



Case information

Case ID	300016446
File Reference	HGH/B/LA/461
Name of Site	36-37 Buccleuch Place and 16-26 Buccleuch Street, Edinburgh

Local Authority	City of Edinburgh Council		
National Grid Reference	NT 26082 72885		
Designation No. (if any)	LB28392		
Designation Type	Listed Building	Current Category of Listing	B
Case Type	Amendment		

Received/Start Date	2015 [University of Edinburgh Estate Review]
Decision Date	13/06/2016

1. Decision

In our current state of knowledge, 36-37 Buccleuch Place and 16-26 Buccleuch Street continues to meet the criteria for listing. The statutory listing address and the listed building record has been amended. The category of listing has changed from B to C.

Previous Statutory Address	Buccleuch Place 36, 37 and 16-26 Buccleuch Street
Amended Statutory address	36 and 37 Buccleuch Place including boundary wall and railings and 16, 18, 20, 22, 24, 26 Buccleuch Street, Edinburgh

2. Designation Background and Development Proposals

2.1 Designation Background

36-37 Buccleuch Place and 16-26 Buccleuch Street was listed at category B on the 14/12/1970.

Buccleuch Street is located within the Southside Conservation Area.

2.2 Development Proposals

There are no known development proposals.

3. Assessment

3.1 Assessment information

36-37 Buccleuch Place and 16-26 Buccleuch Street were considered for review as part of the University of Edinburgh Estate Review. The building was visited on 02/11/2015 and the exterior was seen at this visit.

3.2 Assessment against designation criteria

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*

36 and 37 Buccleuch Place with boundary wall and railings and 16, 18, 20, 22, 24, 26 Buccleuch Street, Edinburgh

1. Description

Circa 1872-3. A 5-storey group of tenement buildings on a corner site, with basement level to Buccleuch Place and to the rear. There is a single bay splayed corner. It is constructed from ashlar sandstone with long and short quoined corners, and there is a cill course at the first floor. The ground floor of the Buccleuch Place tenement is channelled. The rear elevation of the Buccleuch Place tenement is squared and snecked rubble and the rear elevation of the Buccleuch Street tenements is rubble sandstone. The ground floor openings of the Buccleuch Street tenements have been enlarged and are stop chamfered. The second to 5th floor windows of the outermost left bay of the Buccleuch Street elevation are blind.

The windows are predominantly 12-pane glazing in sash and case timber frames. The roofs have grey slates and there are wide, corniced and ashlar ridge stacks with cylindrical cans. There is an entrance platt oversailing the basement and low coped wall with cast iron railings to Buccleuch Place.

The interior has not been seen (2015).

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

Buccleuch Place was laid out by James Brown as a continuation of his scheme for George Square. Brown purchased the lands of Ross House in 1761 and his formal feuing plan, which shows Buccleuch Place, is dated 1779. Whilst the feuing of George Square began in 1776, thereby preceding this plan, the first feus in Buccleuch Place were taken out in 1779 and most of the tenements are understood to date from 1780 onwards.

A building on this corner site of Buccleuch Place and Buccleuch Street was always intended as part of Brown's scheme as the feu is shown on his plan, however Gifford et al in their book, *The Buildings of Scotland: Edinburgh*, date these tenements to 1872-3. These tenements are first shown on the Ordnance Survey map of 1877, although confusingly a number of maps from 1823 onwards, which are titled

'intended improvements' depict the rough footprint of these corner tenements. The Ordnance Survey Map of 1852 shows the Buccleuch Free Church on this corner site, and this church moved to its present location at West Crosscauseway when its current church was built in 1856.

This part of Edinburgh became the main centre of the city, preceding the New Town, as it was Brown's development that drew aristocratic and wealthy families from their cramped houses in the Old Town. This is shown by the number of notable personalities living in George Square and Buccleuch Place in the late 18th and early 19th century. Buccleuch Place was laid out to complement and to be at least as grand as George Square although it reverted to the traditional tenements style of housing. Apart from George Square, The Old Edinburgh Club described Buccleuch Place in 1948 as "perhaps the most ambitious of James Brown's building schemes" (Old Edinburgh Club, p.27).

In conjunction with its redevelopment of George Square the University of Edinburgh began buying up properties on Buccleuch Place for use as departmental offices and tutoring rooms from the late 1950s and early 1960s. 36-37 Buccleuch Place and 16-26 Buccleuch Street has remained as domestic flats.

Tenement buildings are a common building type within Scottish cities with many surviving examples from the later 18th and early 19th century, which were built as part of urban expansion. Whilst significantly later in date than the other properties of Buccleuch Place, 36-37 Buccleuch Place and 16-26 Buccleuch Street are good examples of their building type because they complete a later 18th century urban planning scheme by the prominent architect James Brown, and their pared back classical design of these tenements is in keeping with and therefore compliments the earlier tenements on Buccleuch Place.

2.2 Architectural or Historic Interest

Interior

The interior was not seen and has not been taken into account in this assessment.

Plan form

The buildings have not been extended and appear with largely the same footprint as that shown on the Ordnance Survey map of 1877. In terms of plan form the buildings are not exceptional for their building type and there is no known special interest in this section.

Technological excellence or innovation, material or design quality

These tenements are of high quality construction, built of finely jointed ashlar sandstone. For their later 19th century date these buildings do not have highly decorative stonework details, however their restrained classical design is appropriate to compliment the design of the earlier tenements on Buccleuch Place. 36-37 Buccleuch Place and 16-26 Buccleuch Street are slightly lower in height than its neighbouring tenements of 30-35 Buccleuch Place, which date from 1817-23; however, at 5 storeys 36-37 Buccleuch Place and 16-26 Buccleuch Street are still imposing in height.

Setting

At 800 feet long and 100 feet broad, Gifford et al, in *The Buildings of Scotland: Edinburgh*, describes Buccleuch Place as “the grandest street in the South Side” (*Buildings of Scotland*, p.250). As noted in the Age and Rarity section above Buccleuch Place was part of a larger scheme of housing development devised by Brown which stretched from Teviot Place in the north to the lanes behind Buccleuch Place at the south. From the mid 20th century some redevelopment in the area has occurred by the University, which has included the loss of houses to George Square and some of the tenements to the north side of Buccleuch Place. However, the relationship between the surviving buildings of Brown’s scheme is still visible and whilst later in date 36-37 Buccleuch Place and 16-26 Buccleuch Street are an important component completing this later 18th century urban planning scheme.

Buccleuch Street is set within the South Side Conservation area. Ross Park from which it was developed was one of several estates approximately covered by this conservation area which were feued for tenements and terrace houses in the late 18th and early 19th centuries.

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 36-37 Buccleuch Place and 16-26 Buccleuch Street has particular interest under b and d.

b. Although later in date than the other tenements in Buccleuch Place, 36-37 Buccleuch Place and 16-26 Buccleuch Street complete James Brown’s important later 18th century urban planning scheme, and their restrained classical design references the earlier tenements.

d. Externally, these tenements are relatively unchanged since the time of construction.

4. Summary of Assessment Against the Listing Criteria**

36-37 Buccleuch Place and 16-26 Buccleuch Street are good examples of later 19th century tenements because they complete a later 18th century urban planning

scheme by the prominent architect James Brown. Their pared back classical design and proportions is in keeping with the late 18th and early 19th century tenements on Buccleuch Place, and together the scale of these tenements on an unusually wide street for this part of Edinburgh, form an imposing street elevation of some pretension, which has not been significantly altered.

In our current state of knowledge these buildings continue 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

When compared with tenements of a similar date and scale, and in particular listed examples in Edinburgh, the significance of 36-37 Buccleuch Place and 16-26 Buccleuch Street is considered to be as a lesser example of any period, style or building type. Category C denotes buildings of local importance; lesser examples of any period, style, or building type, as originally constructed or moderately altered; and simple, traditional buildings that group well with other listed buildings. Therefore category C is considered the most appropriate category of listing for 36-37 Buccleuch Place and 16-26 Buccleuch Street.

6. Other Information

N/A

7. References

Canmore: <http://canmore.org.uk/> CANMORE ID 123527.

Gifford, J. McWilliam, C. and Walker, D. (2003) *Buildings of Scotland: Edinburgh*. London: Yale University Press. p.251.

Ordnance Survey (surveyed 1852) Town Plan of Edinburgh (south east part) Sheet 40. Large scale Scottish town plans 1847-1895. Scale: 1:1056. London: Ordnance Survey.

Ordnance Survey (surveyed 1877) Town Plan of Edinburgh (south east part) Sheet 40. Large scale Scottish town plans 1847-1895. Scale: 1:1056. London: Ordnance Survey.

Old Edinburgh Club (1948). *The Book of the Old Edinburgh Club for the Years 1946 and 1947*. Volume 26. Edinburgh: T. and A. Constable Ltd. p.27-32.

* 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 <https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/what-is-listing/>