

Statement of Cultural Significance

Three Areas of Ground (north side, the Causeway)
Duddingston, Edinburgh



Statement of Cultural Significance

This Statement of Cultural Significance has been made on behalf of the National Trust for Scotland, and in accordance with the values set out in the *Venice* and *(Australia) Burra Charters* (ICOMOS 1964 and 1999 respectively), Historic Scotland's *Memorandum of Guidance* (1998), *Management Guidelines for World Cultural Heritage Sites* (Fielden and Jokilehto, 1993), and the NTS Conservation Principles, 2003.

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1
Mackay's Buildings (*far left*), the remaining part of Hawthorn Cottage, its raised east portion and the modern infill where the close once was.



Preamble

In 2001, an irregular piece of private land on the north side of the street known as the Causeway was acquired by the National Trust for Scotland in the tiny 'village' of Duddingston, once an isolated settlement but now part of the city of Edinburgh. Funded by the MacNiven Bequest, a sum left to the Trust to be used, specifically, in regard to the village and its history, the aim was to ensure Duddingston's common good by preventing building on ground left open for at least two hundred years, and by using that ground instead for the benefit of all the community.

Duddingston is a tiny, very long-established settlement, tucked between the slopes of Arthur's Seat on its north-west, Meadowfield Park on the north-east and a little loch of the same name on the south. Remarkably, the two large estates on its south-west (Prestonfield or Priestfield) and south-east (Duddingston itself), both of which existed in the eighteenth century (and before), have survived largely intact to the present day, and those, combined with the great uninhabited expanse of the royal park, have formed a defensive ring of open land around the little group of houses, protecting its integrity from Edinburgh's endless growths.

Though in existence on the site since the twelfth century at least, today's settlement is largely the result of an early nineteenth-century development scheme which, remarkably, has survived two centuries with, in essence, very little change. The MacNiven areas, also little changed, make their own considerable if unobtrusive contribution to the quality, authenticity and value of this exceptional survival.

This Statement of Cultural Significance is somewhat unusual, given that the ground in question is, to all intents, merely ground; today partly a communal vegetable plot, partly a grass plot (with a ruinous stone byre built against its south wall), and partly a disused former paddock (with low traces of demolished minor works on its south).

Nor, it seems, was it ever anything other than 'just' ground. A pre-nineteenth-century cottage may have stood on the area bounded by the street or, equally, it may not. No structures stand on any part of them today, other than the remnants mentioned, all of the late nineteenth-century, and the boundary walls, which may well be, in part at least, contemporary with the early-nineteenth-century houses on the east, west and (partly) south of

the areas (the lower slopes of Arthur's Seat lie on the north).

Normally, a site's cultural significance rests to a large extent on the activity that has taken place within it over time. Any analysis of that significance is dependent on such activity being documented in some way, or being its own document (as a building is, to a great extent). The problem here is that a piece of ground, literally undistinguished in itself, leaves very little trace of any of its past. No one is inspired to write about it, no one draws, paints or photographs it, and should it have had associations for anyone in the past, they were probably intensely personal and private - and will have stayed that way. The one source left to the researcher is the record of its ownership through wills and sasines, and it is these, almost solely, that form the core of information on the site's evolution. Unfortunately, the details this provides are of limited relevance.

Given these difficulties, the following assessment of value concerns primarily the unintentional aesthetic - or, here, more properly the sensory - value of the site as it is today, in itself and in the larger context of the Duddingston survival (both almost certainly little different if at all from what they were at any time in the past two hundred years). To a lesser extent, the value of recent associations (that is, those still in living memory), and the scraps of evidential value that can be extracted from the fabric of the few physical interventions there have been are also considered.

The assessment of potential evidential value of (possible) below-ground remains is based on notes from the National Trust's Head of Archaeology. Other reports have considered in detail the areas' degree of bio-diversity, the value of their trees and the condition of the standing fabric. The steading or byre is currently in a dangerous state of decay and its interior was viewed from the doorway, but not entered.

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The main cultural significance of these areas in Duddingston is, simply, in being open ground. They were primarily small patches of unbuilt ground, they are primarily small patches of unbuilt ground, and, if they remain primarily small patches of unbuilt ground, there will be an unbroken continuity of form and use for at least two hundred years. However modest this value may be in itself, in terms of the tiny 1800s settlement's very rare survival as a whole (complete with, what is even rarer, an almost unchanged larger context), its very few component parts' continuing integrity within the whole becomes of significance at national level, evidentially (historically), and aesthetically (urbanistically).

As for the areas in themselves, evidentially, all bear witness to the steady pattern of ownership and use of ground from the village's early-nineteenth-century rebuilding to, almost, the present day, with the southmost area (1), fronting the street, potentially, going even further back than that below ground.

Their (unintentional) aesthetic value is low-key, but still of quality, especially in the close and in the central area (2). The close, in detail, shares in all aspects of the village's high cultural significance as a whole, with its surfacing and the grouping of buildings off it of both aesthetic and evidential interest, while area 2, less quantifiably, has an informal attractiveness with strong local recognition, and an equally strong local antipathy to any alteration of its pleasing character.

Until recently, the three areas, being private, had no social or emotive value except to the individuals who owned them, but now, having been purchased for Duddingston's common good, they have taken on a very high significance to the culture locally (and the residents' intention is to share their value even wider).

Assessment of Significance

a Historical (evidential) value

1a below ground evidential significance

area 1 and close; potentially high

(ie; should be disturbed below top soil only if essential to the maintainance of site's overall value)

areas 2 and 3; very low

(ie; may be disturbed if necessary to site's continued compatible use)

2a the site's evidential significance as part of Duddingston whole

areas 1, 2, 3; very high, simply as primarily unbuilt ground, maintaining continuity of form of the Duddingston entity

(ie; ever effort should be made to retain nature as primarily unbuilt ground)

area 1, in its specific form; high because of its being an unaltered part of the redesigned village, and so an authentic, original component of a settlement of national value

(ie; ever effort should be made to retain its specific form)

areas 2 and 3, in their specific form; low, of some local significance only, since evidence of late-19c alterations to an urban ensemble is far from rare

(ie; preferable but not essential to retain their specific form)

the close, in its specific form; high, urbanistically, in the local context

(ie; should be retained)

3a details' evidential value

area 1, walls; high, in their position, construction, material and appearance as original and authentic part of the tiny Duddingston ensemble

(ie; should be retained as existing, returned to good condition - any necessary rebuilding carried out in a similar way to the original, but discernible as new on close

Summary

- i. high potential for archaeological evidence of pre-1800 phases of Duddingston's existence to remain below the cultivated topsoil of area 1, since on the main street and undisturbed post-1800s by any deep digging
- ii. very low potential for archaeological evidence of pre-1800 phases of Duddingston's existence to remain in the other areas, being unenclosed rough grazing until the 1890s, and thereafter levelled

- i. value as unbuilt areas, playing the same role (as open space), within Duddingston's layout from the 1800s, thus helping to maintain the characteristic share of space (with built ground), in the entity.
- ii. value in area 1 as possibly the only part of the 1800s entity totally unchanged in its boundaries, use and relationship to adjoining properties
- iii. value in the particular role of area 1 for two centuries, as inaccessible enclosure on the street front, entered only from the related (main) property
- iv. value in the enclosure and leveling of areas 2 and 3, as evidence of the village's late-nineteenth-century alterations in use
- v. value in the close as early practical adaption of the 1800s plan, and as evidence of original property divisions
- vi. value in the close's form as evidence of growth compatible with the original character

- i. all area 1's boundary walls of value as probably at least contemporary with the construction of Hawthorn Brae and possibly pre-dating it (excepting that on the west), and therefore physical markers of continuity over two centuries; the brick, east-boundary wall being of additional interest for its unusual construction; the construction, material and

area 1, east wall's doorway, door and all fittings;	high local significance if confirmed as an authentic and original part of the tiny Duddingston ensemble; if a later replacement, of lower significance	<i>inspection and programme of regular maintenance put in place)</i>	<p>finishing of the south boundary wall's street face of value as evidence of former long link between the area 1 and Hawthorn Brae, and of the street's varied use of space behind its line of walls;</p> <p>iii. the doorway in the east wall of value as the sole entrance to the area 1 for two centuries, as evidence of the area 1's intensely private use, one range extreme in the limited range of territorial divisions characteristic of the village</p> <p>iv. the door in the above doorway, with its two ironwork panels, lock and castor, together with the threshold stone and its metal channel fitted for the door's opening of value for their age, rarity and continuity of use.</p>
<u>areas 2 and 3</u>	no more than general local evidential significance, since evidence of similar late-19c alterations to an urban ensemble is far from rare	<i>(ie; if original, should be retained, repaired as is and maintained in good condition; if a replacement, its retention is preferable but not essential, and; should its removal be necessary to site's continued compatible use, its detail should be documented and placed in an accessible archive)</i>	<p><u>areas 2 and 3</u></p> <p>v. both areas' west and north boundary walls of some value as original to the late-nineteenth-century expansion (for that on the east see above), and therefore part of site's time line;</p> <p>vi. the blocked and unblocked gateways in the west wall of value as evidence of former link between the back areas and Bella Vista;</p> <p>vii. decorative iron gate in the west-wall doorway to Bella Vista grounds of value as a design common to Duddingston (and possibly reused from superseded gateway of the nineteenth century's first half), and therefore reinforcing its particular character.</p> <p>viii. decorative iron gates at entrance to area 3, for the same reason as above (in this case their [supposed] former position was probably the close end);</p> <p>ix. gate piers at close end, with hanging pins and hook, at entrance to area 3, and at blocked entrance to Bella Vista yard, all being of the same design as the Bella Vista entrance piers, and therefore most likely contemporary with the 1880s or 90s alterations to the property</p> <p>x. the remnants of outbuildings and setts in area 3 also have some value as evidence of these later alterations</p> <p><u>the close</u></p> <p>xi. the stone surfacing in the close has value both as locally rare surfacing evidence of 19c use (domestic and non-domestic), and as part of site's (and settlement's) time line</p> <p>xii. the form, construction and orientation of the steading or</p>
west-wall gate and gate at entrance to area 3;	general local evidential significance in themselves, but not in the detail of their positioning, since both are almost definitely reused from elsewhere	<i>(ie; preferable but not essential to retain and maintain, but may be altered if necessary to site's continued compatible use)</i>	
gate piers at close end with fittings and at blocked entrance to Bella Vista yard;	general local significance as part of the Bella Vista house extensions	<i>(ie; both gates should be repaired and maintained, but their position may be altered if necessary to site's continued compatible use)</i>	
(area 3) remains of outbuildings and ground surfacing;	some local significance of minimal quality, due to relatively recent date and poor condition, as late part of site's time line	<i>(ie; desirable to repair and maintain)</i>	
<u>the close</u>	close surfacing	<i>(ie; can be retained or reused if useful to site's continued compatible use)</i>	
close surfacing	high local significance, due to local rarity (most hard ground surfaces having been relaid	<i>(ie; should be retained and maintained as is)</i>	

byre's form, construction and orientation	high local significance, due to the type's local rarity and its contribution to understanding of the settlement's past functioning	<i>(ie; its general form, construction and orientation should be repaired and maintained, though its detail may be altered should this prove necessary for its (and site's) compatible reuse</i>	byre, of value as evidence of site's (part) non-domestic use, and (educationally) of a type of minor intervention that was slotted unobtrusively behind the main line of structures. As a whole, it also has particular evidential value in signifying the nature of the close (as minor, shared, private route with variety of functions);
byre fittings	degree of significance dependant on rarity, still to be established	<i>(ie; as interim measure, should be photographed in situ, then, if necessary to byre's compatible reuse, laid aside and stored with care until rarity established)</i>	xiii. the remaining agricultural mechanisms inside the byre have some value as evidence of past agricultural practice;
			i. area 1 of very high value in the village's overall

b Aesthetic value *(note: value here is unintentional and informal but, aesthetically, no less strong for that)*

Summary

1b the site's (unintentional) aesthetic significance as part of the composition of Duddingston as a whole

areas 1, 2, 3	high significance as enclosed, greened open ground in maintaining Duddingston's particular quality as a whole, and the wider, much admired view of the settlement in its setting	<i>(ie; its character as primarily greened opened ground should be maintained)</i>	composition as enclosed open ground on the main street;
area 1, south wall	high local significance as barrier to 'hidden' ground	<i>(ie; the 'hidden' nature of the ground should be maintained)</i>	ii. area 1's south wall similarly of high value as unbroken barrier enclosing 'hidden' ground on the main street;
the byre	high local significance as (rare), quiet, picturesque element	<i>(ie; its southern roof line and material should be maintained)</i>	iii. both areas 2 and 3 of very high value in the village's overall composition as open ground
the close	high local significance as active feature in a generally passive streetscape	<i>(ie; its 'active' nature should be maintained)</i>	iv. the byre has picturesque value as part of the wall between areas 1 and 2, its roof being a quiet but significant point of interest.
			v. the close of high compositional value, being a point of very active visual interest that penetrates the otherwise guarded wall of the street, and, by contrast, highlights the simple passive qualities of the whole.
			i. area 1 in itself of little aesthetic value other than in being

2b the (unintentional) aesthetic value of the areas in themselves

area 1, in itself	no more than general significance as enclosed 'greened' ground	<i>(ie; preferable but not essential to retain its enclosed, greened nature in general)</i>	one in the line of greened enclosures contrasting to the 'hard' street front
area 2, in itself	high local significance aesthetically	<i>(ie; desirable that its general form and existing main components</i>	ii. area 2 visually of value as a space in itself, seemingly simple - walls surrounding a horizontal plane - but with unobtrusive complexities on its west (the openings and path), and south (the scrub bank, byre roof, and glimpse of village roofs);

		<i>should be retained</i>
area 3, in itself	no more than general significance as a primarily open, walled enclosure	<i>(ie form and unbroken line should be maintained)</i>
the close, in itself	high local significance aesthetically	

2c the (unintentional) aesthetic value of details of the areas

area 1

south wall	local significance as important compositional element in streetscape	<i>(ie; desirable that its unbroken form should be repaired and maintained)</i>
north, east and west walls	local significance for the Duddingston aesthetic in depth	<i>(ie; desirable that all should be repaired and maintained)</i>

area 2

tree at close entrance and scrub bank on south by byre	high significance to aesthetic of area 2	<i>(ie; desirable that they should be maintained or, if necessary, replaced with similar)</i>
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area 3

no particular aesthetic value in detail	-	-
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the close

islope, surfacing and varied forms	local significance for the Duddingston aesthetic in depth	<i>(ie; desirable that the combination of elements should be maintained)</i>
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- iii. area 3, little value in itself other than as the last in a series of enclosures.
- iv. the close qualities are those unintentionally acquired by shared use over time that, arguably, can never be intentionally replicated or recreated with any degree of success and have therefore, aesthetically, have a non-renewable, rarity value.

area 1

- v. south wall of detailed value as part of the Hawthorn Brae wall's whole, the unbroken length compositionally balancing the openings to the east;
- vi. north wall is of high compositional value in detail as a strong, vertical divide where domestic and 'natural' ground are clearly juxtaposed;
- vii. east and west walls are of value as part of the 'picturesque' composition of the cottage group (houses and gardens) as seen from within and from the north.

area 2

- vi the tree east of the entrance from the close is visually of high value as as a strong vertical feature (both mask and mark of area and entrance), that balances the predominantly horizontal plane;
- vii the bank of trees and scrub north of the byre are of value to the informal composition as a whole (see i), and also act as a visual filter between the village group below, the space itself, and the slopes above

the close

- i the slope, the informal close surfacing, the mixture of built forms and the variety of openings and entrances all combine to give the close its aesthetic quality

Social and Emotive (associative) value

Being private, the areas have had no social or emotive value except to the individuals who owned them, but now, having been purchased for the village's common good, they have taken on a very high significance to the culture locally

The Areas' Evolution and Associations

Whilst a village of Duddingston has existed on the site since the twelfth century at least (and rich prehistoric remains have also been found in the loch and on the slopes of the hill),¹ today's settlement is largely the result of an early nineteenth-century development scheme of the feudal superior, the holder of the Duddingston estate. By the late eighteenth century, the once thriving village was in drastic decline. 'Formerly, it is supposed to have contained above five hundred inhabitants', reported the minister in 1796. 'At present they do not exceed two hundred'. The late proprietor (the recently deceased James Hamilton, 8th Earl of Abercorn, 1712-1789), had 'had it in contemplation to have rebuilt the place upon the model of a neat commodious English village, but from the intersection of feus, and the opposition of their possessors, he was obliged to desist from the attempt'.²

Hamilton, an Irish Peer, had been intent on buying and improving his family's former lands in Scotland.³ Some years after buying the Duddingston barony from Archibald Campbell, the 3rd Duke of Argyll, in 1745, he had an elegant villa constructed for his use in the centre of its grounds.⁴ Designed by William Chambers in 1763, this was in the most refined of contemporary taste. A simple, austere, classically proportioned block of two storeys with a pedimented portico, its restrained detail was of the finest quality. Thwarted in his wish to make similar refinements to the village on his doorstep, Hamilton's attitude and, at first, that of his successor, then, it seems, became one of deliberate neglect: 'the houses ... have been suffered to drop into ruin, and those which remain are chiefly occupied by labouring people, whose wives, with some widows in the place, employ themselves in washing linen, or carry milk to [Edinburgh]'.⁵

Presumably, the purposeful neglect significantly weakened opposition and, a decade or so later, the rebuilding of Duddingston on the English model did indeed take place. Almost the whole village was demolished. The kirk, an inn, a group on the east where Prince Charles Edward Stuart is said to have stayed in 1745 and a few cottages mainly (but not solely), on the north-east corner of the main street (now the Causeway), were the only survivors. By 1817, the now tidy layout was being filled by small but solid villas, the plain, pleasant, comfortable homes of the moderately prosperous members of Edinburgh's new middle class. What happened to the displaced former villagers is unknown.

Today, Duddingston is basically unchanged from the new improved form it was given at this time. Except for a few additions, during almost two hundred years, all has remained more or less the same, including the open yards or gardens now held in trust for the residents' common good. The same villas sit in the same gardens, with only minor alterations. The same walls and even the same railings guard their same much valued privacy. Even the same inn attracts the same flow of strollers through the park from Edinburgh. All that is missing are the washerwomen's drying greens and the sheep and cattle coming in from the common grazing. In all, it is an extraordinarily complete and vigorous survival

Pre-1800s

Of the Duddingston that existed before it was so brutally 'improved' in the 1800s, very little is known. Its form, though, appears to have been slightly but significantly different from that of today. Roy's map of 1746 shows a settlement that had grown, as was normal, along main routes, and - again normal growth - centred at the point those routes from the north and east joined those from the west and south; in short, a single, continuous, strongly curving street, slightly widening at the crossroads at its centre.⁶

The western arm of the curve followed the line of the present Causeway, and the southern roughly that of the east street (though it continued much further south, with the buildings on its west side almost at the loch's edge). A wynd, as now, led off the main street's western end (the Causeway), southwards to the kirk, and one or two other wynds or closes are also evident. Two roads no longer in existence ran on either side of the street's southern arm, one skirting the south and east sides of the loch to emerge roughly at the present position of the manse (formerly on the plot adjacent to the kirk), where there are indications of another wider space, and then apparently continued northwards by a close or wynd to join the street approximately opposite the present area 1.

Of the appearance and exact siting of buildings on or by the areas before 1817, again little is known. A cottage may have existed on the street front of area 1, or it may not, for there is no reason to suppose the line of buildings was continuous.⁷ That it was cultivated is more certain;

all plots on the main street were unlikely not to be used in some way or another. (Of the back areas, area 2 might have been cultivated, and area 3 almost certainly was not.⁸) No drawing of the early village streets has been found, and even the tentative clues given by analogy to surviving structures are more dubious than usual since the buildings that certainly survived the transformation of the village, namely the Sheep Heid Inn and the house on East Street have been considerably altered. The cottages along the west side of old north road's remaining stub may also be survivals, and a photograph does exist of them before their partial demolition and rebuilding in the twentieth century. This shows a row of plain one-storied blocks, similar to Hawthorn Cottage, which itself may be a survival. (Though no proof has been found for its pre-1800s dating, its very simple form is an unlikely construct of the 1810s, given that it was not inhabited as a series of one or two-roomed houses for labourers and servants, but, on the contrary, until 1877, it was a single house, with one family alone occupying its five rooms. In addition, initially two cottages are specifically noted as exempt from Scott's holding. Therefore, the general form could well be representative of the pre-1800 street as a whole, but this is, of course, conjecture.)

Socially, again the situation is unclear. The minister's remark that, in the final years of decline, the houses were 'chiefly occupied by labouring people', would seem to imply that, in happier times, there was a greater mix. Washerwomen, often mentioned, were certainly a feature - implying large drying greens - as was dairying. Villagers had access to a common (location unknown, but shared with Easter Duddingston, a settlement about one mile east, long absorbed into Portobello), on which they could pasture their sheep, horses and other cattle 'which were kept by a common herd'.⁹ Whether there was a communal green in the village itself, for joint activities such as shearing and festivities and so on, is unknown.¹⁰ Weaving had been common in the parish generally, which stretched to the now fast growing Portobello.¹¹ A certain amount of 'tourism' took place; that is, strollers from the city came in summer to take the air and appreciate the view in the late eighteenth century and possibly before; especially, they came to skate in the winter, and when the Nor Loch in Edinburgh was drained, the genteel Edinburgh curlers reconstituted their club in 1795 as the Duddingston Curling Society.



2 Duddingston in the mid-eighteenth century (from Roy's Military Survey of Scotland, 1747-1755).

1800s - 1817: Scott, Cauvin and the Grahams

In 1804, the *Edinburgh Evening Courant* advertised a 'Romantic Situation for Villas'.¹² It announced: 'The MARQUIS of ABERCORN intends to FEU in Small Lots, the North Side of the VILLAGE of WEST DUDDINGSTON, with the Gardens behind the same'.

The ground (which constitutes part of Arthur's Seat) rises in beautiful natural terraces, and commands a view of the Lake of Duddingston, the pleasure grounds surrounding the Mansion-house, Craigmillar Castle, and the distant hills to the South, the range of the Pentland Mountains, and a prospect of Musselburgh Bay. The situation is remarkably healthy, and the water of the lake is well known for its excellence in washing ...

Reassurance was given on all practicalities, from the new villagers' household provisions to their pastoral care and children's education:

... As from the nature of his Lordship's tenure, the pleasure ground of Duddingston must always remain in Grass, feuars can have their Cows grazed there at the usual rates of the Country. They can also be supplied with Vegetables from the gardens of Duddingston, at the market rates; and Milk, Butter, Chickens, Eggs &c can be had in the vicinity upon the same terms. The Church is close at hand; and the schoolmaster of the parish, who is fully qualified, would be willing either to teach at private hours, or to open a class for the children of those of better rank, keeping them entirely unmixed with the children of the labouring people.

By 1817, Duddingston's makeover was well on the way to completion. New, wide, straight roads had been constructed along the main line of the old main street, its curve now eliminated, and a new south street (today's Church Lane), had been cut through the backlands of tofts to join the old path (now improved), from street to kirk. More drastically, the main street's south arm was truncated by the changed line of the busy road from Portobello and Leith to the south. Instead of arriving at Duddingston's centre, this now skirted the hamlet's south-east corner, then swung in towards the loch. All the old street's end was completely eliminated. Travellers and traders no longer passed through the remaining little group of buildings but, instead



3 Duddingston in 1817 (based on Kirkwood's plan).
Buildings in red are known to have been constructed after 1800.

passed it by. To make matters worse - or better, if privacy and solitude were the aim - the old north road round the park's lower slopes had fallen into disuse (carriage-owning had increased phenomenally from about the 1770s onwards), and, while the west road had still not been superseded, its tortuous path was impossible for most wheeled vehicles, so only walkers and riders came that way.

The result was an isolated little circuit of streets, all of equal importance (or lack of it), with only three entries at its opposite corners, and no reason for passing traffic to enter. Almost guaranteed free from disturbance, and with no likelihood of unwanted neighbours in the future, for prosperous professionals and merchants the village had become, in short, a perfect retreat from the bustle of town, no doubt as the Abercorns planned; veritably *rus in urbe* (for it was still less than an hour's stroll from the Exchange and the Courts). Along the now neatened streets, neat plot lines were laid out over the old tofts, ready for new neat villas to be built.¹³

One factor alone prevented the scheme's immediate success: its timing. In the first decade of the nineteenth century, most people's minds - most of the potential purchasers, that is - were concentrated on surviving the collapse of trade and consequent slump in the national economy, and not on property investment. The nine-year war with revolutionary France had just ended (1802), only to be followed a year later by the ten-year war (1803-1813), against Napoleon's government, and just as that was ending the war with the North American government (1812-1814), began. Even building in Edinburgh's 'New Town' slowed,¹⁴ but with peace at last, the new Duddingston at last rose from the cleared sites of the old.

What actually appeared was somewhat less orderly than the sale plots of 1804 suggested. The new streets and plot lines were impeccably regular, but the new properties and the buildings on them were not. In other planned villages of the time (the earlier Gifford and Inverary, for example), not only plot size but also the form and siting of all structures were tightly controlled. In Duddingston, the new proprietors seem to have built more or less what they wanted where they wanted it. A whole variety of houses emerged, some on the street front, some set slightly back from it, and some hidden in their own grounds. Some were on a single plot, some had joined two or more together; the largest, had eight plots as its grounds.¹⁵

This lack of uniformity, that today contributes so much to the streets' character and charm and for many years to its healthy social mix, is due, most likely, to two circumstances. The first, the ill-timing of the venture, has

been mentioned. It is easier to impose restrictions in a sellers' market than when, in uncertain economic times, demand is slow. The second was the change of developer. John Hamilton (1756-1818), the Duddingston estate's new proprietor, an English MP and close friend of Pitt the Younger, had much less interest in his Scottish lands than the uncle he succeeded.¹⁶ Indeed, in 1803, the estate villa itself, with its offices and gardens, was to let 'furnished or unfurnished' with immediate entry,¹⁷ and for the many years remaining of the family's possession, it was rarely in residence. Possibly this lack of interest shows in the loose control kept over the new village's detailed design.

By 1817, most of the newly laid out plots had been bought, but only roughly half had been built upon. As regards the areas, along the north side of the Causeway, a pattern of ownership had already been established that remained, almost unchanged, until the second half of the twentieth century. In essence, two proprietors; the owner of Bella Vista on the west and that of Hawthorn Brae on the east, had split the ground between them. What would be area 1 was part of the Hawthorn Brae property. Areas 2 and 3 were part of Bella Vista.

Areas 2 and 3

Areas 2 and 3 were part of one of the first new properties acquired for redevelopment, secured even before the public sale of lots.¹⁸ Notably, the new owner of the ground was an army man, Lieutenant-Colonel Humphrey Graham. Perhaps it needed his presumed experience of difficult conditions to settle in what must have then been a village as devastated as any in a war zone, with only a few solitary buildings left standing and a desolate handful of inhabitants. (That Duddingston House was let, at the same period, to Francis, Earl of Moira and Commander-in-Chief of the army in Scotland, may also have had something to do with it.)¹⁹

Graham obtained a large area at the west end of the main street, and, in 1801, constructed his house well above its path.²⁰ The height of the new villa's site, its curving drive and large south garden all combined bolster the Graham family's privacy, which was as well-protected on the north and west as on the south by seven acres or more of the slopes the Colonel had also acquired. By the end of 1805, he also appears to have bought most the land between his property and that of Scott, except for one strip. These acres of rough grazing took in areas 2 and 3 and, though it has not yet been confirmed, probably the, as yet, unbuilt site of Mackay's Buildings (and the

future close).²¹ What may have been the ruins of former dwellings on the street front still show on this property on a plan of 1817.²²

Area 1

Area 1 was bought a few years later, part of six plots purchased in 1805 by James Scott, a wood merchant in Leith (the westmost, that of Hawthorn Cottage, directly from the Abercorn estate).²³ Whatever use the plot had been put to before, from that date onwards it remained an unbuilt, open area.

By 1817, Scott's villa, Hawthorn Brae, was erected and the gardens laid out, with one main area around the house, and another L-shaped enclosure (area 1), west of it, to which a path led through the boundary at the point a doorway still exists today. The plot containing Hawthorn Cottage also had the same boundaries as today, but a close led up its east side to a yard and building at the rear, where its present gardens are. (This may have contained stabling for Scott's villa, since there was no structure other than the small villa itself within the main grounds until the twentieth century.)

Unlike Graham, Scott meant his villa to be seen. On its slight eminence, it sat firmly in the centre of the site, with a sweeping drive on either side. It may be that the west enclosure (area 1), was designed as one large garden or retreat, or as a plain kitchen garden tucked away out of the family's view. Scott may have wanted to be seen: it seems he was equally determined that his own view should not be spoiled. By 1817, he had also purchased five plots, all those that directly faced his house, on the south side of the street, and they remained unbuilt, until the second half of the twentieth century.²⁴

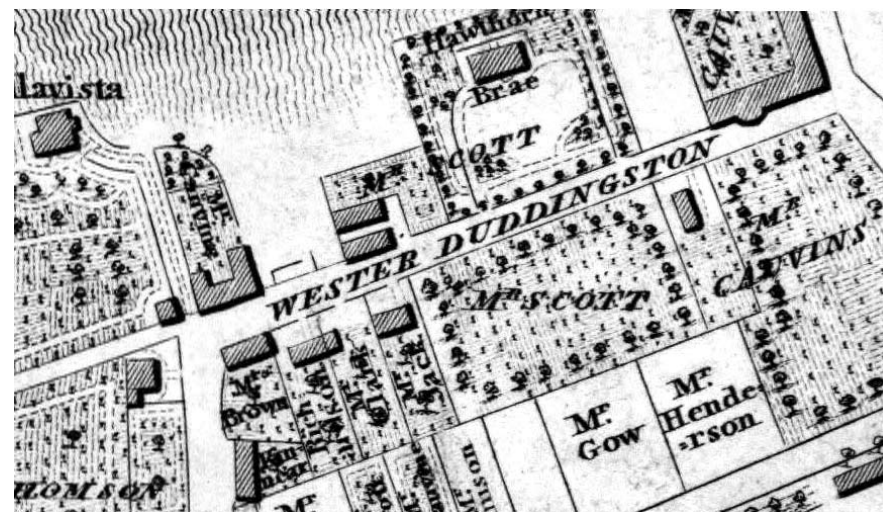
The close

In these first years of rebuilding, no close existed, none being needed, but its future line was set by an awkward property division. Here a third proprietor briefly appears. Louis Cauvin was, like Graham, already in possession of the ground between Graham's and Scott's before the public sale. Unlike Graham, his obvious prosperity after the long years of war was less accountable. A Frenchman who had taught his language in Edinburgh for many years, by the 1800s Cauvin had amassed sufficient funds to buy a considerable amount of property in Duddingston and elsewhere.²⁵ As well as the ground east of Bella Vista, by 1817, he also owned all the plots east of the east street (containing the largest group of remaining older buildings),

as well as eight on its west, between the north and south streets.²⁶ (This last group also remained as one great gardened space until the late nineteenth century.)

By 1805, Graham had acquired most of the adjoining ground belonging to Cauvin, all but one strip, one plot wide, that now contains Poplar Bank and the former dairy. Though it jutted, no doubt irritatingly, into the Bella Vista property, for a decade or so, it had only a u-shaped range of buildings on its front, most likely a survivor of the older village, so would have had little effect on the family's privacy. This boundary between Graham's and Cauvin's land set the line of the future close's west side. The other side, now Graham's, stayed empty over this first period of growth.

4 Detail of the areas in 1817 (from Kirkwood's plan)



1817 - 1849: the Logans and Grahams

In the first half of the nineteenth century, the new villagers of Duddingston settled into the village's new form and character. Stone walls went up round every plot, some too high to see over, some low enough for their fellow dwellers to admire the appearance of both new-built house and formal garden through elegant ironwork railings. The construction of the Radical Road around the park in 1820 helped bring slightly more visitors than, necessarily, were wanted: the minister in 1841, writing in defence of his parishioners' habits, stated that though four taverns might be thought too numerous for such a small settlement, 'these ... depend more on the population of Edinburgh and this accounts for their number'.²⁷ Next, 1826, a railway was constructed to take coals from the nearby mines, with its line just skirting the south bank of the loch.²⁸ In 1832, Robert Chambers was reporting: 'The village ... consists of only a few scattered cottages of a humble character and a number of cottages *ornées*, the country residences of opulent families, generally connected with the adjacent city.'²⁹ This mix is confirmed by the 1841 census, where those of independent means are counter-balanced by a wide range of trades and, still, many washerwomen.

Whether the two groups - cottagers and villa dwellers - did ever mix in fact is a matter for conjecture, but the slight evidence there is says not. Almost all servants came from outside, brought with the incoming families or hired in Edinburgh. The other link of the time between rich and poor, besides employment, was the kirk, but that too showed little sign of cross-connections. Commonly, those of status (financial or otherwise), in a parish served as members of the Kirk Session, men who, through their duties, came to know the people and be known by them (the neighbouring estate of Prestonfield's owner, Alexander Dick, for example, had served as an Elder in 1754). But when the minister drowned in 1805, with only three elders still serving, the new minister, John Thomson, a young man more renowned for his painting and his friends than his preaching and pastoral care, chose to make up the number with four Edinburgh lawyers of his acquaintance (including the famed Walter and his brother Thomas Scott, the Duddingston estate's factor). Louis Cauvin did later become an elder, but not Graham or Scott (of Hawthornbrae).³⁰



5 Duddingston in 1817
The areas are coloured yellow

6 Duddingston in 1849 (based on the Ordnance Survey map of that date).
Buildings in red have been constructed since 1817



Area 1

The only change in area 1 over this period was one of ownership. In 1826, the 'VILLA at HAWTHORNBRAE, at Wester Duddingston, containing dining-room, drawing room, four bed-rooms, dressing-closet, water-closet, and three attic rooms, with a kitchen, washing-house, pantries &c.', had been put up for sale by Scott.

The ground, which measures two English acres is substantially enclosed and neatly laid out, and there is a stable and coach-house belonging to the property and also two cottage houses in the village.³¹

In 1833, the property was for let 'at moderate rent,³² and by 1841, it had passed into the hands of George Logan, a solicitor with an English wife and a young family of two boys and a girl. Logan kept house with two live-in servants, and possibly others living out in the cottages around.³³

Areas 2 and 3

Similarly, there was little change areas 2 and 3, other than their south boundary being established when the empty site next to Hawthorn Cottage was at last built on by the Grahams. A second line just north of the boundary is shown on the OS map of 1848, that follows roughly the north face of the present byre, together with a planted strip along all of the boundary's length (where the small treed bank of scrub is today).

The now ageing Graham family still owned and lived at Bella Vista. Humphrey Graham had died in 1834, but his widow Isabella (70), and her two unmarried daughters, Margaret (39), and Amelia (38) remained there with two live-in servants (when only Amelia was at home; when in 1851 mother and all daughters were present, four servants lived with them).³⁴ In their own garden, the rough grazing was pushed further from the house by taking in a triangle of it on the villa's east side as more garden, and enclosing this with a door or gateway through to what would be area 2. (The fields were let, but not perhaps this part.³⁵)

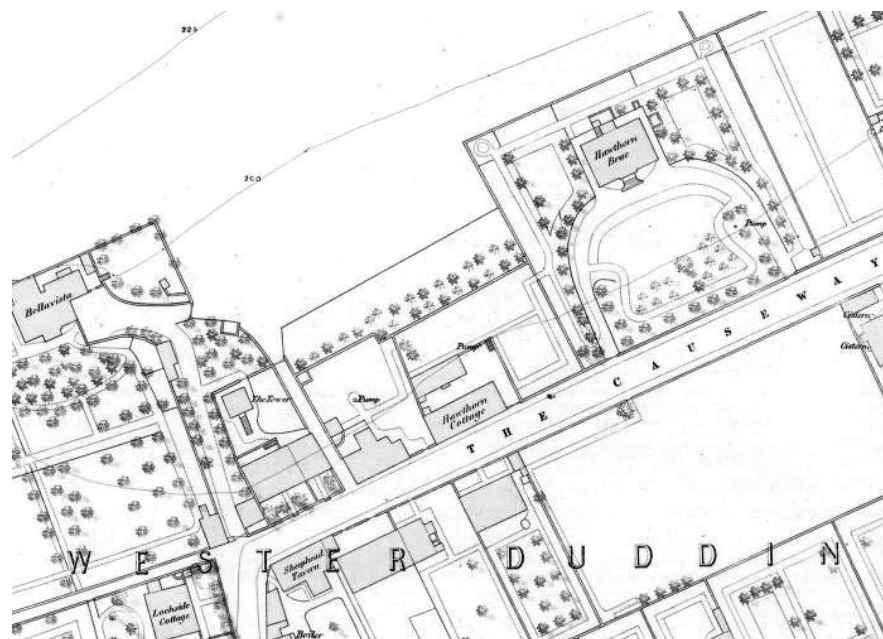
The close

By 1848, the (probably) old courtyard range on Cauvin's strip had been demolished and replaced by the present buildings (Poplar Bank and the dairy). Behind these, Cauvin had built a small tower, a folly whose height of

three storeys is said to have agitated the Grahams, causing them to raise the wall between the properties to maintain their privacy.³⁶ Its erection also led to the need for a close, that is, a way to get to it from the street without passing through the Grahams' land, and from then on the close appears on all maps and in documents.

Cauvin died in 1825, bequeathing his now considerable property for the maintenance of the sons of teachers and farmers (or, 'failing [such], the sons of respectable master-printers or booksellers, and the sons of respectable servants in the agricultural line').³⁷ The Grahams then acquired the strip and it remained part of the Bella Vista property until the twentieth century.

7 Detail of the areas in 1849 (from the Ordnance Survey map of that date).



1840s - 1870s: the Logans and the Grahams

In this period, it could be said that the Victorian era and its rage for improvement affected almost everything but Duddingston. The railway line passed within a mile of it, the Queen's Drive of 1856 circled the hill above it, and, on the east and west, Edinburgh's suburbs spread towards it, but Duddingston itself saw little change, other than an even wider range of inhabitants, lodging there while working in the mines, mills, brickworks, potteries and glassworks that were growing all around. Notably, throughout the century or so of records, very very few of the village's older inhabitants were ever born there, despite, perversely, the remarkably few changes in ownership.

Area 1

Again there is no change, other than the ageing of the Logan family. By 1871, George was 71, his wife, 78, and his children (all still unmarried), 44, 35 and 41. Logan, born in Berwickshire, had thrived: Deputy Lieutenant of the County in 1851, a W.S. and Chief Clerk of the Court of Teinds. One of his sons became a Fellow of the Royal Physical Society, and involved in Water Colour Printing, the other followed him into the Court of Teinds, becoming its Keeper of Records.³⁸

In Hawthorn Cottage, the Hannah family (mother, from Ayrshire, four small children and her sister-in-law), were living in its five rooms in 1851. Ten years later, it was James Patterson (52), a Chelsea Pensioner and his wife, both from Fife.³⁹

Areas 2 and 3

There was slightly more change at Bella Vista. Isabella Graham, born in Edinburgh, died in 1853, then her daughters (both born in Inverary), Amelia in 1865, and lastly, in 1867, Margaret - the last liferentrix of the property.⁴⁰ In 1869, this 'Desirable Property ... beautifully situated near the Loch' was advertised for sale. As well as the house (of two public rooms, four bedrooms, a kitchen and servants' rooms), the advertisement made much of

The Garden, which is fully an Acre in extent, [and] is in good order, and well stocked with Fruit Trees; and the Grounds are ornamented with a number of rare and valuable Pine Trees.

8 Duddingston in 1849.
The areas are coloured yellow.



9 Duddingston in 1876 (based on the Ordnance Survey map of that date).
Buildings in red have been constructed since 1849.



Even the areas 2 and 3 get a mention: 'The Property includes a Field adjoining the House, of about seven and an half Imperial Acres in extent, and a Dwelling-House and Garden a little to the eastward of Bellavista House known as the Old Post Office'.⁴¹ 'So retired a Residence within easy access of Town is very seldom to be met', the advertisement concludes.⁴² (The rental was £42, and the 'Upset Price', £2, 200.)

On the property itself, a stable block with a little yard in front was constructed immediately north of Cauvin's tower, perhaps to hide it even better from view (presumably post-1869, for it is not mentioned in the advertisement above). More peculiarly, for an unknown reason, a path was also made (post-1846) from the villa, by the newish east gate, to the back garden of the newish house (the 'Old Post Office'?), next to Hawthorn Cottage.⁴³

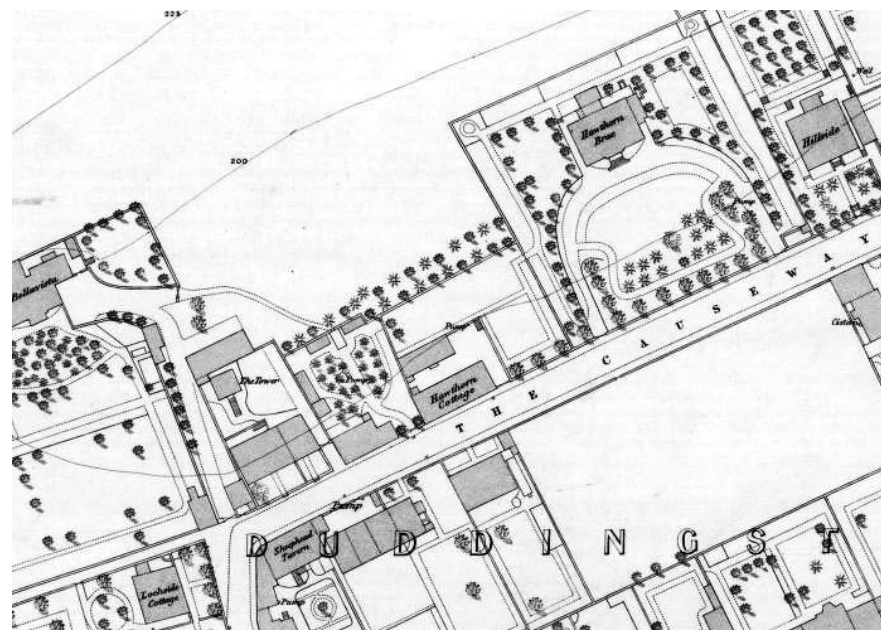
The close

By 1871, the closefoot is shown as closed to the Bella Vista grazing, and the tower alone has entry from it (though the tower's ground also appears to have been, in effect, the back garden of the future dairy).⁴⁴ In 1851, David Denholm, an Engine Smith from Edinburgh lived in the tower with his wife (from Haddingtonshire), while Poplar Bank (a name that then appears to have covered both adjoining buildings and perhaps the tower), in 1861 contained five houses, two of three (windowed) rooms, two of two rooms and one of one room. Of the seventeen inhabitants (who included a woodcarver, a corn factor, a forgesmith, a grain miller, a gardener and a grocer), only one adult, Agnes Denholm (27), had been born in Duddingston.⁴⁵

1870s - 1950s: Mrs Sanson and the Mackays

By the late 1870s, the rest of the world had at last caught up with Duddingston; indeed it landed on its doorstep with horns blaring when a new road was cut through the ground north of the kirk to join up with the Queen's Drive. After roughly half a century of isolation, the village found itself - ready, able, willing or not - to be now a through-route for Edinburgh's traffic, a town of which it was soon, officially, to become part.

There had already been some small changes; villas refaced and extended in the more rumbustious taste of the time. Now one of the large



10 Detail of the areas in 1876 (from the Ordnance Survey map of that date).

sites that had been left as garden ground since the 1800s (the one originally Cauvin's on the west side of the east street), was built on, and, just after the First World War, two new villas were erected (Gateside and Craigneuk), on the west side of the village, and a simple unobtrusive tenement of 1929, opposite the close.⁴⁶

Then came three decades of near stagnation in Duddingston and in Scotland as a whole: high unemployment, another World War and an economy in crisis.

Area 1

In 1876, the Hawthorn Brae land passed to Margaret Sanson, an Edinburgh widow of 68 who lived on the income from rents of other houses that she owned. Sanson was the sister of David Laing (1790-1878), a celebrated Edinburgh bookseller and antiquarian, the first Hon. Secretary of the Bannatyne Club and from 1837, the Keeper of the Signet Library.⁴⁷ (Latterly, Laing himself lived at Portobello, only a mile or so away.) She took up residence with a nineteen-year-old cook from the Borders and a housemaid, from Edinburgh, of the same age.⁴⁸ Having presented a new organ to the kirk in 1879, then paid for the chancel's rebuilding and enlargement,⁴⁹ and made some 'fruity' additions to the house,⁵⁰ in 1893, she died, leaving the property to the Edinburgh Medical Missionary Society.⁵¹ During this period, the rear block behind Hawthorn Cottage was demolished, and, no longer part of the Hawthorn Brae property, the cottage itself was divided into two, the west half of which being then raised by one storey.⁵² Area 1 itself was unchanged.

Areas 2 and 3

The Bella Vista property, including areas 2 and 3, now altered significantly. It too changed hands the same year as Hawthorn Brae, bought by George Mackay (43), a brewer at St Leonard's Brewery, with a large young family.⁵³ By the 1890s, Mackay had made extensive alterations to the villa itself, which, most prominently, acquired an ogee raised roof over its centre part, and an enlarged, improved gate lodge at the foot of the drive. More crucially, a large area of grazing ground was enclosed in five parts: one being area 2; another area 3 in a slightly larger form.⁵⁴

Area 2 now had three entrances; from the close, from the old Bella Vista stable yard, and by the old gateway from the house. By the late 1890s, it was used as a bowling green,⁵⁵ and its south boundary was now partly formed by a new-built byre's wall (see below)..

Area 3 connected to a completely new courtyard that Mackay had formed partly on the triangle of ground on the villa's east (taken into the garden in the 1820s or 30s), and partly on the former grazing. Two small buildings were erected in line with the old stables' east gable (a little later, joined by a decorative billiards-house on the court's west side), with an entrance between them to the newly enclosed area. Its north side was lined with buildings from whose west gable a path led back, behind the new court's buildings, to the rear of the villa. A long narrow yard filled the south

- 11 Duddingston in 1876.
The areas are coloured yellow.



- 12 Duddingston in 1895 (based on the Ordnance Survey map of that date).
Buildings in red have been constructed since 1876.



side of the enclosure.

Mackay died in 1899, and his unmarried daughters, Marion (35), Abigail (33), Isabella (28) and Agnes Catherine (22), all resident at Bella Vista, were left joint liferent of the property until they married. In 1906, it was established that the property was part of the capital of a co-partnership that George and Joseph Mackay, brewer, had set up together, and, in 1909, a bond for cash credit of £52,500 on the property was taken by George Mackay + Co Ltd, brewers.⁵⁶

The close

The Mackay era had as strong an effect on the close as on the areas. By the 1890s, the tower was demolished, and the dairy actually became a dairy. A milking shed or byre and a stable were built on the old south boundary line of area 2, both entered from the close, and the dairy itself gained a small extension on its north. It is probable that the hard surfacing was laid at this period.

On the east side of the close, the existing house was demolished and replaced by a double block of eleven small houses, with a shop on the ground-floor corner, together known as Mackay's Buildings.⁵⁷

1950s - 2000: Robert Matthew and Percy Johnston-Marshall

From the end of the second World War to the present day, Duddingston has changed little. A finger of the city's growth at last reached its boundary on the east. New houses joined up to the buildings on the south-east corner of the east street but, tied to a larger whole (a scheme that spread from the back of Restalrig to Portobello), they had little effect on the hamlet as such. Physically, visually and communally, they were outside its bounds. Some years later, a small group of even newer houses were slipped in on the east side of the short remaining length of the old north road, but the situation there was different. In every way, these were decidedly within the bounds, and though, in any other part of the village, their design would have caused a significant disruption of the overall aesthetic, in this particular corner, set slightly apart by the changing levels, and surrounded by remnants of the older settlement, instead their form arguably added a certain vitality to what might otherwise be a too proper, static place.

13 Duddingston in 1895.
The areas are coloured yellow.



14 Duddingston c.2000.
Buildings in red have been constructed since 1895.



In March 1975, Duddingston was declared a Conservation Area, with all the legislative protection that implied. This did not prevent the development of the last large gardened site (other than the areas), opposite Hawthorne Brae, and originally belonging to Scott, nor did it stop the building over of the close leading to the rear of Hawthorn Cottage (first by a garage). With none of the simple proportional strength and clean detailing of their precedents on the street - whether early cottage, 1810s villa or 1920s tenement - and, at base, merely by filling previously unencumbered space and blocking views, these new additions have caused some erosion of the Causeway's general aesthetic. Some brutal refurbishment was also carried out on the earlier structures on the east street, and on the west street cottages behind the Sheep Heid Inn were demolished and replaced by a blank, asphalted area.

But the greatest change in the last few decades has undoubtedly been the phenomenal rise in the price of property. As a result, all Duddingston houses, small or large, old or new, have become far far beyond the means of the vast majority of the population. Socially and functionally, this has had a drastic effect on the tiny settlement, too small and much too attractive to withstand market forces. Gradually those of lower income and all small businesses and shops sold out. The 1804 sale promised the availability of vegetables 'from the gardens of Duddingston', of fresh milk, butter, chickens and eggs. There was a school master and schoolhouse in the village. There were tradesmen, gardeners, dressmakers, shoemakers, almost everything a household could want, all within the four short streets. Now the dairy closed, the school had moved, the only shop was a tiny chain store on Duddingston road, and all but the bare necessities had to be found elsewhere. Only the Sheep Heid Inn, the kirk, its hall and, to an extent, the manse remained in non-domestic use.⁵⁸

Areas 2 and 3

In 1954, the break up of the Bella Vista property began with the passing of seven acres of ground from George Mackay & Co. to the City of Edinburgh (with the agreement of the two surviving, still unmarried, Mackay daughters, Abigail (88) and Agnes (77)).⁵⁹ Four years later, Poplar Bank (the west part), and some of the back garden ground were sold to the Rev. William Riach and his wife,⁶⁰ then, following Abigail's and Agnes' death, Bella Vista itself was put on the market.

The buyer, Robert Matthew, a well known architect, was then acquiring property as an investment on behalf of his architectural practice, much as Mackay had before him, but unlike Mackay it was not also for his own use. His friend, Percy Johnson-Marshall, instead took possession and eventually, in 1967, also took ownership, buying up the dairy and almost half of the Mackay-Buildings houses in his own right in 1970,⁶¹ and turning the former billiard house at Bella Vista into his studio. Area 2 became a tennis court and Area 3 became known as the paddock.⁶²

Area 1

A similar break-up of property occurred at Hawthorn Brae. The villa itself was for long a residential home of one kind or another (used in the 1950s by the Polish Red Cross).⁶³ In 1964, Matthew bought area 1, again on behalf of his company,⁶⁴ leaving it untouched for the remaining years of his ownership. Now divorced from the villa, with no means of entry, it sat secret and unused behind its walls, each year becoming more and more overgrown.

The close

As for the close, Marshall acquired it with the dairy, its byre and stable in 1970, and four houses in Mackay's Buildings. From 1954, Waverly Taverns (the renamed George Mackay & Co.), had been selling off houses in the Buildings, and having now almost half, Marshall acquired the rest and organised improvement grants to upgrade the whole.⁶⁵ The shop on the ground floor closed. The dairy, now a house, was again extended slightly to the north.

2001 - 2007: Duddingston Village Conservation Trust

In 2001, the areas were put on sale along with the rest of the Bella Vista property on the death of Marshall's widow. With any property in the village bounds now fetching an astronomical price, their attraction to developers was obvious. In most circumstances, the erection of an expensive house or two would cause little problem, but in tiny Duddingston, whose survival was so rare and whose character was so deeply bound in a balance between built and unbuilt ground, even one more house would have been too much in a street whose integrity had, spatially,

already been undermined. The villagers, therefore, appealed to the National Trust of Scotland to acquire them, with funding from a bequest left by a Duddingston resident, Miss Christina MacNiven, to be used exclusively in connection with the village and its history.⁶⁶ This was done.

Today, the areas are redressing some of the less welcome changes of recent days. Area 1 has become a community vegetable plot (cultivated by all, the produce for the use of all), and once again vegetables are available 'from the gardens of Duddingston'. Area 2 is now a place where the children can play and adults gather (with a marquee erected when necessary); in effect, it is acting happily as the 'green' that villagers have long been without. Area 3 is still disused, but the intention is to fill it with the potting sheds and frames essential to large-scale gardening, and the seedlings raised to be used not only in the community plot but also in the now open garden created by the Drs Neil between the kirkyard and the loch. Indeed, it is hoped that a closer link can be made between these two very pleasant spaces, the one being used to introduce visitors from outside of the village to the other.

To achieve this, all that has been necessary was the blocking up of the gateway to Bella Vista's old stable yard, the fencing off of the area around the now dangerously derelict byre, and the (reversible) introduction of a timber stair from area 2 down to area 1 (there now being no other way of entering them). The walls still need repaired (especially the collapsed part on the east), but that is in hand (see the fabric survey for details). The byre also needs made good (and a lavatory may be introduced).

In all, with the minimum of intervention a considerable contribution to the conservation of the quality of Duddingston has been made.



16 *left*: Area 2, with marquee, looking north, August 2007.



15 *above*: Area 1 with new stair, looking east, August 2007.



17 *right*: Area 3, looking west, August 2007.

The Duddingston Aesthetic



18 Jacob's ladder, the path up the slopes just inside the park wall (on its other side are the Bella Vista grounds).



19 The old west entry to Duddingston

Duddingston is, in essence, the epitome of early-nineteenth-century romanticism, but of a particularly Scottish Presbyterian kind. The rough, 'wild' heights of Arthur's Seat in all their sublimity lie on one side, the waters of the picturesque little loch are on the other for those of gentler sensibility, and in between is the tiny patch from which both can be viewed while sitting comfortably in homes designed for the most civilised and mannerly life that the moderately rich of the time could construct for their families. Not draughty gothick mansions, but small, plain, well-appointed villas, neat, practical and unostentatious. Now as then, Nature tamed - in and outside of man - sits safely enclosed with Nature untamed all around.

'Enclosure' is, arguably, the key word in understanding the hamlet's character. Duddingston itself is a safe enclosure, surrounded by protective walls at the other side of which Nature - to an extent - rules.⁶¹ Within these walls are more walls: smaller enclosures, each filling in the rigid formal framework, laid out by the streets of 1804; one for each family or group. All are sufficiently large to contain both house and garden, all are of varying size, and, from almost all these highly cultivated plots, either the bare hill or the reeded loch can be glimpsed. In Duddingston, even the houses themselves, with their (for the most part), elegantly austere frontages, appear as yet more walls within walls; the smallest enclosures of all in which

the intimate, private life is led. In Duddingston, there is no blurring of the lines between 'here' and 'there; all are clearly and precisely drawn.

If the key word is 'enclosure', its companion is 'entrance'. Duddingston is a place of entrances, of thresholds to be crossed. Each successive space can only be glimpsed, not seen in its entirety until within. It is not a place of great open spaces; these lie outside, as great and as open as anyone could wish. Nor is it a place of wide showy entrances. The Duddingston aesthetic is one of small, unpretentious but carefully detailed doors and gates. Filled with graceful ironwork, the one frippery the first of the villa-owning villagers allowed themselves, their





fine black tracery delights as well as guards. Just as, from the streets, there are glimpses of the wilder world outside, so through entrances there are glimpses of the private worlds within. Spatially, the village offers the excitement of surprise and anticipation; constant opportunities to cross the line from one experience to another partly hidden, with always the promise of something quite different.

Three constants tie all these enclosures within enclosures together. One is stone: stone walls, stone paving, stone buildings (for the most part), stone roofs. The second is greenery. On each of the four streets, the bare strength, heaviness and texture of plainly detailed stone walls are juxtaposed to the delicacy, colour and curve of greenery that overflows from every garden they conceal. The third is space itself, or rather, spaciousness and its variations. For every narrow stretch of wall and house close by another, there is a long stretch with one isolated building in its centre. For every house hard on the street line, there is another with a small front garden, and another so far back within its grounds it can hardly be seen. The spatial constant is inconstancy within the straight road walls.

Unintentionally, a restrained and satisfying composition of simple planes has been formed that melds the rigid street line and the far from rigid space behind harmoniously together. In all space between, the greenery; and in all space without, the 'wilderness'. That, arguably, is the village's aesthetic.



20 *above left*: The south street from its east entrance.

21 *below left*: The south street further west.

22 *above right*: The east street looking north.

Summary

The strongest characteristics of the village as a whole (excepting only the rear yard of the public house and the new houses in the north-east corner), are

- the whole has clear bounds of stone walling (or of water);
- all streets within are bounded on each side by stone walls, that also
- enclose every individual property entirely;
- there is no imposed uniformity of enclosure size, but
- an unintentionally balanced mix of frontage widths and heights in each street (that is, taking both sides, there is at least one long stretch of high walling, one or two short stretches that may be lowish or high, and the rest somewhere in between);
- all entrances to property enclosures are absolutely no larger than the minimum necessary for one person or one carriage (or car) to pass;
- all entrances are clearly marked (but in an unostentatious way), and
- almost all are emphasised and partly masked by greenery;
- all views into property or beyond it are obscured to some extent by a slight change in line (horizontal or vertical), or by greenery, or by both;
- the only completely open views within the village bounds are within and along the four streets to their ends (but no further);
- the austere palette of materials is limited, with the most minor of exceptions, to
- stone (for all construction visible from the street, horizontal or vertical), and
- very high quality, decorative ironwork (for gates, railings and so on).

The strongest common characteristics of the village buildings (in their original form)

- each structure, whether on the street or off it, is a plain, simple rectilinear block of one or two storeys with a pitched roof (the kirk being the one exception);
- there is no imposed uniformity of size or positioning of blocks from property to property.

23 An example of the fine ironwork found throughout the village



The Areas, the Close and their Qualities (intentional and otherwise)

The three areas and the close are no more - or less - than one variation of the Duddingston theme of enclosures and entrances. The four enclosures are each complete in themselves, each has a clearly marked, simple but well-detailed entrance (or entrances), and each, a different size, has its own strong and individual character. All conform in every way to the aesthetic parameters summarized above.

Area 1



This ties physically and visually to the settlement's domestic core, part of the line of houses and gardens that has existed, continuously, from the 1800s, and well before that.

Walls between the areas and the cottages on the south and west are relatively low and rhythmically linked, whereas that to the north (and area 2), is more of a much higher, protective shield for the whole domestic range (from Hawthorn Brae to the close), cutting deeply through the contour lines. The cottages themselves are a constant presence; not necessarily

as exposed to view as they are today, but always able to be glimpsed, if only as a roof ridge or a chimney.

The only extraordinary feature here is the wall on the street, an unbroken length that since the 1800s has given area 1 the particular air of a hidden, near-but-unattainable domain (though the reality may well have been prosaic). Also, the east wall's peculiarly inept brick construction has a definite individuality, especially at its meeting with the doorway to Hawthorne Brae (reinforced by the equally peculiar heaviness of the door itself, and its runner).

24 *left*: looking west from area 1

25 *top right*: the north wall of area 1, with the roof of the byre

26 *below right*: the east wall of area 1, with the door to Hawthorn Brae grounds





27 *above* looking west and east along the length of the Hawthorn Braer wall
 28 *below* looking south-west from the scrub bank in area 2 down onto the back of the cottages. The byre gable is just visible in the centre of the picture.

Area 2

Area 2 has neither the domestic propriety of the village streets nor the 'wilderness' of the park, but holds a balance of its own between them.

There has been considerable human intervention here - the enclosure itself for a start, and the levelling of the ground - but once that was done, interference appears to have been very slight. The composition, in essence, has been entirely consistent, made up of a simple, horizontal plane, uninterrupted by structures or planting; first bowling green, then tennis court, now rough cut grass. This is enclosed on three sides by walls and on the fourth (the south), by a strip where, seemingly, only the lightest restraint on nature has ever been exerted. The scrub bank here appears to have been just that, even before enclosure. Not levelled with the rest of the ground (it falls towards the boundary wall), its trees mask both the front houses (already distanced by the fall in height from area 2 to area 1), and the byre, and accentuate areas 2 and 3's separateness from them. The byre itself, an extraordinarily unassertive structure from everywhere but the close, is, perceptually, no part of this space, but simply a roofed length of wall that partly forms the boundary.





Of the other sides, two (the north and east), are plain walls. Little can be seen over the east except trees. Over the north wall, the slopes of the park rise up (area 3 is hardly visible). The last (the west), is where all paths and entrances are concentrated; the path in from the street by the close, the (now closed off) path to the old Bella Vista stable yard, the path through to the villa itself, and the gate to area 3. An impressive large tree marks, shields and partially conceals the entrance from the close (as does a large bush the gate to area 3). If at all possible, the iron-gated doorway to Bella Vista should be retained as it is (i.e., not blocked up), as the confined glimpse through to

the garden there acts in perfect visual counterpoint to the openness of area 2 itself.

This area's quality of simple enclosure is at present being undermined by the fall or demolition of the eastern boundary wall at its south corner, but will be restored by its rebuilding. The partial clearing of the scrub in the same corner, and the opening of the south wall to allow passage down to area 1, is understandable as a practical necessity but regrettable, as it changes the long-established nature of the area; that is, the contrast between the unnaturally flat and open space and the bank of 'natural' scrub, together with the strong visual separation of the two areas (and the cottages). Allowing the scrub to grow back, except for a narrow, preferably oblique pathway through would help; a stair in or by the byre would be even better; acquiring the right to a pathway up the Hawthorne Brae side of the boundary, and using the old door as entrance, would be best of all – but undoubtedly most costly.



29 All views from area 2





30 left: area 3, looking west past Bella Vista's roof.

31 right: looking up and down the close



Area 3

Area 3, though now disused, has been since its enclosure a utilitarian outpost at the settlement's very edge, and, in its remnants of structures and hard surfacing (setts), still shows signs of this. Its main quality, arguably, is as an enclosure just inside the line, one that, by being interposed between area 2 and the unsettled world outside, protects and ensures the middle area's tranquillity.

The close

Just as the delicately curving lines of ironwork contrast in a very satisfying way to the solid mass of stone walling all around, the one's qualities enhancing the other's, so the complexity of entrances, and above all the tantalising pathway offered through to the unseen realm behind, enhance, by contrast, the overall simplicity of Duddingston's territorial divisions. In the village, generally there is either the public space of the street or the private space of the individual (family or group), with a wall between the two. A close, in contrast, is territory whose use is shared by agreement between the owners of all property adjoining it: it is not a public way, nor is it quite private. Here and here alone, the individuals within the community act, spatially, in concert with each other by their own decision (as opposed to the decision of the village - or town - as a whole). This gives all closes a vitality and





individuality that no street (ruled by one authority, the public body), or private path (ruled by one authority, the individual), can achieve.

This specific close benefits from being on a south facing slope, that both intensifies the light and gives added interest to the view (giving even stronger focus to the downwards perspective, and partly concealing the upwards). The slope also turns the eye more than usually to the ground which here is rewarded by a rich textural finish: two parallel lines of shallow stone guttering, with a patchwork of stone slabs and setts at their sides, all sprinkled by tiny tufts of greenery.

On each side, vertically, a particularly intense (unintentional) composition of planes and possibilities within a very short straight length. On the east, there is first the high gable of Mackay's Buildings, with a doorway to the former shop (blocked by two stone slabs), then a length of wall, then a timber lean-to [stable?], then the entrance gable of the byre with the pier that marks the close-end attached to its corner. On the west, the Dairy gable, its extension, the remains of what was once the garden, now with a little greenhouse, then the old Bella Vista stable's gable.

Summary

(whilst first conforming to the summarized parameters of the aesthetic of Duddingston as a whole),

- area 1's quality is dependant on the plain stone (and brick) enclosure walls and is domestic in character
- area 2 is compositionally a single, unbroken horizontal plane

artificially maintained, contrasting to a bank of lightly restrained, treed scrub on the south, more sporadic, informally arranged greenery round its other edges, and a large tree dominating and shielding its south entrance. All openings and pathways are on its western side.

- the quality of area 3 is again dependant on the plain stone (and brick) enclosure walls, and is utilitarian in character.
- the close qualities are those unintentionally acquired by shared use over time that, arguably, can never be intentionally replicated or recreated with any degree of success.

Brief Notes

a] on the brickwork

A number of bricks from the collapsed area of the east wall and from excavated pathways are at present stacked in area 1 for reuse. By far the greatest number are handmade - flat with no frog - and without maker's marks, as might be expected from the wall's probable early-nineteenth-century date.

These most probably came from one of the Portobello yards which, by the end of the eighteenth century, were producing a considerable output.⁶⁷ William Jameson is said to have opened the first (c.1765), then a second (c.1790). Both closed soon after 1810. A third of roughly the same date was opened by R. and R. Dickson.⁶⁸ Any one of these might have been the supplier of the unmarked, handmade bricks.

Of the marked bricks inspected (from a brief and by no means comprehensive examination), the most interesting mark was that of William Hunter, Portobello. Hunter took over the Westbank brickwork, in the Figgate, in the mid-nineteenth century, though the brickwork itself was begun in 1770 (under Anthony Hillcoat, a bricklayer from Newcastle; the intermediate tenants were Robert Hay (post-1803), Alexander Guthrie, and (post-1847), George Ingram). Hunter's tenancy ended in 1880, so his bricks are probably those of early repairs.

The other long-lived brickwork was on the Abercorn estate, opened c.1790. Its tenants were, in chronological order, Hamilton, William Creelman (c.1807 onwards), Allan Livingstone (post-1845), Thomas Thorton (post-1882), and Turner (post-1893). No bricks with any of their marks were found.

Marks on a number of relatively modern bricks were those of the equally nearby Niddrie works, and of the Whitehill Brickworks (near Banff), which was disused by the 1960s.

b] on neighbouring stone quarries

Baird remarks on a stratum of freestone found on either side of the Salt pans at Joppa, that, being exposed to view, was very easily extracted in the eighteenth century. Just west of these, a second quarry opened towards the century's end, and a third, the largest, started south of Joppa and close to Easter Duddingston. The quality of its beds seemingly varied from fine-grained and compact to friable and 'composed of large loosely-cemented quartzose particles, while small strata of limestone and ironstone frequently occurred, intermixed with several coal seams'.⁶⁹ Though used for most of the earlier buildings at Portobello, the stone was disliked for the 'inequality' of its grain and its tendency to discolour due to the presence of iron ore.

c] on the decorative ironwork

On a very brief survey of the ironwork decorating the Duddingston street-walls, it consists of two basic types. The first, presumably the earlier, from roughly the 1810s to 1830s (?), is designed with narrow, finely curved elements (see fig.23). The second type, though also pleasant, is much heavier and cruder in comparison, and has obviously been produced from the same casts in great numbers. Aesthetically, this matches the building work of the mid- to late-nineteenth century. The gate in the west wall of area 2 is of type 1, and the gate from area 2 to 3, of type 2 (as might be expected of their presumed origins).



33 *above right*: a selection of the bricks in the area 1.

34 *below right*: probable original position of gate at close end (note pin).

Notes

- 1 The village's existence from about the twelfth century is well documented (earliest parts of its parish kirk also date from then), but remains of much earlier settlement on or around its site have also been found. In 1775, when the loch was dredged, 'large tynes as well as wrought implements of deer's horn ... [and] a heap of beautifully leaf-shaped bronze swords, spear heads of plain and ornamental pattern, rings and staples and other relics of bronze' were found near the north shore (Daniel Wilson, *Reminiscences of Old Edinburgh*, Edinburgh, 1878, vol.II, p.158), and in 1846, in the construction of the Queen's Drive 'almost directly above the Loch', two 'leaf-shaped' bronze swords were found, above Samson's Ribs, a cinerary urn, and east of that, five bronze swords, a 'cup or lamp' and two bronges 'celts'. Bronze bucklers are also reported to have been found 'in various places', as well as stone cists and querns, bronze vessels, earthenware, horn ornaments and beads of glass throughout the extensive parish. (See the *Proceedings of the Society of Antiquaries of Scotland* (new series, 1882), vol. iv, pp.419-429, and William Baird, *Annals of Duddingston and Portobello*, Edinburgh, 1898, pp.9-14.)
- 2 *The Statistical Account of Scotland*. John Sinclair (ed.), Edinburgh, 1796, vol.18, p.361.
- 3 Summary of the contents of the Abercorn Papers (D/623), Public Record Office of Northern Ireland
- 4 John Gifford, Colin McWilliam and David Walker, *Edinburgh*, 1984, p.561. The grounds were laid out c.1768 by James Robertson.
- 5 *The Statistical Account*, *op.cit.*, p.360.
- 6 Neither Roy's map of 1746, nor another undated map of the eighteenth century are intended to be exact in their placing of buildings, but both show much the same general distribution of them on the village's south side.
- 7 Since the pre-1805 village was neither ordered, regular nor so intensely built up a continuous front could be assumed, there is as likely to be a gap at any point along the main street as not.
- 8 Had it been cultivated on a domestic scale, pre-the-village's-rebuilding, it would have been likely to remain so, partly because this would have implied inclusion in an early plot, and partly because, with regularity of plot line in the rear not a feature of the new plan, such a plot extension could be expected to remain.
- 9 *The Statistical Account*, *op.cit.*, p.363.
- 10 A large property on the south side of the Causeway was named 'the Green' in the later nineteenth century, but whether this was an indication of its earlier use, or merely the choice of its owner is unknown.
- 11 The minister reports that, 'About 40 years ago [ie 1750s, the village] supplied above 30 weavers looms. These were chiefly employed in manufacturing a very coarse flaxen stuff, then known as Duddingston hardings ... But the trade has declined; and now [1790s] there remain but five weavers in the village'. *Ibid.*, p.360.
- 12 *Edinburgh Evening Courant*, 28 April 1804. (this reference kindly passed on by Susan Mercer from her own research).
- 13 That old and new plot sizes differed is indicated by the mismatch between the areas bought by Scott in 1805, each with a different owner, and the areas of plots according to the feuing plan. *Sasine*, 26 December 1805, in the name of James Scott, Registers of Scotland, vol.RS27/556, folio16b. Scott had bought Lot 6 and part of Lot 7 (6,474sq. ft.), from James Scott, wood merchant in Edinburgh (Col. Graham's feu was on the west and his 'March' was on the north, the street on the south and the other part of Lot 7, feued to William Scott, brewer in Leith, on the east). These were the westmost of his grounds. The other five overlapping pieces (part of Lots 7,8, 13; part of Lots 8,9, 13; part of Lots 9,10, 13; part of Lot 10, 11, 13, 14; part of Lots 11 and 13), all had 'Colonel Graham's March' on the north, and 'Duddingston Street' on the south.
- 14 See A.J.Youngson *The Making of Classical Edinburgh*, Edinburgh 1968, p. 133.
- 15 For example, a present resident (4 Old Church Lane), states that the property's feu charter specify that 'any house should be at least 15ft from the street boundary and should face the street, and that each plot should have one or more houses erected on it, but in that property's case, one house was erected on two plots joined together, at a distance of 17ft from the street boundary.
- 16 John Hamilton was a Tory M.P. for two boroughs in Cornwall from 1783 to 1789, when he succeeded to the Earldom. He was a supporter of his friend Pitt's first ministry, a friend of William Pitt the Younger, and was created 1st Marquess of Abercorn in 1790. In 1794, he became a member of the Privy Council of Ireland, and is said to have made considerable efforts to build a voting block (as Archibald Campbell had in Scotland earlier), but with little success. In 1805, he became a Knight of the Garter, and in 1818, he died in London, aged 61. Hamilton's nephew, James, who inherited his titles and lands, twice served as Lord Lieutenant of Ireland. One of Prince Albert's entourage, in 1868, he became Duke of Abercorn and Marquess of Hamilton. From 1874 until his death, he was also Grand Master of the Irish Freemasons, in 1881, he became Chancellor of the University of Ireland, and in 1885 died at his home of Baronscourt, County Tyrone.
- 17 *Edinburgh Advertiser*, 15 April 1803, p.239.
- 18 The feuing plan of the 1805 sale shows that the ground where Bellavista would be built (noted as 'old feu'), already belonged to Graham (this did not include the lots 3,4 and 5 immediately north of the street). Scottish Record Office, RHP 10575. The various parts of Graham's original property are listed in *Search Sheet 1802* of the Register of Sasines (mid-nineteenth century) as:- [1] 'several pieces and parcels of ground ... in that part of the lands and barony of Duddingston called the Forebank, viz:- 2 pieces ... in said Forebank, bounded on the west by the Kings Park Wall containing 1 acre 3 roods 13 falls 6 ells; 4 pieces ... on said Forebank, bounded on the foot with the yards of Duddingston containing 2 acres 1 rood 17 falls 23 ells; and another piece ... on said Forebank, containing 2 acres 1 rood 2 falls 22 ells; also 2 roods 6 falls 21 ells of ground in said Forebank being part of three boat-lands of Wester Duddingston with Houses [- ?] in the Town and Territory and Wester Duddingston regality of Kelso, with the houses on said lands and in the town of Wester Duddingston belonging thereto and yards at the back, thereof extending to 6 acres 3 roods 33 falls: also piece of ground being Lot third of the Feus of West Duddingston, bounded on the West by the Kings Park wall and on the South by Duddingston Street' and lots 3, 4 and 5 of the feuing plan.
- 19 Baird quotes a notice from the *Edinburgh Evening Courant* of 14 June 1805: 'On Friday evening the Countess of Loudon and Moira gave a grand fête at Duddingston House to receive three hundred of the nobility and gentry in and about the city, among whom were a great number of naval and military gentlemen ...' The Volunteer movement (that is, an equivalent to the Home Guard), with Moira's encouragement, also

- flourished: 'Edinburgh was converted into a camp; independently of a large garrison of regular troops nearly 10,000 fencibles and volunteers were almost constantly under arms ... and the new Commander-in-Chief consulted equally his own gratification and theirs by devising a succession of manœuvres [in and about Craigmillar and Duddingston].' Baird, *op.cit.*, p.89, quoting Lockhart's *Life of Scott*.
- 20 *Edinburgh, op.cit.*, p.562.
- 21 Scott's *Sasine* of 1805, *op.cit.*, gives Graham as the contiguous proprietor on the west of his westmost lot. Kirkwood's plan of 1817 also shows Graham as the proprietor of all the intervening land, except for the little Poplar Bank strip.
- 22 Kirkwood's *plan of the City of Edinburgh and its environs*, 1817.
- 23 Scott's *Sasine* of 1805, *op.cit.*. Thomas Scott, W.S., brother to the famed Walter Scott, was the factor on the Duddingston estate in 1805 (Baird, *op.cit.*, p.229), and might [?] have been also a connection of James and the other Scotts - or might not. There was also a David Scott, farmer at Northfield, who was a member of the Curling Club Committee that drew up its rules in 1803, and a kirk elder in 1823. (Baird, 268-9, 235)
- 24 See Kirkwood plan, *op.cit.*.
- 25 Francis H. Groome, *The Ordnance Gazetteer of Scotland*, Edinburgh 1882, vol.II, p.380.
- 26 See Kirkwood plan, *op.cit.*.
- 27 *The New Statistical Account of Scotland*, Edinburgh, 1845, vol.1, pp.396, 397.
- 28 Advertised in *The Scotsman*, 12 July 1826. The wagons were horse-drawn at first.
- 29 Robert Chambers, *The Gazetteer of Scotland*, Edinburgh, 1832, vol.I, pp. 201-202.
- 30 Baird, *op.cit.*, pp. 220, 229-234. Mrs Thomson 'a lady of great musical talent', started a choir, 'drawn from the parish and even from Edinburgh', and held practices once a week at the manse, accompanied by the minister on the violin, his son on the cello and herself on the piano. (Baird, p.238) This might have charmed the anglicized villa-owners but would have had the opposite effect on ordinary presbyterians, for whom it would have been an entirely alien and for some sacrilegious interruption of their worship. .
- 31 Advertised in *The Scotsman*, 30 January 1828. Scott, apparently, had by then acquired the cottages.
- 32 *The Scotsman*, 27 February 1833.
- 33 *Census 1841* (ref.06/06/1841 684/00 001/00 005), p.5; *Census 1851* (ref 30/03/1851 684/00 001/00 005), no.21.
- 34 *Census 1841* (ref.06/06/1841 684/00 001/00 005), p.4; *Census 1851* (ref 30/03/1851 684/00 001/00 005), no.15
- 35 Graham's Wester Duddingston fields were let to William Watson, farmer at Cairntouns, and to David Bishop. Graham also owned houses at 3 and 11 Castle Street, 3 Frederick Street, and at Spittlefields and St Leonards. (from the *Inventory of the deceased Humphrey Graham's personal property*, 22 May 1834, ref SC70/1/50 Edinburgh Sheriff Court Inventories)
- 36 The tower is referred to in *Search Sheet 1802* of the Register of Sasines (re 'The lands + others called Bellavista in village of Duddingston', and beginning with Assignation, with consent of James Goold Stuart to Trustees of the deceased John William Walker, 22 May 1876):- 'a tenement of 2 storeys and attics at the west end of Duddingston and cellar with plot of ground in front thereof, and *Square Building of 3 stories or Tower* behind the same, and part of garden ground adjoining thereto, bounded on the South by the Main Street of Duddingston, with Wall behind said Dwelling Houses &c: also Small Tenement of 2 stories, with plot of ground in front and part of garden ground at back thereof bounded on the South by the Main Street of Duddingston'. (author's italics). That its height concerned the Grahams is information kindly given by Susan Mercer from her research.
- 37 James Grant, *Cassell's Old and New Edinburgh*, Edinburgh 1882, vol. 2, pp.318, 319. Cauvin's hospital opened in 1833, a mile or two from Duddingston. Twenty boys, admitted between 6 and 8 years old were maintained for six years, and besides the 'ordinary branches of education' were taught Latin, Greek, French, German and mathematics.
- 38 *Census 1871* (ref 684/02 001/02 003), no.23
- 39 *Census 1861* (ref 684/02 001/02 002), no.12
- 40 From the Inventory of Margaret Graham's personal possessions, 9 April 1867 (ref SC70/1/134 Edinburgh Sheriff Court Inventories.
- 41 A penny post office opened in the village in the early 1840s (*New Statistical Account, op.cit.*, vol I, p.393).
- 42 *The Scotsman*, 2 June 1869. The 'DWELLING-HOUSES and SHOPS ... situated to the east of BELLAVISTA HOUSE and GARDEN, and on the north side of the Road leading through the Village, together with the DWELLING-HOUSE thereon and the BUILDING called the TOWER' made up a second lot of the property.
- 43 The path and the [probable] stable are both shown on the Ordnance Survey map of 1876-77
- 44 *Ibid*
- 45 *Census 1861, op.cit., no.s 5,6,7,8.*
- 46 *Edinburgh, op.cit.*, pp.561-562.
- 47 Baird, *op.cit.*, p.171. Laing's researches were mentioned frequently by Daniel Wilson, with whom he was involved in the attempt to save the great, fifteenth-century Trinity College Kirk from demolition in the late 1840s. Robert Chambers, Charles Sharpe, Cosmo Innes and others were all part of the same 'conservationist' group, and dined frequently with Laing at Portobello. (See Daniel Wilson, *Reminiscences of Old Edinburgh* (Edinburgh, 1878), vol 11, pp.9-21.
- 48 *Census 1881* (ref 684882, GRO ref.vol. 684-2, Enumeration District 1, p.8).
- 49 Baird, *op.cit.*, p.171
- 50 The description of the *Edinburgh* authors, *op.cit.*, p.562.
- 51 Register of Sasines, *Search Sheet 1680* [0385]: 1 March 1893 (10), Trustees of the deceased Margaret Laing or Sanson 'who resided at Hawthornbrae Duddingston near Edin. Widow otherwise designed in residence at No.24 Minto St. Edin. ...'; and 10 March 1893 (3), 'Disp. by Trs. of said Margaret Laing or Sanson To Trs. for the Edinburgh Medical Missionary Society'.
- 52 Register of Sasines, *Search Sheet 5511* [0432]: 'Area of ground, with two cottages or dwelling houses therein one of which has been converted into a house of two storeys in the Village of Wester Duddingston, on the north side of the Main Street thereof, being part of the grounds of Hawthornbrae ...'. The first transaction on this sheet is a discharge of a bond on the property by Thomas Robertson of 16 May 1877 (Robertson presumably bought these in a disposition 1872 before the Logans sold up).
- 53 Register of Sasines, *Search Sheet 1802* [0544]: 22 November 1876, 'Disposition by said James Goold Stuart ... to George Mackay Saint Leonards Brewery Edinburgh'.
- 54 Ordnance Survey map of 1876-77.

- 55 A current resident has stated that 'Mackay erected the billiard room partly, at least, for the use of men from his brewery. Area 2, when a bowling green, may also have been open to them.
- 56 Register of Sasines, *Search Sheet 1802* [0544]: 22 November 1899; 'Liferent Disposition by Trustees of deceased George Mackay to Marion Mackay, Abigail Mackay, Isabella Mackay and Agnes Mackay ... the unmarried daughters of said George Mackay'; *Search Sheet 8796* [AM452]: 9 March 1909 [5], Decree and Declaration ... that said lands [of Bellavista] formed part of the capital stock of said co-partnership and were truly held by said George Mackay Jun. and the pursuer (Joseph Mackay), in trust for said co-partnership'; (AM454), 12 March 1909 [20], Bond for cash credit of £52,000 by said George Mackay + Company Limited and others'.
- 57 *Ibid.*, [AM455]; 12 March 1909 [21], Deed of Postponement ... by Marion Mackay ... to Union Bank of Scotland Limited 'over inter alia Dwg House called Poplar Bank, with Garden and Offices, Dairy Premises and Tenement of 11 Houses and Shop, with back ground attached, on north side of the Causeway and at west end thereof'.
- 58 This does not include small businesses that may have taken place within homes or outbuildings.
- 59 Register of Sasines, *Search Sheet 8796* [439-225]: 28 July 1954 [14], 'Disp. by [1] G.Mackay & Co. Ltd., Edin. and [2] Abigail Mackay ... as sole liferentrix - TO Lord Provost, Magistrates and Council of the City of Edin - of 7 Acres of ground at BELLAVISTA DUDDINGSTON ...'
- 60 *Ibid.*, [439-227]: 2 July 1958 [39], 'Disp. by G.Mackay & Co.Ltd. - TO Rev. W.A.D.Riach and D.W.Gardiner or Riach, spouses ... of 85 thousands of an acre of ground, with House known as POPLAR BANK, DUDDINGSTON ...'
- 61 *Ibid.*, [439-228]: 11 Nov. 1959 [22], 'Disp. by G.Mackay & Co.Ltd. - TO Robert Hogg Matthew, Professor of Architecture - of 2 and 18-hundredths acres of ground, with House &c. BELLA VISTA thereon ...'; Register of Sasines, *Search Sheet 107203* [527-337]: 12440 no.16, 16 October 1967 [12,533.77], 'Disp. by Gov.&Co. of Royal Bank of Scotland with consent of Sir Robert Hogg Matthew ... and S.A.W. Johnson-Marshall ... as individuals and as Trustees for their firm of Robert Matthew & Johnson-Marshall ... TO P.E.A.Johnson-Marshall, Bella Vista Duddingston.' *Search Sheet 8796* [12981 no.42] 12 Oct. 1970 [11-12], 'Disp. by Waverley Taverns (Scotland) Ltd. (formerly New Mackay Taverns Ltd [and before that G. Mackay & Co.Ltd.]) - TO Professor P.E.A. Johnson-Marshall ... of subjects comprising House, Byre, Stable &c. known as DUDDINGSTON DAIRY ... and 4 Houses in Tenements known as MACKAY'S BUILDINGS, 52 and 54 the Causeway ...; [06957 no.133] 15 March 1978 (2-3), 'Disp. by P.E.A. Johnson-Marshall ... TO P.A.T. Bridger or Marshall - of subjects comprising [1] House, Byre, Stable &c. known as DUDDINGSTON DAIRY ... and 4 Houses in Tenements known as MACKAY'S BUILDINGS, 52 and 54 the Causeway ...' (and the others previously sold).
- 62 Word of mouth from contemporary residents.
- 63 *Edinburgh and Leith Post Office Directory, 1952-53.*
- 64 Register of Sasines, *Search Sheet 47261* [246-222]: 12708 no.13, 16 Oct. 1964 [12-11,980.143], 'Disp. by Trustees for the Edinburgh Medical Missionary Society - TO Prof. Sir Robert Hogg Matthew and T.R.Spaven as Trustees for their firm of Robert Matthew & Johnson-Marshall ... of 146-thousandths of an acre of ground, bounded on south partly by Causeway ... part of VILLA and lands at Wester Duddingston called Hawthorn

- Brae ...'. The occupant of Hawthorn Cottage, Thomas Louttit, also bought Hawthorn Brae ground the following year (*Ibid.*, 9284 no.37, 26 July 1965 [3-4 12,0178.81], 'Disp. by Trustees for the Edin. Medical Missionary Society - TO T.A.Louttit and E.B.Louttit [of] Hawthorn Cottage ... of 30-thousandths of an acre of ground bounded on south partly by Causeway Duddingston part of VILLA and lands at Wester Duddingston called Hawthorn Brae ...').
- 65 *Proposed Acquisition of Land at Bella Vista, Duddingston Village, Edinburgh*, Paper presented at the Meeting of [NTS] Council, 19 January 2001. *Disposition by M.T.Johnson Marshall and others in favour of the National Trust for Scotland*, (signed) 31 August, 3,4 September 2001; all and whole of the area of land at Bella Vista ... comprising subjects known as the Dairy, the allotment [area 1], the tennis court [area 2], the paddock [area 3] and byre ...'
- 66 It could be said that from the 1550s at least, Duddingston began with a wall; that is, the one that enclosed the royal park repaired in 1554 by order of the Regent, Dowager Queen Mary ('Twa masons, twa weeks to big the Park dyke at the Loch side of Duddingstoun ...'). Baird, *op.cit.*, pp.262, 263.
- 67 According to Arnot, in the 1760s no more than 400,000 bricks a year were produced near Edinburgh (by Portobello), but at his time of writing this had risen to 3,000,000. Hugo Arnot, *The History of Edinburgh* (Edinburgh, 1779), Book V, Chapter I, p.354.
- 68 Baird, *op.cit.*, pp. 434 - 438.
- 69 Baird, *op.cit.*, pp. 38, 39.

Note on Sources

Since almost all the written sources are specific legal or governmental documents, little purpose is served by a separate bibliography. All details will be found under the relevant notes. The most used secondary sources were:- Baird, William, *Annals of Duddingston and Portobello* (Edinburgh, 1898), for general information on the village's past, and Gifford *et al*, *Edinburgh*, (Penguin, 1984), for general information on buildings.

In addition, a number of nineteenth-century guides and more recent pamphlets were consulted, but, other than some interesting photographs in Munro and Foley's *Portobello and Duddingston* (2005), and White's *Exploring Old Duddingston and Portobello*, the relevant information only duplicated that in Baird and in the primary sources, so they have not been cited

The originals on which the diagrammatic maps have been based can be found in the National Library of Scotland, Maps Section (or on its web site).

Appendix

Summary of Owners and Possessors (Italic indicates those living in the building, as given in the Census of that date)

	Bella Vista villa and grounds: 8 rooms [1871]	Tower + Poplar Bank (including future dairy)	gap site (future Mackay's Buildings)	grazing (future back area)	Hawthorn cottage: 5 rooms [1871]	area 1	Hawthorn Brae villa 10 rooms [1871]
1746	old houses on or just behind the street line with cultivated plots behind						
1801	Bella Vista villa constructed for Lt.Col. Humphrey Graham , on property previously acquired	land acquired by Louis Cauvin old buildings still on site			lots 6 + part 7 owned by Abercorn part lots 7, 8, 13 owned by William Scott, brewer in Leith, part lots 8, 9, 13 owned by Robert Wright, builder in Edin., part lots 9, 10, 13 owned by David Handyside, baker in Edin., part lots 10,11, 13+14 owned by And. Handyside, merch in Ed., <i>part lots 11+14 owned by William Handyside, W.S.,</i> James Scott , wood merch in Leith buys by charter from Abercorn gd, [26 Dec.] and other part lots from Wm. Scott [21 Nov.], Rbt. Wright [19 Oct.], David Handyside [18 Oct.], <i>And. Handyside [18 Oct.], Wm. Handyside [18 Oct.]</i>		
1805			land acquired by Graham		possibly existing cottages (front and rear) refurbished - or new built		
1817 (map)		area still owned by Louis Cauvin : old buildings still there	unused site with trace of older building still there	grazing	garden of Hawthorn Brae	Hawthorn Brae constructed for James Scott c.1815	
??		tower erected	2 adjoining buildings erected	house built, possibly known as 'Bella Vista Cottage'	now owned by Scott		
1828	All for sale by Scott						
1841	Amelia Graham +2 servants at 'Bella Vista Cottage' (one building unbuilt or uninhabited)					(possibly now in different ownership)	George Logan, WS (42), wife, 2 sons, 1 daughter, 2 servants
1851	Isabella Graham (81), 3 daughters, 3 servants, + a cook (Isabella dies 1853)	David				Jane Hannah , [37], 3 daughters, 1 son, 1 son-in- law <i>also? (in rear block?) John Galbraith [31] ? agent, wife, 4 sons</i>	
18 61	Margaret +Amelia Graham (59, 58) + 2 servants at Bella Vista cottage [8rms]	And. Denholm , forgesmith [28], wife + son [1]: 2 rooms David Samuel , grain miller [25] + wife: 1 room James Thomson , gardener, + wife, housekeeper, 1 son, 1 daughter: 3 rooms Janet Wood [43], 2 nephews [17+15], 1 niece [13]: 3 rooms.				James Patterson +wife at Hawthorn cottage: 5 rms	George Logan , [61], wife [68] unmarried sons [34]+[25], + daughter [31]: 12 rooms

1867	Margaret Graham dead (Amelia died 1865)							
1869	All for sale							
1871						(possibly bought in 1872 by Thomas Robertson)		George Logan (71), wife (78), 2 sons, 1 daughter [all still unmarried], 1 cook, 1 servant: 10 rooms
1876	Bella Vista + grounds owned by James Goold Stuart Bella Vista + grounds sold by James Goold Stuart to George Mackay , of St Leonards Brewery G.M. living at Bella Vista. (wife, Janie Kate Inch)							(George Logan has moved to Spylaw House) Margaret Sanson has bought Hawthorne Brae
1876/7 OS map	stable erected previously							(George Logan dies at Spylaw)
1881	George Mackay [48], Isabella [42], Marion [17], Abigail [15], George [14], Bella [10], Elizabeth [7], Joseph [6], Agnes [4] + 3 servants		Henry Muirhead [42], Christina [39], George [17], John [14], Wm. [12], Charles [9], Jessie [6], Mgt [2], Alfred [9mths]			George Hamilton [30], Elizabeth Kennedy [75], James Kennedy [40], Marion Bell [14], Charles Frobisher [10], Wm. Frobisher [15] George Kinnear [65], Jessie Kinnear [43], Helen Kinnear [3]		Margaret Sanson [73], + 2 servants
1893						[1894] disposed by Thomas Robertson to his wife Christina Cant		Margaret Sanson or Laing dies and leaves the property to the Edinburgh Medical Missionary Society
1895 OS map	along with four other areas of former grazing, new stable [?] yard now enclosed and built on + new court with billiard-house and other buildings made to its west	tower now demolished garden on its site	dairy now in business	[Bella Vista] Cottage now demolished + replaced by Mackay's Buildings [11 houses + shop]	Areas 2, 3 now enclosed, Area 3 built on	-	-	-
1899	George Mackay dead and his unmarried daughters, Marion, Abigail, Isabella and Agnes Catherine , all resident, get liferent of property until marriage	-	-	-	Area 2 a Bowling Green?	-	-	-

1906	Joseph Mackay, brewer, establishes property as part of capital of copartnery set up with GM	-	-	-	-	-	-
1909	bond for cash credit £52,500 by GM Mackay + Co Ltd on property +deed of postpon. by Abigail Mackay	-	-	-	-	-	-
1912	assig in security for the £52,500 by Marion + Agnes Mackay , George's remaining unmarried daughters [house, stable etc known as Bella vista, and house + bldg connected to it] except -	except house called Poplar Bank	except dairy premises [house, byre, stable etc known as Duddingston Dairy], occupied by Hugh Govan	+ except 2 tenements known as Mackay's Buildings etc	-	-	-
1916	-	-	-	-	-	Trustees of [d] Christina Cant disponded eastmost and larger of two cottages to Isabella Whitson and [in 1917] westmost and smaller to Wm.+ Barbara Thomson	-
1954	Abigail as sole surviving liferentrix + Geo. Mackay + Co disp. 7 acres of ground to the City of Edinburgh	-	-	some of 11 houses sold to various individuals	-	-	Polish Red Cross run Home
1958	-	Geo. Mackay + Co disp. Poplar Bank + 85-thousandths of an acre to Rev. Wm. Riach + wife	-	-	-	-	-
1959	Geo. Mackay + C.o disp 2+18-hundredths acre + house etc to Robert Hog Matthew	-	-	-	-	-	-
1964	-	-	-	-	-	Trustees of the Edinburgh Medical Missionary Society sell 30-thousandths of an acre of ground to Thomas. A. Louttit	Trustees E.M.M.S. sell 146-
1967	Robert Matthew Johnson-Marshall disponded to P.E.A.	-	-	-	Area 2 becomes a tennis court?	-	-
1970	-	-	Waverly Taverns disp. house byre stable known as Duddingston dairy [no. 58] to Percy Marshall	+ private lane + 4 houses in tenement known as Mackay's Building.s [no.s 52+56] to Percy Marshall , who then gets improvement grants	-	-	-

1975		All Duddingston becomes a Conservation Area						
1976	Improvement grant for Bella Vista 'now known as the Lodge ' [no 64]	-		-	-	-	-	-
1978	-	-	Percy Marshall disponed to his wife Phyllis	Percy Marshall disponed to his wife Phyllis	-	-	-	-
2001		All on sale on death of Phyllis Marshall						
2001	sold	sold	disponed to NTS for village	sold	disponed to NTS for village	-	disponed to NTS for village	-

N.B. This table indicates only the events with most influence on the areas' development, or on understanding of their context, and is not comprehensive.



35 The entry to Bella Vista. Note that the house itself is completely hidden.

35 Duddingston in its early-nineteenth-century context (from map in the 1824 edition of Arnot's *History of Edinburgh*).

inset: Duddingston in context, 2000.



- 1 Duddingston House
- 2 Prestonfield House
- 3 Holyrood House
- 4 Portobello
- 6 Niddrie