buildings shown on the 1st Edition Ordnance Survey map is no longer evident because the buildings have now been encased to the rear by the later 20th century mansard roofed building that forms no. 98, and the expansive single storey building that encloses all the buildings to the rear. The altered plan form of the buildings is not of special interest in listing terms.

Technological excellence or innovation, material or design quality

N/A

Setting

The buildings are set within the streetscape of a main thoroughfare of a busy urban area of Edinburgh and the buildings are shown on the first Edition Ordnance Survey map in the same urban setting. There have been substantial changes to the rear of the buildings (see above) which have resulted in the loss of the back garden area.

Regional variations

There are no known regional variations.

2.3 Close Historical Associations

None known at present.

3. Working with the Principles of Listing (HES Policy Statement, 2016) Annex 2, pp. 53

In choosing buildings within the above broad headings particular attention is paid to:

- a. special value within building types*
- b. contribution to an architecturally or historically interesting group*
- c. the impact of vernacular buildings*
- d. authenticity*

When working with the principles of listing 92, 94, 96, 98 Nicolson Street has no particular interest under a, b, c or d.

4. Summary of Assessment Against the Listing Criteria**

The buildings that make up 92, 94, 96, 98 Nicholson Street are typical examples of urban buildings of their date and for their location. They were built during the development of the Southside area of Edinburgh. The buildings have undergone substantial additions and alterations to both their interiors and exteriors over time and their resulting appearance and loss of early fabric has resulted in insufficient special architectural or historic interest.

In our current state of knowledge the buildings are no longer considered to meet the criteria for listing.

5. Category of Listing

Categories of listing are non-statutory and buildings are assigned a category (A, B or C) according to their relative importance following the assessment against the criteria for listing.

Category definitions are found at: www.historic-scotland.gov.uk/heritage/historicandlistedbuildings/listing

The buildings have been found to no longer meet the criteria.

6. Other Information

N/A

7. References

Ordnance Survey (Surveyed 1852, Published 1854) Edinburghshire 6 inch to the mile. 1st Edition. London: Ordnance survey

Ordnance Survey Large Scale Town Plan 1852 Sheet 40 (Surveyed 1849-53)

Gifford, J, McWilliam, C and Walker, D (1984) *The Buildings of Scotland: Edinburgh*. London: Penguin Books Ltd. p 249.

Dictionary of Scottish Architects:

http://www.scottisharchitects.org.uk/architect_full.php?id=408067 accessed [07/09/2015]

* This assessment is based on our current state of knowledge and has been prepared for the purpose of consultation or to provide a view on the special interest of a building. This assessment is a consultation document and will form the basis of any new or updated listed building record should the structure be listed. The content of this assessment may change to take into account further information received as a result of the consultation process.

** A building may be found to meet the listing criteria but in some circumstances may not be added to the list. See 'When might Historic Environment Scotland list a building' at www.historic-scotland.gov.uk/historicandlistedbuildings/whatwelist