



**Former Barnton Hotel,
562 Queensferry Road,
Edinburgh**

**Planning Application Reference:
12/01941/FUL**

**Report on Archaeological
Standing Building
Recording**

**Client: McCarthy & Stone
Retirement Lifestyles Ltd**

16/1/13

CgMs Job: 14703

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Summary

A Level 1-2 historic building survey was undertaken at the former Barnton Hotel, Edinburgh, to satisfy a condition attached to planning approval for redevelopment of the site (12/01941/FUL). The redevelopment includes refurbishment of the former hotel into 9 open market flats. The hotel is a Category C listed structure prominently located at a key road entry into Edinburgh. It was derelict at the time of survey and consisted of a rectangular 3-storey sandstone building with a central tower and basement. Adjoining ground floor extensions had been relatively recently removed to its north, west and east.

Desk-based research established that the creation of the hotel was an entrepreneurial venture pursued by a dedicated company formed by a group of middle-class Victorians in 1896. The hotel was aimed at serving tourists brought to Cramond from Edinburgh by a new train-line, and members of the existing Burgess Golf Club. The building was built with an ornamental character and much as originally conceived by the architect George Lyle (who was one of the company's shareholders). There is some evidence of almost immediate financial concerns and the original company was dissolved only seven years after its creation. The hotel remained in use throughout the 20th century under various owners until its closure in 2003.

The earliest internal plans date to 1951 and show the hotel prior to extensive alterations. In addition to providing accommodation it clearly had an important social function with five public rooms on the ground floor. The principal guest rooms were on the first floor, as was the residents' lounge. The attic rooms were simpler, presumably cheaper and lower in status. The upper storey of the tower seems to have been intended to have been accessible to guests.

Over the latter part of the 20th century, as tourists from Edinburgh became rare, social functions at the hotel appear to have become more important and public occasions such as dinner dances and golf club prize nights make sporadic appearances in newspapers. Presumably to accommodate these one of the best bedrooms and the residents' lounge on the 1st floor were converted into a function space. It is also likely that the hotel focussed on hosting wedding parties and this may have been the rationale behind the creation of suites on the 1st floor.

The interior of the hotel had been extensively altered, especially during the latter part of its use. The decoration recorded during this survey was created toward the end of the 20th century and frequently covered or removed original Victorian finishes. Original features were restricted to joinery, coving and cornices. The survey has provided a photographic and written record of the structure prior to renovation, which provides some insight into its internal organisation, decoration and, more generally, its role in the wider community.

1 INTRODUCTION

- 1.1 An application for development (12/01941/FUL) by McCarthy & Stone Retirement Lifestyles Ltd (the client), for refurbishment and conversion of the former Barnton Hotel into 9 open market flats plus new development of accommodation for the frail elderly on adjacent vacant land was granted by The City of Edinburgh Council. The decision was made with the following condition:

No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building survey, reporting and analysis) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

- 1.2 The client commissioned CgMs Consulting Ltd to agree a programme of archaeological standing building survey with the City of Edinburgh Council Archaeology Service (CECAS), which advises the Planning Authority on archaeological matters. The agreed scope of the works was set out in a Written Scheme of Investigation (Appendix 3) submitted to the Planning Authority. The survey was undertaken in accordance with the agreed scheme on the 3rd and 4th December 2012 in good conditions.
- 1.3 CgMs is a Registered Organisation of the Institute for Archaeologists (IfA) and the work was undertaken in accordance with relevant *Standards and Guidance*. In particular, the work was undertaken in cognisance of *Standards for the archaeological investigation and recording of standing buildings or structures* (IfA 2008).

2 DESCRIPTION OF THE SITE

- 2.1 The proposed development site is located on the western outskirts of Edinburgh (Figure 1) at National Grid Ref. 3186 6750 (site centre). It occupies an irregular plot covering roughly 6000m² on the north side of the Barnton Junction; formed from the A90, A902, Queensferry Road and Whitehouse Road. The west boundary of the site is Whitehouse Road and the north Barnton Grove; it is bounded by residential development to the east.
- 2.2 The former Barnton Hotel is a distinctive Category C listed structure prominently located at a key road entry into Edinburgh and this elevates the building into a landmark. It was derelict at the time of survey and consisted of a rectangular 3-storey sandstone building with a central tower and basement. Adjoining modern extensions to its north, west and east had been relatively recently removed. The long axis of the surviving building was aligned northwest-southeast and the footprint measured approximately 30 x 15m (Figure 3). The surrounding plot had been cleared and ground level was around 43m OD.

3 DOCUMENTARY BACKGROUND

- 3.1 A Conservation Statement concerning the building was produced by Simpson & Brown Architects in 2005. This contains a brief historical summary of the structure, paying particular regard to architectural features, and reconstructions of the hotel's original form. The observations relating to architectural parallels and the style of the hotel are not repeated here. In order to provide additional historic context this survey has reviewed primary archival evidence relating to the hotel's foundation. The first surviving internal plans of the hotel (Figure 4.1-3) are reviewed and a brief summary of major alterations, with reference to historic photographs (Figure 2), is included to provide context to the survey results.
- 3.2 A collection of private papers in the National Archives of Scotland (NAS GD 193/843) contains correspondence between The Barnton Hotel Company Limited and Sir James Maitland (the landowner) detailing the company's proposals to *feu* land for the purposes of erecting a hotel. The earliest letter in this collection is dated the 29th of March 1894 and was from the architect George Lyle on behalf of his clients; associated with it is a printed sketch of the proposed hotel. Unfortunately, this sketch cannot be reproduced here owing to copyright restrictions. It depicts the hotel largely as built; with a central 3-storey structure, tower and ground floor extensions to the west and northwest. There are some small differences, for example a timber ground floor extension to the southwest had two turrets in the proposed sketch but only one turret in the first surviving photograph of the hotel taken around 1905-10 (Figure 2a). However, it is clear that Lyle's original conception for the hotel was largely realised.
- 3.3 The company is noted to be worth £6000 in a 'Memorandum and Articles of Association' of 1896. It was owned by seven shareholders, namely: Daniel McDonald (retired merchant), William Ritchie Rodger (solicitor), Francis Dickson (chartered accountant), George Lyle (architect), Laurence Kelly (contractor), Henry Peebles (writer) and John Patterson (merchant). Of this group at least Rodger and Lyle were actively involved in the construction of the hotel. It appears that the venture was entrepreneurial and undertaken by middle-class Victorians.
- 3.4 Some interesting societal insights are contained in the letters. For example, the hotel was first proposed to be 'a beautiful little temperance hotel of chaste ornamental character' (letter from John Cook, an Accountant and Secretary of the Company, to Sir James Maitland in 1896). However, the presumed influence of Sir James is plain in his reply when he states that the site is 'more suited to be licenced'. The company had concerns over their ability to get a hotel licence from Edinburgh Council (as laid out in another letter from Cook to Maitland in 1897). This letter notes that if the company were to suggest that the hotel might be used as a masonic lodge this might help matters.
- 3.5 The actual petition for a licence makes no mention of a masonic lodge. It does, however, make clear that the hotel was built to service 'the immense number of Tourists, Golfers and people from the City who annually visit the district'. These tourists and visitors were being brought to the area by train via the Cramond Brig Station, which had been constructed immediately to the north by 1895 (Appendix 1). The golfers

were going to the Burgess Golf Club, whose clubhouse is noted as adjoining the hotel (as mapped in 1908; Appendix 1).

- 3.6 Two letters from Cook in 1897 give contrasting views of the financial success of the now-completed and operating hotel. One concerns a plan to lease more land from Maitland to create a new 9-hole golf course; it stresses the need to obtain favourable terms as the hotel is losing money. Another noted the cost of the completed hotel (excluding furnishings) at £8000, while stressing that the hotel was doing 'remarkably well' and seeking to create the new course to increase business. It is notable that the cost of construction had exceeded the recorded value of the company. By 1898 the daughter of James Maitland writes asking why the company had not responded to recent letters and whether negotiations regarding the new club are at an end. The company was dissolved in 1903 and perhaps it should be concluded that the original venture was not a financial success.
- 3.7 The hotel continued running under various ownerships through the 20th century, but a detailed financial history is not within the scope of this study. Of greater relevance to the current study, are the first surviving architectural plans of the interior dating to 1951 (D Gardiner Hardie) and for the addition of fire doors to the main stair areas and an additional level to a two-storey toilet and staff section. The latter adjoined the north-east corner of the original hotel and the roofline can be seen on an undated photograph that shows the east elevation and must pre-date these alterations (Figure 2b). The plans show how the hotel was being used in 1951, and although this cannot be presumed to be entirely original, they do present a valuable insight into its internal organisation prior to major alterations in the later 20th century (Figure 4.1-3).
- 3.8 In 1951 the hotel was entered by a revolving door and the ground floor was occupied by lounges, bars, toilets, a dining room and staff areas (Figure 4.1). The first floor contained nine guest rooms, a bath and WC as well as three staff rooms (Figure 4.2). The second or attic floor has two baths, a further ten guest rooms and the addition of four more is proposed (Figure 4.3). Presumably at this time the hotel must have been attracting sufficient guests to consider increasing its capacity.
- 3.9 The plan shows the footprint of the timber-turreted extension to the southwest still extant and marked 'Store' (Figure 4.1) but by 1955 an external photograph clearly shows it had been replaced by a single-storey extension marked 'Barnton Lounge' (Figure 2c). The contemporary interior styling of the lounge is shown in another photograph from the 1950s (Figure 2d). A major extension to the northeast (replacing the staff quarters noted in 1951) was constructed in 1966 (Figure 2e and Appendix 1). This was further extended in 1970 and the final footprint is shown on a map dating to 1993 (Appendix 1). There were eight phases of internal alterations between 1970 and when the hotel went out of use in 2004.
- 3.10 The extensive internal alterations meant that the finishes of public rooms shown regularly in newspaper photographs from the 1950s on (www.scran.ac.uk) were not those recorded during this survey. The newspaper photographs do, however, provide testimony to the hotel's importance as a social hub; used for functions such as dinner dances and golf club prize nights as well as regular drinking and socialising.

From its inception, golf was linked to the hotel both through social events and decoration as a large photograph of the Old Course at St Andrews was mounted on a bar wall in a newspaper photograph of 1966.

4 OBJECTIVES

- 4.1 In general, the purpose of the survey was to mitigate and offset adverse effects on the archaeological resource. Specifically, it was to provide an appropriate level of record to mitigate the loss of information concerning the standing structure caused by conversion.
- 4.2 The resulting archive will be organised and deposited in the National Monuments Record of Scotland (NMRS) and a copy of any relevant elements will be offered to the local Sites and Monuments Record; to facilitate access for future research and interpretation for public benefit.

5 STRATEGY

- 5.1 The Former Barnton Hotel was subject to a Level 1-2 record (RCHME 1996). The survey was undertaken prior to any alterations or soft strip.

6 METHOD

- 6.1 The building survey was preceded by a desk-based assessment that collated information relating to the structure from:
 - Historic maps.
 - Relevant information held on archaeological databases.
 - Information supplementary to the statutory list.
 - Selected plans and documents held by the National Archives of Scotland.
 - Historic photographs and images available from online sources (www.scran.ac.uk, RCAHMS etc.).
 - A conservation statement produced by Simpson & Brown architects in 2005.
 - The client and Page & Park architects (former architects' plans, current site plans and elevations, historic images and other material).
 - Readily available published sources.

An inquiry established that there were no relevant historic photographs held in the Edinburgh Central Library collection. The results of the assessment have been summarised above.

FIELDWORK

- 6.2 In line with the requirements of a Level 1-2 record (RCHME 1996) the survey included:

- Annotated plans (supplied by the client and to scale) of all floors as existing. Existing plans were augmented where they did not already clearly show the location of structural features of historic significance.
- General photographic views of the exterior of the building.
- Photographs that captured the overall appearance of principal rooms and circulation areas.
- Photographs of any relevant architectural details.

6.3 The written or descriptive record includes:

- The precise location of the building.
- The date the record was made and the name of the recorder.
- An expanded summary statement describing the building's type, purpose, materials and date. An outline account of the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners if known.
- A note of the building's past and present relationship to its setting: for example, its part in a larger functional group of buildings.

RECORDING

- 6.4 Recording followed IfA Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (IfA 2008). Recording was undertaken on *pro forma* record sheets. Digital images were taken; a graduated metric scale was clearly visible where possible and a register kept.
- 6.5 Floor plans were annotated and additional measurements taken using an electronic distance measurer.

7 RESULTS

- 7.1 The surviving structure is essentially of one phase; namely the building constructed as a hotel in 1896 minus ground floor extensions to the west and north. Some later minor modifications to the exterior were discernible, but none were of such a scale that they could be described as constituting a phase of development and they are simply included in the elevation descriptions below. The elevations have been described previously (information supplementary to the statutory list, contained in Appendix 4; Simpson & Brown 2005). Those descriptions will not be repeated in full here but are summarised in order to provide context and to allow incorporation of additional, previously unrecorded detail.
- 7.2 The finishes of the interior related almost exclusively to those visible during the building's last period of use. The only exceptions were some earlier cornices, and other later finishes, visible through inspection holes and collapse of plaster ceilings. Comparison with architects' plans confirmed that the floor plan had been heavily altered throughout the building's life and the only original features thought to have survived were: timber panelling around window embrasures, some window frames and skirting boards, possibly some panelling and doors in the

western part of the ground floor and plaster-work. The interior of the building is described room-by-room, noting any possible original features or points of interest. A summary description of changes in layout and use suggested by architects' plans and surviving fabric is then given for each floor. The basement is described as a whole.

SOUTH ELEVATION

- 7.3 The south was the principal elevation (Plate 1 & 2; Figure 5); the surviving edifice was consistent with the detailed architectural description made on listing in 2002 and included in Appendix 4. It is worth adding that the entrance was surmounted by a stone plaque bearing 'Barnton Hotel' in gold letters (Plate 3). The top stage of the tower had round arched windows except on its north, least visible side, where a more utilitarian rectangular window was located.
- 7.4 The ground floor of the recessed bay second from the right (east) was the only part of this elevation with an obvious alteration. The tripartite ground floor window surround here (Plate 4) was not consistently, or as finely, decorated as the other surrounds (Plate 5). It and the surrounding wall had filled in a former two arch loggia; the loggia is visible on photographs up to 1955 but had been removed by 1966 (Figure 2c & e).

WEST ELEVATION

- 7.5 The west elevation (Plate 6 & 7; Figure 5) had been altered by demolition since being described on listing in 2002 (Appendix 4) and photographed by Simpson & Brown in 2005. The modern extension to the ground floor had been removed, exposing a little of the original stonework, but mainly a void where a connection had been knocked through to Room 23 (a former bar). The only trace of the original timber ground-floor extension (photographed in 1905-10, Figure 2) was a scar from the gabled roof (Plate 6). The roofline of the extension constructed by 1955 (Figure 2; Plate 6) was apparent as a black horizontal scar. A lower black scar relating to the roof of a conservatory shown on a 1970s architects' plan (Plate 6) marked where a former bipartite ground floor window in the projecting northern gabled bay had been blocked in brick (presumably not visible) and masonry above. The same brick had been used to block a former turreted entrance at the north-western corner, which was part of the original design and can be seen in 1905-10 (Figure 2 and 5). A later concrete extension was present here when photographed by Simpson & Brown in 2005. This was responsible for the upper black roof scar visible on the gable above the window (Plate 6).
- 7.6 The northern dormer window on this elevation (Plate 7) appears to have been altered for the insertion of a fire escape into the attic floor by 1955 (Figure 2c).

NORTH ELEVATION

- 7.7 A large part of the northern elevation was obscured by modern extensions when described in 2002 and 2005. The eastern part, where modern extensions had been attached to the original building, was obscured by supporting steel and boards during this survey. What was assessed in 2005 (Simpson & Brown) as an original ground floor extension at the northwest (and nothing to suggest otherwise was noted

here) had been demolished leaving a formerly internal (and mostly plaster-covered) exposed face (Plate 8).

- 7.8 The demolition meant it was possible to get a clearer view of the first floor window arrangement and gable and so add some detail to previous records. The window to the stairwell was of enhanced height, and the lower part was previously not visible behind the later extension (Plate 8). Immediately west was a single and original window. A clearly later, square and brick-blocked window is further west again. The original purpose of this window is unknown but it opened into a small internal room (unmarked but possibly an en-suite WC) on an architects' plan of 1983 (Weddell & Thomson). Presumably the window was blocked when the room was later amalgamated to form Room 17 (see below).

EAST ELEVATION

- 7.9 The ground floor of the east elevation had been obscured by a modern extension built in the 1970s when recorded in 2002 and 2005. Following recent demolition the area formerly obscured was clearly visible beneath the scar of the extension's roof-line (Plate 9). Comparison of the surviving openings revealed here with the plan of 1951 (Figure 4.1) and a photograph taken in 1966 (Figure 2) suggested that the northern part of the ground floor had been rebuilt, presumably when the extension was added (Plate 9). Within this rebuilt section the northern double door appears to be a late insertion and to its south two windows marked on the 1951 plan seem to have been blocked (although no trace is apparent). The southern limit of the rebuild is marked by a former window mutilated to form a single door. Photographs show an original projecting gabled extension off the north-east corner (Figure 2b). This was a scullery on the 1951 plan and was obliterated by the modern extension off the north-east corner photographed in 1966 (Figure 2e).
- 7.10 Some modifications also appear to have been effected to the two most southerly ground floor windows in this elevation. The lintel of the most southerly did not have the usual decoration and the quoins on the north side were stumpy. However, an undated photograph (Figure 2) shows this window with the usual decoration and it must simply have been repaired. The window to the north had been converted to a door (Plate 9). In contrast the first and attic storeys were well-preserved and this elevation is also of note in that it allows a glimpse of a surviving iron finial on the roof (Plate 10).

INTERIOR

Room 1 (Tower; Figure 6)

- 7.11 Room 1 was the upper floor of the tower with a ceiling height of 3.48m. The plaster ceiling and coving appeared original; as did the panelled window surrounds which were painted white (Plate 11). Mirroring its exterior shape the window embrasure to the north was a simple rectangle rather than arched; the remainder were arched and reached to the floor on the south and west. The one above the wooden stair access had a wooden sill. The simple beaded wooden skirting boards may also have been original. The decoration was not original, with woodchip wallpaper and a halogen strip light; the floor was covered in plywood (as was generally the case throughout the building). The stairs to the 2nd floor exited into a vestibule between Room 2 and 3 with some simple,

white-painted vertical timber lining on the south wall and this may be original (it was the same as that on one side of a window embrasure in Room 9, Plate 13).

- 7.12 Latterly, the upper stage of the tower appears to have been inaccessible to guests. The stairs connected the tower to an area of the 2nd floor for staff use (see Rooms 2-5). The halogen strip light and woodchip decoration also suggested the room was not visible to guests. Both the panelled window surrounds and architects' plans from 1951 (see Figure 4.3; the stair is accessible from a corridor linking bedrooms) suggested guests had originally been able to access the tower's upper storey.

SECOND FLOOR (Figure 7)

Room 2 (store or office)

- 7.13 This small room had a ceiling height of 3.3m (greater than the norm through this floor of 2.5m; presumably because of the room's location in the tower rather than the attic proper). The plaster ceiling and simple coving were presumably original and painted white. The panelled window embrasure reached to the floor, was presumed original and painted white. The white-painted beaded skirting boards were also presumably original. A halogen strip light, plywood door and woodchip wallpaper were clearly later and utilitarian. The shape of the room had not been altered from that shown in 1951 when it had been used as a guest bedroom (Figure 4.3). Its latter use seemed more likely to have been as a store or office.

Room 3 (store or office)

- 7.14 This room was in poor condition with the ceiling mostly collapsed. It had no original features. It had clearly been a utilitarian space with an electricity meter in the north-east corner, woodchip wallpaper and plain dark wood skirting boards and door frames. Only one door survived and it was plywood. The presence of a weekly planner confirmed the use of the room by staff latterly (Plate 12). On the 1951 plan this space comprises a corridor and two linen cupboards (Figure 4.3).

Room 4 (office)

- 7.15 Accessed from Room 3 and with a plywood door leading to Room 5 (knocked through the wall and not apparent on the 1951 plan) this room again had woodchip wallpaper, halogen strip lights and no original features. The dormer window in the west wall was boxed underneath with a simple wooden sill. The door to Room 5 had a yale lock with the key-hole on this side. It is assumed the room was latterly used as an office as there were files scattered around the floor. In 1951 it was a guest bedroom.

Room 5 (staff accommodation)

- 7.16 This room had some decoration compared to the preceding rooms: green patterned wallpaper as opposed to woodchip, simple but not original coving and beaded door frames. There were no original surrounds to the two dormer windows, or indeed any other original features. As noted in Room 4 an interconnecting plywood door was lockable from the inside, as was another to the corridor. The room had a

halogen strip light and a key cabinet affixed to the wall on the south wall. It is assumed that this room was latterly staff accommodation. On the 1951 plan it comprised both a guest bedroom and a passage leading to the fire escape.

Room 6 (guest bedroom)

- 7.17 This room was the first guest bedroom recorded and throughout the 2nd floor all such had similar decoration and en-suite WCs. A full description of decoration is included for this room but not hereafter; original features were very scarce in the guest bedrooms on this floor and are noted where present. The white painted ceiling had a round 'brass' light fitting, smoke alarm and simple coving. The latter could not be original as the layout of this room had changed from 1951 (it had been formed from the amalgamation of two former guest bedrooms; Figure 4.3). The dormer window had vestiges on one side of a simple white painted timber surround, which could be original (Plate 13). The wallpaper was yellow and diamond-patterned and there was white painted plain skirting. A short hall connected the room to the WC. The WC had a white suite (including bath), white tile on the walls (with a diamond decoration at head-height) and brown tiles on the floor. A plywood or laminate door accessed the hall and plywood covered the floor.

Room 7 (hall)

- 7.18 This number was given to the hall (Plate 14). The ceiling was white, panelled and false with halogen spotlights inset. A higher ceiling (2.4m above the floor), covered in white wallpaper with an embossed pattern, was visible through gaps, as was a shaft, presumably to a roof access hatch, immediately to the east of the door to Room 8 (Figure 7). The walls had green wallpaper to bottom with a white painted timber dado separating this from a yellow leaf-motif patterned upper section. The white painted door architraves are presumed original in most places except at the lift (which had been inserted after 1951). The skirting boards were thick and quite elaborate and cannot be original as they extend around part of the corridor that did not exist in 1951. The door to the lift was open (Plate 15) and the upper gear could be seen.
- 7.19 The layout of the hall had been changed considerably as access to the floor was improved with both insertion of the lift shaft and extension of the main stair (described as Room 13 below). In 1951 the attic floor was accessed only by a narrow stair that emerged outside the lift's entrance (Figure 4.3).

Room 8 (guest bedroom)

- 7.20 A laminate door clearly marked Room 8 as a sauna. The sauna itself was on the right on entry and pine clad with steel brazier; coals and benches still present. A shower cubicle was located at the north wall. The vestibule ceiling was covered in the same embossed wallpaper seen behind the false ceiling in the hall; the walls were painted yellow. The layout seen on the 1951 plan had been much altered here. Formerly the sauna would have been partly a guest bedroom and partly a 'tank room' (presumably the location of the water tank).

Room 9 (guest bedroom)

- 7.21 This was formerly a guest bedroom with en-suite WC and the same decoration as Room 6. The bipartite dormer in the south wall had a small remnant of white-painted simple vertical timber lining on the west side of the window embrasure (Plate 16). As noted above, this is similar to that lining the vestibule at the base of the stairs to the tower, and is perhaps original. The layout of the room had been altered since 1951 to allow insertion of the en-suite; previously the entirety was a guest bedroom. The door frame to the hall was white painted and may be original as the door's location had not moved; that to the WC was clearly not original and neither was the coving (Plate 17). Where some boxing had been destroyed it was possible to see some earlier tiling on the WC walls (cream and oblong).

Room 10 (guest bedroom)

- 7.22 Another guest bedroom and decorated as elsewhere on this floor. There were no original features. The only thing of note was a bottle lying on the floor with paper label marked 'Heriots Finest Sparkling Kola Edinburgh' with a red lion rampant on a shield. The layout was very similar to a guest bedroom shown here in 1951 (Figure 4.3); the only alteration was the creation of the en-suite by knocking through the north wall to a former, unnamed, small room that also provided the en-suite for Room 11.

Room 11 (guest bedroom)

- 7.23 Another guest bedroom with the same decoration, but in poor condition with much of the ceiling collapsed. The sash and case, possibly original, window was preserved in the en-suite WC (part of an unmarked small room in 1951); behind secondary aluminium glazing was ribbed vertical frosted glass. No other original features were preserved. As with Room 10 the layout was very similar in 1951 with the exception the creation of the en-suite.

Room 12 (guest bedroom)

- 7.24 Another poorly preserved guest bedroom with much of the roof collapsed. There was a presumably original sash and case window in the dormer to the east wall (Plate 18). The northern part of the room was lost and presumably had once held an en-suite WC. The layout here had been altered from 1951 to allow the hall to extend north, through the western part of a guest bedroom, and provide access to the modern extension built in 1966.

2nd floor discussion

- 7.25 The 2nd floor can be divided into areas latterly accessible to guests (Rooms 6-12) comprising 5 guest bedrooms, all with similar decoration and en-suite WCs. There were also circulation areas and a sauna. The south-western part of the floor appears to have been used latterly by staff. Room 5 appears to have been staff accommodation, adjacent to offices and stores (Rooms 2-4). The upper part of the tower (Room 1) appears not to have been accessible to guests.

- 7.26 Original features were restricted to some joinery and cornices. The only panelled window surrounds (which are common on lower floors) appear to have been in the tower. The dormer windows may have been surrounded with a simpler vertical timber lining. The cornices on this floor were also simple. The main changes in layout from 1951 were the conversion of former guest bedrooms to staff use (Rooms 2-5), the creation of en-suites in all guest rooms and alterations to allow easier access (insertion of the lift and extension of the main stair).

Room 13 (stairwell)

- 7.27 Originally the main staircase only extended from ground to 1st floor. An extension to the 2nd floor was built after 1951 (Plate 19; Figure 4.3). Although of a similar style to that from the ground floor to the first, the treads in the extension were of wood rather than stone. The bannisters were metal and dark wood throughout. The extension to the 2nd floor had obscured much of a fine, 3m-high bipartite stained glass window in the north wall. Only small parts of the upper section survived, but the design had been red at the edges with alternating designs of foliage and a four-petal flower (Plate 20). Little can be said about the main body of the window apart from that it was green and had an oval centrepiece. The panelled surround survived. The stairwell roof was white plasterboard with a central rose. The walls were covered in yellow striped wallpaper to base. The beaded surrounds of timber panels (painted white) protruded from the wallpaper from the ground to first floor but not in the extension (Plate 21). The doors to both floors were later fire doors. The balustrades at the base may be original (Plate 22).

FIRST FLOOR (Figure 8)

Room 14 & 15 ('Howieson Suite')

- 7.28 To the right on entering the 1st floor was a laminate door with an aluminium plaque marked 'Howieson Suite' with a painted white and probably original architrave. Behind were two bedrooms (described below as Room 14 & 15) with a short corridor, cupboard and WC between.
- 7.29 Room 14 had a ceiling bearing the same embossed white wallpaper as that used in places on the 2nd floor (above the false ceiling in the hall and in the sauna vestibule). The original ceiling height throughout this floor was around 3.5m. The simple coving was original and could be seen to continue behind a later partition wall inserted to create a WC in the north part of this room after 1951 (when it formed part of a single guest bedroom; Figure 4.2). All but the west wall, which was red and blue patterned wallpaper, was covered in a patterned paper painted tan. White painted skirting was simply beaded. A window in the south wall had an original white-painted panel surround.
- 7.30 Room 15 was grander than the above and had both a bipartite and single window in the south and west walls respectively (Plate 23). The bipartite window would have opened onto the wooden balcony seen on the south elevation (Plate 5). The ceiling was covered in plain paper painted beige and had decorative and original coving painted white (Plate 24). The paper that covered the west wall of Room 14 covered all those in this room. An infilled press was apparent in the north-west corner of the room. The door to the room was plywood but the beaded

architrave and skirting boards may have been original and were painted white. The 1951 plan shows this as a guest bedroom and no changes had been made to the layout.

- 7.31 The corridor between the two rooms had a false ceiling covered with the same embossed wallpaper as that on the ceiling of Room 14. The door to the store here was covered in plywood but panelled underneath and may be original (although if so must have been moved as the layout had changed since 1951 due to the insertion of the WC). The WC was tiled in green tiles with a white suite.

Rooms 16 & 17 (unnamed suite)

- 7.32 The decoration and arrangement of Rooms 16 & 17 suggested another suite here, but the entrance door was missing along with any name-plate. A double-door entry had been crudely knocked through from Room 16 to 17 to form a single space (Plate 25). The embossed floral wallpaper seen elsewhere was on the ceiling in both rooms. Room 16 had simple coving painted white and similar to that seen in Room 14 and 2 (so original; Plate 26). There was yellow wallpaper in Room 16 and red in 17 and both carried a yellow floral frieze. The press blocked in Room 15 was accessed from this room instead; an arrangement that is not original according to the plan of 1951, even though the architrave in Room 16 looked original. The white skirting boards could be original. A single window in the west wall had the usual timber panelling, painted white (Plate 25).
- 7.33 Room 17 had a rather out of place geometric cornice that is not original, and the layout had been much altered from 1951 when two guest bedrooms and a passage are shown here (Figure 4.2). A window in the west wall had original panelling (Plate 27). A WC had been inserted in the room's eastern part. This formerly had a jacuzzi and was the most elaborate en-suite of the hotel; also containing a bidet and a peach suite. The WC wall tiles were the cream oblongs seen behind the box in Room 9 on the 2nd floor and with brown tiles on the floor. The false, lowered ceiling was covered with white embossed wallpaper and this was the only WC with an intact light pendant (frosted geometric glass). The window embrasure here was tiled.

Room 18 ('Drawing Room')

- 7.34 A 6-panel timber door to the hall had been covered in laminate on its exterior and bore an aluminium plate saying 'Drawing Room'. This door cannot be original as it is marked as blocked in 1951 (Figure 4.2) and the entrance to a guest bedroom here was in the northeast instead. The white papered ceiling had a smoked-glass mirror and dark wood centre-piece with three round brass light fittings (Plate 28). An ornate cornice, the same as Room 15 (Plate 24), had elements picked out in gold and light blue paint. Plain yellow wallpaper had an ornate border at top. Two south-facing windows had the usual timber panel surrounds and sash and case windows with secondary glazing. A double door frame of dark wood in the east wall to Room 19 was not original (Plate 29; the doors themselves had been removed but formerly would have opened into Room 19) and matched the entrance to the hall. The beaded skirting boards were painted white and might be original. With the exception of the entrance being moved and the opening knocked through to Room 19 the shape of the room is the same as shown in 1951.

Room 19 ('The Library')

- 7.35 This room was identified by an aluminium plaque on the laminate exterior of the door (Plate 34). The interior had the same decoration as Room 18, including the smoked mirror and wood ceiling centrepiece. The original cornice (Plate 30) was different to, and more elaborate than, that in Room 18. There was a grand sexpartite projecting window in the south wall with the usual white-painted timber panelling (Plate 31). The panelling was missing on the ceiling of the embrasure and had been replaced with plain plywood incorporating spot-lights. The projecting bay had a decorative column where it joined the main room and the original white-painted skirting boards. There was a single window overlooking the recessed bay in the west wall and a further two in the east wall. All had their panelling intact. Between the two windows in the east wall was a centrally-placed fireplace scar about 1.5m wide (Plate 32; Figure 8). The door to the hall was 6-pane dark wood on the interior, with a decorative surround; it matched those in Room 18 and was not original. With the exception of the entry to Room 18 the room had the same layout as in 1951 when it was named the 'Residents Lounge'.

Room 20 (unnamed suite)

- 7.36 Room 20 had a white woodchip ceiling and the same geometric cornice seen in Room 17. Here it was even clearer that the cornice was not original as it stopped short either side of an original window architrave in the east wall (Plate 33). Unusually the window embrasure did not extend to the floor. Further south was a smaller window with frosted glass and a simple vertical timber lining. In 1951 this was shown as a bathroom and the lining is probably original. The window had been latterly sealed with board and was only visible through an inspection hole. The wallpaper was a green diamond pattern and the skirting boards were not original. A double-width opening to the north led into an identically decorated space with another window in the eastern wall. This did not have an original surround and did extend to the floor. The 1951 plan (Figure 4.2) shows that this room had been formed from the amalgamation of two guest bedrooms, and the corridor extended north to access the 1966 extension. On an architects' plan of 1983 (Weddell & Thomson) this room forms part of another suite.

Room 21 (hall)

- 7.37 The 1st floor hall was decorated identically to the 2nd floor (Plate 34). They both shared the same lowered false ceiling with spotlights over an earlier ceiling decorated with embossed white wallpaper. On this floor (through a hatch) it was possible to see the original ceiling beyond (with a roof height of 3.5m). It was painted green and had simple coving (Plate 35). It was also possible to see here that the lift doors had been painted dark green.
- 7.38 There were three small rooms off the hall (Figure 8). Opposite Room 20 was a small room with rotten floor, which was not entered and presumed to be a store. Next to the lift shaft was a small vestibule leading to a shower cubicle that is marked as the location of a 'Sun Bed' on an architects' plan of 1983 (Weddell & Thomson). Adjacent was a WC with the same tiling seen elsewhere on the floor.

- 7.39 The layout of the hall had been changed substantially since 1951 to allow access to the 1966 extension, insert the lift shaft and remove the former stairs to the attic floor.

1st floor discussion

- 7.40 In 1951 there were nine guest bedrooms on this floor (Figure 4.2) latterly there were three suites (Rooms 14/15, 16/17 & 20). A large function space was created after 1951 by combining the Residents' Lounge (Room 19) with a former bedroom (Room 18). The different use of space presumably reflects underlying economics, with functions becoming an increasingly important source of revenue to the hotel as the numbers of day-trippers and tourists dwindled in the later 20th century.
- 7.41 The original features that survived on this floor suggested that the grandest bedrooms in the hotel were Rooms 15 and 18 (numbered 6 and 8 on the 1951 plan; Figure 4.2). They had the most ornate cornices and most windows. In general the original features that survived on this floor were finer than those on the 2nd floor and the ceiling heights greater.

GROUND FLOOR (Figure 9)

Room 22 & 23 (bar and lounge)

- 7.42 Rooms 22 and 23 functioned as one space connected by double swing doors. The northern part (Room 22; Plate 36) had a relatively recent finish (presumably toward the end of the 20th century as the style is not consistent with any of the newspaper photographs from the 1960s). There was white-painted, geometric embossed wallpaper on the ceiling and a central roof fan. The bar was against the western wall and had a projecting bay front lined in dark wood and white-painted rustic artex. The wood lining extended around the whole of the upper part of the walls, just above door height, with artex covering the lower parts of the walls. The lining consisted of vertical boards with some decorative turned poles. The lower part of the eastern wall was a partition comprising a panelled dark wood base with glazed upper section. There were nine panes of wire mesh glass to either side of a central double swing door (Plate 37). This wall is as shown on the plan of 1951 (Figure 4.1; the room was then a 'Lounge') and could be original as wire mesh glass was invented in 1892. A boxed extension to the base on the north side is not shown in 1951 and must be later. The double doors to Room 23 are of the same wood and glass, and fill an entrance shown in 1951 so may also be original (Plate 38). A folding set of doors in the north wall were not original.
- 7.43 A billboard for 'Hopsacks' sat on top of the bar (Plate 39). There were settings for stools and behind the service area were brown and green ceramic tiles. The ceiling above the service area had been lowered. A door to the north of the bar had been blocked.
- 7.44 Room 23 had a lowered plasterboard ceiling apart from a central well where the original ceiling height reached 3.25m (Plate 40). Both lowered and high ceiling had the same white wallpaper as Room 22. The vertical faces of the lowered ceiling and the upper part of the west wall had the same timber lining as Room 22; but it was painted peach. The western

wall (where a modern extension had been attached) was painted brick; as was much of the east wall where a store, accessed from the hall, had been inserted after 1951. The walls were painted a sandy colour. The room's only window was tripartite and in the southern wall; panelled mullions survived (painted cream) but the surrounds did not (Plate 41). Around the window and the neighbouring parts of the eastern and western walls had formerly been an upholstered seating area. On the west this ended in a brick partition and on the east a wood and glass partition, neither original. A bar had formerly been located in the north-western corner of this room (and photographed by Simpson & Brown in 2005). Going by the decoration this room was the lounge with Room 22 the bar. The lounge had been created from the amalgamation of two rooms shown in 1951 (one marked 'Private' and another 'Office').

Room 24 & 25 (Crichtons Restaurant; Cocktail Bar)

- 7.45 Lettering above the double doors that led to Reception (Figure 9) identified Rooms 24 & 25 as a single space (Crichtons Restaurant/Cocktail Bar). An architects' plan of 1988 (Weddell & Thomson) marks Room 25 as a lounge and 24 as part of a restaurant (extending into parts of the demolished extensions).
- 7.46 The ceiling of Room 24 was lowered white plasterboard apart from a pentagonal central well which opened to an earlier but still lowered ceiling with late geometric cornice throughout (as seen in Room 17 & 20; Plate 33). There were spotlights on the lower ceiling and a central fitting removed from the well. The northern part of the room was missing. The walls were covered in a patterned paper (yellow and green) to top, separated by a dado from a beige bottom. A late bare wood skirting board was at base. A late plasterboard wall separated the room from the hall, with openings either side of an entrance (Plate 42). A double-width entry had been knocked through the east wall. This area had been completely remodelled since 1951 and created from the amalgamation of the Kitchen and Service areas.
- 7.47 Room 25 also had a lowered plasterboard ceiling with spotlights and the same late geometric cornice. An original quadripartite projecting bay window was in the south wall with original wood panel surround (Plate 43). There was a single window with original wood panelling to the south in the east wall; to the north was a door. The door was a converted window with the upper part boxed off but still with wood panelling below. The door and architraves to the window were of bare dark wood that matched the skirting boards and were not original. The decoration was the same as Room 24. A bar set within a decorative plaster arch was recessed into the west wall (Plate 44). This arch cannot be original as the 1951 plan shows the room open to the west here to form a large L-shaped 'Dining Room'.
- 7.48 The bar itself was dark wood, with scars of fittings for stools or coat hooks. It was protected by a metal grill. In the recess the ceiling was lowered. There was a small store at the south end (where the loggia had once been) with sink and shelving. The late window here had a simple frame and frosted glass.

Entrance, hall & reception

- 7.49 The boarded main entrance was panelled in dark wood with a blue and white 'Barnton Hotel' sign over the double swing doors to the vestibule (Plate 45; Figure 9). The vestibule was hexagonal and lined with mirrors and dark wood with a lowered white board ceiling. The entrance hall proper was accessed through double swing doors with a former 'Exit' sign over (Plate 46). Nothing in the vestibule was original. The 1951 plan shows the vestibule as square with a revolving door on its interior (Figure 4.1).
- 7.50 The ceiling in the ground floor hall was lowered white board. A small hole allowed a glimpse of the original ceiling plaster with a height of 3.5m and decorative cornice (Plate 47). The upper parts of the walls were yellow striped wallpaper (the same as the stairs). The lower parts were dark wood panels; as were doors and architraves to the bars and basement. The entrance, lift, an adjacent recess and reception desk were framed with dark wood panelled surrounds with occasional mirrors (Plate 46 & 48). Comparison with the 1951 plans shows these cannot be original. It is however possible that the panelling on the western wall is (Plate 49), given that it matches exactly the partition wall to Room 22, which appears on the 1951 plan.
- 7.51 Accessed from behind reception were two offices. The most southerly (where the loggia had formerly been) had two windows with frosted glass and plain surrounds. Here were two safes against the west wall (the lower named 'Tann Fortress'; the upper unnamed). There were also filing and key cabinets; presumably it was the duty manager's office. The other office had some shelving for mail and some more key hooks. The latter were named: 'Public Bar', 'Almond Bar', 'Cocktail Bar' and 'Lounge Bar'. A newspaper photograph from 1966 shows the 'Almond Room' (www.scran.ac.uk) and the configuration suggests it was not one of the rooms surveyed here. The lounge and public bar are presumably Rooms 22 and 23; the cocktail bar Room 25.

Basement (Figure 10)

- 7.52 The basement was accessed by stone stairs from beneath the main stair (Figure 9). There was a utility cupboard at top. On entering the basement was a room containing lift gear to the left or east (Plate 50). Elsewhere the cellar was clearly used for storage with plywood wine and spirit racks in the east two rooms accompanied by relevant stickers, and fittings for kegs and soda in the western rooms (Plate 51; Figure 10). There was a blocked door in the west external wall presumably leading to behind the bar in the 'Cramond Lounge' and therefore a modern insertion (Plate 51 & Figure 2). To the north was a blocked former delivery chute that is presumably original (Plate 52; Figure 10). There was an iron drain set in the floor directly opposite the chute. It could be discerned where the internal walls were of stone, and are presumed original, contrasting with thinner brick partitions, presumed later. In its original form the cellar appears to have had 3 rooms (see Figure 10). There was a single brick-blocked internal door formerly connecting the 'Spirit Store' with the western part of the cellar.

8 DISCUSSION OF THE HOTEL

- 8.1 The primary archives clearly show that the creation of the Barnton Hotel was an entrepreneurial venture pursued by a dedicated company formed by a group of seven middle-class Victorians in 1896. The hotel was aimed at serving tourists brought to Cramond from Edinburgh by a relatively new train-line and members of the existing Burgess Golf Club. The building was designed with an ornamental character, principally displayed in its southern elevation, which remains eye-catching to this day, and a rather elaborate timber ground floor extension with turret to the south-west, which was removed in the 1950s. There is some evidence that the shareholders had almost immediate financial concerns and that the cost of construction may have exceeded the company's capital. Certainly the original company was dissolved only seven years after its creation.
- 8.2 The earliest internal plans date to 1951 and show the hotel prior to extensive alterations. In addition to providing accommodation it clearly had an important social function with a Public Lounge, Lounge, Sitting Room, Lounge and Dining Room on the ground floor. Upstairs the principal guest rooms were on the first floor, as was the residents' lounge. The attic rooms were simpler, presumably cheaper and lower in status. The upper storey of the tower seems to have been intended to have been accessible to guests; presumably they came up to take in the view.
- 8.3 Over the latter part of the 20th century as tourists from Edinburgh became rare, and its location on the outskirts of the city became a handicap, social functions at the hotel appear to have become more important to its financial survival. It is certainly public occasions such as dinner dances and golf club prize nights that make sporadic appearances in newspapers. Presumably to accommodate these one of the best bedrooms and the residents' lounge on the 1st floor were converted into a function space. It is also likely that the hotel focussed on hosting wedding parties and the need to accommodate bridal or bridegroom parties may have been the rationale behind the creation of suites on the 1st floor.
- 8.4 The decoration recorded during this survey, and created in the latter half of the 20th century, frequently covered or removed original Victorian finishes. In some instances this was unavoidable (for instance to create en-suite WCs) but elsewhere must simply reflect changing tastes. Toward the end of the 20th century the position of the hotel, at a busy and noisy road junction, probably added to the difficulties in attracting guests to its peripheral location. Certainly, unsympathetic secondary glazing frequently used in the south elevation suggests concern with noise. The hotel finally closed in 2003 and will now be converted for re-use.

9 REFERENCES

Historic maps are contained in Appendix 1.

Archaeological Archives Forum *Archaeological Archives: a guide to best practice in creation, compilation, transfer and curation* (published by the IfA 2007).

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PAN 2/2011: Planning and Archaeology (2011).

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Weddell & Thomson Architects 1988 *Ground Floor Plan as Proposed*




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Figure 1: Site location

Additional information:



a. The hotel shown in 1905-10 (Cramond Heritage Society)



b. Undated photograph showing the east elevation, pre-1955 (Unknown)



c. The hotel shown in 1955 with the new 'Barnton Lounge' (Scotsman)



d. The interior of the 'Barnton Lounge' shown in the 1950s (Scotsman)



e. The new extension shown in 1966 (Scotsman)

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Figure 2: Historic photographs

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— Site Boundary

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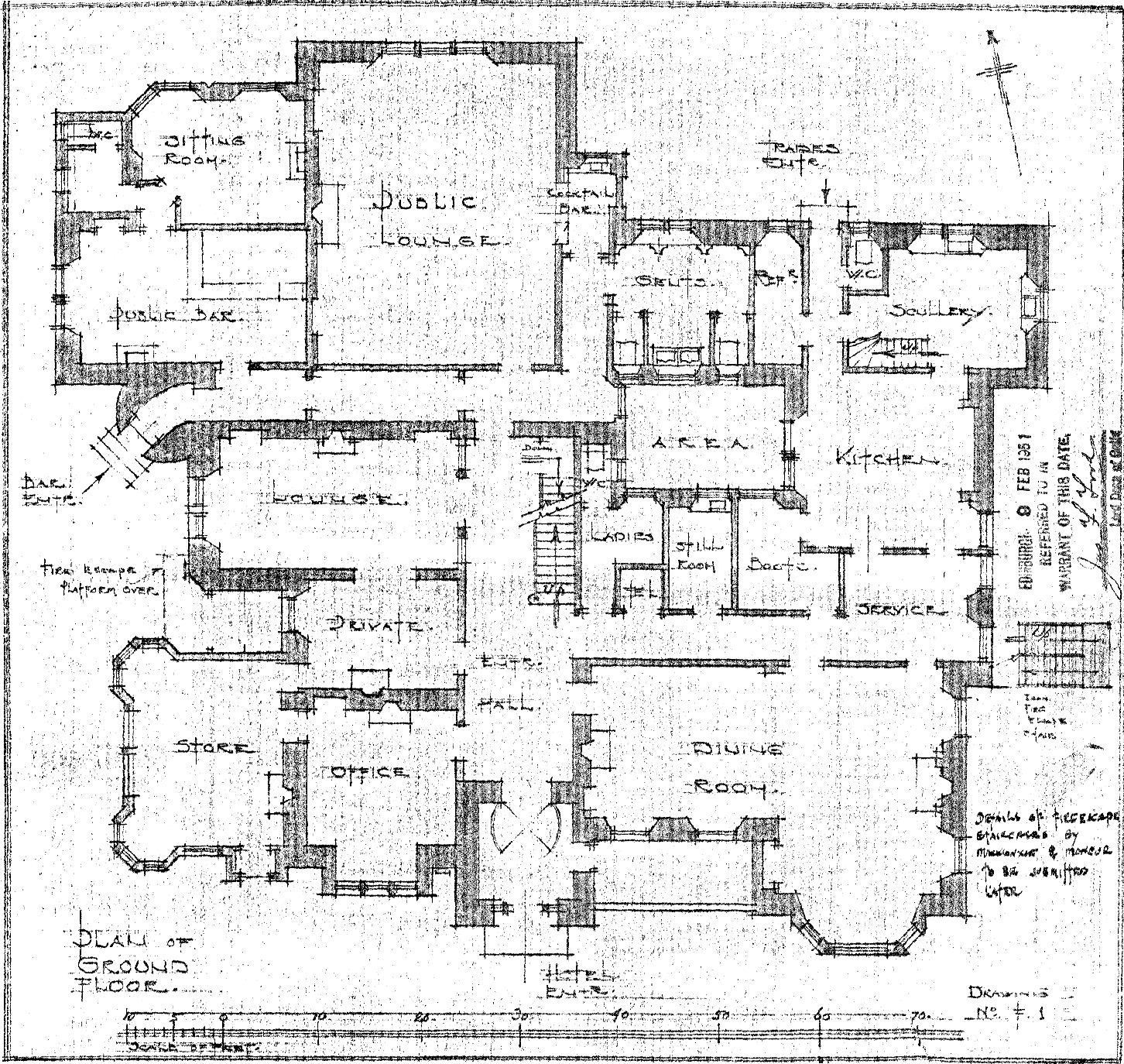
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Figure 3: Site survey showing hotel footprint



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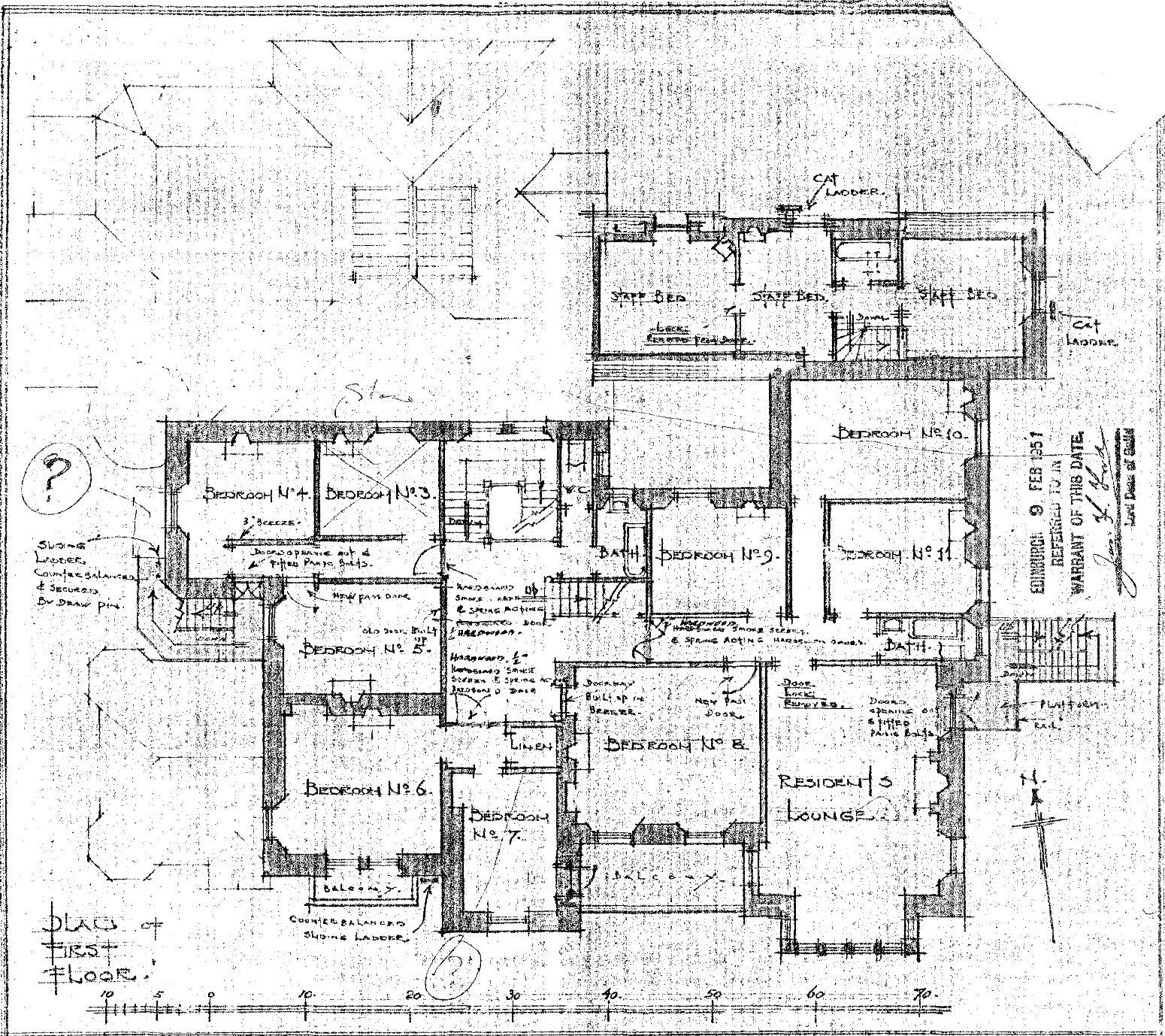
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Figure 4.1 1951 Ground floor plan



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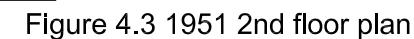
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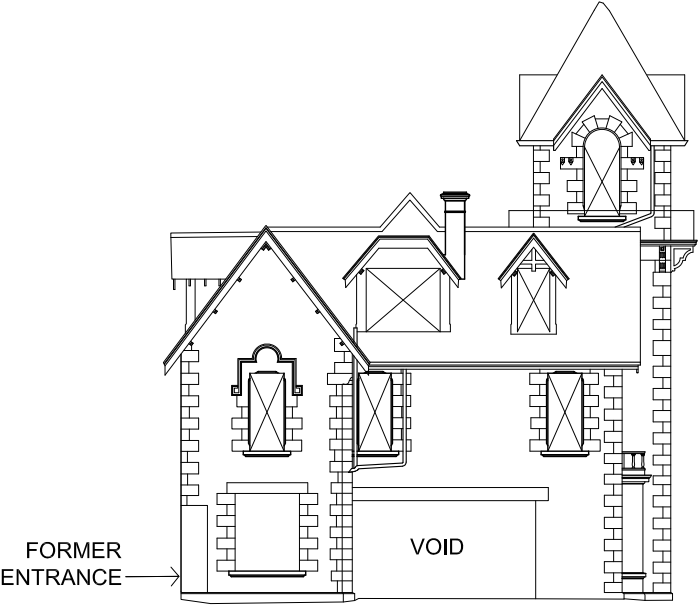
Figure 4.2 1952 1st floor plan



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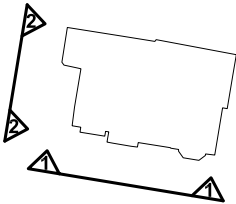


SOUTH ELEVATION



WEST ELEVATION

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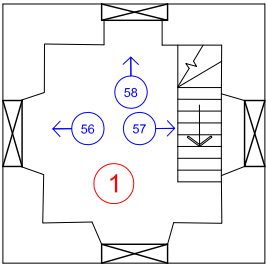
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Figure 5: South and west elevations



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-  Room Numbers
-  Window Location

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Figure 6: Tower floor plan

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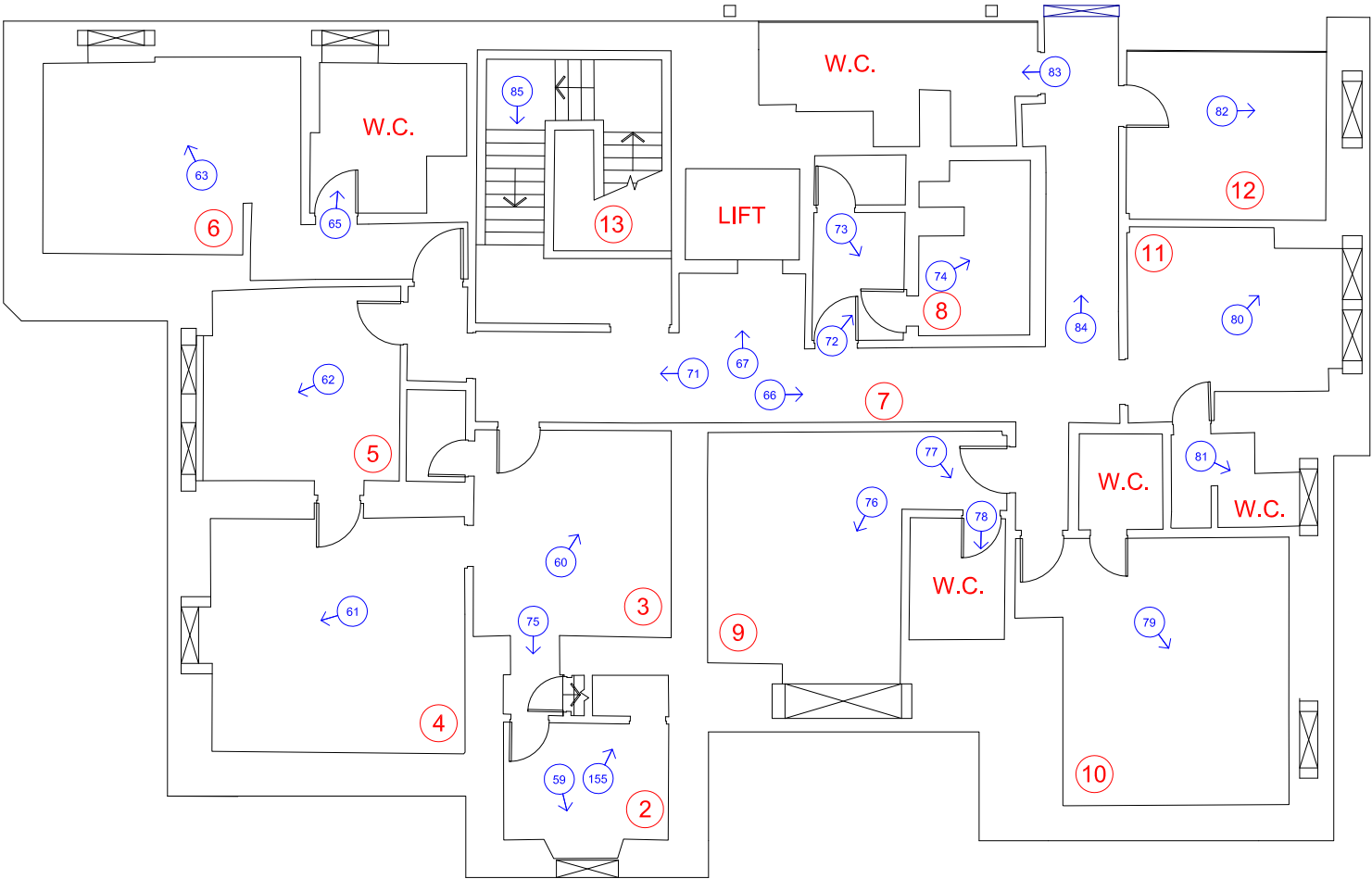
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Figure 7: 2nd floor plan



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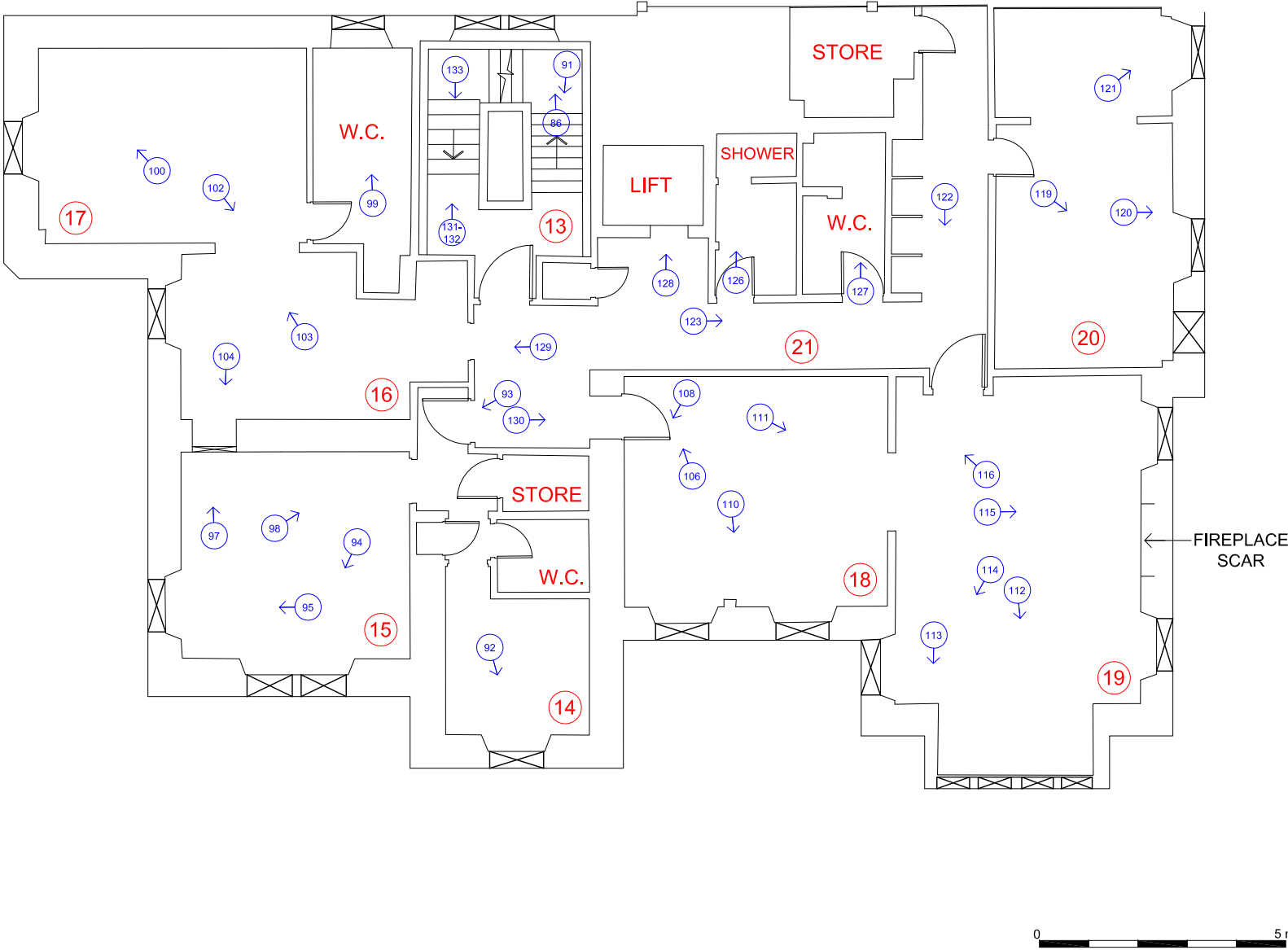
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Figure 8: 1st floor plan



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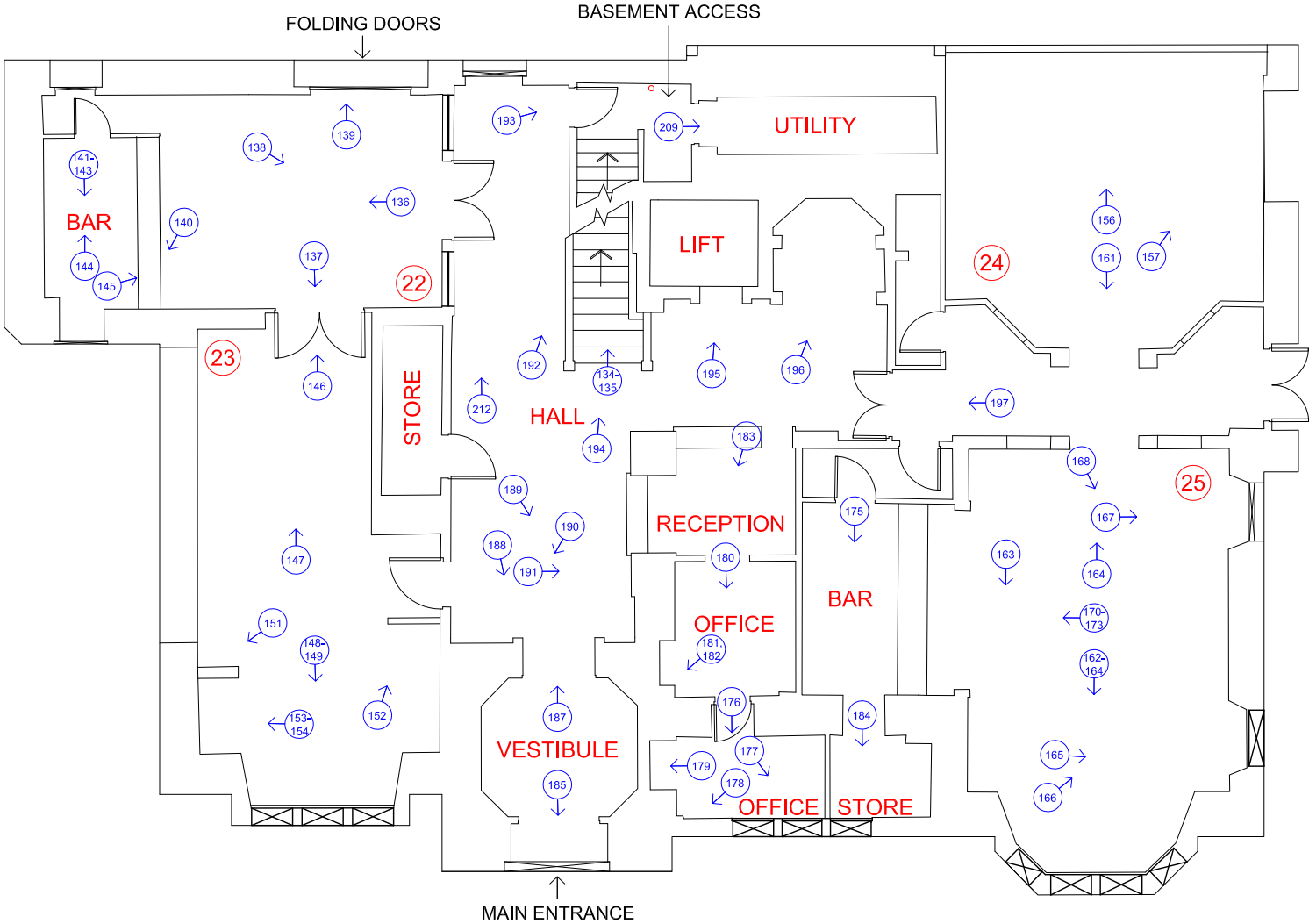
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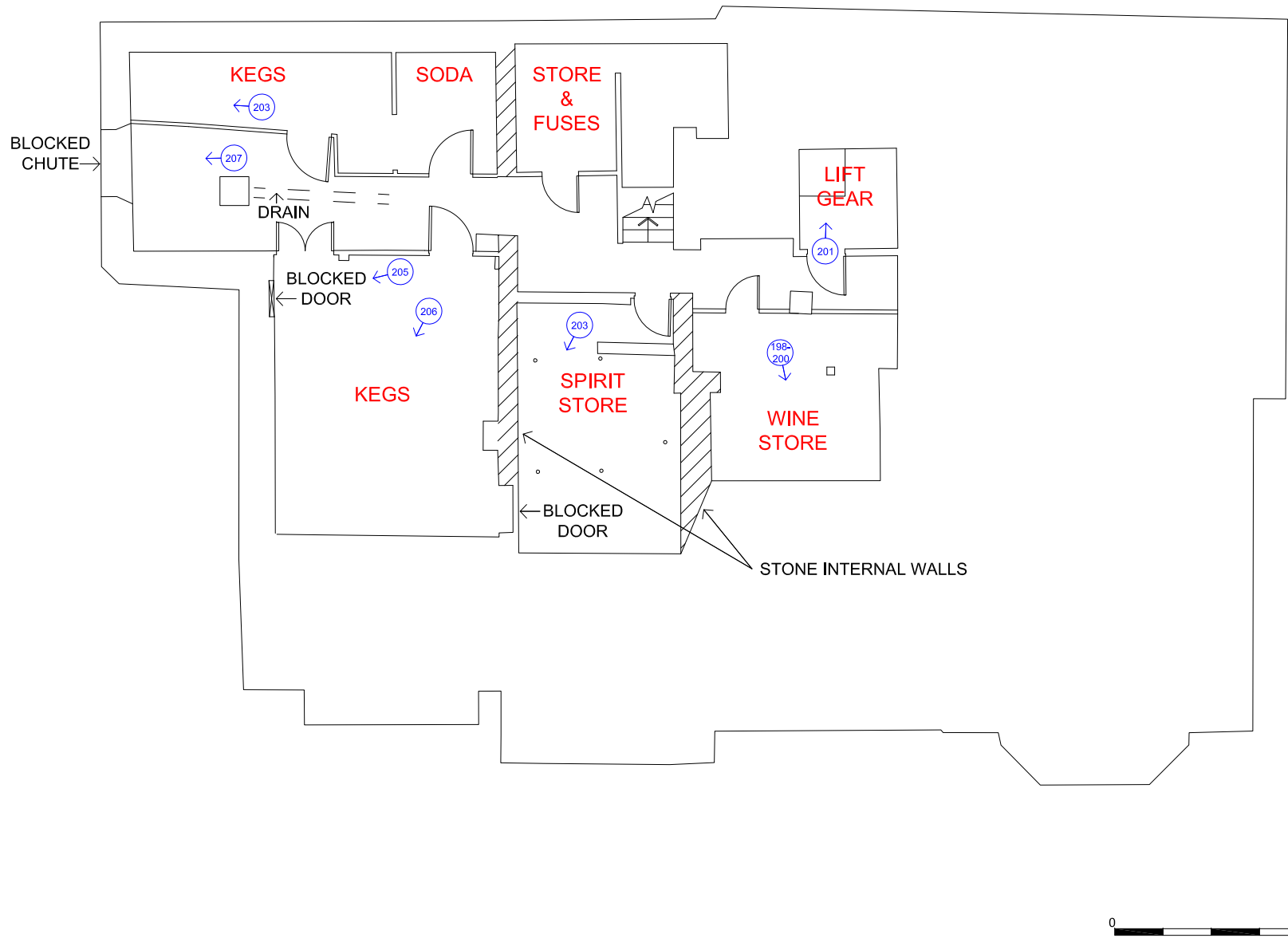
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Figure 9: Ground floor plan





Additional information:
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Figure 10: Basement plan



Plate 1: South elevation (Shot 004)



Plate 2: South elevation (Shot 002)



Plate 3: Main entrance, south elevation (Shot 014)



Plate 4: Later window replacing original loggia, south elevation (Shot 015)



Plate 5: Projecting eastern bay windows, south elevation (Shot 016)



Plate 6: West elevation (Shot 020)



Plate 7: West elevation (Shot 042)



Plate 8: Visible parts of the north elevation (Shot 030)



Plate 9: East elevation (Shot 037)



Plate 10: Surviving roof finial (Shot 038)



Plate 11: Room 1 window interior (Shot 056)



Plate 12: Room 3 general view (Shot 060)



Plate 13: Room 6 window (Shot 063)



Plate 14: 2nd floor hall (Room 7) general view (Shot 066)



Plate 15: Open door to lift 2nd floor (Shot 067)



Plate 16: Room 9 general view (Shot 076)



Plate 17: Room 9 showing difference in architraves and coving (Shot 077)



Plate 18: Sash and case window in Room 12 (Shot 082)



Plate 19: Stair to 2nd floor obscuring original window (Shot 086)



Plate 20: Detail of decoration at edge of stair window (Shot 088)



Plate 21: Stair from to 1st floor showing timber panels (Shot 134)



Plate 22: Base of stairs in entrance hall (Shot 194)



Plate 23: Room 15 showing timber panelling round windows (Shot 094)



Plate 24: Room 15 showing original cornice (Shot 096)



Plate 25: Room 16 showing window and toward Room 17 (Shot 103)



Plate 26: Room 16 detail of coving (Shot 105)



Plate 27: Room 17 showing window (Shot 100)



Plate 28: Ceiling centre-piece in Room 18 (Shot 107)



Plate 29: Room 18 looking toward Room 19 (Shot 111)



Plate 30: Room 19 cornice detail (Shot 117)



Plate 31: Room 19 window in south wall (Shot 112)



Plate 32: Room 19 fireplace scar in east wall and windows (Shot 115)



Plate 33: Late cornice in Room 20 and original window architrave (Shot 120)



Plate 34: 1st floor hall (Room 21) toward 'The Library'/Room 19 (Shot 122)



Plate 35: 1st floor hall hatch; original coving behind false ceilings (Shot 124)



Plate 36: Room 22 looking toward the west wall and bar (Shot 136)



Plate 37: Room 22 east wall (Shot 138)



Plate 38: Room 22 double doors to Room 23 (Shot 137)



Plate 39: Sign for 'Hopsacks' in Room 22 (Shot 140)



Plate 40: Room 23 looking toward Room 22 (Shot 147)



Plate 41: Room 23 window in south wall and former seating area (Shot 150)



Plate 42: Room 25 looking toward Room 26 (Shot 161)



Plate 43: Room 26 window in south wall (Shot 164)



Plate 44: Room 26 bar in west wall (Shot 170)



Plate 45: Sign over entrance (Shot 186)



Plate 46: Entrance hall looking toward the 'Exit' and reception (Shot 189)



Plate 47: Entrance hall original cornice through hole (Shot 211)



Plate 48: Lift entry and adjacent recess in entrance hall (Shot 196)



Plate 49: Entrance hall western wall panelling and partition (Shot 212)



Plate 50: Lift gear in basement (Shot 201)

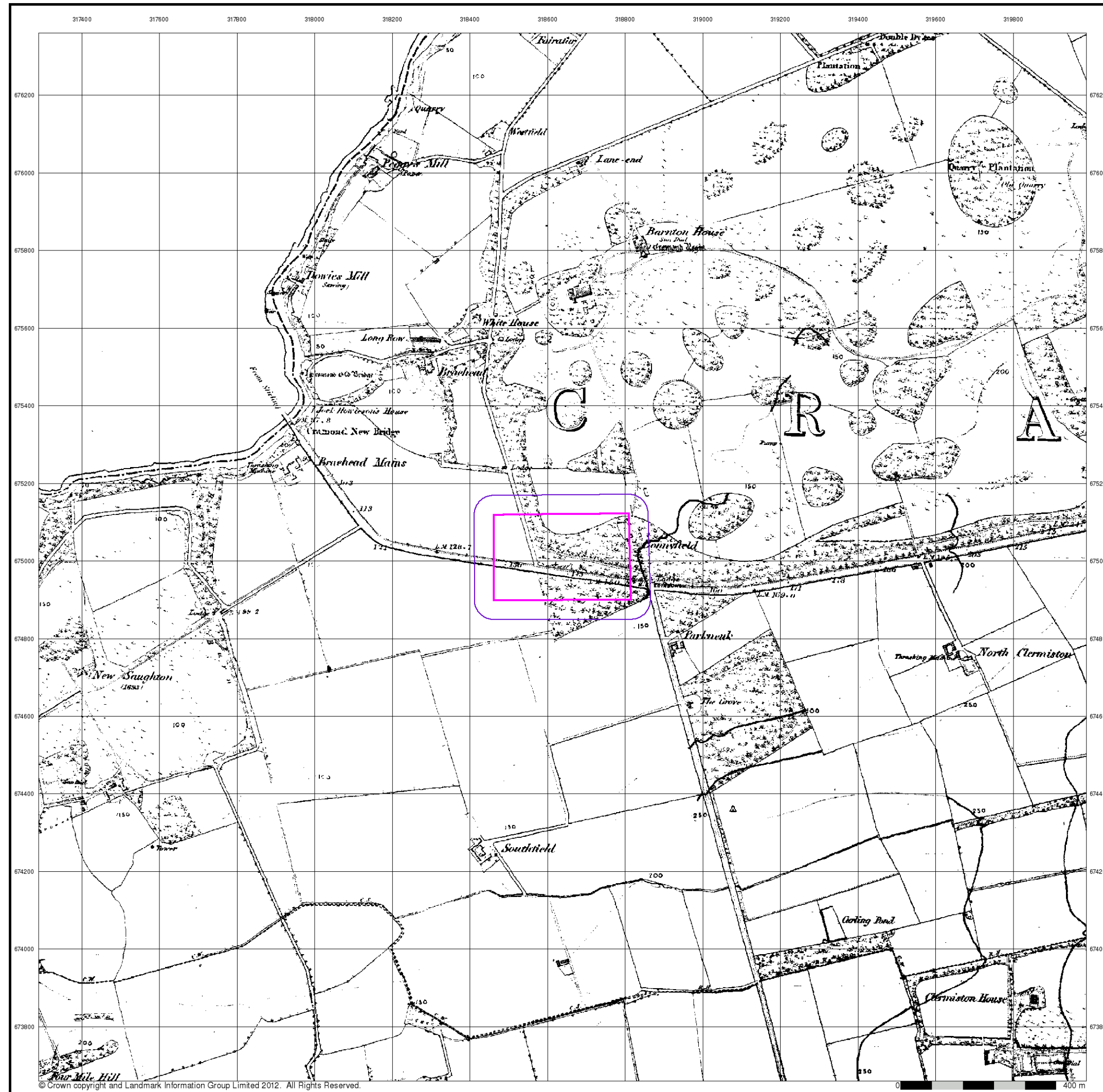


Plate 51: Basement west wall with former keg locations and door (Shot 205)



Plate 52: West wall of basement showing blocked chute (Shot 207)

Appendix 1: Historic map regression



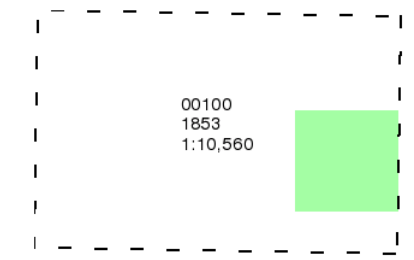
Edinburghshire

Published 1853

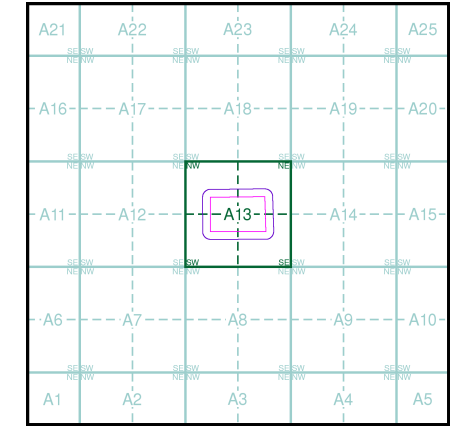
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 42951916_1_1
Customer Ref: 14703
National Grid Reference: 318640, 675010
Slice: A
Site Area (Ha): 7.76
Search Buffer (m): 50

Site Details

23, Barnton Grove, EDINBURGH, EH4 6EQ



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Edinburghshire

Published 1895

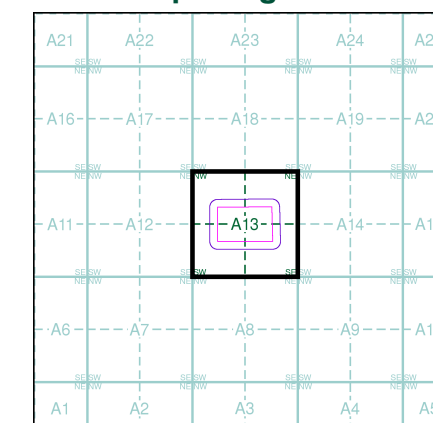
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

002_04 1895 1:2,500	003_01 1895 1:2,500
002_08 1895 1:2,500	003_05 1895 1:2,500

Historical Map - Segment A13



Order Details

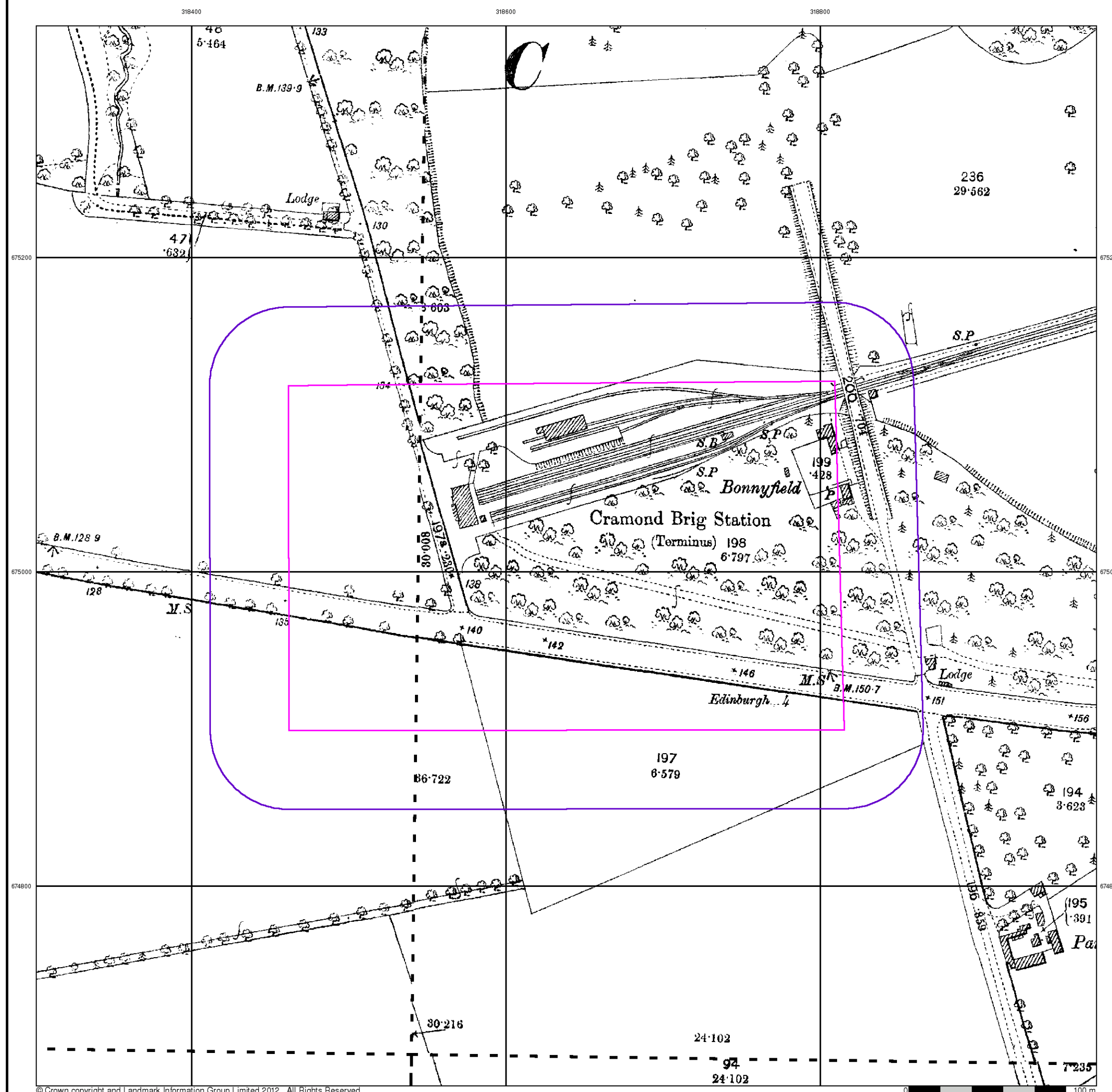
Order Number: 42951916_1_1
Customer Ref: 14703
National Grid Reference: 318640, 675010
Slice: A
Site Area (Ha): 7.76
Search Buffer (m): 50

Site Details

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Edinburghshire

Published 1908

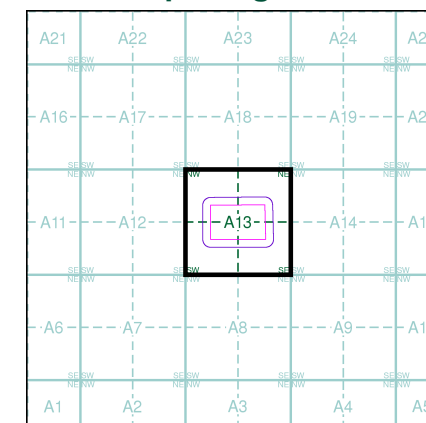
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

002_04 1908 1:2,500	003_01 1908 1:2,500
002_08 1908 1:2,500	003_05 1908 1:2,500

Historical Map - Segment A13



Order Details

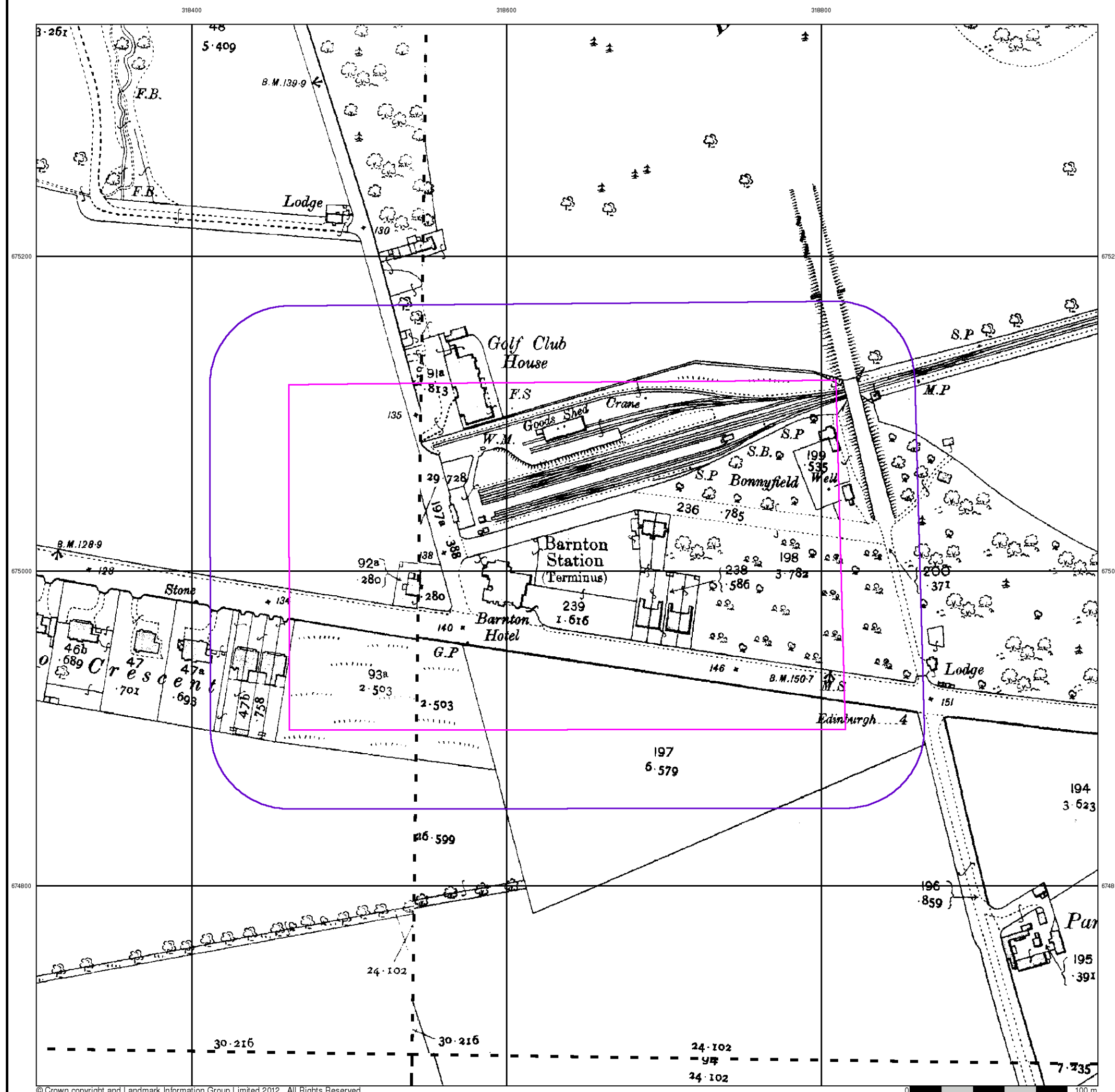
Order Number: 42951916_1_1
Customer Ref: 14703
National Grid Reference: 318640, 675010
Slice: A
Site Area (Ha): 7.76
Search Buffer (m): 50

Site Details

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Edinburghshire

Published 1914

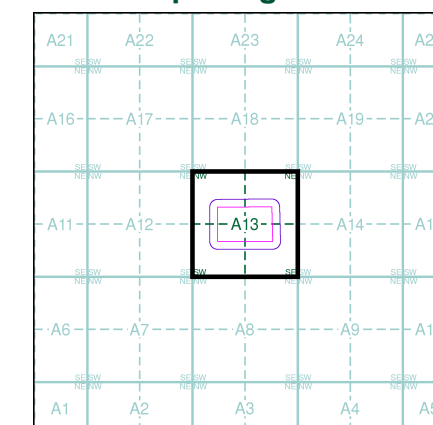
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

002_04 1914 1:2,500	003_01 1914 1:2,500
002_08 1914 1:2,500	003_05 1914 1:2,500

Historical Map - Segment A13



Order Details

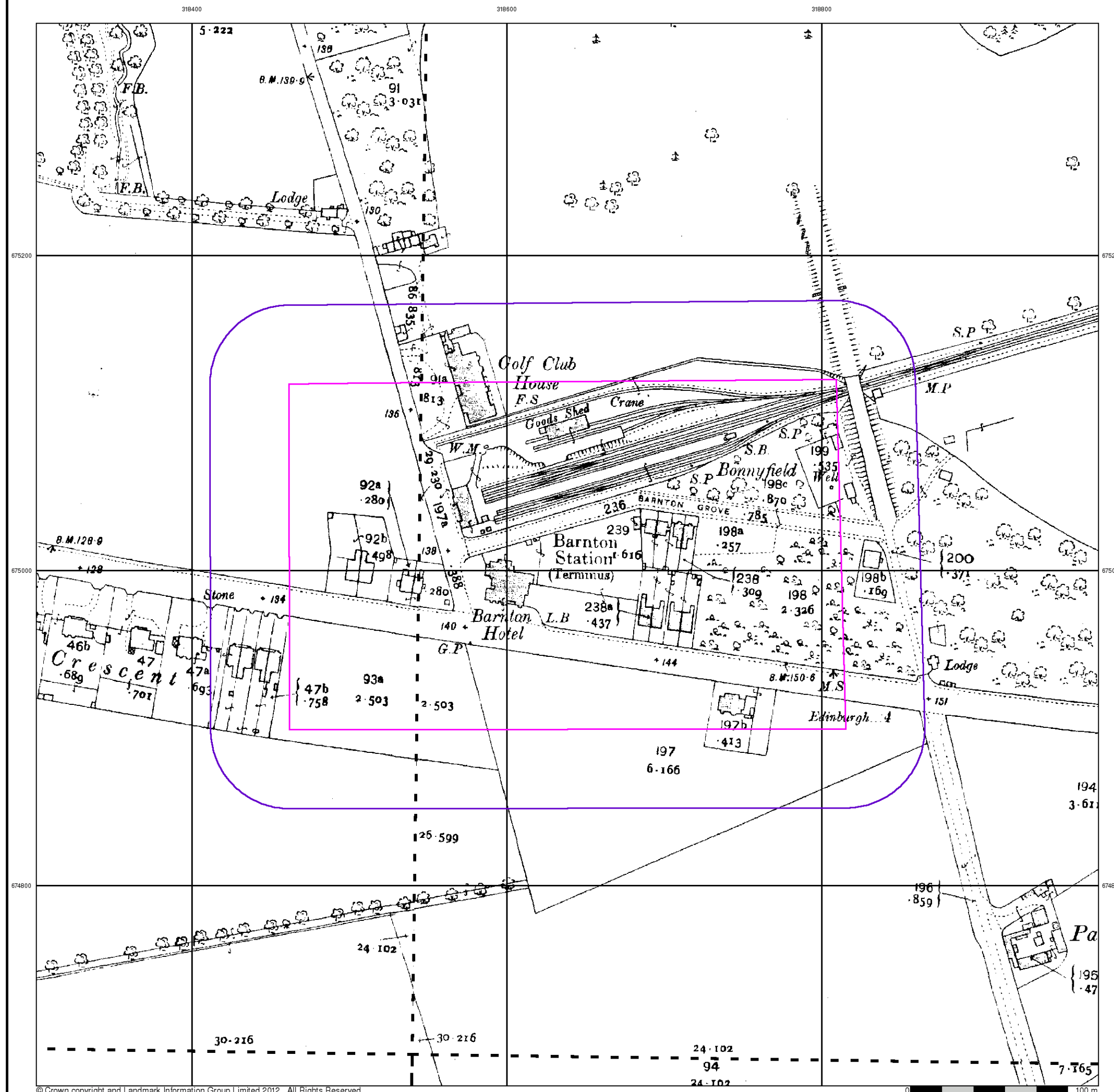
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Customer Ref: 14703
National Grid Reference: 318640, 675010
Slice: A
Site Area (Ha): 7.76
Search Buffer (m): 50

Site Details

23, Barnton Grove, EDINBURGH, EH4 6EQ



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Edinburghshire

Published 1933

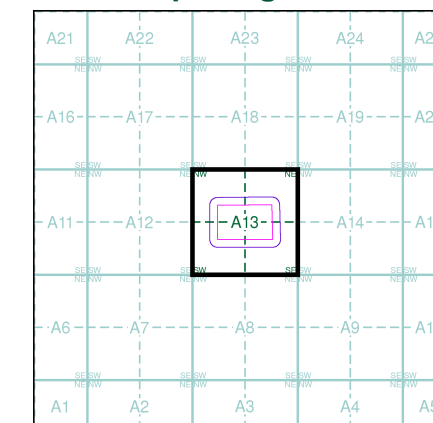
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

003_01
1933
12,500
003_05
1933
12,500

Historical Map - Segment A13



Order Details

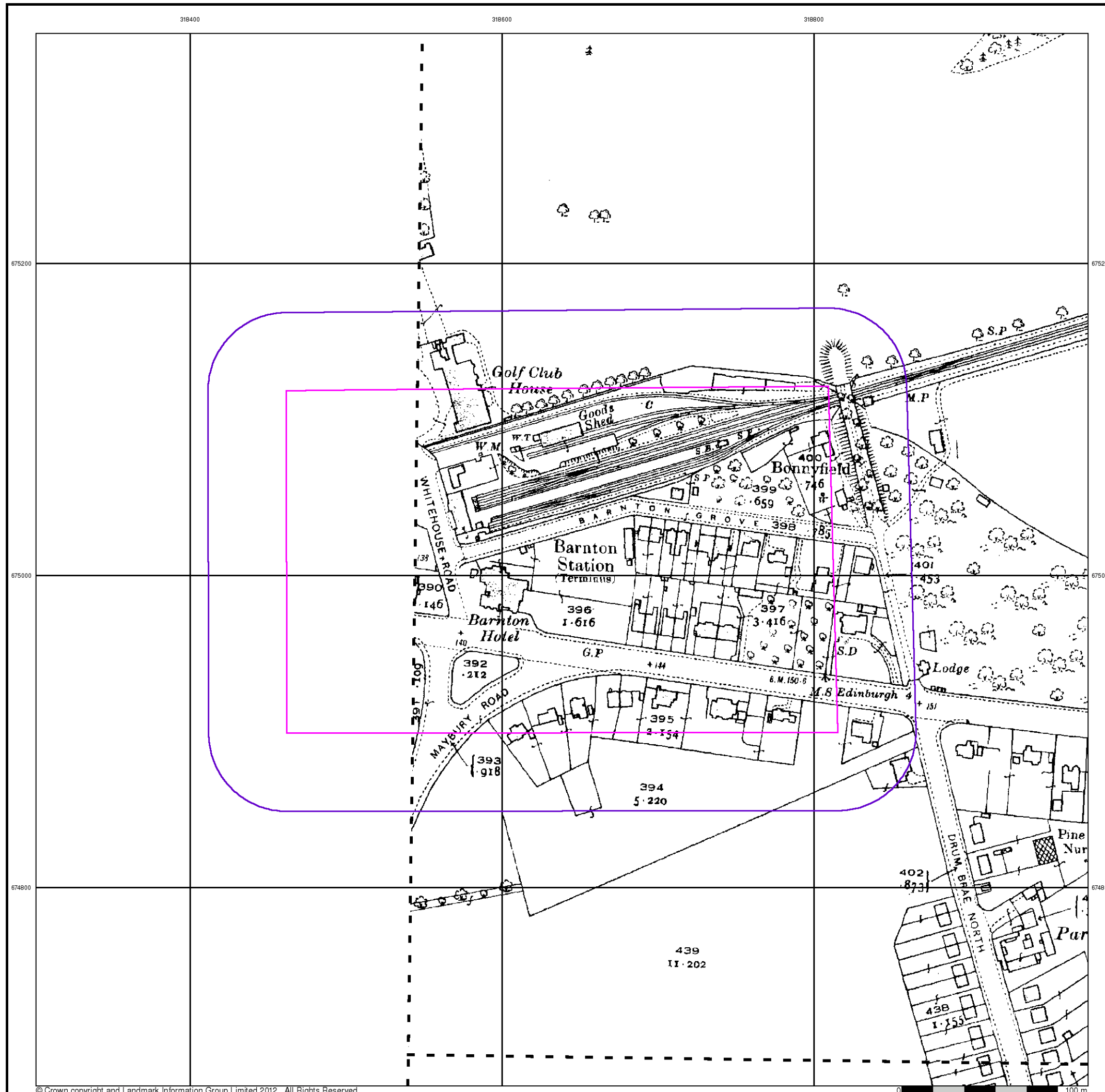
Order Number: 42951916_1_1
Customer Ref: 14703
National Grid Reference: 318640, 675010
Slice: A
Site Area (Ha): 7.76
Search Buffer (m): 50

Site Details

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Ordnance Survey Plan

Published 1947

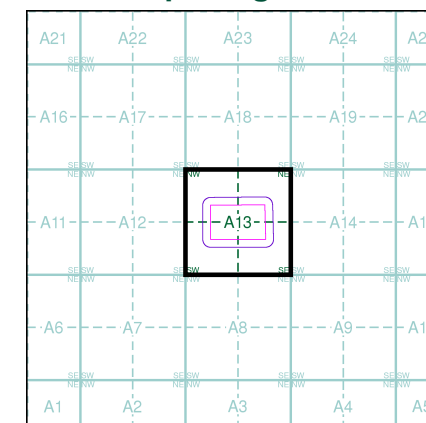
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

NT1875SW 1947 1:1,250	NT1875SE 1947 1:1,250
NT1874NW 1947 1:1,250	NT1874NE 1947 1:1,250

Historical Map - Segment A13



Order Details

Order Number: 42951916_1_1
Customer Ref: 14703
National Grid Reference: 318640, 675010
Slice: A
Site Area (Ha): 7.76
Search Buffer (m): 50

Site Details

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Ordnance Survey Plan

Published 1949 - 1965

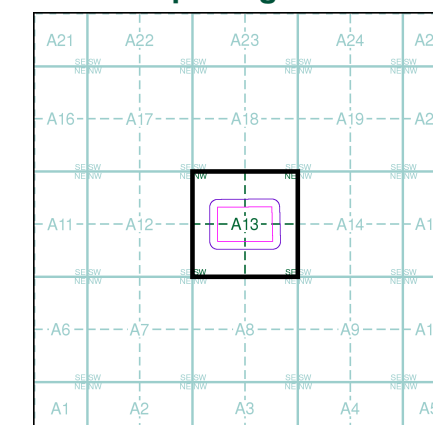
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

NT 1875
1965
1:2,500
NT 1874
1949
1:2,500

Historical Map - Segment A13



Order Details

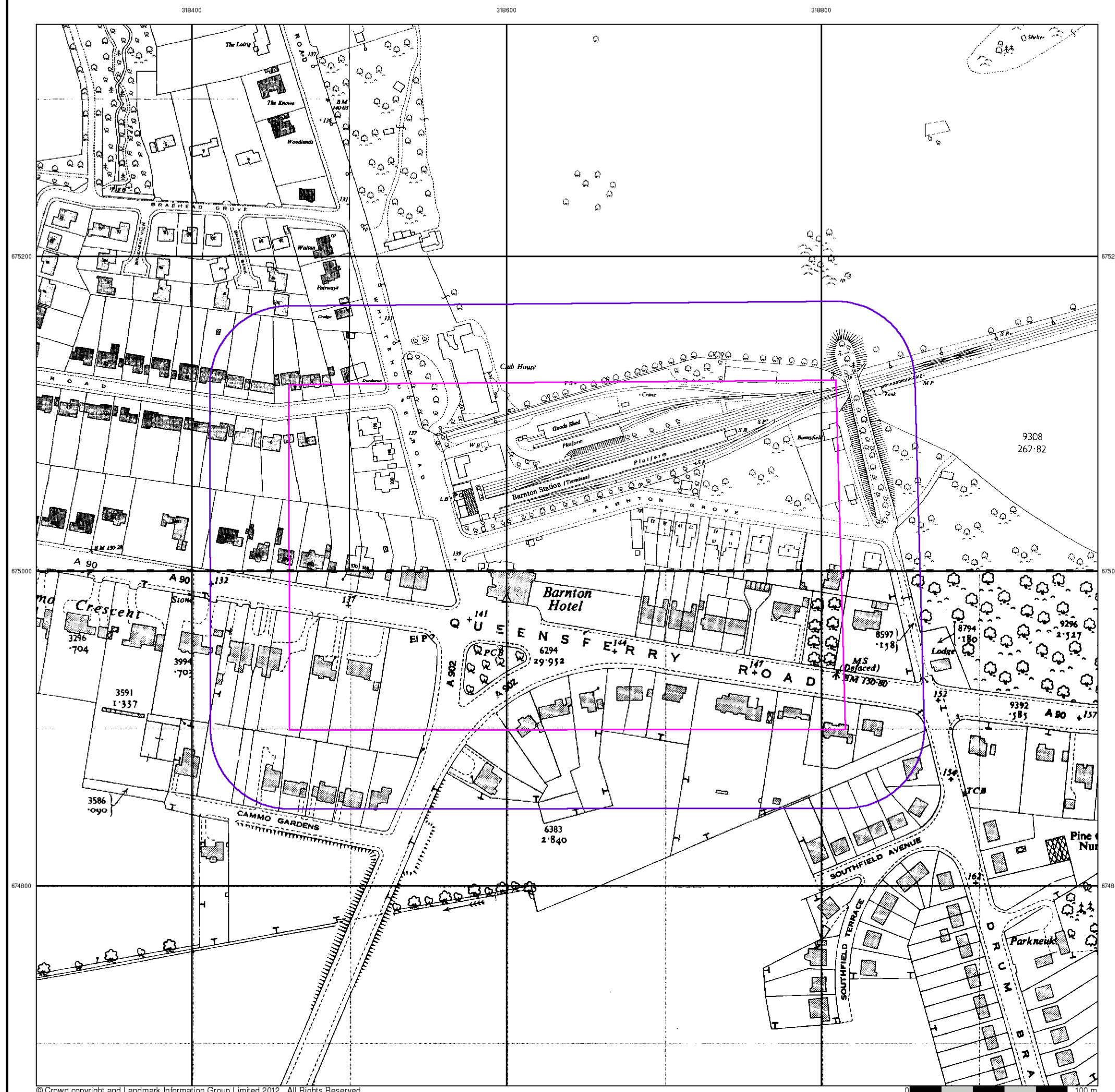
Order Number: 42951916_1_1
Customer Ref: 14703
National Grid Reference: 318640, 675010
Slice: A
Site Area (Ha): 7.76
Search Buffer (m): 50

Site Details

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Ordnance Survey Plan

Published 1953 - 1967

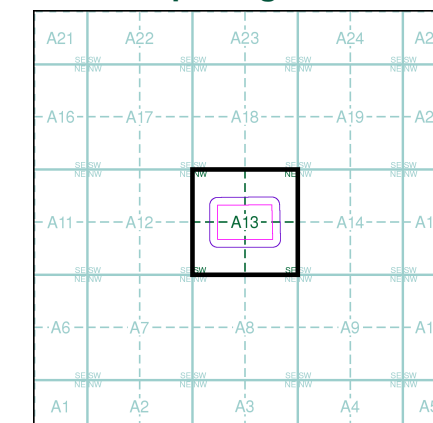
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

NT1875SW 1957 1:1,250	NT1875SE 1967 1:1,250
NT1874NW 1965 1:1,250	NT1874NE 1953 1:1,250

Historical Map - Segment A13



Order Details

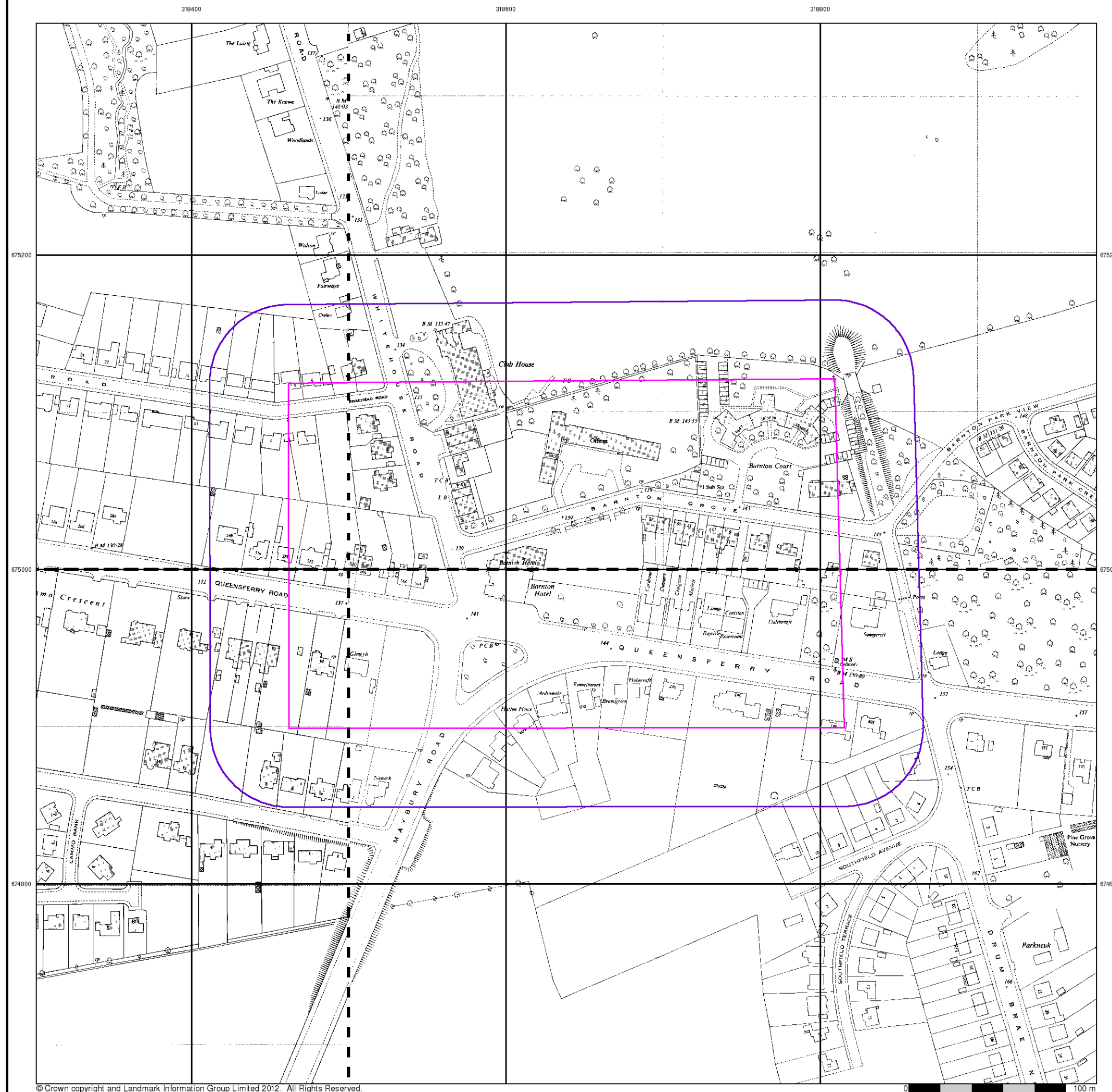
Order Number: 42951916_1_1
Customer Ref: 14703
National Grid Reference: 318640, 675010
Slice: A
Site Area (Ha): 7.76
Search Buffer (m): 50

Site Details

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Additional SIMs

Published 1965 - 1990

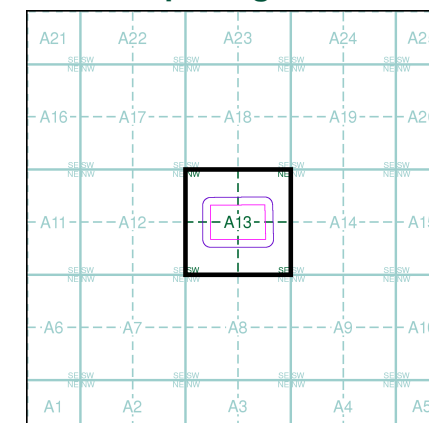
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

NT1875SW 1978 1:1,250	NT1875SE 1990 1:1,250
NT1874NW 1965 1:1,250	NT1874NE 1968 1:1,250

Historical Map - Segment A13



Order Details

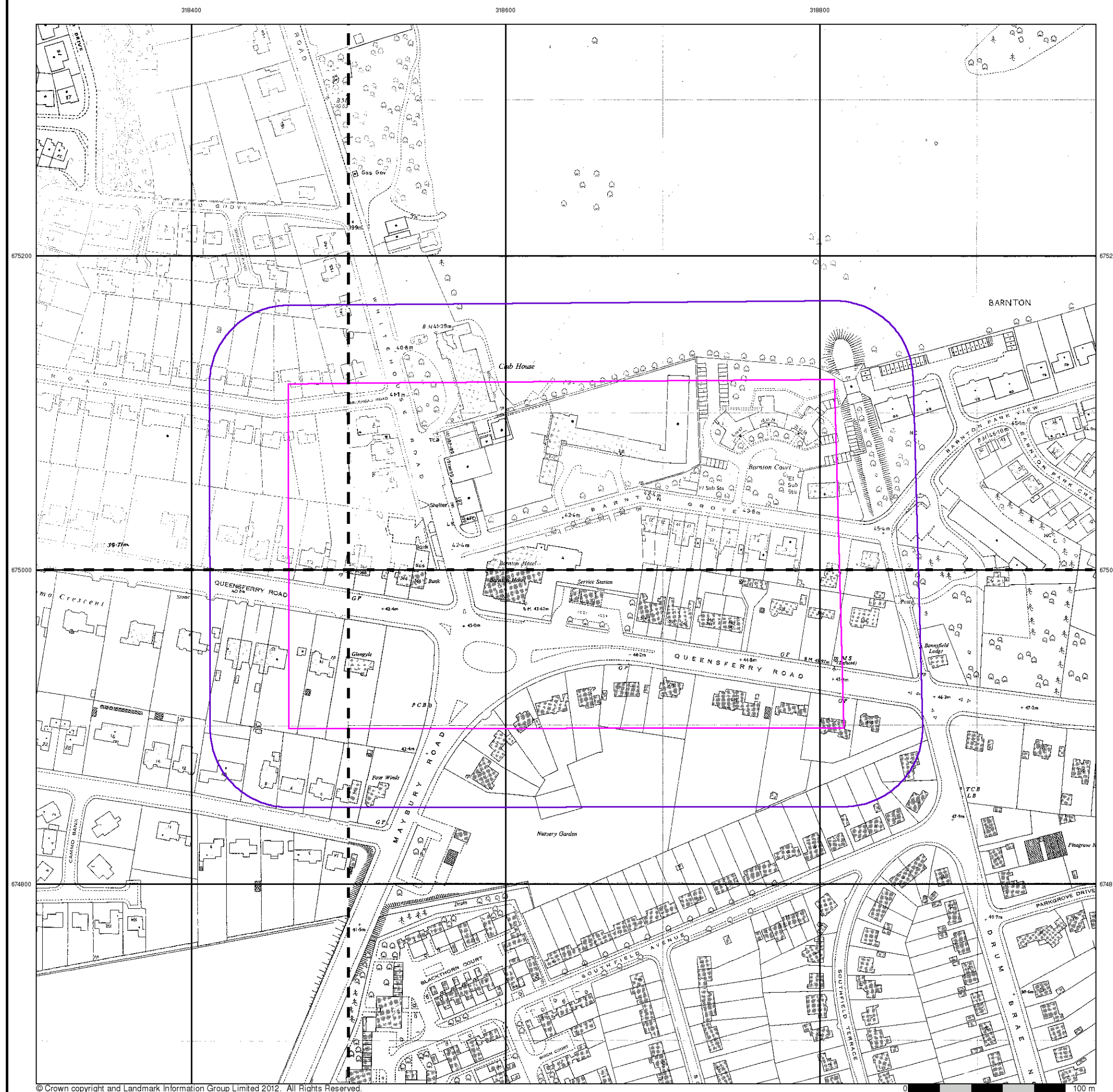
Order Number: 42951916_1_1
Customer Ref: 14703
National Grid Reference: 318640, 675010
Slice: A
Site Area (Ha): 7.76
Search Buffer (m): 50

Site Details

23, Barnton Grove, EDINBURGH, EH4 6EQ



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Web: www.envirocheck.co.uk





Large-Scale National Grid Data

Published 1993

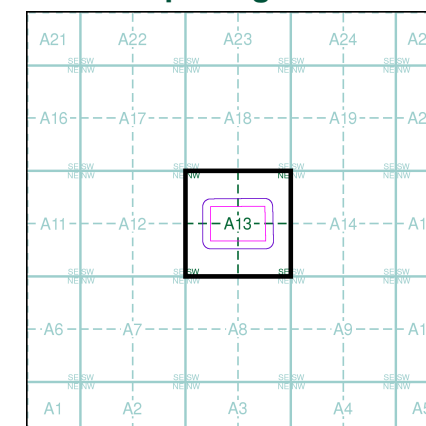
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

NT1875SW 1993 1:1,250	NT1875SE 1993 1:1,250
NT1874NW 1993 1:1,250	NT1874NE 1993 1:1,250

Historical Map - Segment A13



Order Details

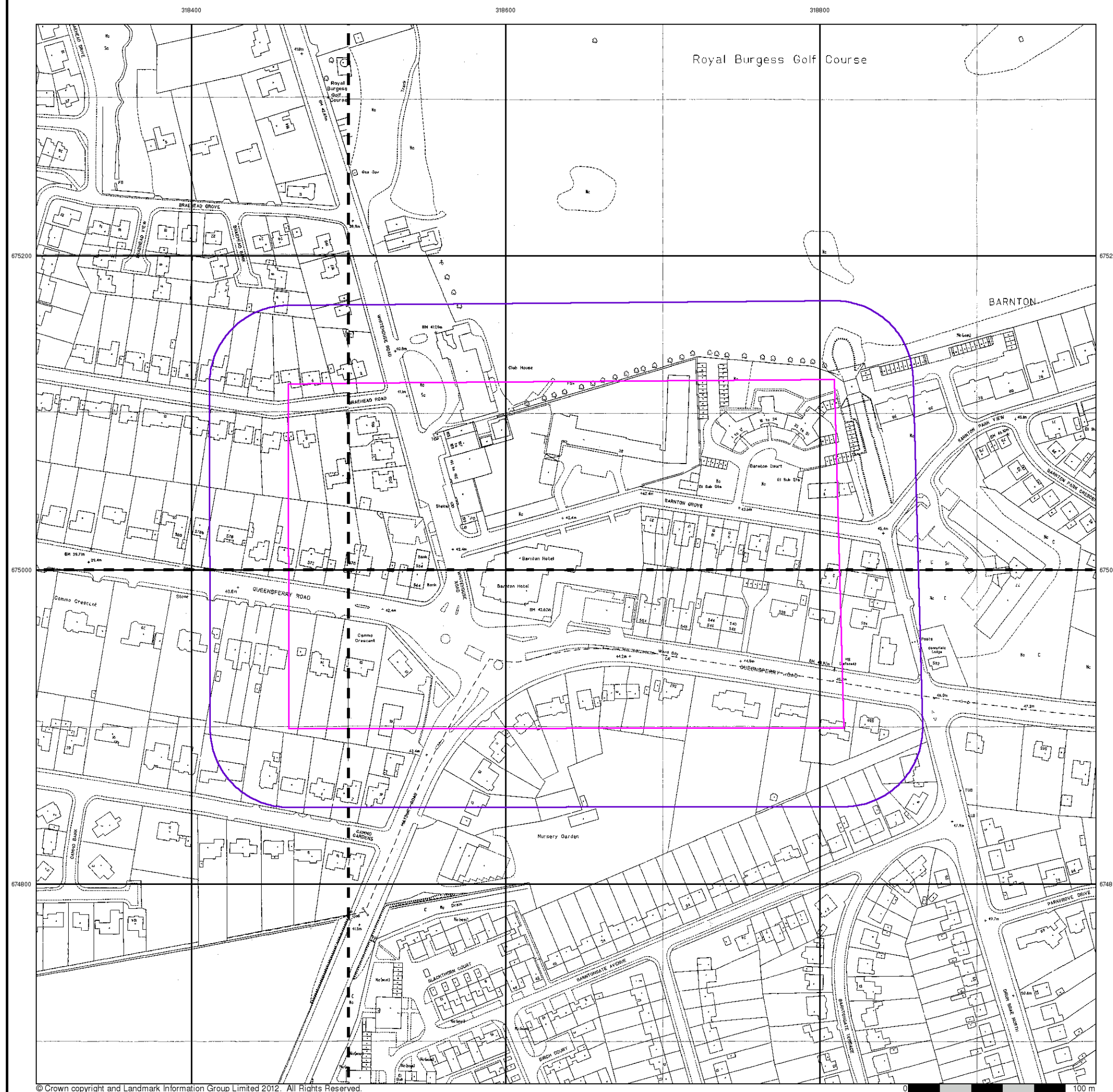
Order Number: 42951916_1_1
Customer Ref: 14703
National Grid Reference: 318640, 675010
Slice: A
Site Area (Ha): 7.76
Search Buffer (m): 50

Site Details

23, Barnton Grove, EDINBURGH, EH4 6EQ



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Web: www.envirocheck.co.uk



Appendix 2: Photographic register

Former Barnton Hotel Report on Archaeological Standing Building Recording

Shot No	Camera	Direction facing	Location/ Room	Description
1	Nikon D7000	NE	External	South elevation
2	Nikon D7000	NE	External	South elevation
3	Nikon D7000	NE	External	South elevation
4	Nikon D7000	N	External	South elevation
5	Nikon D7000	NW	External	South elevation
6	Nikon D7000	N	External	Detail 'Barnton Hotel' on S Elevation
7	Nikon D7000	NW	External	Detail railings around tower balcony
8	Nikon D7000	N	External	Tower upper stage detail
9	Nikon D7000	N	External	Detail decoration above 1st floor window W projecting bay S elevation
10	Nikon D7000	N	External	Detail dormer window S elevation
11	Nikon D7000	N	External	Detail showing 1st floor tower window S elevation
12	Nikon D7000	W	External	Detail showing SE corner quoins and projecting E bay S elevation
13	Nikon D7000	N	External	Detail showing projecting W bay S elevation
14	Nikon D7000	N	External	Detail showing main entrance S elevation
15	Nikon D7000	N	External	Detail showing recessed bay and location of infilled ground floor loggia S elevation
16	Nikon D7000	N	External	Detail showing projecting E bay S elevation
17	Nikon D7000	NW	External	South elevation
18	Nikon D7000	NE	External	Detail bracket to 1st flr timber balcony E bay S elevation
19	Nikon D7000	N	External	Detail of decoration on main door surround S elevation
20	Nikon D7000	E	External	West Elevation
21	Nikon D7000	SE	External	West Elevation
22	Nikon D7000	NE	External	West Elevation
23	Nikon D7000	E	External	Ground Flr window projecting N bay W elevation
24	Nikon D7000	E	External	1st flr window projecting N bay W elevation
25	Nikon D7000	E	External	Ground flr scar of former extension W elevation
26	Nikon D7000	E	External	Dormer windows W elevation
27	Nikon D7000	N	External	Finial stump and ridge tile detail on W elevation N bay gable
28	Nikon D7000	S	External	North elevation

Former Barnton Hotel Report on Archaeological Standing Building Recording

Shot No	Camera	Direction facing	Location/ Room	Description
29	Nikon D7000	S	External	North elevation
30	Nikon D7000	S	External	North elevation
31	Nikon D7000	S	External	1st flr windows in N elevation
32	Nikon D7000	S	External	Dormer windows in N elevation
33	Nikon D7000	SW	External	North elevation
34	Nikon D7000	SW	External	Detail showing N elevation of tower 4th stage
35	Nikon D7000	W	External	East Elevation
36	Nikon D7000	W	External	East Elevation
37	Nikon D7000	W	External	East Elevation
38	Nikon D7000	W	External	Surviving finial E elevation
39	Nikon D7000	W	External	Dormer windows E elevation
40	Nikon D7000	W	External	Detail of ground flr windows/doors E elevation
41	Nikon D7000	SE	External	East Elevation
42	Nikon D7000	E	External	East Elevation
43	Nikon D7000	SE	External	NW corner
44	Nikon D7000	SW	External	Scar showing former modern extension location
45	Nikon D7000	W	External	Detail showing southerly ground flr window E elevation
46	Nikon D7000	W	External	Detail showing southerly first flr window E elevation
47	Nikon D7000	W	External	Detail showing window converted to door E elevation
48	Nikon D7000	W	External	Detail showing window converted to double door E elevation
49	Nikon D7000	W	External	Detail showing rebuild and quoins N end E elevation
50	Nikon D7000	W	External	Detail showing bipartite dormer E elevation
51	Nikon D7000	W	External	Detail showing dormers E elevation
52	Nikon D7000	W	External	Detail showing 1st flr timber window mullion projecting eastern bay
53	Nikon D7000	NW	External	Detail showing stone brackets to tower balcony
54	Nikon D7000	S	External	Detail showing timber work on gables and dormer N elevation
55	Nikon D7000	N	External	Detail showing timber 1st flr balcony balustrade western projecting bay S elevation
56	Nikon D7000	W	1	Tower window surround in E wall

Former Barnton Hotel Report on Archaeological Standing Building Recording

Shot No	Camera	Direction facing	Location/ Room	Description
57	Nikon D7000	E	1	Tower window surround in W wall
58	Nikon D7000	N	1	Tower window in N wall
59	Nikon D7000	S	2	Window in S wall
60	Nikon D7000	NE	3	General view
61	Nikon D7000	NW	4	General view
62	Nikon D7000	W	5	General view
63	Nikon D7000	NW	6	General view
64	Nikon D7000	N	6	Light fitting
65	Nikon D7000	N	6	WC
66	Nikon D7000	E	7	2nd flr hall general view
67	Nikon D7000	N	7	Door surround to lift
68	Nikon D7000	N	7	Lift shaft gear at top
69	Nikon D7000	Up	7	Presumed roof access hatch
70	Nikon D7000	Up	7	Detail showing false ceiling and patterned wallpaper beyond
71	Nikon D7000	W	7	General view looking toward Room 5
72	Nikon D7000	NE	8	Sauna vestibule and entry
73	Nikon D7000	SE	8	Sauna entrance door showing sign and sauna to left
74	Nikon D7000	NE	8	Sauna interior
75	Nikon D7000	S	3	Base of stair to tower showing simple timber panelling
76	Nikon D7000	S	9	General view with simple timber panelling to side of dormer window
77	Nikon D7000	E	9	Showing door frame to hall (beaded) compared to WC (plain) and coving
78	Nikon D7000	S	9	Ensuite WC in room 9 showing earlier tiles behind boxing
79	Nikon D7000	SE	10	General view
80	Nikon D7000	NE	11	General view
81	Nikon D7000	E	11	Window in ensuite WC - original?
82	Nikon D7000	E	12	General view and dormer window
83	Nikon D7000	W	No number	WC opposite Room 12
84	Nikon D7000	N	7	Hall looking toward modern extension (ie. Not part of original layout)

Former Barnton Hotel Report on Archaeological Standing Building Recording

Shot No	Camera	Direction facing	Location/ Room	Description
85	Nikon D7000	S	13	Looking toward 2nd floor
86	Nikon D7000	N	13	Looking toward landing between 1st & 2nd floor - shows stair obscuring stained glass window
87	Nikon D7000	N	13	Detail of upper part of stained glass in stair window
88	Nikon D7000	N	13	Detail of upper part of stained glass in stair window
89	Nikon D7000	N	13	Detail of upper part of stained glass in stair window
90	Nikon D7000	Up	13	Ceiling rose in stairwell
91	Nikon D7000	S	13	Entrance to 1st flr from landing to 2nd floor - note timber panelling emerging from beneath paper up to 1st flr
92	Nikon D7000	S	14	Window showing surround
93	Nikon D7000	SW	21	Door to 'Howieson Suite' Room 14 & 15
94	Nikon D7000	SW	15	General view toward windows
95	Nikon D7000	W	15	View showing window in western wall
96	Nikon D7000	Up	15	Decorative coving detail
97	Nikon D7000	NW	15	Showing infilled press in NW corner
98	Nikon D7000	NE	15	General view looking toward door
99	Nikon D7000	N	17	WC and jacuzzi
100	Nikon D7000	NW	17	Window in Room 17
101	Nikon D7000	Up	17	Coving (not original)
102	Nikon D7000	SW	17	Looking toward WC and Room 16
103	Nikon D7000	NW	16	Looking toward window and Room 17
104	Nikon D7000	SW	16	Press
105	Nikon D7000	Up	16	Coving in Room 16
106	Nikon D7000	NW	18	Looking toward door to hall
107	Nikon D7000	Up	18	Ceiling centrepiece
108	Nikon D7000	S	18	Exterior of door to hall showing plaque
109	Nikon D7000	Up	18	Coving in Room 18
110	Nikon D7000	S	18	View toward windows
111	Nikon D7000	SW	18	View toward door to Room 19

Former Barnton Hotel Report on Archaeological Standing Building Recording

Shot No	Camera	Direction facing	Location/ Room	Description
112	Nikon D7000	SE	19	View toward sexpartite window in Room 19
113	Nikon D7000	S	19	Detail of decoration at edge of sexpartite window bay
114	Nikon D7000	SW	19	View toward window in W wall
115	Nikon D7000	E	19	View of E wall showing fireplace scar and windows
116	Nikon D7000	NW	19	View toward Room 18 and hall door
117	Nikon D7000	Up	19	Cornice detail
118	Nikon D7000	SW	19	Ceiling centrepiece
119	Nikon D7000	SE	20	General view showing window in E wall and blocked window beyond
120	Nikon D7000	Up	20	Detail of late cornice
121	Nikon D7000	NE	20	Northerly window in E wall
122	Nikon D7000	S	21	View down hall to Room 19
123	Nikon D7000	E	21	General view of hall
124	Nikon D7000	Up	21	Hatch showing false ceilings
125	Nikon D7000	Up	21	Detail of original cornice through hatch
126	Nikon D7000	N	21	Shower and ?Changing Room (former location of sun bed) off hall
127	Nikon D7000	N	21	WC off hall
128	Nikon D7000	N	21	Lift doors
129	Nikon D7000	SW	21	Doors to suites
130	Nikon D7000	E	21	Detail door to Room 18
131	Nikon D7000	N	Stair	Looking toward landing between 1st & ground flr
132	Nikon D7000	N	Stair	Bottom of stair window
133	Nikon D7000	S	Stair	Looking toward entrance to 1st floor
134	Nikon D7000	N	Stair	Looking toward landing between 1st & ground flr
135	Nikon D7000	N	Stair	Looking toward landing between 1st & ground flr
136	Nikon D7000	W	22	View toward bar
137	Nikon D7000	S	22	Double door to room 23
138	Nikon D7000	E	22	Wood and glass partition to hall
139	Nikon D7000	N	22	Later folding door in north wall
140	Nikon D7000	S	22	Hopstacks' sign on bar

Former Barnton Hotel Report on Archaeological Standing Building Recording

Shot No	Camera	Direction facing	Location/ Room	Description
141	Nikon D7000	S	22	Detail showing where bar stools were attached
142	Nikon D7000	S	22	Bar service area
143	Nikon D7000	SW	22	Ceramic tiles behind bar
144	Nikon D7000	N	22	Bar service area
145	Nikon D7000	E	22	View out from bar
146	Nikon D7000	N	23	Door to room 22
147	Nikon D7000	N	23	General view looking toward room 22
148	Nikon D7000	S	23	View toward window in S wall
149	Nikon D7000	S	23	View toward window in S wall
150	Nikon D7000	S	23	View toward window in S wall
151	Nikon D7000	SW	23	Brick partition against W wall
152	Nikon D7000	N	23	Wood and glass partition against E wall
153	Nikon D7000	W	23	Detail showing seating area
154	Nikon D7000	W	23	Detail showing seating area
155	Nikon D7000	Up	2	Detail of original coving in Room 2
156	Nikon D7000	N	24	General view looking toward missing N wall
157	Nikon D7000	NE	24	Looking toward entry knocked through E wall
158	Nikon D7000	N	24	Central ceiling well - above dancefloor?
159	Nikon D7000	Up	24	Detail of later cornice
160	Nikon D7000	E	24	Detail of wallpaper
161	Nikon D7000	S	24	General view looking toward room 25
162	Nikon D7000	S	25	General view to S
163	Nikon D7000	S	25	General view to S
164	Nikon D7000	S	25	View of quadripartite window
165	Nikon D7000	E	25	Single window in east wall
166	Nikon D7000	NE	25	E wall
167	Nikon D7000	E	25	Window converted to door in E wall
168	Nikon D7000	SE	25	E wall
169	Nikon D7000	N	25	Looking toward room 24

Former Barnton Hotel Report on Archaeological Standing Building Recording

Shot No	Camera	Direction facing	Location/ Room	Description
170	Nikon D7000	W	25	Arch and bar
171	Nikon D7000	W	25	Arch and bar
172	Nikon D7000	SW	25	Detail showing plaster in arch
173	Nikon D7000	NW	25	Bar
174	Nikon D7000	Up	25	Detail showing later cornice
175	Nikon D7000	S	25	Bar service area
176	Nikon D7000	S	Reception	Office to north of reception
177	Nikon D7000	SE	Reception	Window in office to north of reception
178	Nikon D7000	S	Reception	Key cabinet in office to north of reception
179	Nikon D7000	W	Reception	Safe in reception office
180	Nikon D7000	S	Reception	General view to offices from reception
181	Nikon D7000	W	Reception	Mail rack
182	Nikon D7000	NW	Reception	Key hooks
183	Nikon D7000	SW	Reception	Reception desk interior
184	Nikon D7000	S	25	Bar service area window
185	Nikon D7000	S	Entrance	Entrance vestibule
186	Nikon D7000	Up	Entrance	Sign above entrance
187	Nikon D7000	N	Entrance	Entrance vestibule
188	Nikon D7000	S	Entrance	Entrance to hall
189	Nikon D7000	SE	Reception	Reception and entrance
190	Nikon D7000	SW	Entrance Hall	Western wall showing panelling and doors

Former Barnton Hotel Report on Archaeological Standing Building Recording

Shot No	Camera	Direction facing	Location/ Room	Description
191	Nikon D7000	E	Entrance Hall	Reception desk
192	Nikon D7000	N	Entrance Hall	Looking toward bar and basement
193	Nikon D7000	NW	Entrance Hall	Entrance to basement
194	Nikon D7000	N	Stair	Stair at ground floor
195	Nikon D7000	N	Entrance Hall	Lift
196	Nikon D7000	NE	Entrance Hall	Lift and alcove adjacent
197	Nikon D7000	W	Entrance Hall	View looking west from outside Room 24 & 25
198	Nikon D7000	S	Basement	Wine storage racks
199	Nikon D7000	N	Basement	Wine list on wall
200	Nikon D7000	SE	Basement	Wine storage racks
201	Nikon D7000	N	Basement	Lift Gear
202	Nikon D7000	E	Basement	Graffiti on door to lift gear room
203	Nikon D7000	S	Basement	Spirit storage racks
204	Nikon D7000	SW	Basement	Spirit storage racks
205	Nikon D7000	SW	Basement	Blocked door to modern extension
206	Nikon D7000	S	Basement	Area for kegs
207	Nikon D7000	W	Basement	Toward blocked chute

Former Barnton Hotel Report on Archaeological Standing Building Recording

Shot No	Camera	Direction facing	Location/ Room	Description
208	Nikon D7000	W	Basement	Keg storage area
209	Nikon D7000	E	Utility	At top of basement stairs
210	Nikon D7000	Up	Entrance Hall	Hole in ceiling showing original cornice
211	Nikon D7000	Up	Entrance Hall	Detail of cornice
212	Nikon D7000	N	Entrance Hall	Looking north on entry

Appendix 3: Written scheme of investigation



**Former Barnton Hotel, 562
Queensferry Road, Edinburgh**

**Planning Application Reference:
12/01941/FUL**

**Written Scheme of
Investigation for Standing
Building Recording**

**Client: McCarthy & Stone
Retirement Lifestyles Ltd**

9/11/12

CgMs Job: 14703

Planning • Heritage

Specialist & Independent Advisors to the Property Industry

CgMs Consulting Limited
9-10 St Andrew Square
Edinburgh
EH2 2AF

1 INTRODUCTION

- 1.1 An application for development (12/01941/FUL) by McCarthy & Stone Retirement Lifestyles Ltd (the client), for refurbishment and conversion of the former Barnton Hotel into 9 open market flats plus new development of extra care accommodation for the frail elderly on adjacent vacant land was granted by The City of Edinburgh Council. The decision was made with the following condition:

No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building survey, reporting and analysis) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

- 1.2 The client is currently ensuring that all planning conditions are taken into account and has commissioned CgMs Consulting Ltd to agree a programme of archaeological standing building survey with the City of Edinburgh Council Archaeology Service (CECAS) on behalf of the Planning Authority. The scope of the works has been discussed with CECAS and is set out within this document, or Written Scheme of Investigation (WSI), to be submitted for agreement.
- 1.3 The condition is consistent with advice contained in *PAN 2/2011: Planning and Archaeology* (Section 25-26) and policies in the City of Edinburgh Council's Edinburgh City Local Plan (ENV 4 & 9). CgMs is a Registered Organisation of the Institute of Archaeologist (IfA) and this WSI takes into account relevant *Standards and Guidance*. In particular, the work will be undertaken in cognisance of *Standards for the archaeological investigation and recording of standing buildings or structures* (IfA 2008).

2 DESCRIPTION OF THE SITE

- 2.1 The proposed development site is located at National Grid Ref. 3186 6750 (site centre) and occupies an irregular plot covering roughly 6000 sq m. It is located on the north side of the Barnton Junction, formed from the A90, A902, Queensferry Road and Whitehouse Road, on the western outskirts of Edinburgh. The west boundary of site is Whitehouse Road and the north Barnton Grove; it is bounded by residential development to the east. The building is aligned with the Barnton Junction with its long axis aligned northwest-southeast. It is currently unoccupied and consists of a rectangular 3-storey stone building with tower and basement (in outline measuring approximately 30 x 15 m). The building lies within a cleared site and ground level is around 43 m OD. It is Category C (S) listed.

3 ARCHAEOLOGICAL BACKGROUND

- 3.1 A Desk Based Assessment will form part of the building survey. In summary, the former Barnton Hotel was constructed in 1896 at the terminus of a branch of the former Caledonian Railway (City Archaeologist comment in the Development Management Sub-Committee of the Planning Committee Report).

4 OBJECTIVES

- 4.1 In general, the purpose of the work is to mitigate and offset adverse effects on the archaeological resource. Specifically, it is to provide an appropriate level of record to mitigate the loss of any information concerning the standing structure caused by conversion.
- 4.2 The resulting archive will be organised and deposited in the National Monuments Record of Scotland (NMRS) and a copy of any relevant elements will be offered to the local Sites and Monuments Record; to facilitate access for future research and interpretation for public benefit.

5 SCHEDULE

- 5.1 Subject to receipt of the necessary approval from CECAS and the Planning Authority the historic building recording will be completed within 2 days (on-site). Within one month of the completion of fieldwork a draft report will be delivered to the client and, on approval, to CECAS for comment. Following approval all final products will be delivered and the archive deposited within 6 months.

6 PROJECT TEAM

- 6.1 The project will be undertaken by Simon Stronach (MIfA). *Curricula vitae* of key personnel can be supplied on request. He will be familiar with the background to the site and the project's aims and methodologies.
- 6.2 CgMs Consulting Ltd. is a Registered Organisation and abides by the Codes of Conduct and Approved Practice and Standards of the IfA. The company has all the necessary technical and personnel resources for the satisfactory completion of the recording.

7 INSURANCE & COPYRIGHT

- 7.1 CgMs Consulting Ltd is fully indemnified and all necessary insurances can be presented on request.
- 7.2 Copyright will be retained by CgMs Consulting Ltd. CgMs will licence the client, CECAS and other bodies as necessary for use in matters relating to the project and for use of the project archive. This licence will also extend to non-commercial use.

8 HEALTH & SAFETY

- 8.1 All of CgMs work is undertaken in accordance with current H&S legislation. A risk assessment and method statement will be prepared prior to the commencement of fieldwork. All staff will wear appropriate PPE and this will include safety footwear.

9 ACCESS

- 9.1 This WSI is submitted on the understanding that there will be unhindered access to all relevant areas of the site.

10 STRATEGY

- 10.1 The Former Barnton Hotel will be subject to a Level 1/2 record (RCHME 1996).

11 METHOD

- 11.1 The building survey will be preceded by a desk-based assessment that will collate information relating to the structure from:

- historic maps
- relevant information held on archaeological databases
- information supplementary to the statutory list
- historic photographs and images held in the City of Edinburgh archives
- relevant plans and documents held by the National Archives of Scotland
- information supplied by the client (former architects' plans, current site plans and elevations)

The results of the assessment will be included in the written report.

FIELDWORK

- 11.2 In line with the requirements of a Level 1/2 record (RCHME 1996) the survey will include:

- Annotated plans (supplied by the client and to scale) of all floors as existing. Plans will be marked up to show the form and location of structural features of historic significance (e.g. original features, blocked doors & windows, former fireplace openings, masonry joints, changes in internal level).
- General photographic views of the exterior of the building.
- Photographs that capture the overall appearance of principal rooms and circulation areas.
- Photographs of any relevant architectural details.

- 11.3 The written or descriptive record will include:

- The precise location of the building.
- The date the record was made and the name of the recorder.
- An expanded summary statement describing the building's type, purpose, materials and date. An outline account of the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners if known.
- A note of the building's past and present relationship to its setting: for example, its part in a larger functional group of buildings.

RECORDING

- 11.4 Recording will follow IfA Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (IfA 2008). Recording will be undertaken on *pro forma* record sheets. Digital images will be taken; a graduated metric scale will be clearly visible and a register kept.
- 11.5 Floor plans will be annotated and additional measurements taken using an electronic distance measurer.

12 MONITORING

- 12.1 Access to the site will be afforded to CECAS for monitoring purposes.

13 REPORTING AND ARCHIVE

- 13.1 An archive report describing the background, method and results of the survey, with accompanying analysis of the structure's current form, development and nature will be produced. This will include: a scale plan of the whole site showing the location of the recorded building and a scale plan of each floor of the building (where only a façade or limited historic fabric survive the modern parts will only be shown in outline). Two of the elevations of the building have been surveyed and will be included in the report. The report will also include a broad selection of survey photographs, including coverage of exterior elevations, main rooms and significant features. Relevant historic material (former architects' plans, photographs etc.) will be included where appropriate to illustrate the development of the structure.
- 13.2 Final report contents and format will be in line with the minimum set out in the IfA 2008 guidance (Section 3.4.12). Copies of the report will be sent to the client for onward transmission to the Planning Authority; copies (paper & electronic) will also be submitted to the local SMR. An electronic copy will be sent to CECAS. All reports will be submitted within one month of the completion of fieldwork.
- 13.3 All aspects of archiving will be undertaken in accordance with guidelines published by the IfA on behalf of the Archaeological Archives Forum (July 2007). On completion of the work CgMs will produce a site archive. An online OASIS report will be completed and will be accompanied by a pdf report; an entry will be submitted to *Discovery and Excavation Scotland*.
- 13.4 The archive will be deposited with NMRS, as per standard conditions. Deposition will be undertaken within 6 months of the completion of the project. Metadata forms will accompany all digital archives.

14 BIBLIOGRAPHY

Archaeological Archives Forum Archaeological Archives: a guide to best practice in creation, compilation, transfer and curation (published by the IfA 2007).

IfA Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (revised October 2008).

PAN 2/2011: Planning and Archaeology (2011)

RCHME 1996 Recording Historic Buildings: A Descriptive Specification.
Third Edition.

Appendix 4: Information supplementary to the statutory list

HISTORIC SCOTLAND**EDINBURGH
BURGH**

EDINBURGH, CITY OF COUNCIL

STATUTORY LIST

Information Supplementary to the Statutory List
(This information has no legal significance)

HB Number 48508

Item Number: 2741 -

**562 QUEENSFERRY
ROAD, BARNTON
HOTEL**

Group with Items:

Map sheet:

Category: C(S)

Group Category:

Date of Listing 05-MAR-2002

Description:

George A Lyle, 1895, with later alterations and additions. Asymmetrical 2-storey and attic hotel (former villa) with barge-boarded dormers and pagoda tower. Squared and snecked stugged cream sandstone with pink ashlar dressings. Bracketed, barge-boarded eaves. Long and short quoins. Tabbed and chamfered surrounds to windows; kingposted gables and segmental-arched windows to attic floor.

S (PRINCIPAL) ELEVATION: modern extension to outer left. Recessed, gabled bay to left; projecting tripartite window to ground with timber balcony above; hood-mould to tripartite window to 1st floor. 4-stage tower in 2nd bay from left with entrance to ground floor; modern glazed door in corniced, moulded surround; bracketed pentice roof to window at 1st stage; round-arched windows and stone-bracketed balcony with decorative iron railings to top stage. Recessed bay 2nd from right, extended to ground floor, with tripartite window and timber balcony above; timber dormer to attic. Gabled bay to outer right with quadripartite canted window to ground, bracketed to square at 1st floor.

W ELEVATION: modern extension to ground floor to right. 2 dormers to attic to right, that to left bipartite. Projecting gabled bay to centre with hoodmoulded window to 1st floor. Projecting single-storey 2-bay section to left with finialled polygonal slated corner tower; projecting gabled bay to right with bipartite window; modern porch in re-entrant angle.

E ELEVATION: modern extensions to right and to ground floor to left. 4-bay section to left with dormers to attic.

N (REAR) ELEVATION: ground floor concealed by later extensions. Roof-scape with bracketed gable and attic dormers still visible.

INTERIOR: much altered. Stained glass with vignettes to timber stair

HISTORIC SCOTLAND**EDINBURGH
BURGH**

EDINBURGH, CITY OF COUNCIL

STATUTORY LIST

Information Supplementary to the Statutory List
(This information has no legal significance)

Predominantly plate glass in timber sash and case windows.
Corniced ridge stack. Grey slate roof with red tiles to corners and to tower; decorative terracotta ridge tiles and finials.

References:

Gifford, McWilliam and Walker EDINBURGH (1984) p 551.

Notes:

Listed as an important landmark on a prominent site at the entrance to the city. Although extended and altered internally, the core of the late 19th century villa remains.

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