

11 Hillside Crescent

City of Edinburgh

Historic Building Recording : March 2020

for

iQ Student Accommodation

April 2020



11 Hillside Crescent, Main (south) frontage

Addyman Archaeology

Archaeology Heritage Consultancy Architecture

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Job number 2335

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by Philip Karsgaard

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Acknowledgements

Many thanks to John Devlin of Cooper Cromar for facilitating this work and for providing building survey photographs included here. Many thanks to Nicholas Uglow and James Legard of the Simpson & Brown Historic Consultancy Team for much valuable information about the historic interiors.

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11 Hillside Crescent

City of Edinburgh

Historic Building Recording

Executive Summary

Addyman Archaeology undertook Historic Building Recording at 11 Hillside Crescent, Edinburgh, in advance of its redevelopment into student accommodation. The Building is a Category A Listed Building designed by William Playfair in 1820 and was part of the Calton Scheme for the development of the area. Analysis of both the built fabric and the substantial corpus of original Playfair plans and designs held by the University of Edinburgh identified the substantial remaining Greek Revival fabric and decorative elements of the building, including much intact moulded plasterwork and timber elements. These demonstrate the almost total design control Playfair exercised over the building interiors and design. Four main phases of occupancy and use were identified, from its original construction to its final use, from the 1930s onwards, as the RAF Club. These phases all demonstrate a change from the use of the building as a grand private residence to one used as an entertainment venue and finally as a service personnel's social club. Internal modifications and decorative elements may be attributed to each phase, and the combined documentary and historic fabric record generated provides a valuable corpus of evidence for the material history of an architect-designed Greek Revival structure from the 1820s to the present.

1. Introduction

i. Background and previous work

Addyman Archaeology was contracted by Cooper Cromar on behalf of iQ Student Accommodation to undertake a programme of Historic Building Recording at 11 Hillside Crescent, Edinburgh, EH7 5EA, in advance of its proposed redevelopment into student accommodation. The site is the William Playfair-designed Category A listed (*ref.* LB29085) mansion, part of the original design for Hillside Crescent as a part of the Calton Scheme.

Because of the nature and extent of the works to the building, which entailed its external restoration, the removal of the rear fire escape, interior alterations to tank basement level, the restoration of fireplaces and room proportions at ground and first floor and the rearrangement of internal subdivisions and accommodation, the removal of the lift, and the creation of links through to the adjacent non-Listed Elliott House, the City of Edinburgh Council Archaeology Service (CECAS; Archaeology Officer John Lawson), placed conditions on the Planning Consent (*ref.* 18/02708/FUL) as follows:

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

Addyman Archaeology accordingly submitted and gained approval for a Written Scheme of Investigation (WSI) dated 17 January 2020.

The associated Listed Building Consent (*ref.* 18/02709/LBC) did not include any archaeological conditions.

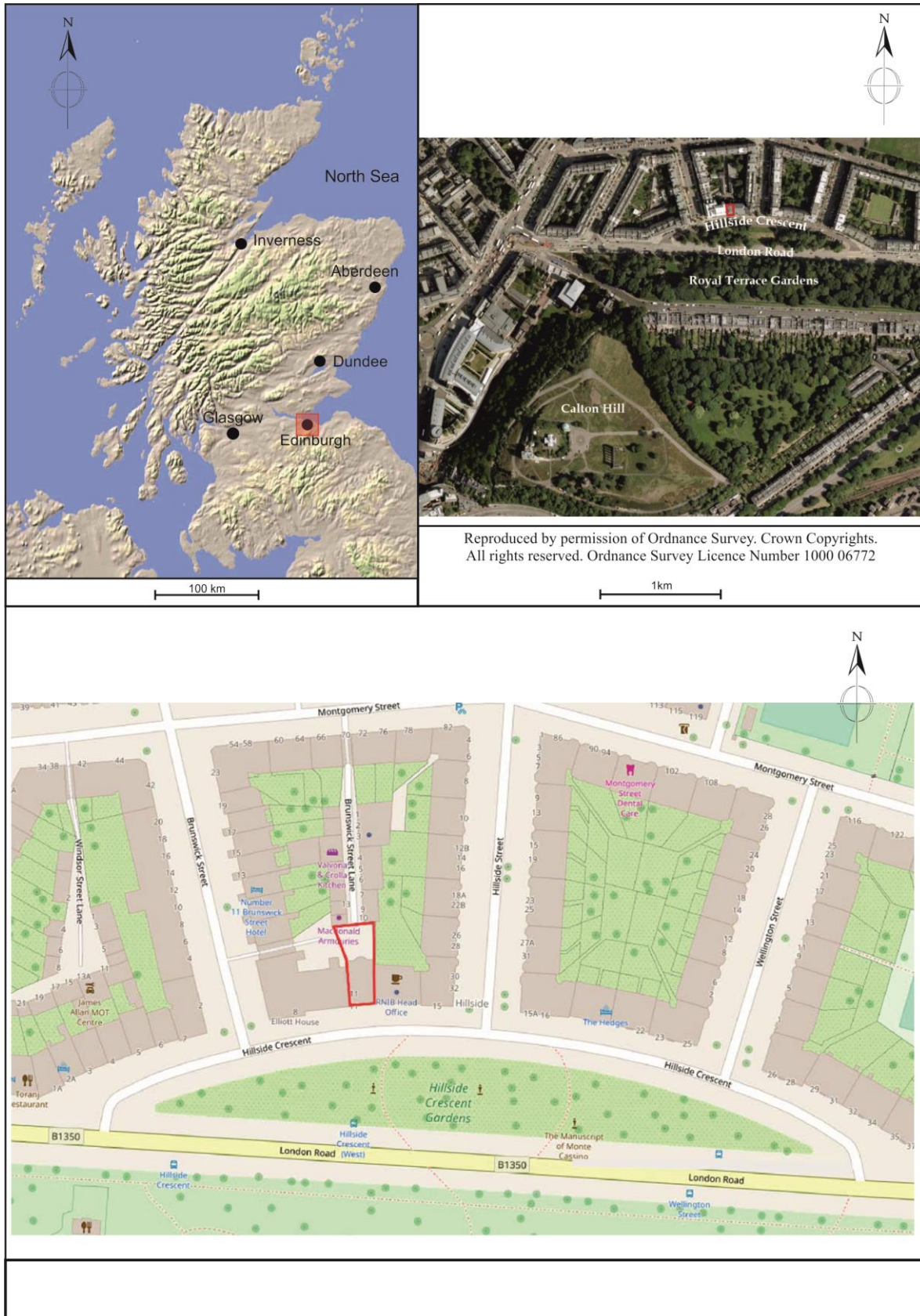
Before planning conditions were placed on the development, Simpson & Brown Architects produced a Heritage Statement (Simpson & Brown 2018a), which included an account of the history and significance of the building and an assessment on the impacts of the proposed development. During early works in the building, water ingress and flooding were noted, and Addyman Archaeology undertook an archaeological watching brief on the emergency ground-breaking works required (Addyman Archaeology 2019). Trench excavations on the south side of the building revealed some parts of the building's foundations walls, but no other archaeological deposits or features of note.

A record of the building recording (*OASIS ID: addymana1-392561*) has been deposited with the Online Access to the Index of Archaeological Investigations (OASIS) website hosted by the Archaeological Data Service and with *Discovery and Excavation in Scotland* (DES), the annual publication of fieldwork by Archaeology Scotland; the entry appears here as *Appendix C*.

ii. Site location and setting

No. 11 Hillside Crescent is situated near the middle of the Crescent, on the south side of London Road (*Figure 1*). It is within the New Town Conservation Area, the Gardens and Designed Landscapes Inventory area of New Town Gardens (GDL00367), and just outside the Edinburgh World Heritage Site boundaries.

The site is near the base of the land rising up to Calton Hill to the south; the ground generally slopes down to the north. The building's main frontage is to the south, fronting Hillside Crescent, with a yard and entrance on the north, rear, side. Although the building is not oriented exactly to the cardinal points, in this report the directions given assume that the frontage faces south and all other cardinal directions are simplified accordingly.



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Figure 1 Site location.

2. Historical Summary

i. Historiography

a. Listed Building Description

The Category A Listed Building entry (LB29085) describes '11 Hillside Crescent including railings' as follows:

W H Playfair, designed 1820. Near-symmetrical, classical terraced... house with Greek Doric colonnade and eaves parapet; 3-bay, 3-storey and basement (2 additional storeys to rear). Polished ashlar (droved ashlar to basement, squared coursed rubble with droved margins to rear). Predominantly regular fenestration.

S (PRINCIPAL) ELEVATION: to left bay, stone steps leading to 2-leaf timber-panelled door with letterbox fanlight. Projecting band dividing basement and ground floors; plain entablature dividing ground and 1st floors; cill band to 2nd floor; modillioned eaves cornice; blocking course; balustraded parapet. Paired fluted Greek Doric engaged columns dividing bays to ground floor. Regular fenestration; moulded architraves to 1st and 2nd floors; segmental-headed windows to basement.

N (REAR) ELEVATION: 3-bay elevation; 2-bay bow to left. Eaves course; blocking course surmounted by plain railings. To far left, one-bay 2-storey piend-roofed offshoot; adjoining to right, advanced bowed open colonnade with moulded cast-iron columns to ground floor supporting 1st floor with tripartite bowed section to left and window to right; lean-to roof. To 3rd floor to bow, continuous cast-iron trellis design balconette with Greek fret borders and scrolled wrought-iron bracket supports. To all 5th floor windows, individual ornamental cast-iron balconettes. To right bay (excluding 5th storey), some unsympathetic alterations to openings; external metal staircase obscures much of bay from ground to 4th floor.

GLAZING etc: predominantly plate glass in timber sash and case windows. Pitched roof to front elevation rising to flat roof to rear; grey slate to pitched section; stone skewers. To front elevation, corniced ashlar ridge stacks with predominantly circular cans to outer left and right.

RAILINGS: edging basement recess and platt, cast-iron railings with spear-head finials, spear-headed dog bars and distinctive Greek key patterned top border.

INTERIOR: to ground floor: to lobby, screen of 2 pairs of fluted Ionic columns in anta, compartmented ceiling, good plasterwork; to former dining room, bowed inner wall, black slate chimneypiece, corniced doorpiece, good plasterwork; to rear room, bowed inner and outer walls, corniced doorpieces, good plasterwork. To 1st floor: former drawing room slapped through to rear room, bowed outer wall to rear, suspended ceiling (plasterwork may remain above). To 2nd floor: to front room (E), classical grey marble chimneypiece, corniced doorpieces, plasterwork cornice. To stairs and stair hall: stone stairs with cast-iron balusters; plasterwork friezes to wall and edges of landings; cupola and ceiling blocked from view by glazed panel; some good plasterwork cornices; to 1st floor landing, plaster bas-relief plaque above door; to ground floor, round-headed arch leading to semi-circular domed area giving access to principal rooms (HES 2004, available at <http://portal.historicenvironment.scot/designation/LB29085>, Accessed 13 March 2020)

b. Other sources

The Buildings of Scotland: Edinburgh provides a narrative account of the Calton Scheme, of which Hillside Crescent was a part (Gifford, McWilliam and Walker 1984: 444-7). The original Scheme was only ever partly realised: for Hillside Crescent, those built to Playfair's designs included Nos 1-7 at the western side, and No. 11. The account is in error in including No. 11 as a later completion by W Hamilton Beattie (ibid: 447). The building itself is not further discussed as a particular instance of Playfair's terrace designs. Apart from the Simpson & Brown Architects' Heritage Statement

(Simpson and Brown 2018a), and a supplementary Historical Drawings Analysis (Simpson & Brown 2018b), there are no further in-depth studies of 11 Hillside Crescent.

ii. Historical Overview

The mansion was commissioned in 1820 and built to a design by William Henry Playfair, one of the most important architects in the first half of the nineteenth century in Scotland. His work in central Edinburgh contributed most to making the Greek Revival image of Edinburgh. Many of his design drawings for this mansion survive and assist in understanding it (see below). The house was built for Mr Allan, one of the three landowner developers behind the Carlton Scheme, a scheme to develop the area north of the Carlton Hill, and between Leith Walk and Easter Road. This Scheme was not fully realised; Nos 1-7 on the west side of the Crescent were built, as was No. 11 for Mr Allan, but the rest of the Crescent was not built until later in the 19th century, so that No. 11 stood alone, without abutting buildings, until the early 1880s.

Playfair's first drawings for the building are dated 21 October 1820, with revisions continuing until July 1822; these are discussed more fully below. The subsequent chronology of the mansion is not completely documented in the historical records. Until the early 20th century, the building appears to have been maintained as a private residence, perhaps with a private language school. Substantial changes to the building were apparently made before 1920, but no Dean of Guild documents survive to fully detail these changes; they can be assumed from the first extant application in 1920. They included the alteration of the first floor rooms – the front and rear drawing rooms and the boudoir – into a single L-shaped space. This suggests that the building was already in use as a non-domestic venue. The 1920 application was made in the name of James Fairley, whose family were restaurateurs and wine merchants who operated Victoria Hall on Leith Street nearby. The application was to alter the building further, to make a private-entertainment venue for hire, for dances, wedding parties, etc.; the existing plans show that these were generally minor alterations to the fabric. These will be discussed in more detail in the appropriate *Results* section below.

The building seems to have been purchased by the RAF Club after its formation in 1931. They applied several times to the City Council planning department (formerly Dean of Guild) for permission to alter the building. The major alterations that were made by the club were the addition of a bar on the ground floor, and the insertion of the lift. The building was used as the RAF Club until 2018, when it was sold.

iii. Historic Plans

The University of Edinburgh Centre for Research Collections holds a large collection of William H Playfair's architectural drawings, deposited there after his death. This collection includes a set of drawings for 11 Hillside Crescent (shelf mark Coll-13/10). These 53 drawings are a near-complete set, though some gaps remain. The drawings date from 19 September 1820 to 29 July 1822, and as many of these drawings were produced only when needed for the construction process, they allow for a provisional chronology of the construction of the house itself. As outlined in the Simpson & Brown (2018b) analysis of the Playfair drawings, therefore, the general constructional scheme of the building may be outlined. This began with the masonry shell of the building, including the insertion of timber flooring, probably completed by March 1821, with the stone staircase, main door and roofing completed by June 1821. An alteration to the groundplan was the insertion of the spiral back staircase, now seen to be Playfair-designed amendment to the original plans, perhaps in August 1821. A further late amendment was the addition of the north (rear) elevation curved passage with supporting columns.

The Playfair collection also includes designs for the plasterwork and decorative features in the house, including joinery, allowing the original mouldings to be identified and those of likely later date. These will be discussed in relation to their appropriate rooms in the descriptive account below.

iv. Map Regression

The map regression and comment are based on the Heritage Statement for 11 Hillside Crescent (Simpson & Brown 2018a), with key maps represented here.

Early maps of the city show the site of 11 Hillside Crescent before the construction of the present building. The ‘Ancient Plan of the City of Edinburgh and its Environs’ (*Figure 2*) represents the City of Edinburgh before the construction of the New Town. This shows that the area to the north-east of Calton Hill as undeveloped, with only few constructions along a ‘water run’, including ‘Mr Alston’s House’ and the ‘Dean of Guild Feu’ owned by a Mr Grant.



Figure 2 Robert Kirkwood. An Ancient Plan of the City of Edinburgh and its Environs... Intended as an accompaniment to Kirkwood's New Plan of Edinburgh. From several plans surveyed between 1742 and 1777. Published in 1816. NLS

Roy's military map of ‘the Environs of Edinburgh & Leith’ (not shown), surveyed at the end of the eighteenth century, shows the first buildings of the New Town under construction, with its eastern part only shown as completed. Calton Hill is indicated with the area to the north-east being represented as fields and meadows between Leith Walk and Easter Road.

John Kirkwood's ‘Map of the Environs of Edinburgh’ (*Figure 3*), published in 1817 shows the rapid progress of the construction of the New Town, already expanding north of the first scheme (around Princes Street, George Street and Queen Street). A road between Leith Walk and Easter Road is shown for the first time: the planned new London Road. This map is also the first to show the present site's place name: the area at the bottom of Calton Hill is labelled ‘Hillside’.



Figure 3 John Kirkwood. A Map of the Environs of Edinburgh. 1817. NLS

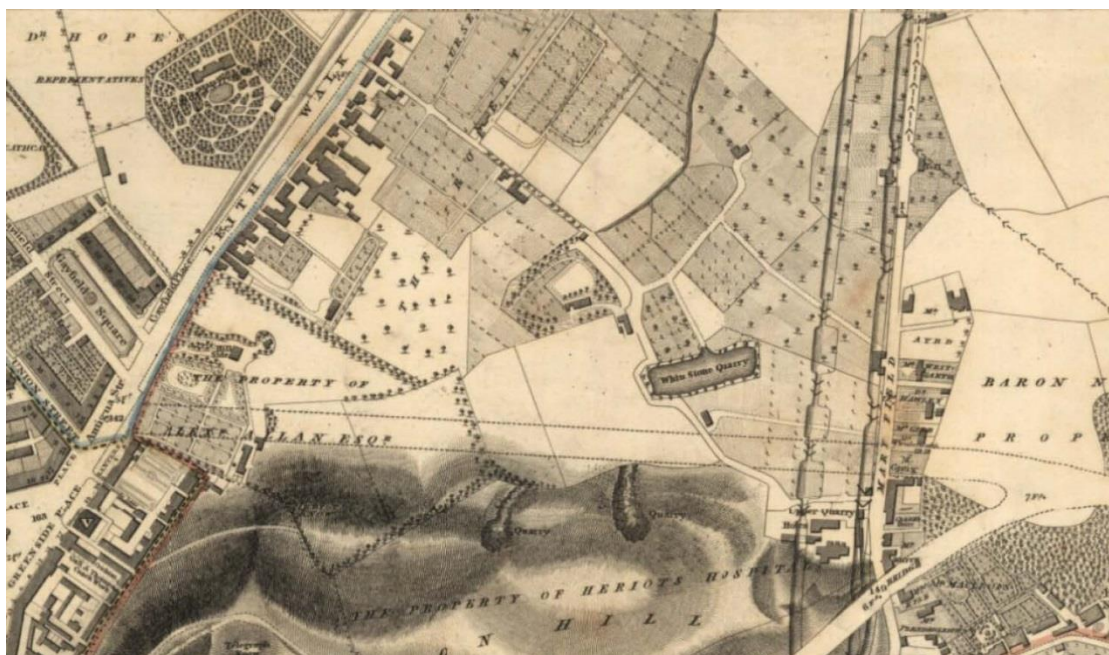


Figure 4 Robert Kirkwood. This Plan of the City of Edinburgh and its environs, containing all the recent and intended improvements. 1817. Detail of the area north of Calton Hill and east of Leith Walk. NLS

The larger scale map published the same year by Robert Kirkwood (*Figure 4*) also shows the projected line of the proposed new London Road, between Leith Walk and Easter Road, within the property of Mr Alexander Allan. More buildings along Leith Walk are shown, and several quarries to the north-east of Calton Hill. The fields have been divided and were used as ‘nursery possessed by Dickson’s & Comp^y.’

11 Hillside Crescent was laid out as part of a plan to extend the New Town in the early 19th century, known as the Calton Scheme. *Figure 5* shows one of the grand schemes to develop the north-east

area of Calton Hill, with Hillside Crescent is shown to the right. As noted above, the scheme was never fully completed as planned, but it shows the extent of the scheme. Building work begun in the 1820s and the first houses were built from the west end of the crescent, along with the Royal Terrace Gardens. Hillside Crescent was started but geological problems stopped its completion. This and other issues put an end to the development of the area in 1838. Johnston's plan of Edinburgh & Leith (*Figure 6*) shows Hillside Crescent in 1851 with its western part built and number 11 being the only completed building on the crescent east of Brunswick Street. A row of houses is also represented on the east side of Brunswick Street.

The Ordnance Survey 'Town Plan of Edinburgh' (*Figure 7*) gives a very detailed visual account of 11 Hillside Crescent. It shows a rectangular building with a bow and a rectangular extension to the north, along the east edge. There is a large stair leading to the building to the south and two smaller stairs located in an area to the right of the main stair, and serving the basement. The three stairs still exist in the same form today. The area to the north is divided in two: a small rectangular area (possibly a servant exterior area) along the back of the building and a larger planted area, following an irregular trapezoidal shape. It is fully enclosed by a wall and the two areas are separated by a wall with a central small gate. A wall also runs between the mews, separating the private planted area from the service lane. The Ordnance Survey Town Plan published in 1877 indicates virtually no change to 11 Hillside Crescent since 1853.

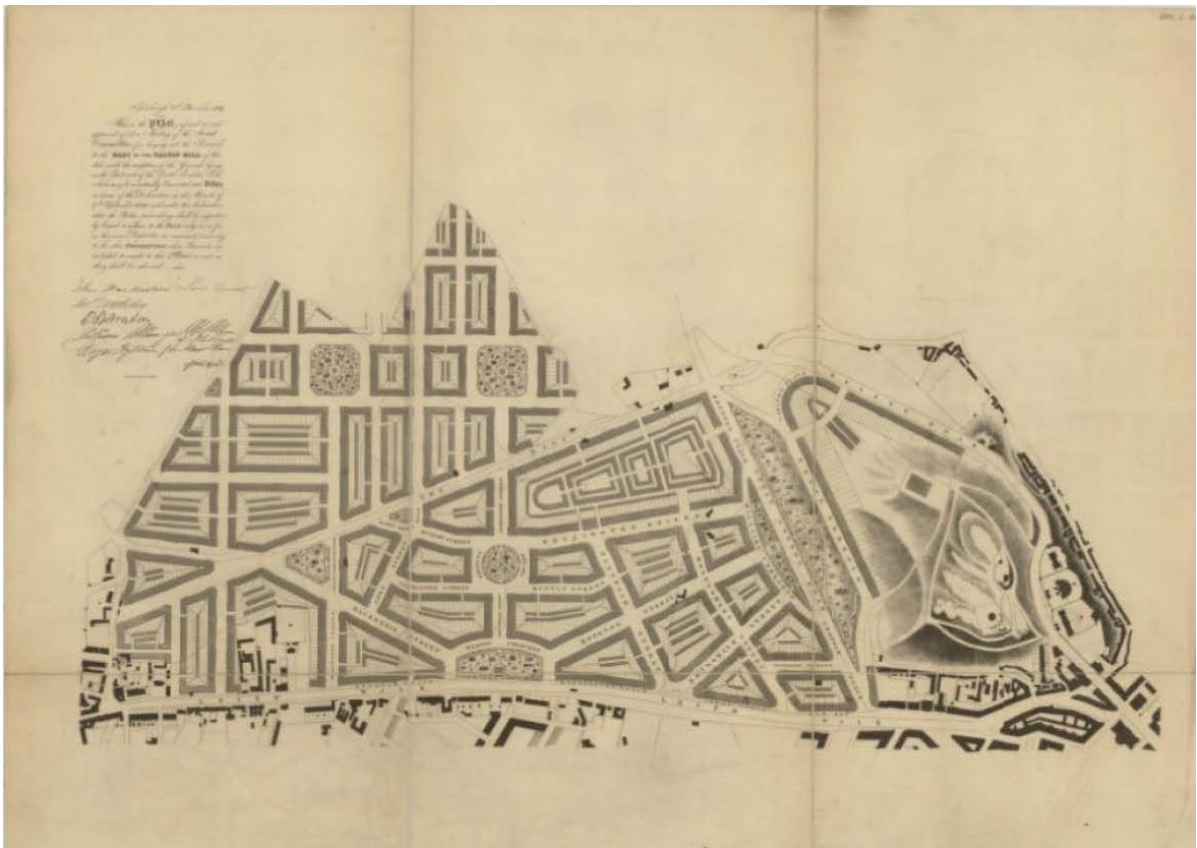


Figure 5 WH Lizars 1811 (East at top). NLS

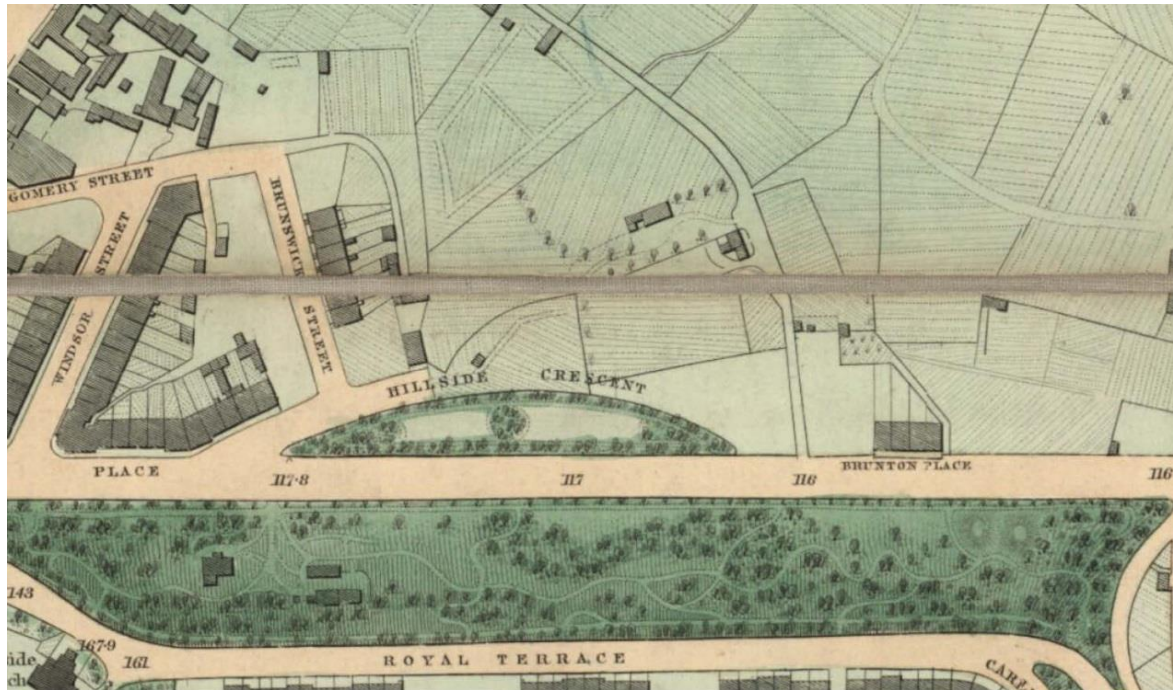


Figure 6 Alfred Lancefield. *Johnston's plan of Edinburgh & Leith*. 1851. Detail of the Hillside Crescent area. NLS

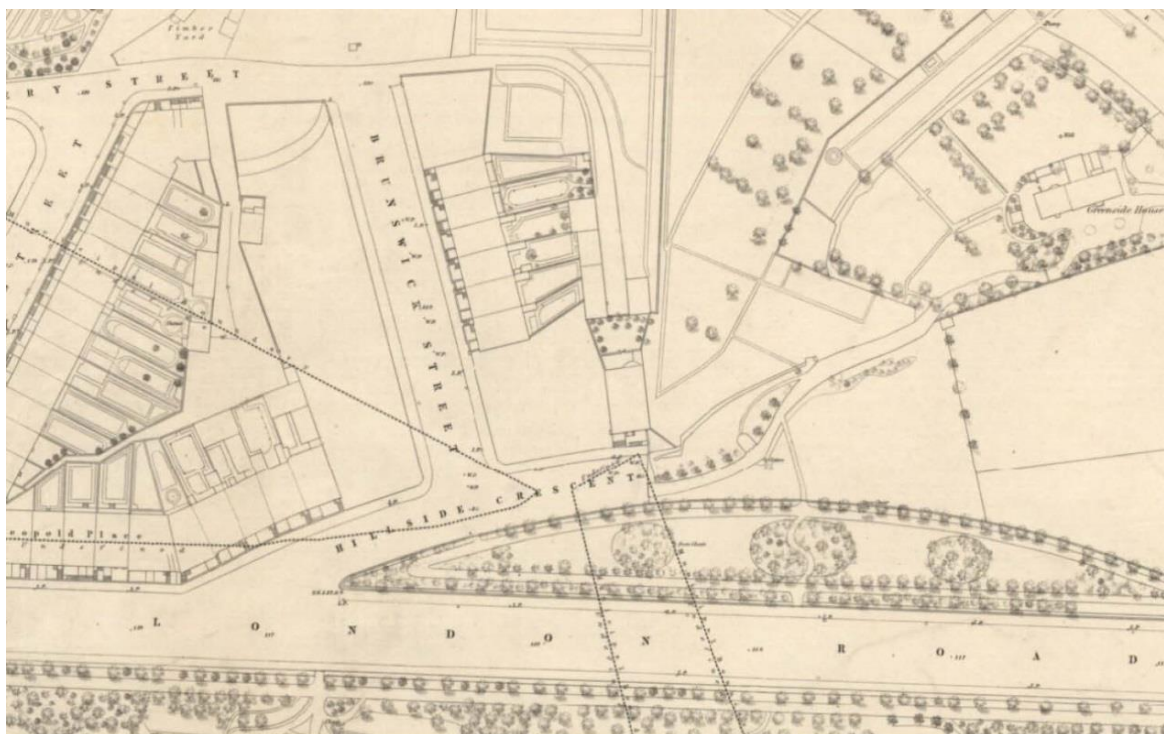


Figure 7 Ordnance Survey map, *Town Plan of Edinburgh*. Surveyed 1849-53 (First edition). Detail of the Hillside crescent area. NLS



Figure 8 Ordnance Survey map, Town Plan of Edinburgh. Surveyed 1893-94. NLS

The Edinburgh Town Plan of 1893 - 1894 (Figure 8) depicts 11 Hillside Crescent in greater detail. The back (north) gallery or balcony is shown along the bowed bays, and backyard steps are also depicted. At the front of the house (south), the only visible change on the map is the addition of a small rectangle along the façade wall, near the east edge. This map also shows new buildings abutting the eastern side of No. 11 for the first time, as Hillside Crescent continues to be filled in along the lines suggested by the Calton Scheme: a ‘clumsy... improvisation on Playfair’s theme by *John Chesser*, 1884’ (Gifford, McWilliam & Walker 1984: 447). The plot to the west of the house remains vacant.

No changes of note are shown on the further editions of the Ordnance Survey maps, the 1944 edition being the most recent consulted. The greatest change to the building’s setting and context came with the construction of the ‘cynical irrelevance’ (ibid: 447) of Leslie D Morrison & Partners’ Elliot House (now demolished for the iQ Student Accommodation new building), which completed the Crescent and abutted No 11 on its western side.

3. Methodology

In order to comply with LDP Policy Env 9, the applicant committed to mitigation in the Heritage Statement (Simpson & Brown 2018a), to ensure appropriate provisions for preservation by record. Following discussions with CECAS Historic Building Recording of the entire mansion was undertaken at *Level 2/Enhanced*, as defined in ALGAO: Scotland’s guidance (2013).

Historic Building Recording photographs were taken with a digital camera with visible photographic scales and detail shots as required. Locations of archaeological recording photography are shown on the photolocation plans in *Appendix A*; these plans also show the room numbers used in this report. Pre-strip photographs taken for the purposes of the Heritage Statement have been incorporated into this report, as well as Architect and contractor images taken during stripping-out; contact sheets of all these photographs are given in *Appendix B*. A site visit for Historic Building Recording was undertaken on 10 March 2020.

4. Results

i. Building Overview

Examination of the historic fabric of the building, as well as the documentary sources outlined above, allow for the creation of a general phased chronology of the building. These are summarised in *Table 1* below.

<i>Phase</i>	<i>Date</i>	<i>Description</i>
1	1820- c.1880	Construction, domestic design and use
2	c.1880-1920	Public/entertainment venue use?
3	1920-1931	Entertainment venue
4	1931-2018	RAF Club
5	2019/2020	Present alterations

Table 1 General Building phasing

a. Main (South) elevation

The main elevation of the building is to the south, fronting Hillside Crescent. The entirety of the built fabric appears to be of original, Phase 1 construction of the 1820s. The elevation is generally as described in the Listed Building description (see *Section 2.1.a*), a three-bay building of polished ashlar. The main entrance is off-set to the east bay; the ground floor is elaborated with double Doric engaged columns. The elevation is detailed in Playfair's elevations for the scheme (*Figure 9*), and detailed elevations providing an indication of the original door and fanlight scheme (*Figure 10*). The filled scars of balcony fixtures are apparent on the first floor. The balcony feature may be seen in an historic photo (*Plate 2*) and is detailed in Playfair's designs (*Figure 11*). Features relating to the RAF Club phase of use include the letterbox fan-light decoration and the propeller fixture centrally placed on the entablature between ground and first floors (*Plate 1*). The brass doorbell and company name plaques are also of this late Phase 4 use (*Plate 3, Plate 4*).



Plate 1 Main (south) elevation

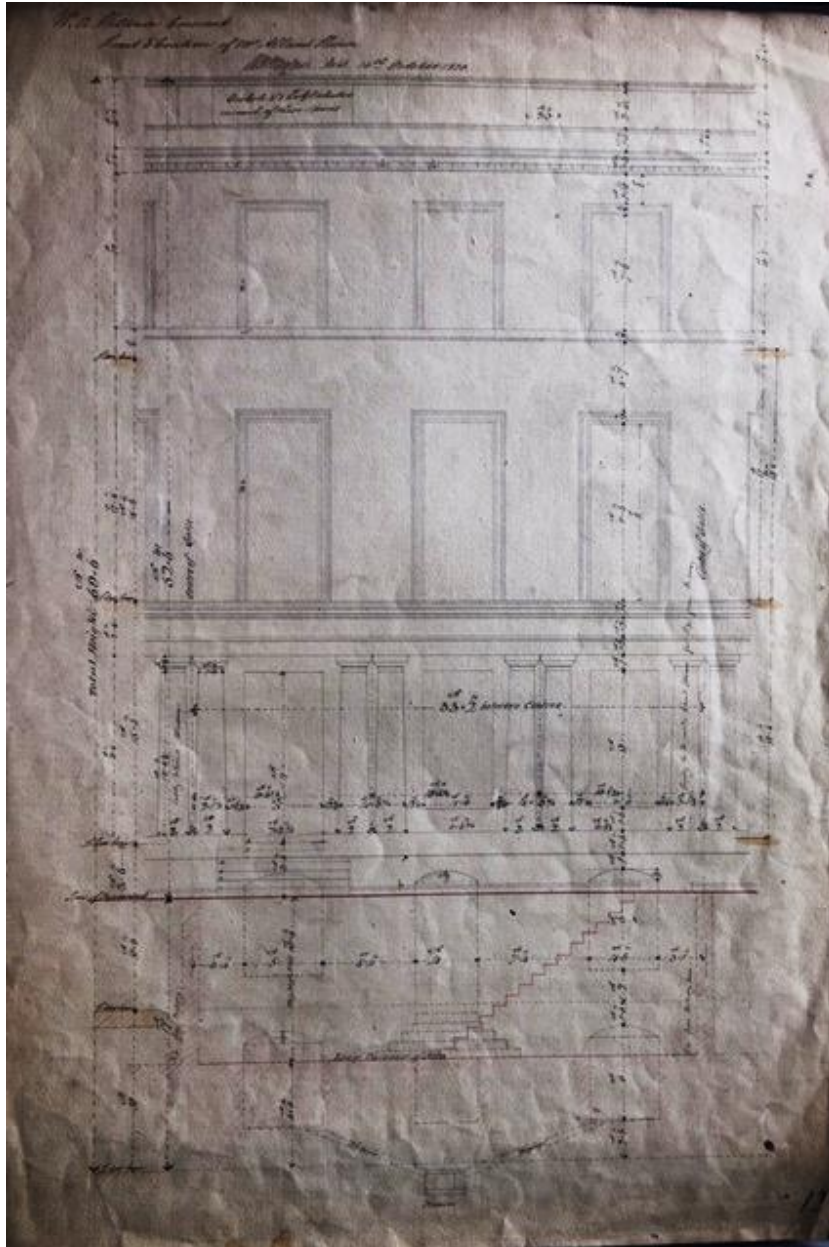


Figure 9 South, main elevation. WH Playfair, 1820. University of Edinburgh CRC, Coll 13/8.

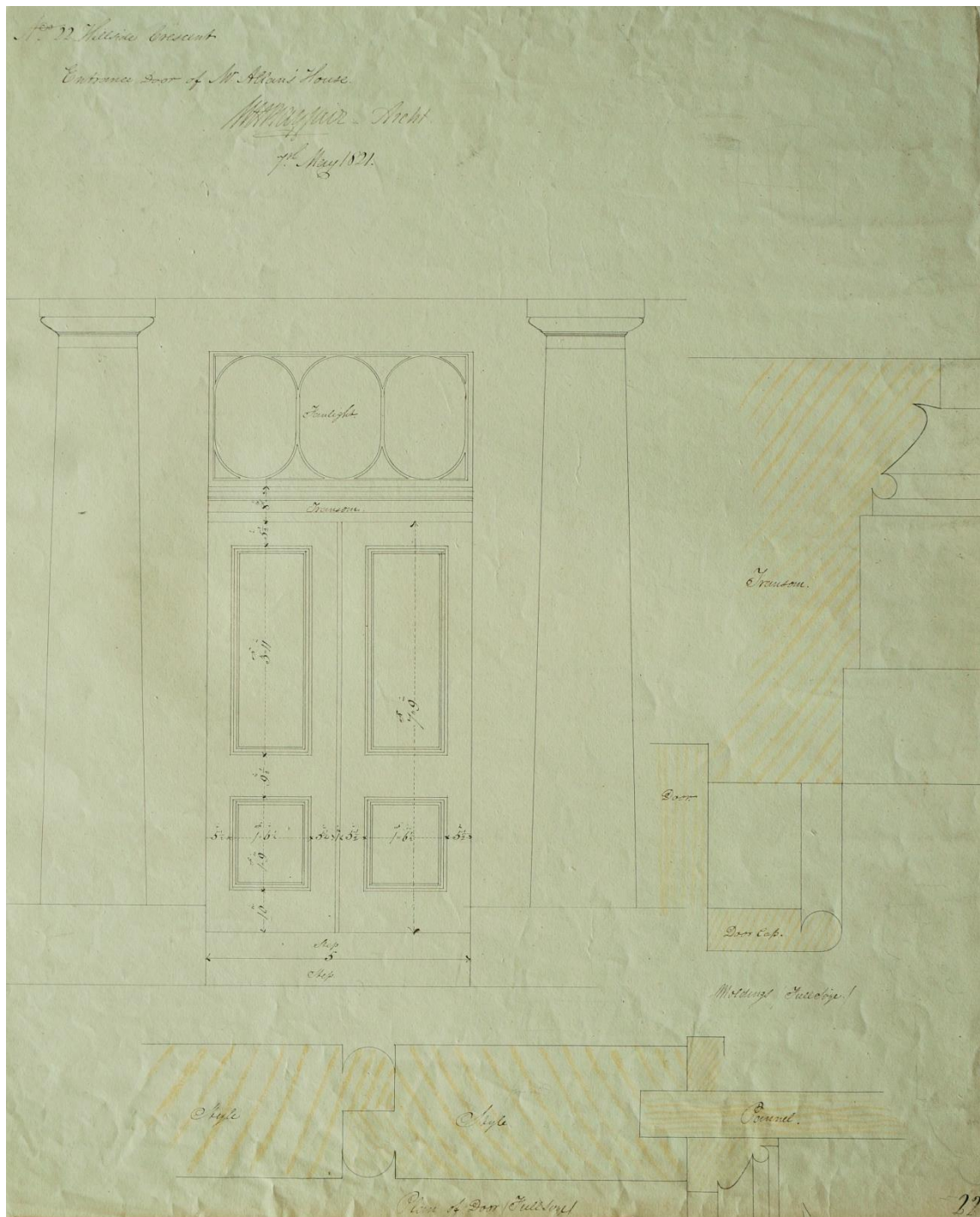


Figure 10 Playfair's design for the main entrance. University of Edinburgh CRC, Coll-13/10, no. 926.



Plate 2 Historic photo showing 11 Hillside Crescent frontage in background, with balcony railings. NLS.

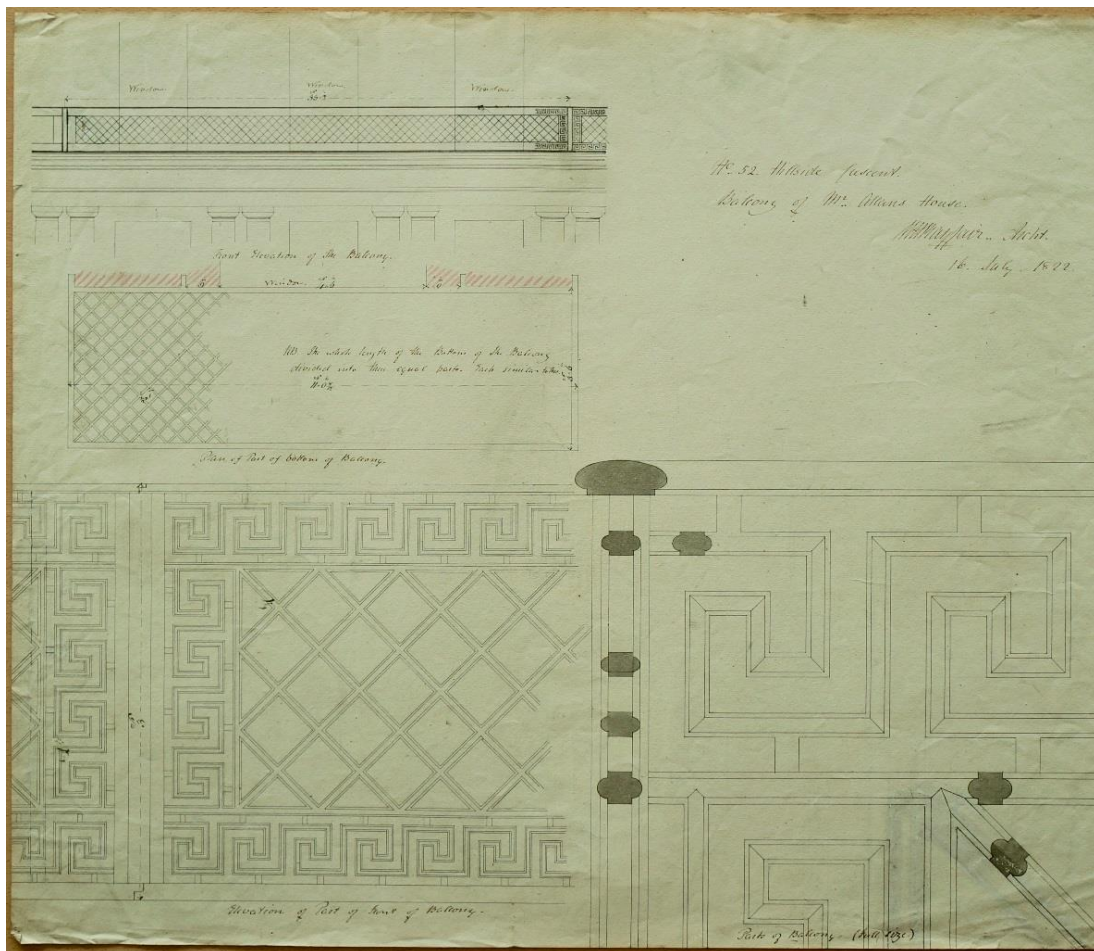


Figure 11 Playfair's design for the cast-iron balcony railings at the front of the house. University of Edinburgh CRC, Coll-13/10, no. 956.



Plate 3 South elevation, external ground floor: RAF buzzer.



Plate 4 South elevation, external ground floor: Biozone/Newbyte nameplates.

b. Rear (North) elevation

The rear, northern elevation is of six stories and three bays, the left two bays bowed out (*Plate 5, Plate 6*). A hipped-roofed two-story rectangular offshoot abuts the main building to the left at basement and lower ground level. From the basement to lower ground floor, the bowed bay is stepped forward with a mono-pitched, slated-roofed extension of triple fenestration with a further rectangular window to right. This structure is supported from basement to lower-ground level on black cast iron quatrefoil moulded columns. The bowed left bays' first floor windows are furnished with cast-iron balcony with Greek key and lozenge design. The uppermost, third floor windows are furnished with cast iron bowed individual balconettes. Although there are differences in the constructional phasing of these elements, they are all Phase 1 Playfair construction. Alterations to the openings in the main building are visible, including the bricking-up of a ground-floor opening and its alteration into a window in Phase 4. The right bay is covered with a later metal fire-escape staircase.

The north-south aligned off-shoot structure contained two storage rooms, marked 'Shoe Hole' and 'Bottle Racks' on Playfair's plans (*Figure 12*). Both of the original doorways into these storerooms, on the offshoot's western elevation at basement level have been blocked. The southern door has been wholly blocked with brick, in Phase 4 (*Plate 7*). The northern door has been partially blocked with cement-bonded breeze-block, and altered into a window, during the present alterations, Phase 5 (*Plate 8*).

Access in to the building is from the rear yard. The yard is bounded to the west by a rubble boundary wall aligned obliquely to the main walls of the house and to the north by the gable ends of Brunswick Street Lane buildings. The eastern boundary wall, visible on historic mapping (*Figure 7, Figure 8*), has been demolished. The yard is set at two levels, with steps leading down to a lower sunken area immediately north of the building, proving access to the lower basement floor (*Plate 10*).

The western boundary wall is an original feature. A new doorway has been slapped through the masonry as part of the present Phase 5 development. The sloping roof-scar of a recently demolished store-building is also visible on the face of the boundary wall (*Plate 9*).



Plate 5 North elevation, general view. Cooper Cromar



Plate 6 North elevation, general view. Cooper Cromar.



Plate 7 Northern offshoot, basement, Phase 1 blocked door Facing west.



Plate 8 Northern offshoot, basement, Phase 1 blocked door Facing west..



Plate 9 Rear yard, west boundary wall. Lean-to roof scar.



Plate 10 North elevation, rear entrance

ii. Basement

Playfair's original design for the basement floor may be seen in *Figure 12*. The general layout of the floor remains similar to the original design of a dog-legged access corridor (*Plate 11*) with rooms on both sides and a roughly centrally-placed main staircase. The Phase 3 1920s plans available do not include the basement floor; the major changes in Phase 4 were the insertion of the lift-shaft in the north-west corner and the insertion of a toilet room just north of the lift shaft (*Figure 14*).

At the southern door, which provides access to the house from the northern rear yard, probable Phase 1 thick lime plaster wall treatment, finished with a brown paint, was preserved on the rubble stone wall face (*Plate 12*).

A new (Phase 5) doorway has been created from the access corridor to room B.1, the former Phase 1 Laundry. Here, the two windows in the north bowed bay survive, with traces of original surface treatment and plaster crown mouldings (*Plate 13*, *Plate 14*). The Phase 4 (RAF club) use of the room was as a kitchen (*Plate 15*), with 20th century ovens in place of the Phase 1 fireplace in the east wall. A new doorway has been created in the room's north-east corner to allow access to the northern offshoot building. In a previous Phase, the two Phase 1 'Shoe Hole' and wine store rooms had been united into a single boiler house space; the Phase 5 alterations are to turn it into a bathroom. A window, in original Phase 1 location, lights the unnumbered room immediately south of Room B.1, and a doorway, also in Phase 1 position, provides access to the main central stair-hall (*Plate 16*).

That unnumbered room south of Room B.1 is labelled 'Closet' on Playfair's plans. The plans of the basement floor are an early draft, and were superseded by alterations during the construction process, only some of which appear as pencil alterations on *Figure 12*. The doorway from the central corridor is shown as an alteration, as is the continuation of the bowed wall between the space and Room B.1. Not shown is the spiral back stair (*Plate 17*) which, it is clear from an analysis of the whole plan set and the historic fabric was inserted during the construction phase. The squinched window lighting this staircase at basement level (*Plate 18*) is likewise not on Playfair's plans but is nonetheless a Phase 1 feature. This staircase was blocked at lower ground floor level when removed from that floor in the 1920s, Phase 3 (see further on this below).

Room B.2 is an amalgamation of the rooms marked 'Cellar' and 'Servant's Bedroom' on *Figure 12*, used in Phase 4 as store-rooms. Room B.3 was likewise a Phase 1 'Servant's Bedroom'. These were furnished with timber-surround fireplaces with decorative tiles (*Plate 20*, Room B.2; *Plate 19*, Room

B3). The exposed structure of the flooring of the room above revealed the slightly bowed brick hearth-stone structure, which was common to all the fireplace features seen (*Plate 23*).

Room B.4 is marked 'Wine Cellar' on Playfair's plans, and this use has remained to Phase 4. The room was furnished with broached sandstone wine-racks (*Plate 21, Plate 22*), executed to Playfair's designs (*Figure 15*) though with the addition of a lathe and plaster partition and doorway.

Room B.5 is a combination of two Phase 1 rooms, a 'Closet' and 'Larder'. The 'Closet' has undergone some alterations, the largest of which was the installation of a lift shaft in the 1970s (*Figure 14*). Plans from 1971, however, indicate that the lift-shaft installation required the alteration of walls and the removal of a 'service hoist' already in place. Plans from the 1920s do not indicate any such service hoist, but do not include a plan of the basement level. It is possible therefore that the 'service hoist' was a Phase 2, 3 or 4 insertion.

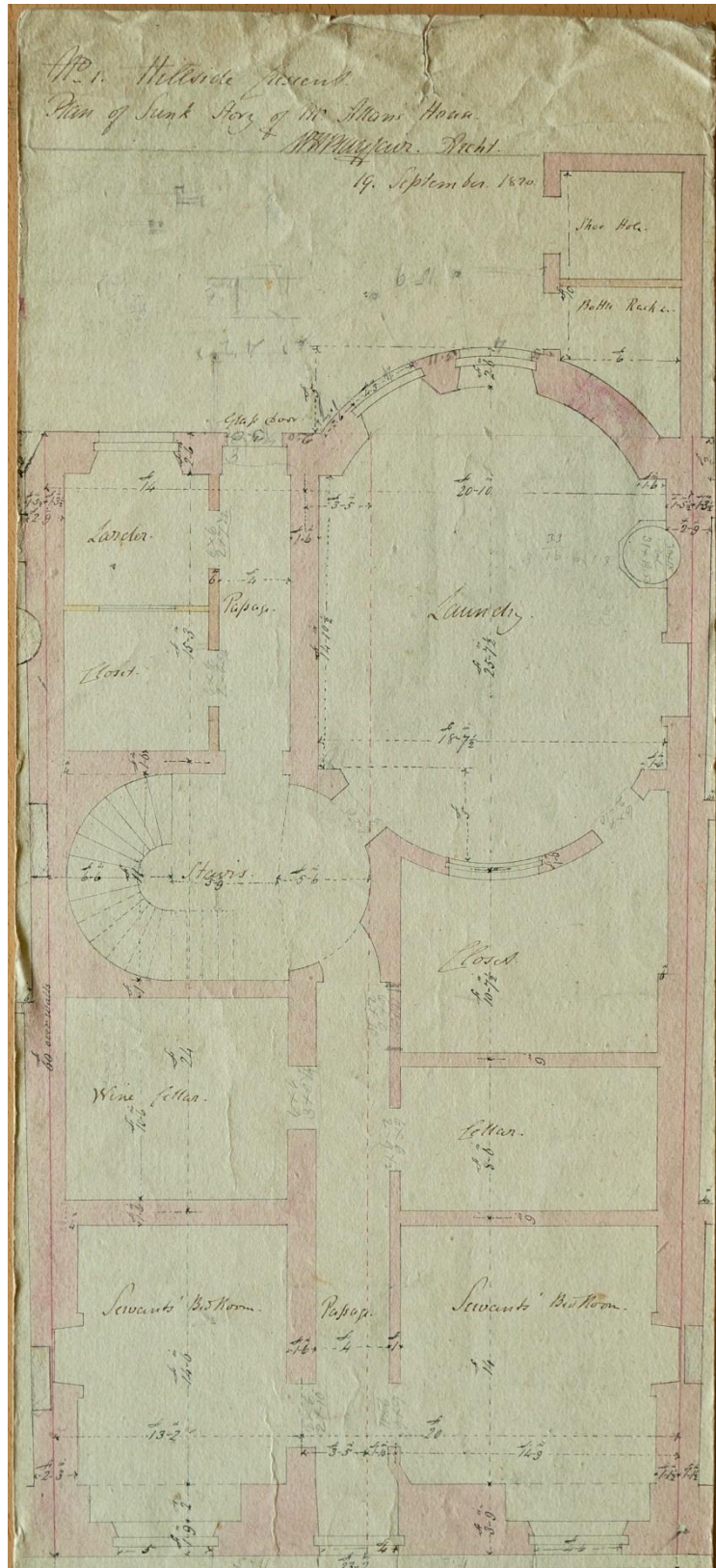


Figure 12 William Playfair basement plan. University of Edinburgh CRC, Coll-13/10, no. 905

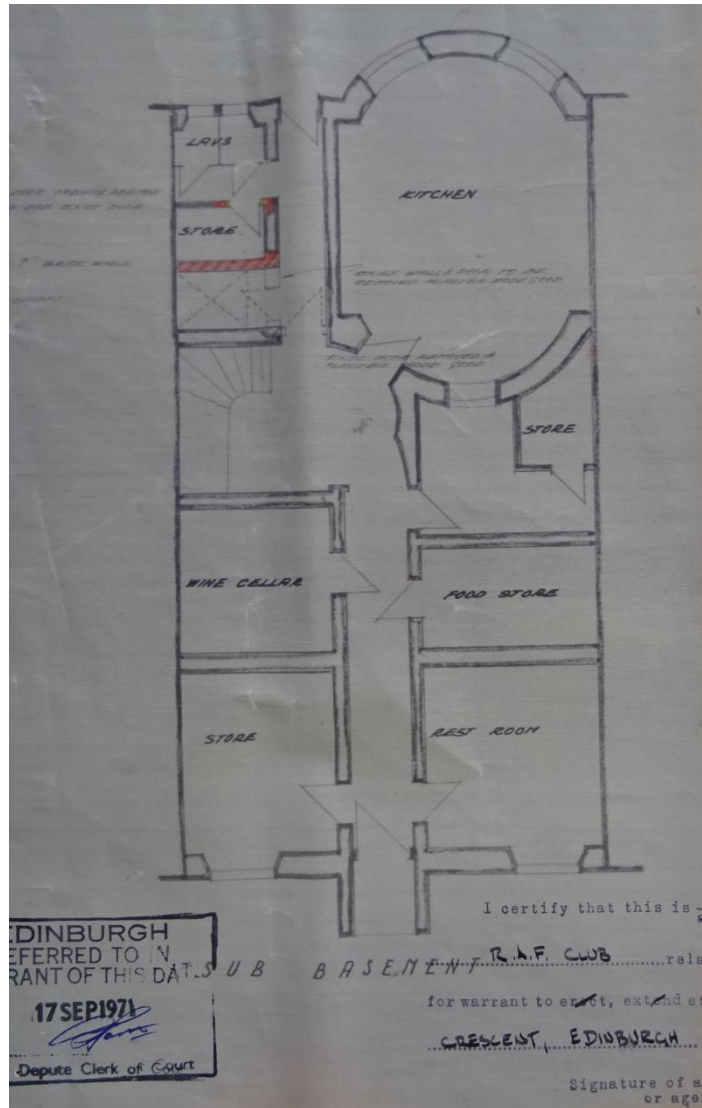


Figure 14 Basement floor plan, 1971. CEC Plan store.

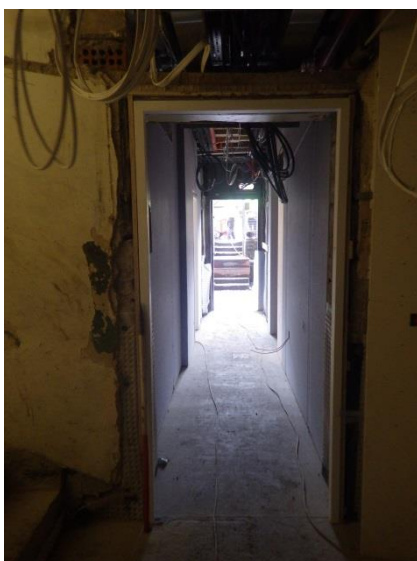


Plate 11 Basement, main access corridor. Facing north.



Plate 12 Basement, rear entrance jamb, wall treatment.



Plate 13 Basement, Room B.1 general view. Facing NE .



Plate 14 Basement, Room B.1, detail of corncicing above windows.



Plate 15 Basement, Room B.1 pre-strip view. Cooper Cromar.



Plate 16 Basement, Room B.1, south end.



Plate 17 Basement, spiral stair.



Plate 18 Basement, spiral stair window.



Plate 19 Basement, Room B.3, fireplace. Cooper Cromar



Plate 20 Basement, Room B.2, fireplace. S&B.



Plate 21 Basement, Room B.4, wine bins. S&B.



Plate 22 Basement, Room B.4, wine bins. S&B.



Plate 23 Basement, Room B.2, detail of brick hearth-setting for lower ground floor.

iii. Lower ground floor

The original planned layout for the lower ground floor – called by Playfair the ‘Basement Story’ -- may be seen in *Figure 15*. The floor has undergone some substantial alterations, both during the Phase 1 construction stage – as seen by the pencilled alterations on the plans in *Figure 15*, and in the building’s change from a private household to more public use.

The floor is accessed from below via the stairs at the west of the building. These had been altered in Phase 3, as seen on plans dated 1920 (*Figure 16*), with the insertion of new stone steps and the alteration of lined partitions around the steps.

Room LG.1, intended in the original plans as two ‘Servant’s Rooms’, were altered to a single-space Cloakroom in the Phase 3 1920s alterations (*Figure 16*). In Phase 4, this room became firstly a dining room, and latterly a pool room (*Plate 24*). The stripping-out of the room revealed the Phase 1 segmental-arch timber window cases and wooden shutters (*Plate 25*), as well as the fireplace fitting (*Plate 26*). The Phase 3 alterations of the 1920s also involved the insertion of steel beams in this room, suggesting that the scroll-moulded beam soffit brackets may be attributed to that phase, as well as the blocking of an original door: both visible in *Plate 27*.

Room LG.2 forms part of the east side of the building, now substantially altered from Playfair’s original designs, in which this area was the ‘Servants’ Hall’ with associated ‘Bed Closets’. Alterations in Phase 3 in the 1920s removed the partition walls from the east side of the central corridor, and united the whole eastern flank of the building into a single space, a dining room (*Figure 16*). These alterations included the removal of the Phase 1 back spiral stair, the clawed-back remnants of which were revealed in stripping out, with its original paint scheme (*Plate 28, Plate 29*). The Phase 4 use of the room was as a snooker room, with deep green surface treatments throughout (*Plate 30, Plate 31*). The southern fireplace in the room was revealed in the stripping-out (*Plate 32*) as was the segmental-arch headed southern window and shutters (*Plate 33*).

Rooms LG.3 and 4 are the northern extent of this space. It includes the bowed passageway stepped out from the south elevation, shown pencilled in as a late amendment on *Figure 15* (*Plate 34*). The Phase 1 use of the room was a kitchen, with the northern offshoot used as a scullery (*Figure 15*). Phase 3 alterations in 1920 included the blocking up of the original kitchen fireplace, and the installation of a new fireplace slightly to the south. Traces of the Phase 1 original kitchen fireplace were not evident, though the Phase 2 fireplace was (*Plate 34*).

Room LG.5, a Phase 1 ‘Bath’ room had been changed in Phase 2 to a multiple-occupancy men’s toilet, presumably part of its alteration from private household to venue in the 1880s; the Phase 3 1920s plans (*Figure 16*) show these as already installed. The 1970s alterations to this room, in Phase 4, included the installation of a lift-shaft and new toilet furniture and fittings (*Figure 17*).



Plate 24 Lower ground floor, Room LG.1 pre-strip Cooper Cromar.



Plate 25 Lower ground floor, Room LG., north end.



Plate 26 Lower ground floor, Room LG.1 fireplace.

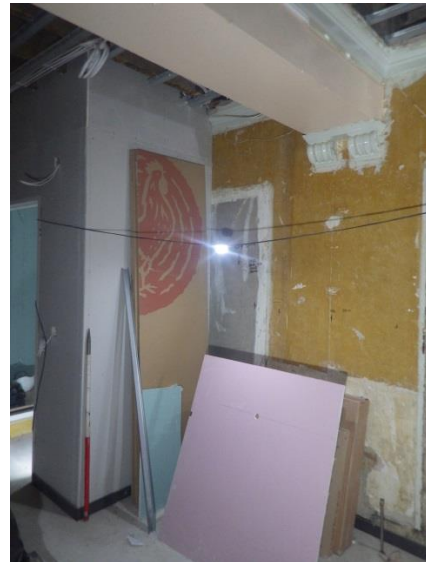


Plate 27 Lower ground floor, Room LG.1, 1920s boxed beam and blocked doorway.

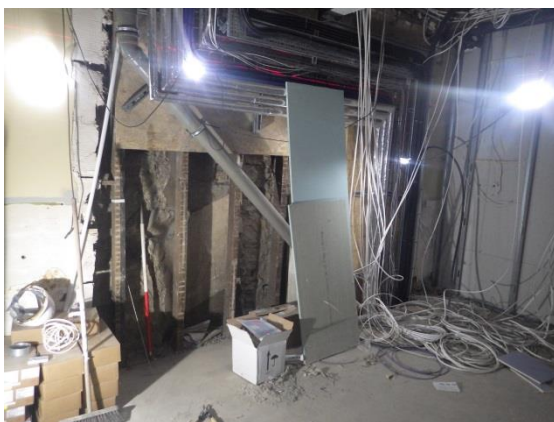


Plate 28 Lower ground floor, Room LG2 general view with spiral stair remnant



Plate 29 Lower ground floor, Room LG2 detail of spiral stair remnant.



Plate 30 Lower ground floor, Room LG2 pre-strip Cooper Cromar.



Plate 31 Lower ground floor, Room LG2 pre-strip Cooper Cromar.



Plate 32 Lower ground floor, Room LG2 fireplace, south.



Plate 33 Lower ground floor, Room LG2 window, south.



Plate 34 Lower ground floor, bowed passageway

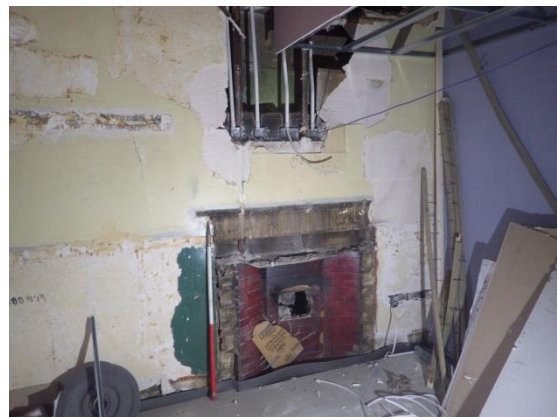


Plate 35 Lower ground floor, Room LG3 fireplace.

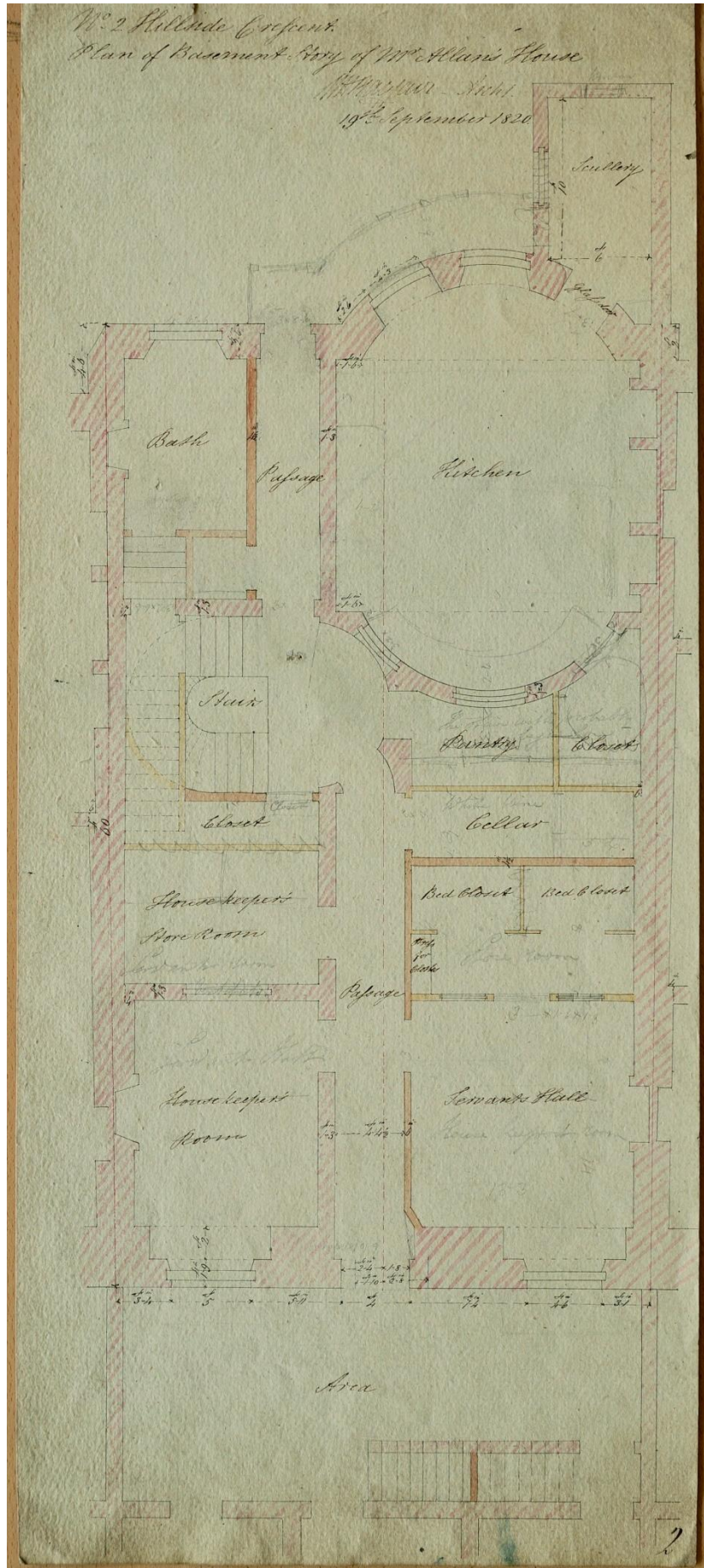


Figure 15 William Playfair lower ground floor plan. University of Edinburgh CRC, Coll-13/10, no. 906

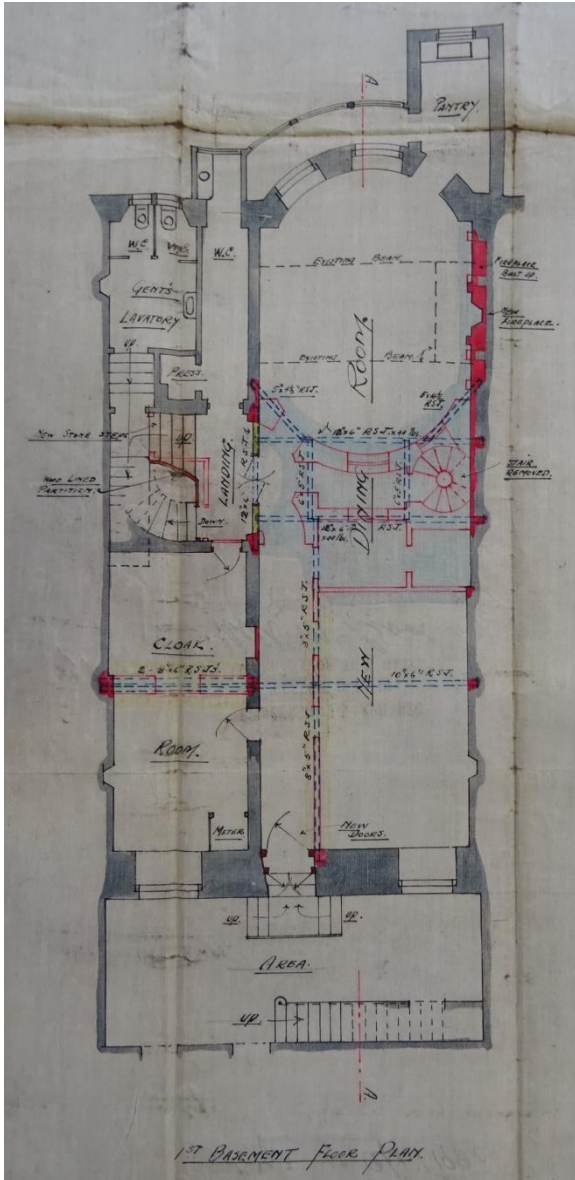


Figure 16 Lower ground floor plan, 1920. CEC Plan store

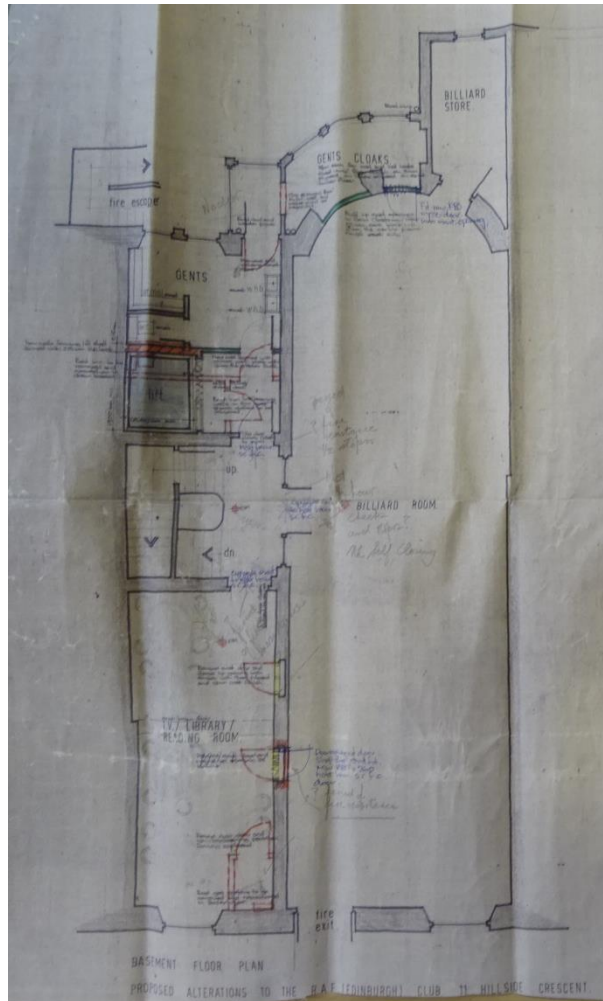


Figure 17 Lower ground floor plan, 1974. CEC Plan store

iv. Ground floor

The ground floor is accessed from Hillside Crescent to the south through the main double-leafed door, and contains the main public entrance hall and circulation areas, as well as, in Phase 1, the Library, Dining Room and ‘Butler’s Pantry’ (*Figure 18*).

The formal entrance Hall (*Plate 36*) is furnished with a screen of paired fluted Ionic columns *in ante*. The ceiling is compartmented (the recessed panels of the compartments divided by bead-and-reel bands) with crown mouldings of elaborated Greek key design, bounded by egg-and-dart bands (*Plate 37*). Plans of the ceiling compartments and crown mouldings and other plaster detailing may be seen in Playfair’s original designs, *Figure 19*. The walls are elaborated with panels. In Phase 4 these also displayed RAF Club boards recording office holders. The rounded alcove in the west wall of the hall shown on Playfair’s designs (*Figure 18*) is not apparent in the present wall treatment, nor in any plans from the 1920s onwards and may not have been executed: it is closely in line with the flues of the fireplaces on the east wall of both the lower and upper storeys.

A (possibly Phase 2) decorative element was noted in the hallway. Solid single colour and bichrome encaustic tiles were revealed below the Phase 4 carpeting (*Plate 38 – Plate 41*). These tiles were manufactured by Maw and Company, as marked on their reverse sides¹. As the company was founded in 1850, and their ‘mock medieval’ tiles reached their peak of popularity in the following decades, it is apparent that these tiles are not original features of the house design. It seems likely that they were installed in the hallway as a hard-wearing entrance surface when the building was changed from a private residence to a catering and events venue around 1880 in Phase 2.

Added Phase 4 decorative elements include the board of Honorary Members of the RAF Club² (*Plate 43*), and fanlight decoration above the interior screen doors displaying the RAF logo. A relic of earlier Phase 4 use was also recorded in the hall at the head of the stairs to the lower ground floor. Here, an early Phase 4 telephone station had been installed, and later removed; stripping out revealed the outlines of the wall-mounted telephone station (*Plate 44*) and, on the wall, multiple graffiti notes of contact names and phone numbers, as well as doodles and sketched portraits (*Plate 42*): the ephemeral traces of an active service-personnel’s social club. The main structural alteration here in Phase 4 was the addition of the partition wall enclosing the stair down to the lower ground floor (*Figure 23*).

The outer hall leads to the main circulation area of the main stairs and access to the two formal rooms on the east side of the house. Access to the Phase 1 ‘Library’ (north) and ‘Dining Room’ (south) is through the round-headed arch, leading to a semi-circular domed area (*Plate 45*).

Room G.1 was the Phase 1 ‘Dining Room’, a function it appears to have maintained through to Phase 3, as it is so annotated on the 1920s plan (*Figure 22*). The room was furnished with two windows in its southern wall, existing Phase 1 features. The cornicing, of a Greek key pattern, is also Phase 1, though this has undergone re-plastering multiple times, which blurs some of the moulding detail. The bowed north end of the room was altered during construction from Playfair’s original plans to accommodate the spiral back stair (seen as a pencilled amendment on *Figure 18*), and the design changed to allow for access from the domed area rather than a doorway from the hall. Stripping out revealed a small area of a moulded plaster horizontal band immediately east of the doorway on the bowed northern lath and plaster partition wall (*Plate 46, Plate 47*); specific designs for this are not

¹ The tiles recorded include the patterns shown at Maw & Co (nd) Plate 28, No. 270; Plate 34, No. 359; Plate 36, No. 99; Plate 37, No. 458. Remarkably, this copy of the Maw & Co catalogue (digitised from the Glasgow School of Art Library and lost in its catastrophic fire of 2014) was the property of GH Potts of 92 Princes Street, Edinburgh, architects and suppliers of the tiles: a possible source for the 11 Hillside Crescent tiles themselves.

² The Honorary Members listed are: JE Thompson, Capt. WS James, JK Dickson, TW Kennedy, Neil Armstrong, AR Duncan, DM Eddington, AM Liddell, J McGarvie, DT Baxter, AY Wilson, RW Murray, T Wood, RM Calder DFM, GDM Galbraith, I McIntosh, PW Bennett, L. Mill, RE Allan, H McCoach, [deleted line], CH Webster, AC Stevenson, JN Donaldson, JS Muir, JW Baird, SM Miller, D Pearson, D McKay.

found among Playfair's designs, and could be Phase 1 or 2 ornamentation. Further stripping out revealed that these moulded bands, laid vertically, divided the Dining Room walls into panels, clad with foliate-design wallpaper (*Plate 48, Plate 49*).

The room is furnished with a black marble fireplace (in Phase 4 fitted with an electric bar heater). The design is more Gothic- than Greek-revival (and is almost certainly a Phase 2 insertion, perhaps contemporary with the Hall retiling).

The Phase 4 use of the room was as a lounge-bar, and entailed changes to both this room and Room G.2 to its north. A new doorway was created in the space between Rooms G.1 and G.2 as staff access to the new bar area, which serviced both rooms (*Plate 45, centre*), and a new bar was created in Room G.1, as shown on the 1975 Dean of Guild application plans, *Figure 23*. The latest Phase 4 decorative scheme included wooden panelling on the walls (*Plate 50, Plate 51*).

Room G.2 is marked on Playfair's plans as the 'Library'. Its bowed southern wall provides symmetry with the two bowed and fenestrated northern bays. By the time of the Phase 3 alterations in 1920, the room was described as a 'Drawing Room,' and the Phase 4 alterations again made this a bar area.

The Phase 1 decorative elements remaining *in situ* include the timber door surrounds, plaster frieze and crown mouldings and ceiling rose (*Plate 53 – Plate 55*), all executed to Playfair's designs (*Figure 20, Figure 21*). A further decorative element may probably be assigned to Phase 2. This was a frieze of Grecian palmettes on the floor, at the door threshold and running around the wall foots inside the room (*Plate 57, Plate 58*). These friezes may be composed of either Kamptulicon, an early predecessor of linoleum made of powdered cork and natural rubber, often decorated with stencilled oil paint, or Corticine, also incorporating cork dust and rubber or oxidised linseed oil. In either case, the dates of production of these treatments (Kamptulicon 1840s onwards, Corticine c.1860s onwards) indicate a Phase 2 elaboration.

Phase 4 amendments to the room (see *Figure 23*) included the installation of annular bar benches, the removal of the back spiral stair and modification of the doorway into the closet/stair space, now the Phase 4 bar, the blocking of the fireplace in the east wall, and new wall surface treatments (*Plate 56, Plate 59*).

Room G.4, at the north-west of the house, has been subject to multiple alterations. Its Phase 1 design was as the 'Butler's Pantry' with adjoining water closet and linen closet (*Figure 18*). This layout remains relatively unaltered in the Phase 3 plans of 1920 (*Figure 22*). The major Phase 4 changes to this suit of rooms included the insertion of the lift shaft, and the main space of the Butler's Pantry was altered to a Games Room (*Figure 23*), with the alteration of partition walls, the removal of the toilet, and the blocking up of the Butler's Pantry fireplace. This broken-out and blocked feature was partially revealed in the stripping out works (*Plate 60*). The present alterations to the building include a new access to the west in the area of the former lift-shaft (*Plate 61*).

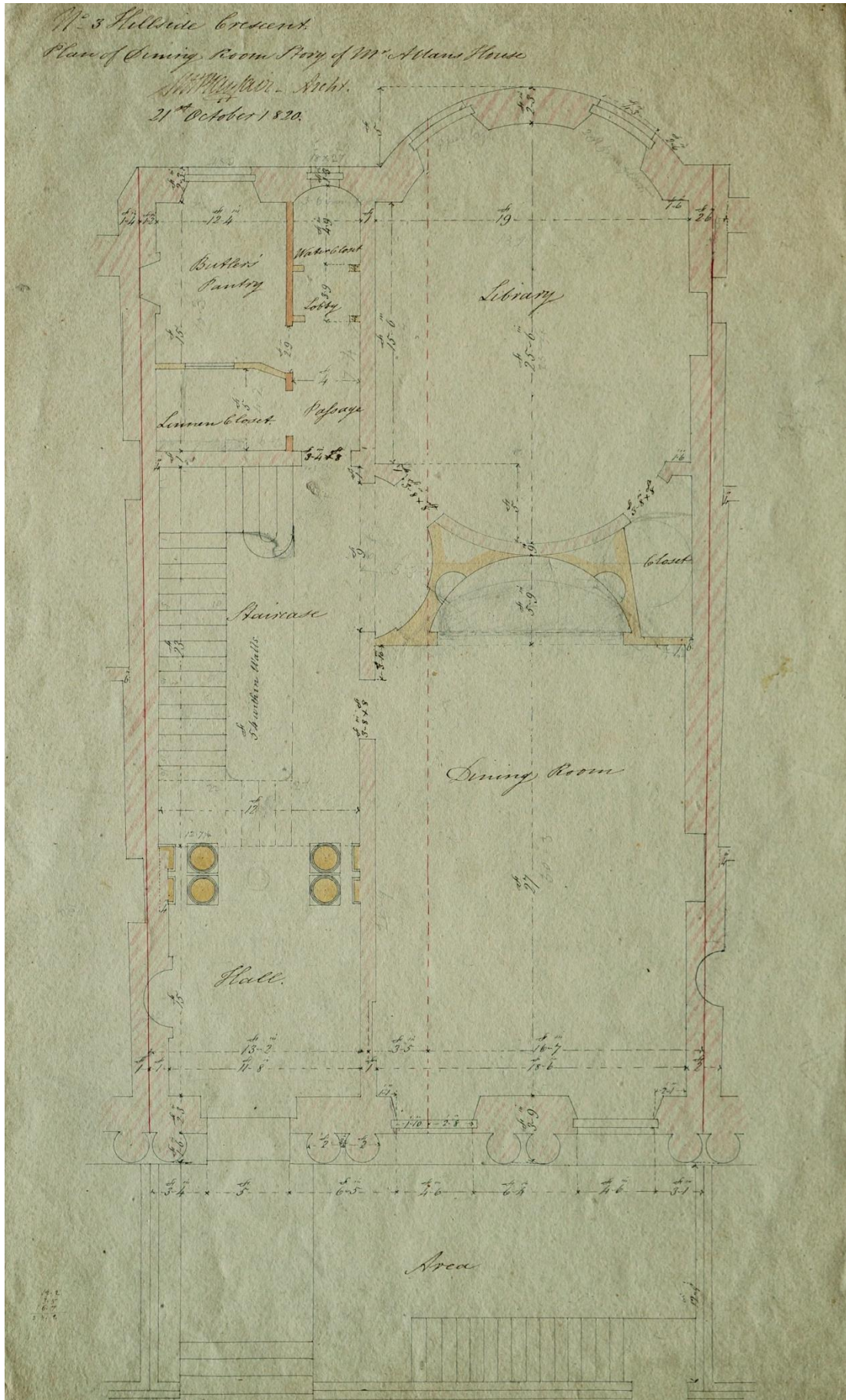


Figure 18 William Playfair ground floor plan. University of Edinburgh CRC, Coll-13/10, no. 907

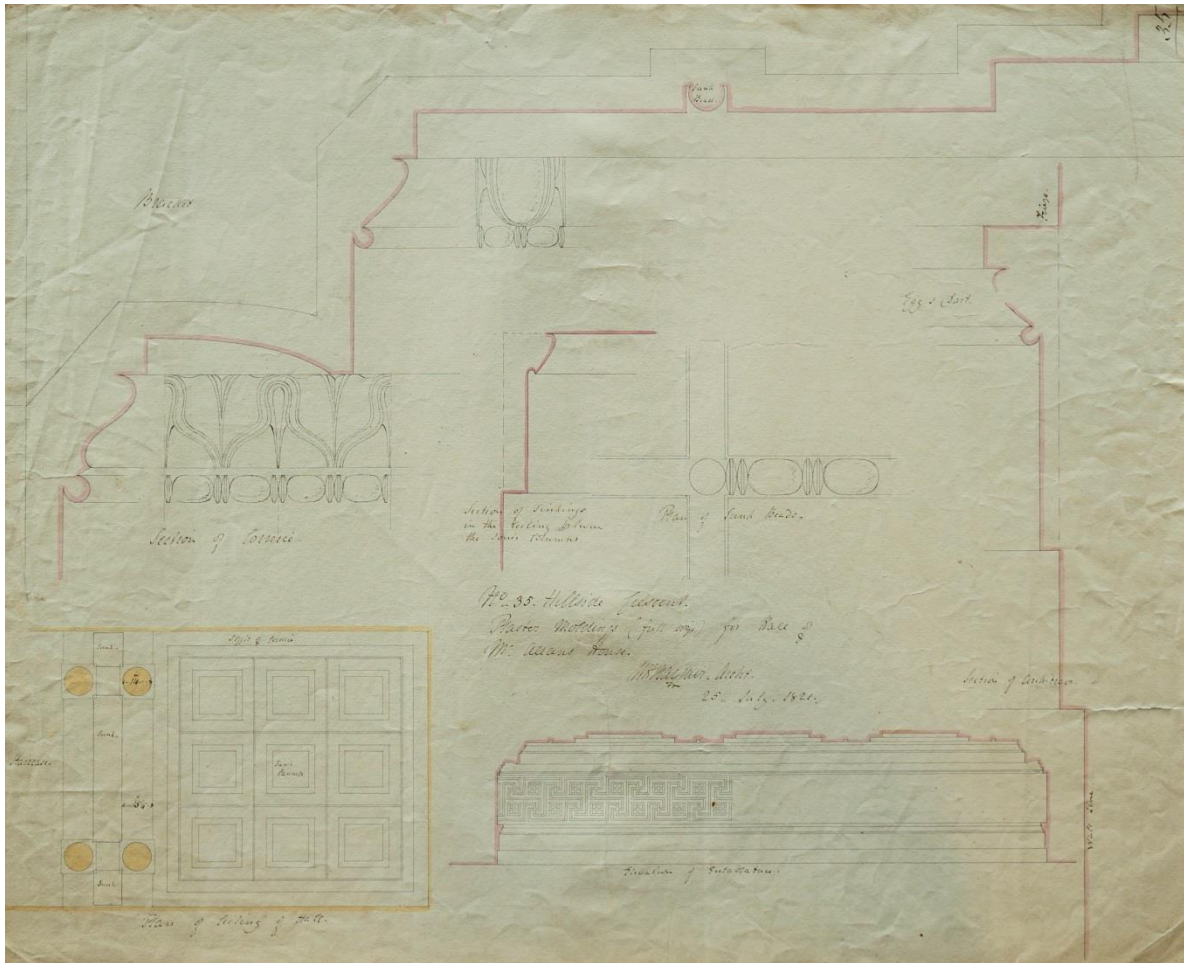


Figure 19 William Playfair ground floor Hall plan of ceiling and plaster detailings. University of Edinburgh CRC, Coll-13/10, no. 939



Figure 20 William Playfair ground floor Room G.2 (Library) cornice and frieze detailings. University of Edinburgh CRC, Coll-13/10, no. 941



Figure 21 William Playfair ground floor Room G.2 (Library) ceiling rose detailing. University of Edinburgh CRC, Coll-13/10, no. 943

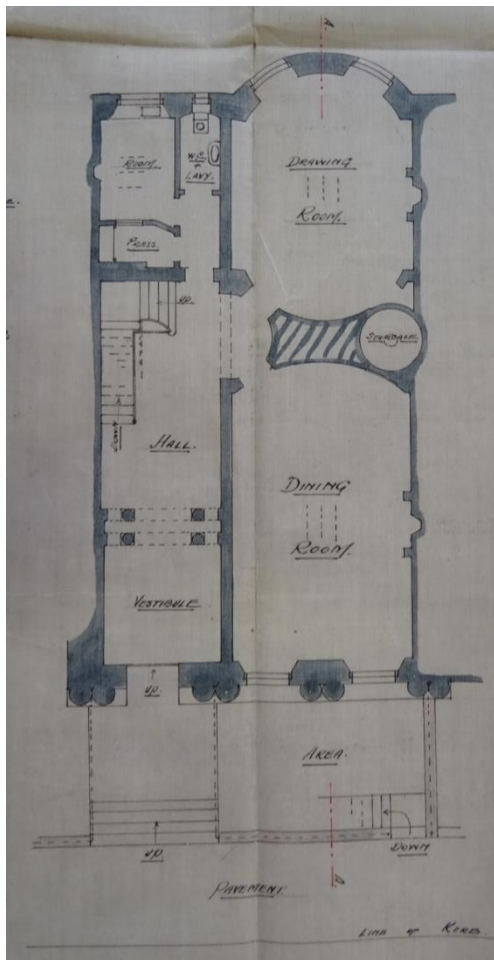


Figure 22 Ground floor plan, 1920. CEC Plan store

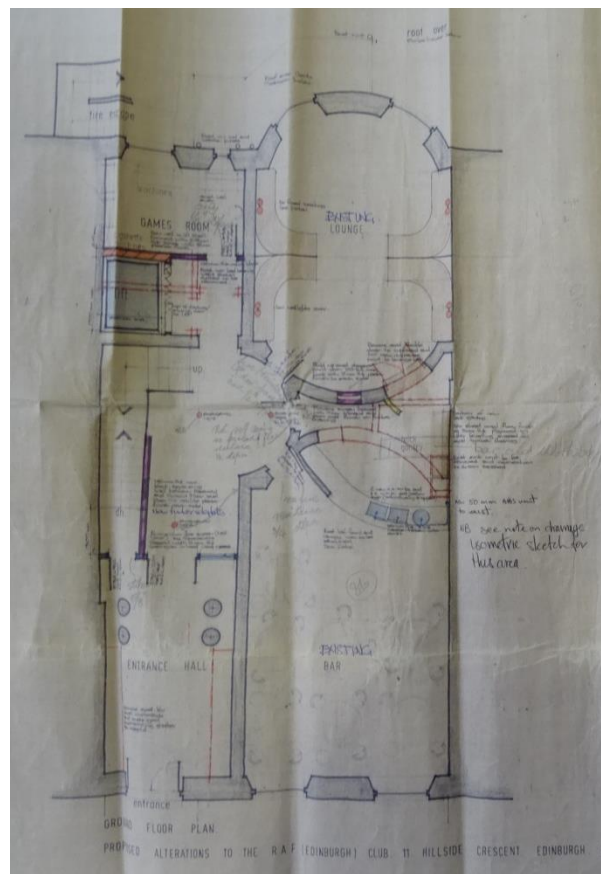


Figure 23 Ground floor plan. CEC Plan store



Plate 36 Ground floor Hall. Facing north. S&B.



Plate 37 Ground floor Hall ceiling detail. S&B..



Plate 38 Ground floor Hall, encaustic tiles. Facing south.



Plate 39 Ground floor Hall, encaustic tiles. Facing south



Plate 40 Ground floor Hall, encaustic tiles. Facing south.

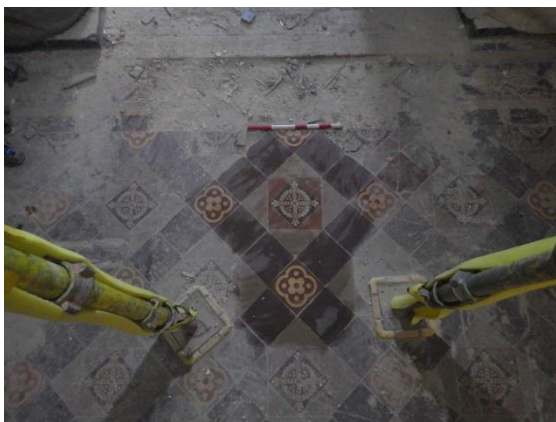


Plate 41 Ground floor Hall, encaustic tiles. Facing south



Plate 42 Ground floor hall, Phase 4 graffiti



Plate 43 Ground floor hall, RAF Club Hon. Members' Board detail, Phase 4. S&B.



Plate 44 Ground floor Hall, Phase 4 telephone station



Plate 45 Ground floor Hall, domed access to principal rooms.



Plate 46 Room G.1, moulded plaster on lathe



Plate 47 Room G.1, detail of plaster moulding.

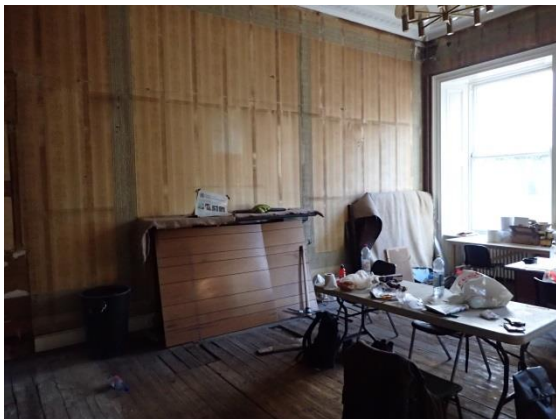


Plate 48 Room G.1, moulding and wallpaper. S&B.



Plate 49 Room G.1, detail of moulding and wallpaper. S&B.



Plate 50 Room G.1, Phase 4 decoration. Cooper Cromar.



Plate 51 Room G.1, Phase 4 decoration. Cooper Cromar.



Plate 52 Room G.1, Phase 2 fireplace with Phase 4 alterations.



Plate 53 Room G.2, general view south end.



Plate 54 Room G.2, ceiling rose and corning.



Plate 55 Room G.2, frieze and cornice detail. S&B.



Plate 56 Room G.2, blocked fireplace.



Plate 57 Room G.2, floor decoration location. S&B



Plate 58 Room G.2, floor treatment. S&B



Plate 59 Room G.2, late Phase 4 fittings. Cooper Cromar.



Plate 60 Room G.4, Phase 1 fireplace.



Plate 61 Room G.4, Phase 4 lift-shaft and new opening to west.

v. First Floor

The first floor is accessed via the main stair, and contained two large Drawing Rooms, a Boudoir and a bedroom in Phase 1 (*Figure 24*).

The main stair is a major Phase 1 feature visible in Playfair's designs. At first floor level, the stair is elaborated with two decorative elements of moulded plaster (*Plate 62*). The first is the Phase 1 band of rosettes on the landing beams, which may be related to Playfair's designs (*Plate 64* and *Figure 27*). The second is the moulded plaster frieze of decorative husk garlands. These are not found among Playfair's designs, and close examination of the frieze revealed that they are composed of 'Anaglypta' embossed paper of the later 19th century (Simpson & Brown 2018b) and may be related to Phase 2 or 3 alterations³. This also seems likely given the house's change in function from a private residence to a more public venue in these phases. The Phase 2 alterations also appear to have included changes to the first floor landing, with Playfair's original bowed access from the landing to the principal rooms removed and a straight partition wall added. These are shown as completed alterations in the 1920s plans (*Figure 25*). The portrait roundel at the first floor landing (*Plate 63*) is also a likely later embellishment.

The present Room 1.1 is the southern part of the combined L-shaped space created through the amalgamation of both Drawing Rooms and the Boudoir. This amalgamation into a single space appears to have taken place in Phase 2, because the Phase 3 plans of the 1920s show this to be the then-existing layout (*Figure 25*). These alterations entailed the removal of the Phase 1 bowed partition walls between the Drawing Rooms and the removal of the back spiral stair. Stripping out works, including the removal of suspended ceilings, revealed that this partition-wall removal was undertaken from below the level of main beam soffits, which are preserved with their crown-mouldings (*Plate 65*). In the case of the access to the former Boudoir, the Phase 2 alterations included the insertion of vegetative beam soffit brackets (*Plate 68*). Throughout this space, and in the former Boudoir and the northern former Drawing Room, the plaster cornicing is heavily discoloured to a darker yellow, no doubt largely due to tobacco smoke staining in these rooms which had been public spaces since their late 1800s, Phase 2 use.

Phase 4 alterations to this room included the remodelling of the former Boudoir into a cloakroom and bar area, with an extension of the partition wall demarcating this space (*Figure 26*) and in alterations not detailed in available documents, the installation of a bar set forward from the line of the partition wall (*Plate 66*). The Phase 4 alterations also blocked the Phase 1 Boudoir fireplace, partially revealed by the stripping out works (*Plate 67*).

Room 1.2 of the present scheme is the Phase 1 northern Drawing Room (*Figure 24*). In this room, Phase 1 decorative plaster elements were preserved, including the ceiling rose and cornicing (*Figure 28*, *Figure 29* and *Plate 71*). Phase 4 alterations had included the removal of the Phase 1 east wall fireplace (*Plate 69*), with its associated service-bell fitting (*Plate 70*). In Phase 4 a doorway was also slapped through the west wall of the Drawing Room for access to Room 1.3.

Room 1.3 is the northern portion of the Phase 1 Bedroom. This room has undergone alterations which have almost obliterated nearly all Phase 1 features apart from some scraps of wall-treatment palimpsests. In Phase 2 it may have been converted to a cloak- or wash-room, and in Phase 3 plans (*Figure 25*) it is shown as furnished with a wash-basin, with the west wall fireplace still in use. In Phase 4 it was further altered by the insertion of a lift-shaft in the southern part of the room and the insertion of toilets in the north half of the room as well as a new access from the room to the east to the external fire-escape (*Figure 26*). The present Phase 5 alterations include a new access to the west in the area of the former lift.

³ The 'Anaglypta' brand of embossed wallpaper was founded in 1887 by Thomas Palmer (company history available at <https://www.anaglypta.co.uk/our-history-our-future>, accessed 8 April 2020) and this therefore fits with Phase 2 or 3 alterations to the house.

Room 1.4 is the newly-partitioned area between the Phase 1 Drawing Rooms – the former location of the back spiral stair and bowed partition walls, removed from Phase 2. Playfair’s original plans of this floor also include plans of the detailings of the partition walls now lost (Figure 30), as well as that of the timber door frames for these formal rooms (Figure 31).

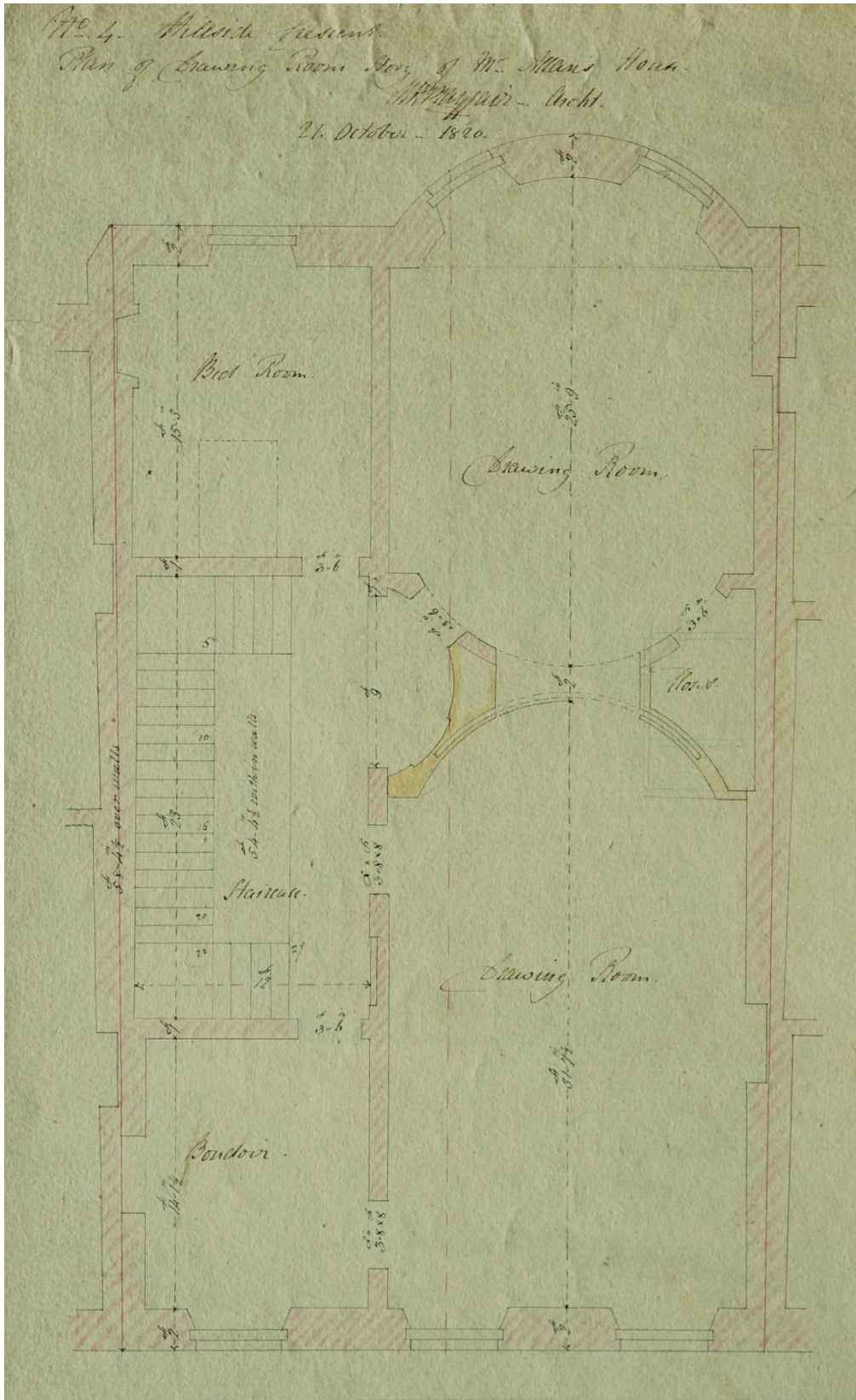


Figure 24 William Playfair first floor plan. University of Edinburgh CRC, Coll-13/10, no. 908

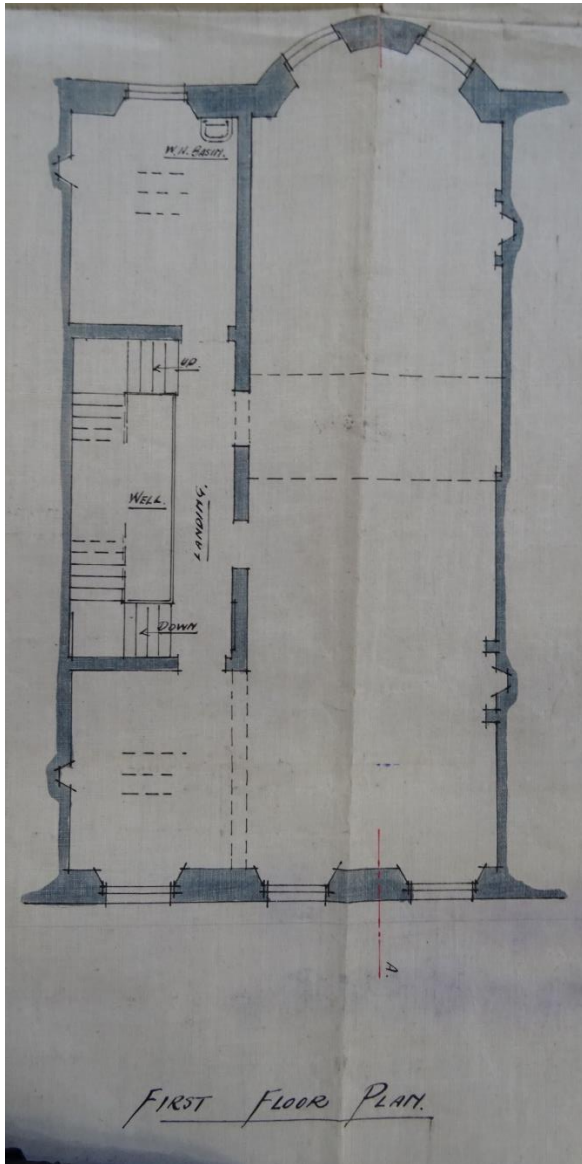


Figure 25 First floor plan, 1920. CEC Plan store

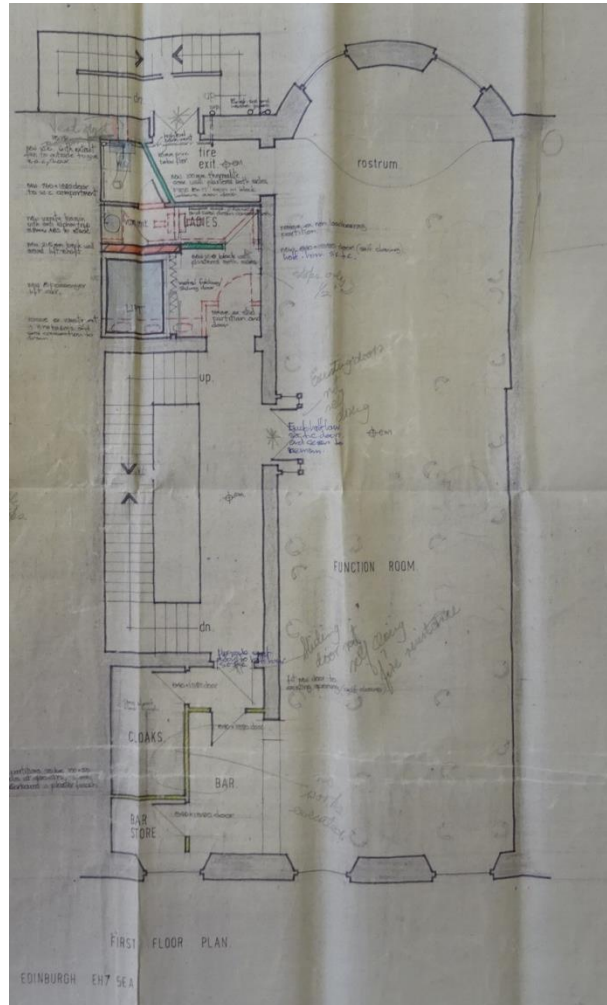


Figure 26 First floor plan, 1974. CEC Plan store



Plate 62 Main stair, decorative moulded plaster. S&B



Plate 63 First floor landing, portrait roundel. S&B



Plate 64 Main stair, plaster decoration on side of main beam of the stair landings. S&B

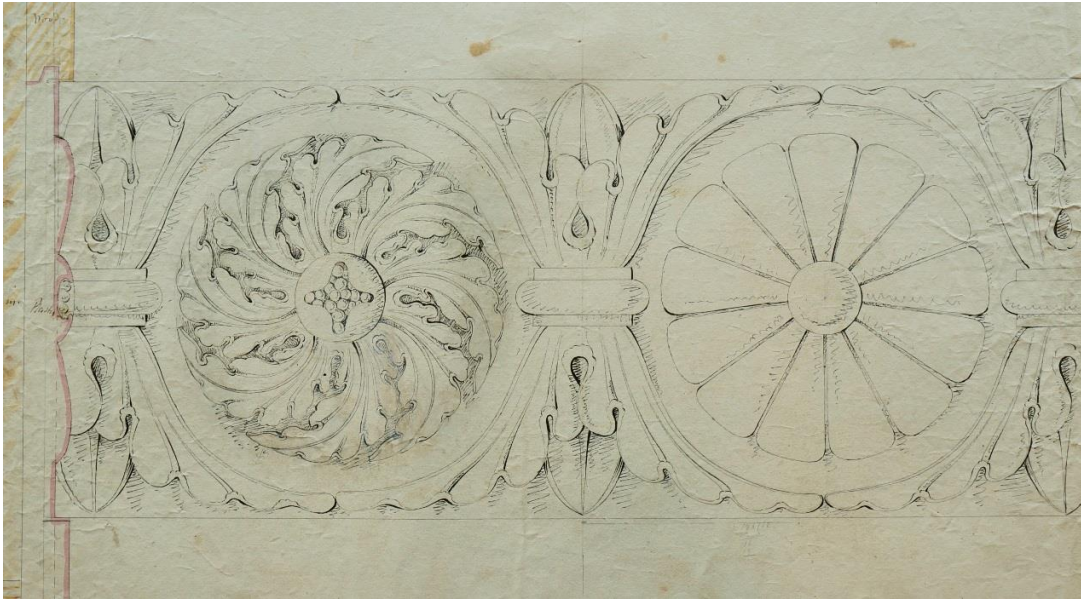


Figure 27 Playfair's design for the decoration on the main beam of the stair landings. University of Edinburgh CRC, Coll-13/10, no. 948



Plate 65 Room 1.1 with Phase 5 new partition and Phase 1 beams and cornicing. Facing N.

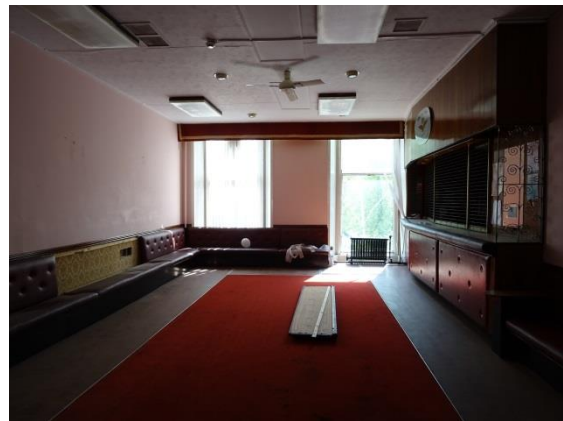


Plate 66 Room 1.1 pre-strip, facing S. S&B



Plate 67 Room 1.1, former Boudoir, with Phase 1 removed fireplace. Facing W.



Plate 68 Room 1.1, Phase 2 beam soffit brackets at widened access into former Boudoir.



Plate 69 Room 1.2, former N Drawing Room, Phase 1 removed fireplace. Facing E.



Plate 70 Room 1.2, detail of bell fitting at fireplace.

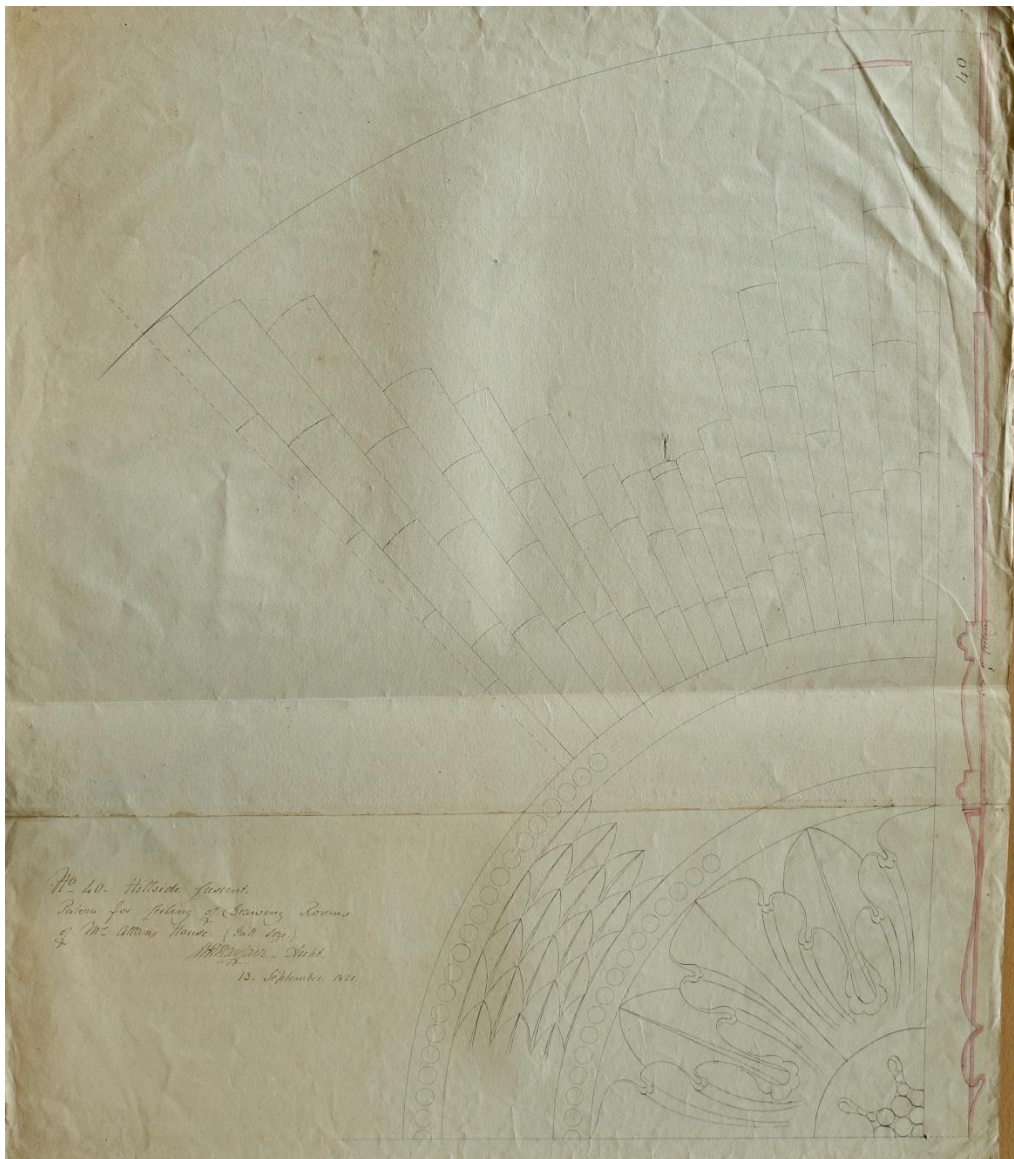


Figure 28 Playfair's design for the drawing room ceiling rose. University of Edinburgh CRC, Coll-13/10, no. 944



Plate 71 Cornice in drawing room. S&B



Figure 29 Playfair's design for the drawing room cornice and ornamental ceiling bands. University of Edinburgh CRC, Coll-13/10, no. 945

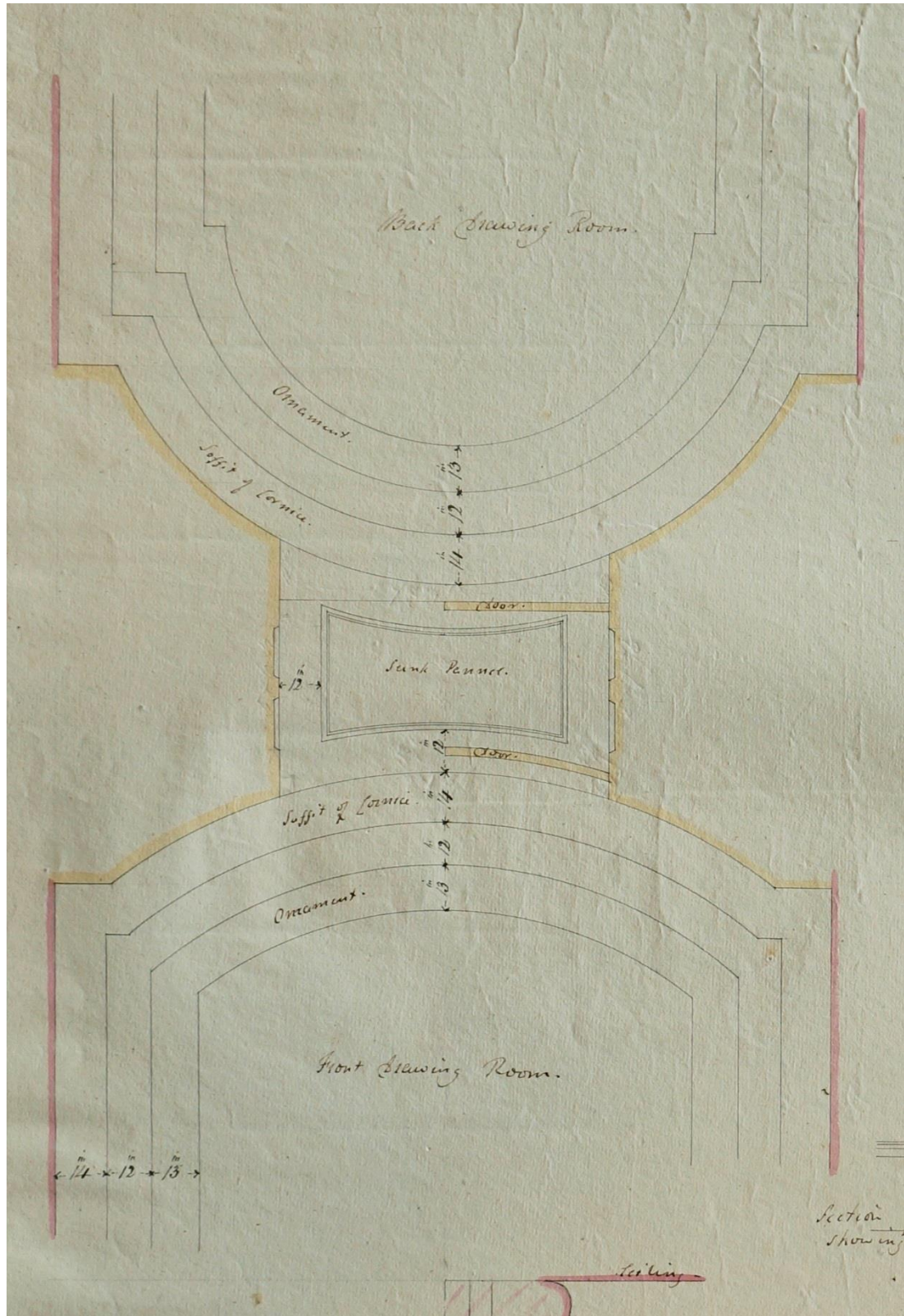


Figure 30 Playfair's design for the plasterwork of the Drawing Rooms, detail showing treatment of curved recess between front and rear rooms. University of Edinburgh CRC, Coll-13/10, no. 946

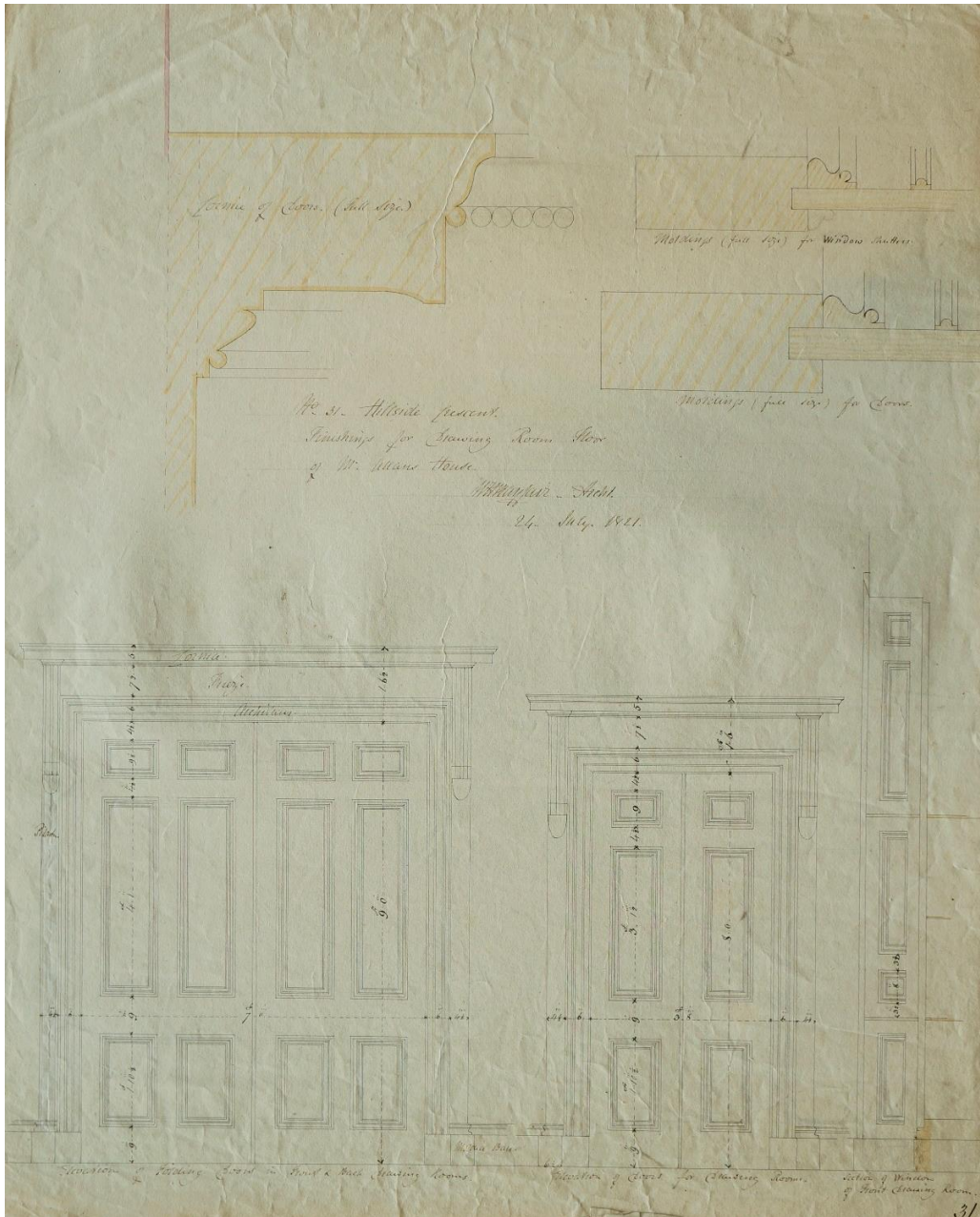


Figure 31 Playfair's design for the joinery of the doors in the Drawing Rooms. University of Edinburgh CRC, Coll-13/10, no. 935.

vi. Second floor

The second floor was called by Playfair the ‘Bedroom story’ and most of the original spaces on this floor were designed for that function (*Figure 32*). Pencilled alterations on *Figure 32* show the changes required to accommodate the back spiral stair made during the construction process. The Phase 3 plans of 1920 do not depict the second floor or give details of alterations. Phase 4 plans of 1971 show that the northernmost large bedroom had been subdivided into four as well as the insertion of the lift-shaft in the western flank of the building, as seen on previous floors (*Figure 33*). Further Phase 4 alterations included additional changes to the northern side of the building with the conversion of the partitioned bedroom into a toilet block and committee rooms (*Figure 34*).

Room 2.1 is the partitioned space that was part of a Phase 1 Bedroom, the southern half of which preserves part of the brick wall of the Phase 4 lift shaft (*Plate 72*). The northern half preserved a black marble fireplace in its Phase 1 position (*Plate 73*). These differ from Playfair’s original or intended design (compare *Plate 73* and *Figure 35*) and may be later replacements. The Phase 1 window of this room had been changed into an external doorway with access to the Phase 4 external fire escape. Room 2.1 also encompassed the Water Closet and Lobby to the east of the small bedroom, facilities which had been altered in Phase 4 with the removal of partition walls, and removed in the present Phase 5 alterations.

Room 2.2 is the presently sub-divided space of the former main Bedroom on the floor. Here the west window of the bowed bays is preserved (*Plate 74*). The fireplace in the east wall of the main bedroom is preserved in its Phase 1 position, though the timber surround and chimney piece are Phase 2 or 3 alterations to Playfair’s designs (*Plate 75*; compare *Figure 36*). Phase 1 plaster corncicing remains extant along the east and north walls of the room.

Room 2.3 was the Phase 1 southern Bedroom, with Greek key pattern soffit and cornice moulding remaining. The fireplace is a later insertion (*Plate 76*). In Phase 4 this room had been used as a committee, then dining room, with new access doors to the space to the north which was converted to a bar (*Plate 77*). Latterly the room had fittings indicating it was used as a Freemasonic lodge (*Plate 78*).

Room 2.4 was a former Phase 1 Bedroom at the southwestern extent of the house. As in the previous rooms, a later chimney-piece occupies the position of the Phase 1 fireplace (*Plate 79*). The Phase 4 use of the room was as offices, and the present development has entailed the creation of a new north-south partition wall.

Room 2.5 is a small space to the north of the back spiral stair. Now a utility room, its south wall preserves the traces of the Phase 1 all treatment and imprint of cupboard shelves (*Plate 80*). Immediately south of this room the spiral back stairs provide access to the third floor (*Plate 81*).

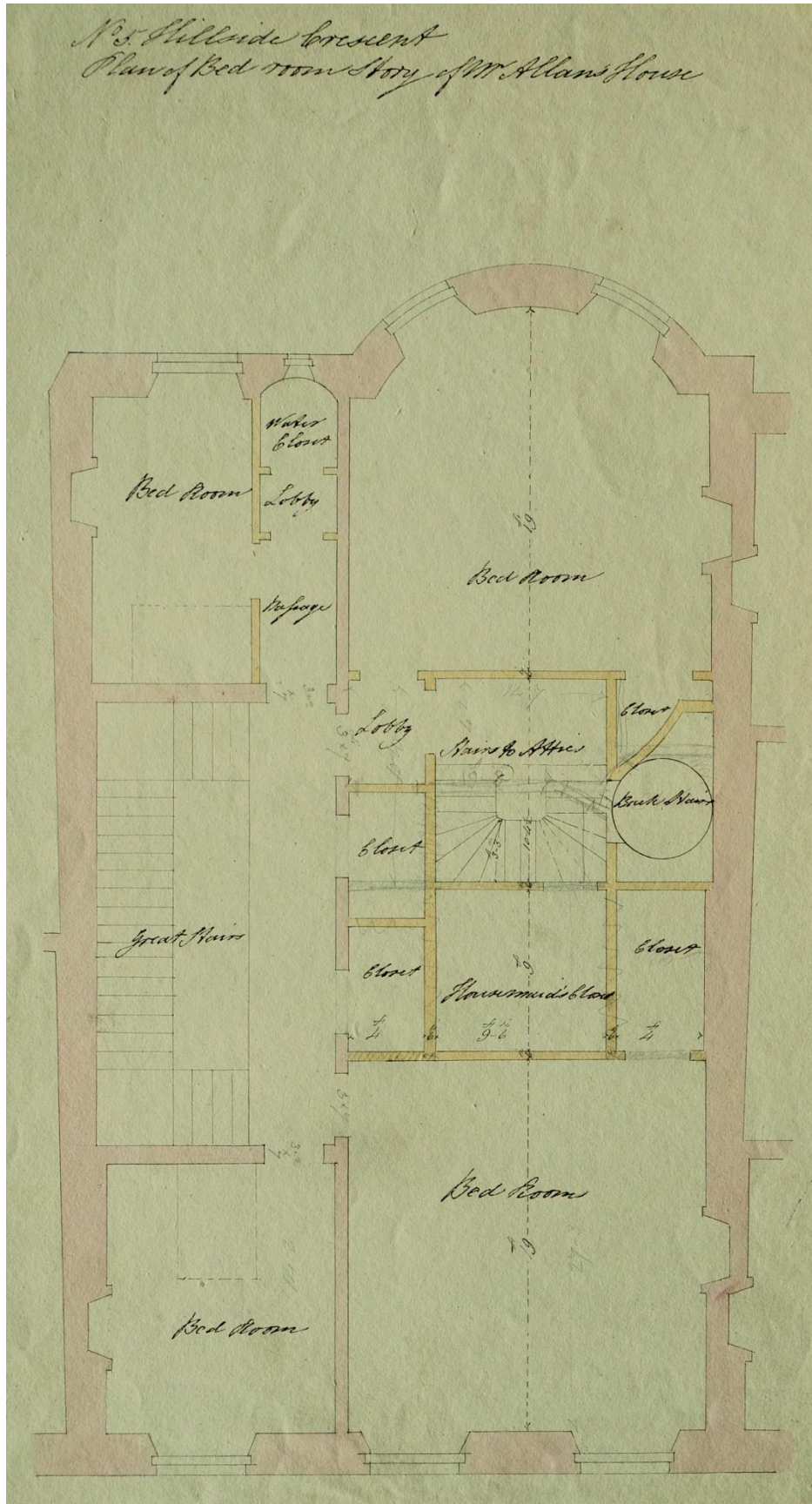


Figure 32 William Playfair second floor plan. University of Edinburgh CRC, Coll-13/10, no. 909

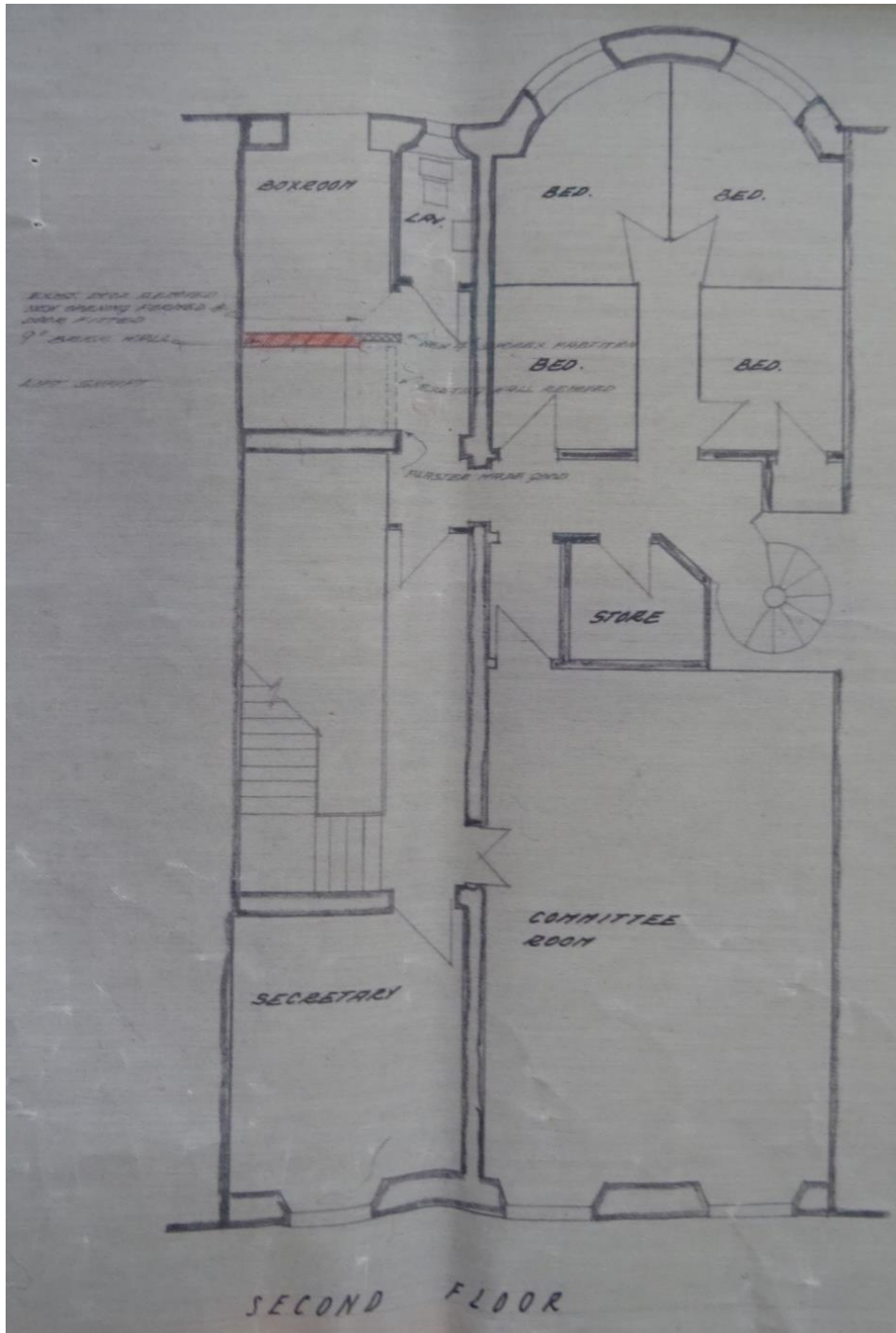


Figure 33 Second floor plan, 1971. CEC Plan store

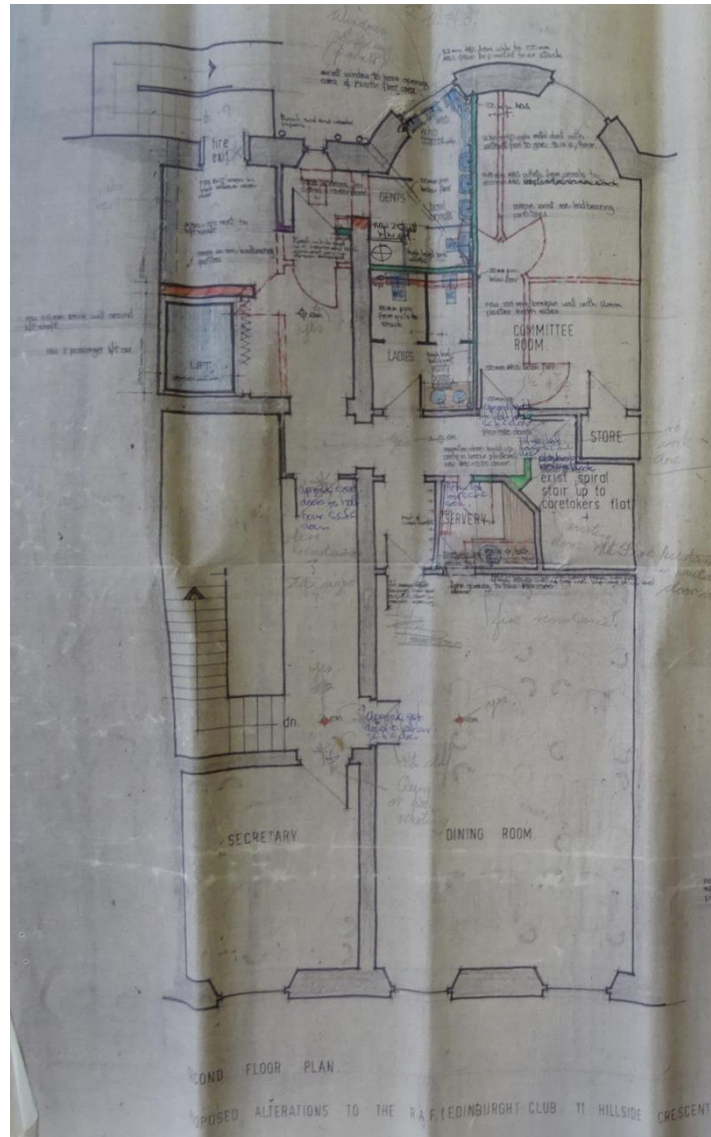


Figure 34 Second floor plan, 1974. CEC Plan store



Plate 72 Room 2.1 (south), with Phase 4 brick wall and Phase 5 partitions. Facing NW.



Plate 73 Room 2.1, detail of fireplace.

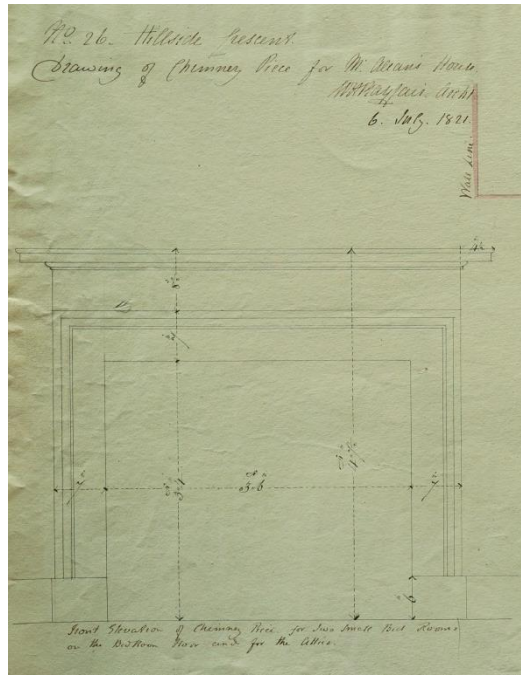


Figure 35 William Playfair's design for 'Chimney Piece for two small Bed Rooms on the Bedroom Floor and the for the Attics.' University of Edinburgh CRC, Coll-13/10, no. 930



Plate 74 Room 2.2 west window. Facing NE.



Plate 75 Room 2.2, detail of fireplace.



Plate 76 Room 2.3 general view. Facing SE.



Plate 77 Room 2.3, general view pre-strip. Facing N. Cooper Cromar

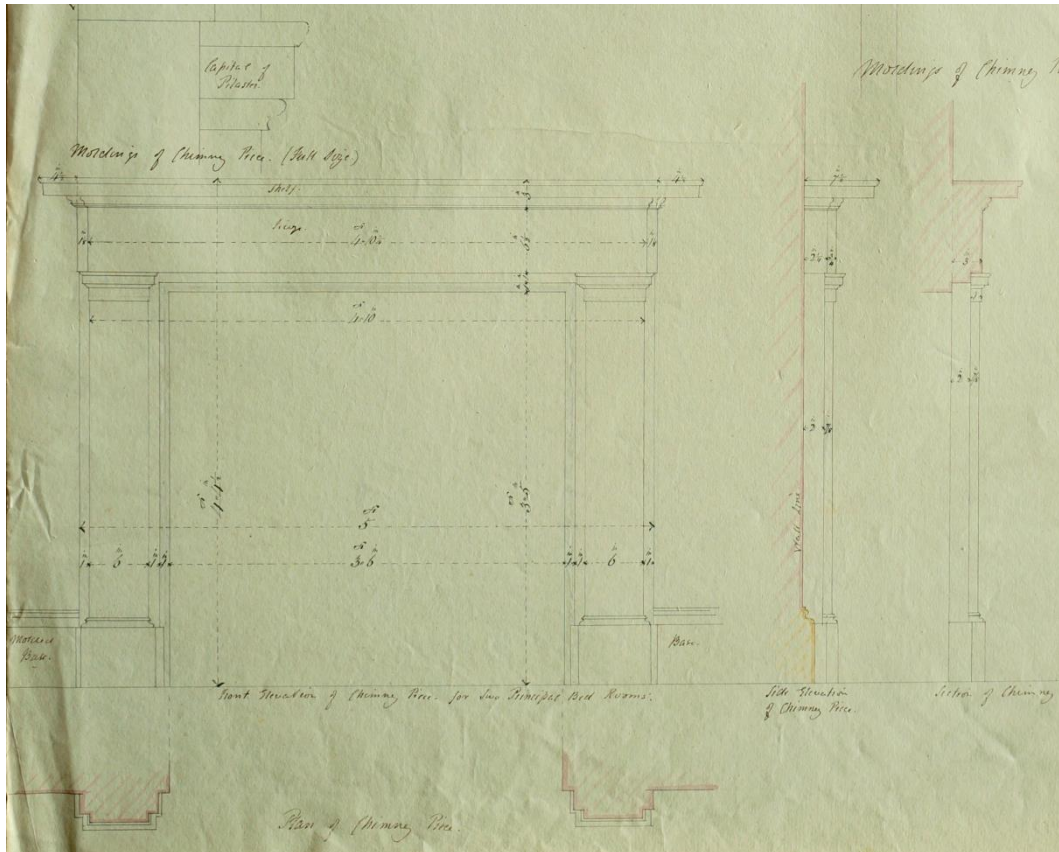


Figure 36 William Playfair's design for Master Bedroom chimney piece. University of Edinburgh CRC, Coll-13/10, no. 929



Plate 78 Room 2.3 general view pre-strip. Facing NE. Cooper Cromar



Plate 79 Room 2.4, fireplace. Facing W.



Plate 80 Room 2.5 with Phase 1 wall surface treatment



Plate 81 Second floor back spiral stair. Facing E.

vii. Third floor

The third floor was called the ‘Attic story’ by Playfair and was designed as a bedroom story, no doubt for servant accommodation. The floor layout, with two ranks of rooms on either side of the building and a central access corridor, is similar to the floor below (*Figure 37*). Again, there is no documentary evidence from Phases 2-3 in the Dean of Guild plans examined; by Phase 4 the attic story appears to have been converted to a caretaker’s flat with the insertion of new bathrooms and, as on other stories, accommodation for the lift shaft and machinery on the north-west corner of the building (*Figure 38*).

Some Phase 1 decorative and structural elements remain throughout the story. The domed oval rooflight, lighting the main stair, had been covered by Phase 4 glass but remains *in situ*, as detailed by Playfair (*Figure 39*, *Figure 40*).

Rooms 3.1 (*Plate 82*) and 3.2 (*Plate 83*) occupy the spaces of the Phase 1 south-west and south-east attic bedroom. In these rooms, inserted chimney pieces occupy the position of the Phase 1 fireplaces. The roof-light windows lighting the rooms do not appear on Playfair’s roofplan (*Figure 41*) and may be a later insertion, along with the storage cupboards below the roofline. The Phase 4 use of the rooms was as both bedroom and offices.

Room 3.3 occupies the north-eastern part of the floor, the east part of the former Phase 1 bedroom. In Phase 4, this room had been partitioned into a living room and bathroom, part of a caretaker’s flat (*Figure 38*, *Plate 84*). One of these partitions had been inserted across the line of the fireplace, blocking it (*Plate 85*). This inserted fireplace had over-painted decorative tiles but remained in the Phase 1 fireplace location (*Plate 86*).

Room 3.4 straddles the west part of the Phase 1 north bedroom (*Plate 87*), and the north-western extent of the building. An inserted chimney piece remained in the Phase 1 fireplace locations (*Plate 88*). The Phase 4 alterations in the area included the insertion of lift machinery as well as the partitioning of the bedrooms (*Plate 89*). Former bedroom-wall wallpaper surface treatment was noted on the remaining wall panel adjacent to the Phase 1 bowed-bay windows (*Plate 90*).

Room 3.5 encompasses the central area of the third floor on the east side, including the spiral back stair (*Plate 91*) and storage areas. Note that although the spiral back stair is added to Playfair’s plans (*Figure 37*), the consequences of that insertion have not been noted: the rectangular ‘stairs to attic’ were not constructed and the ‘Closet’ area remained open to allow access to the stair.

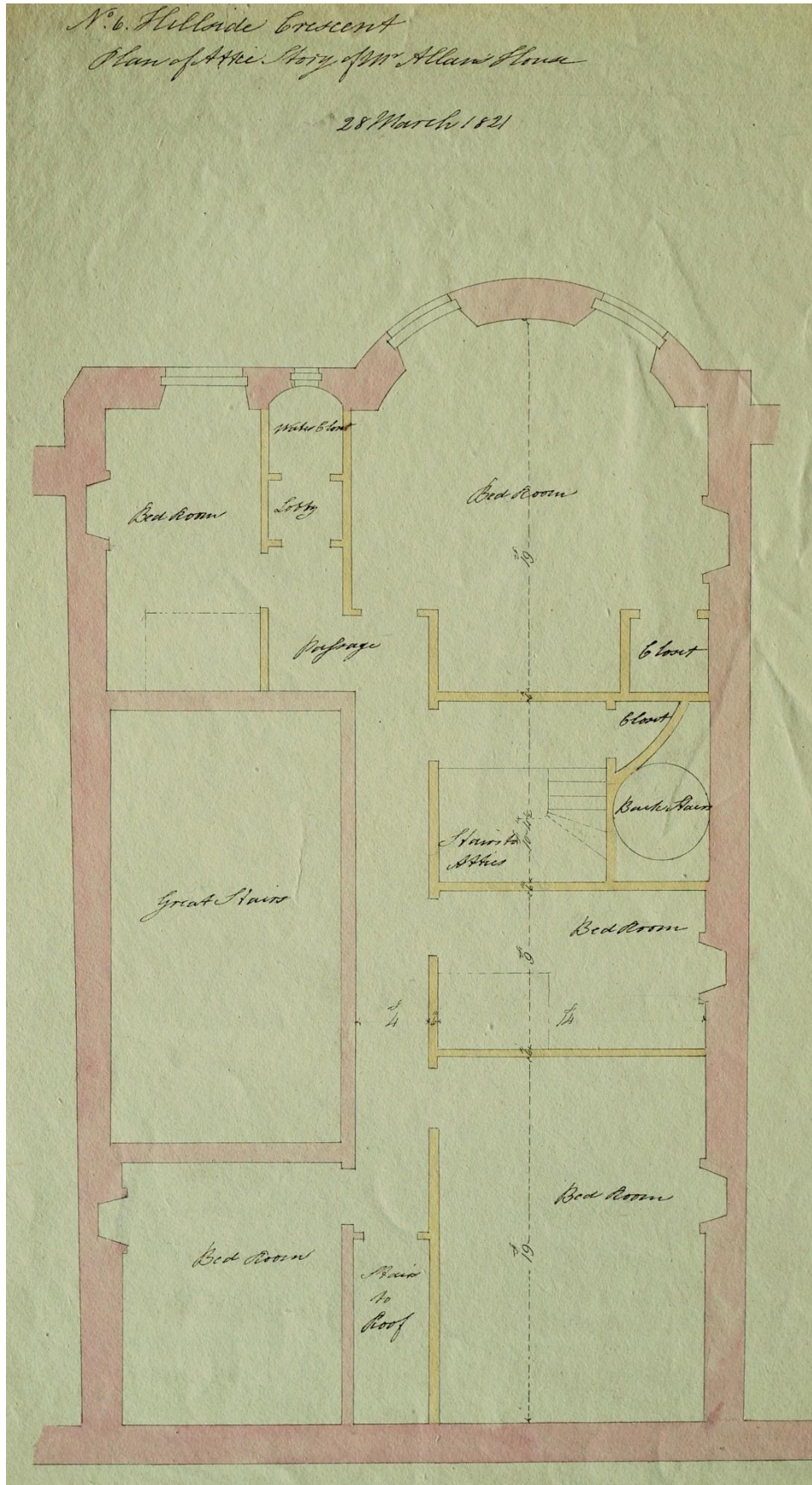


Figure 37 William Playfair third floor plan. University of Edinburgh CRC, Coll-13/10, no. 910

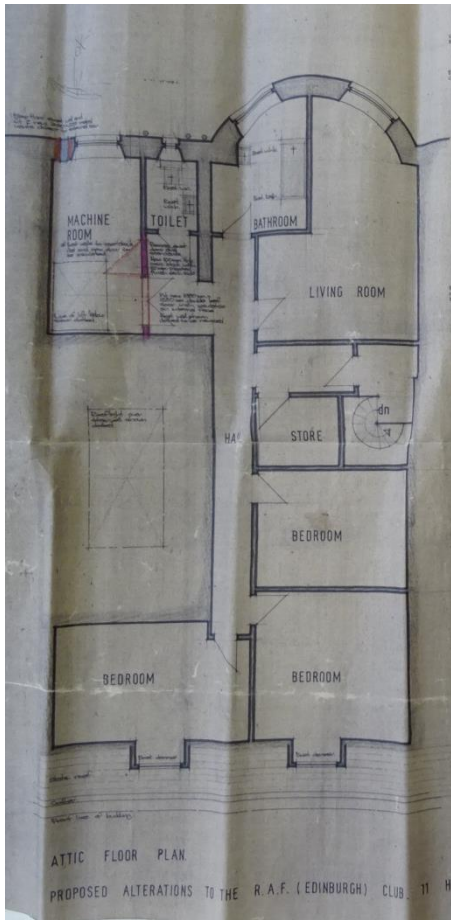


Figure 38 Third floor plan, 1974. CEC
Plan store

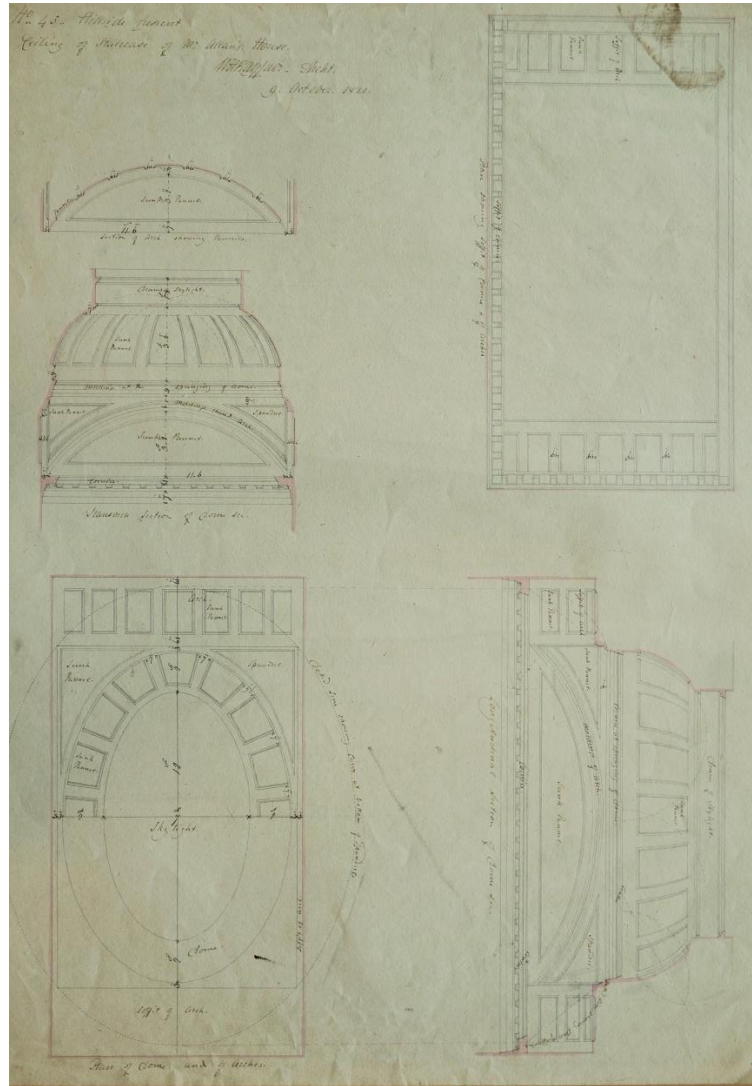


Figure 39 William Playfair's design for toplight. University of
Edinburgh CRC, Coll-13/10, no. 949

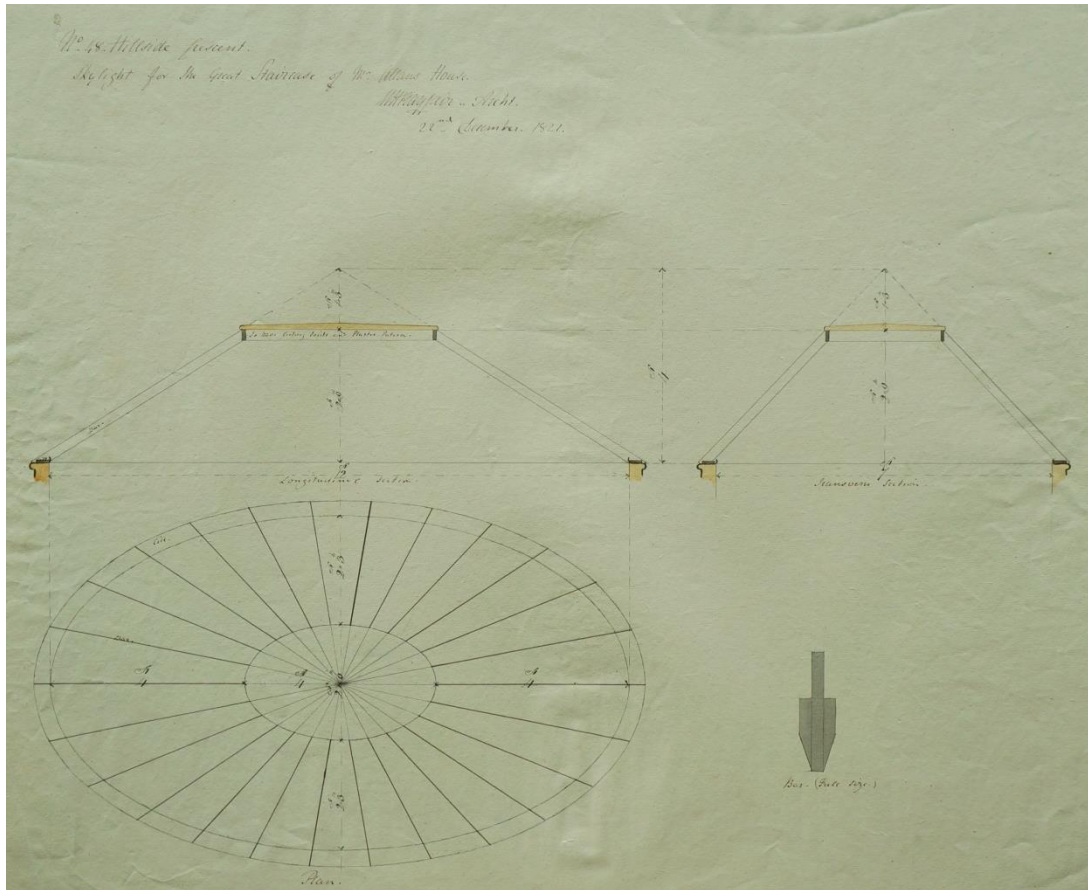


Figure 40 William Playfair's design for Skylight. University of Edinburgh CRC, Coll-13/10, no. 952

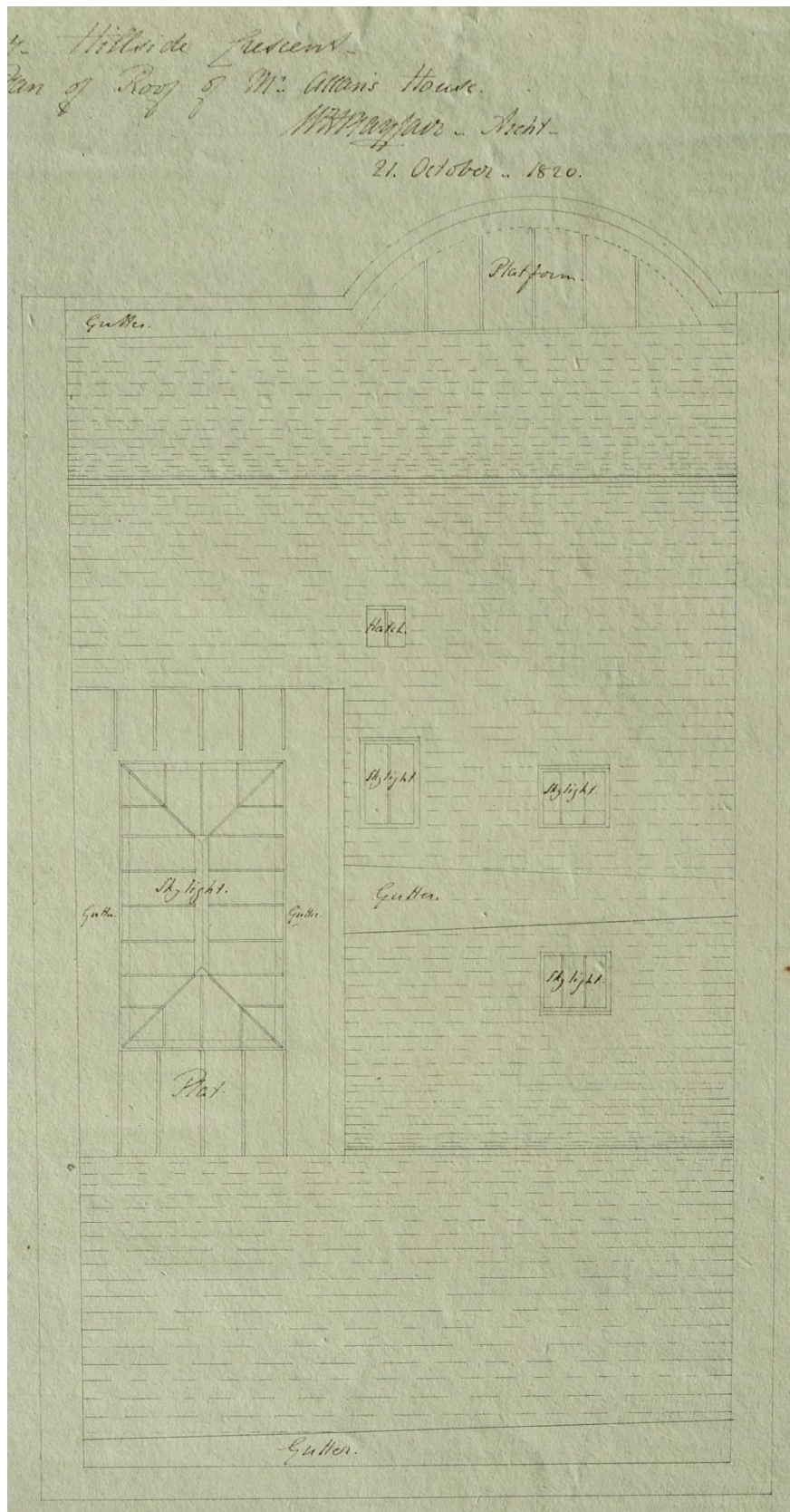


Figure 41 William Playfair roof plan. University of Edinburgh CRC, Coll-13/10, no. 911



Plate 82 Room 3.1 general view. Facing W.



Plate 83 Room 3.2 general view. Facing SE. Cooper Cromar.



Plate 84 Room 3.3 general view. Facing N.



Plate 85 Room 3.3, Phase 4 partition and fireplace. Facing NE. Cooper Cromar.



Plate 86 Room 3.3 general view. Facing N.



Plate 87 Room 3.4, general view. Facing NW.



Plate 88 Room 3.4, fireplace. Facing W.



Plate 89 Room 3.4, general view of east side. Facing NE.



Plate 90 Room 3.4, detail of wall treatment.



Plate 91 Room 3.5, back stair. Facing E.

5. Discussion

The standing building remains at 11 Hillside Crescent provide a valuable corpus of data for an architect-designed Greek Revival domestic structure, intended as part of a wider scheme and an extension of the principles of the New Town. Analysis of this structure also shows how the building was modified from a grand but private residence into more public and quasi-institutional uses. Throughout, a large number of internal decorative features are preserved, as are many of the Phase 1 elements as originally designed by William Playfair.

i. Phase 1

11 Hillside Crescent, and the associated archive of Playfair drawings in the University of Edinburgh's Centre for Special Collections, demonstrates the breadth of the architect's design control of many elements of the built structure, from groundplan to moulded plasterwork to specifications for the timber elements such as door surrounds and window structure. Many of the principal decorative elements have been preserved throughout the building, having been hidden behind more modern suspended ceilings. Analysis of the building shows that all of the major structural features, including the rear bowed walkway and balconies are original design elements. This material is so detailed that distinctions can be made between the design of window astragals intended for the servants' areas as compared to those in the formal public rooms and main bedrooms, for example, and therefore how notions of class, as well as private and public spaces in a domestic dwelling, were materialised. The combined fabric and documentary evidence therefore provides a detailed set of data for an architect-designed structure of the 1820s.

ii. Phases 2 and 3

Elements from these phases provide evidence for the ways in which this substantial private dwelling was changed to accommodate more public uses. In Phase 2 the building appears to have been acquired by a firm operating as both wine merchants and as operators of restaurants and clubs. This entailed the re-arrangement of some of the circulation areas of the building, particularly the opening up of the first floor rooms into larger spaces. Design elements from this phase display an interest in increasing ornamentation – a drift away from the more rigorous classicism of Playfair's designs – fitting both with a more public structure and Victorian ideals of greater, and increasingly Gothic-inspired, decoration.

iii. Phase 4

This trend continues with the acquisition of the building in Phase 4 by the RAF Club. The changes to the building in this phase facilitate its use as a members' club, with all the bar, recreation and kitchen facilities required. The wealth of decorative elements, fittings, and ephemera from this phase may be of interest to historians of military and social history.

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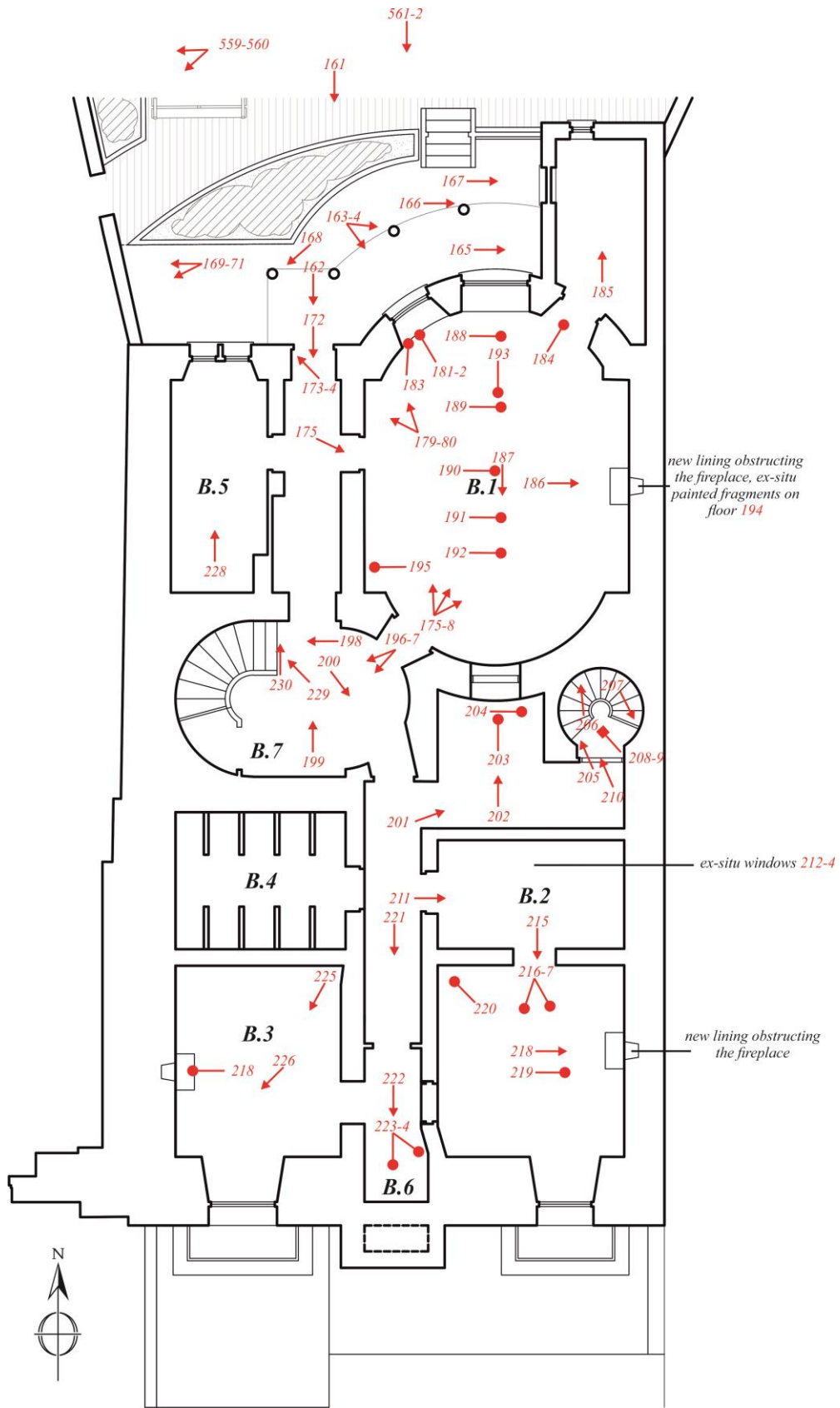
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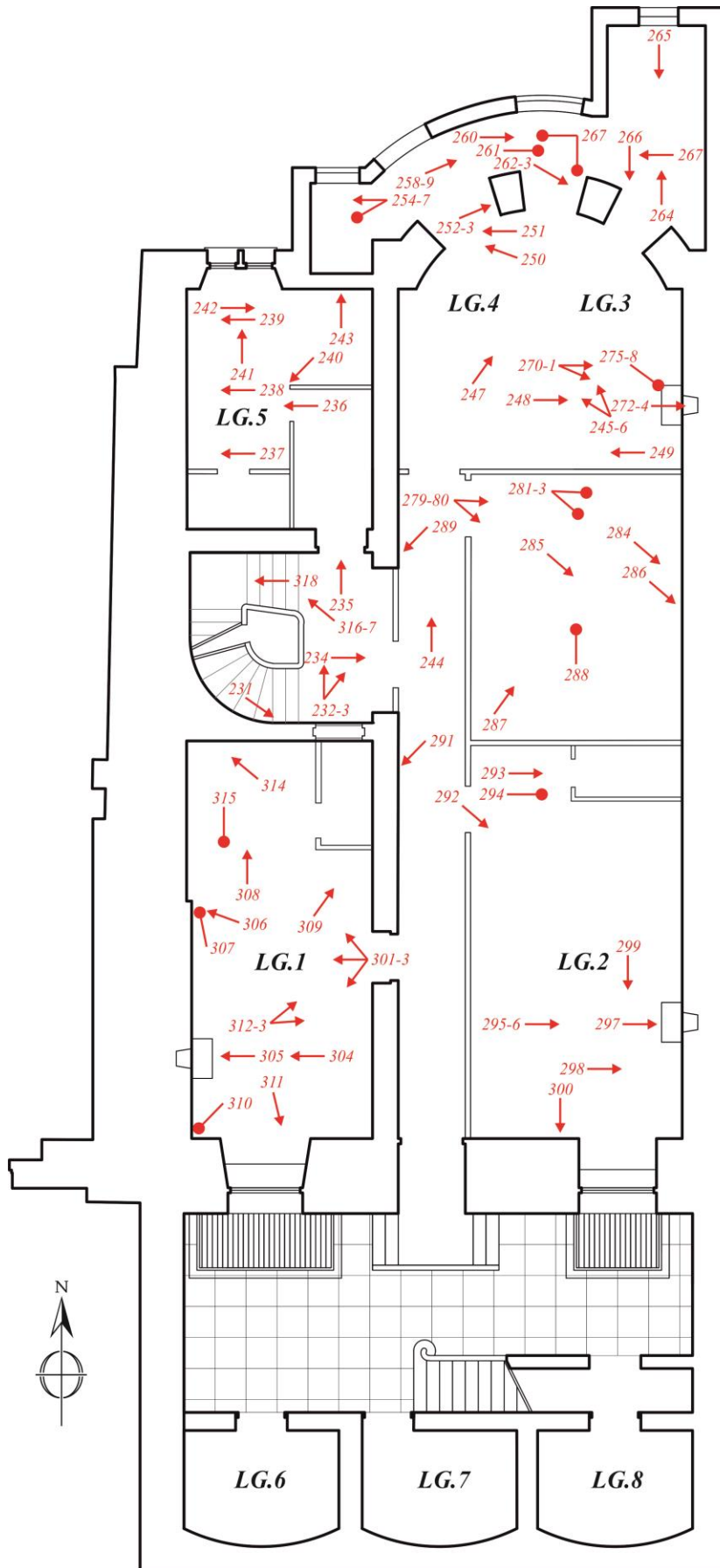
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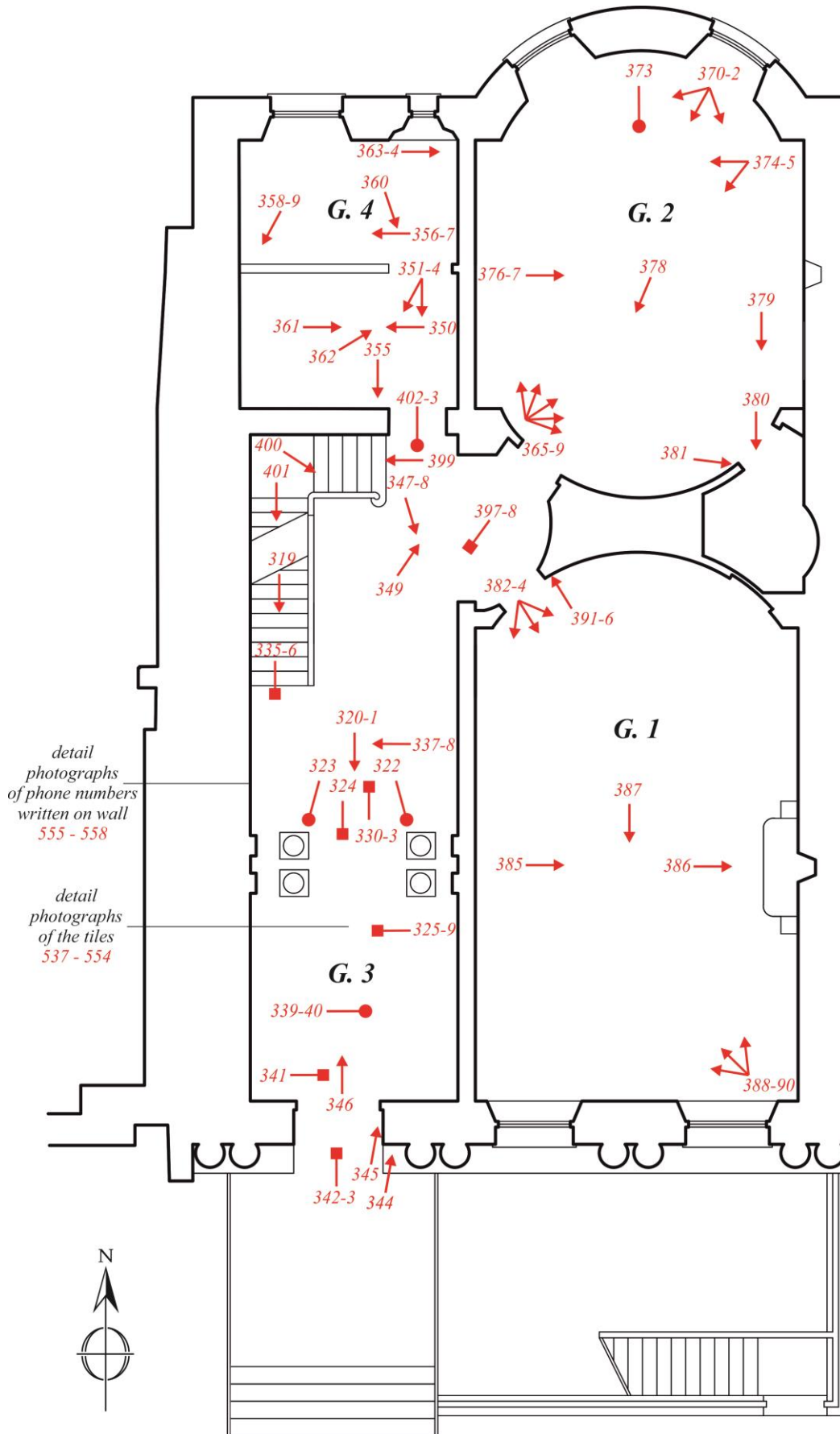
Appendix A Photolocation Plans



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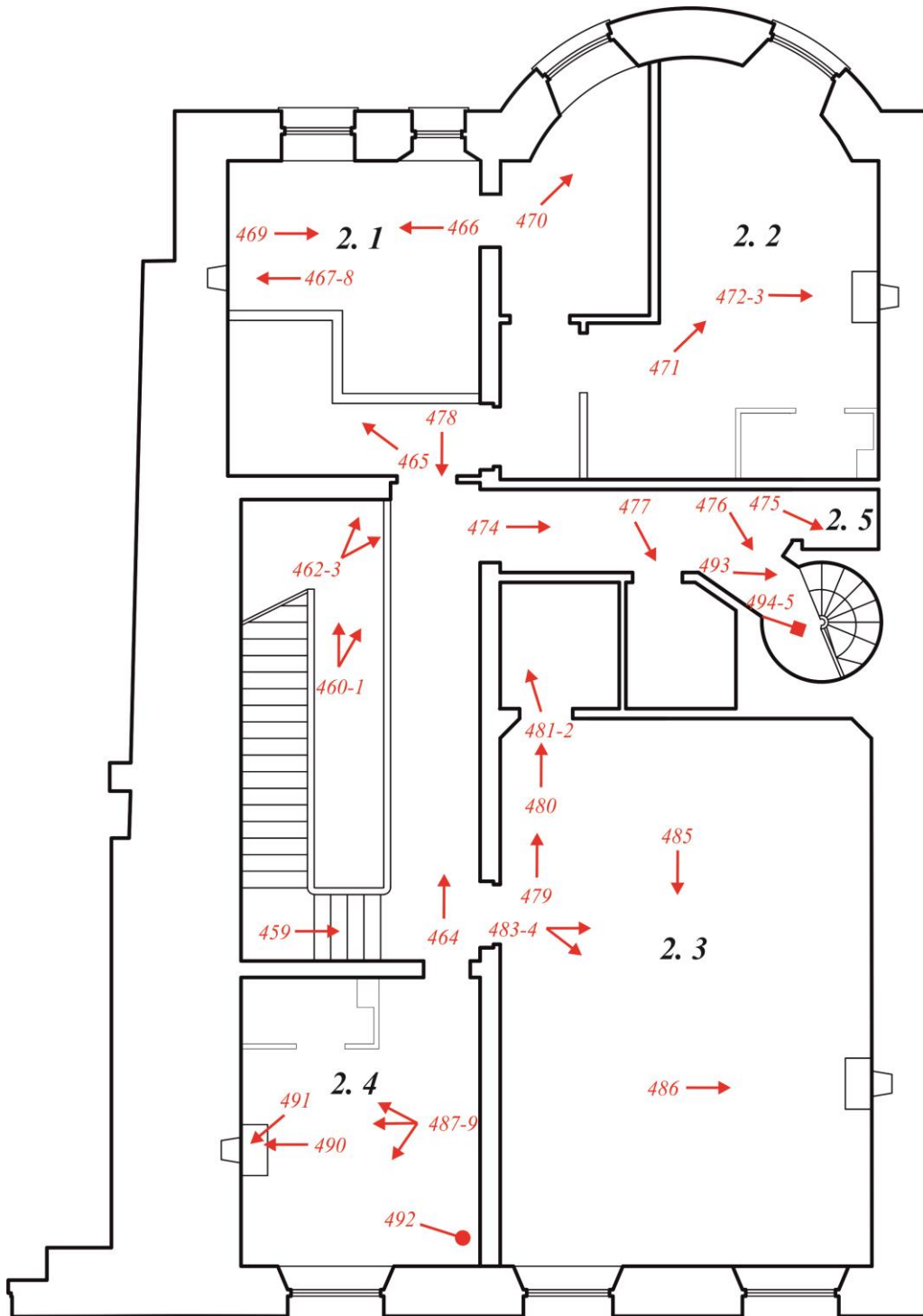
Lower Ground Floor



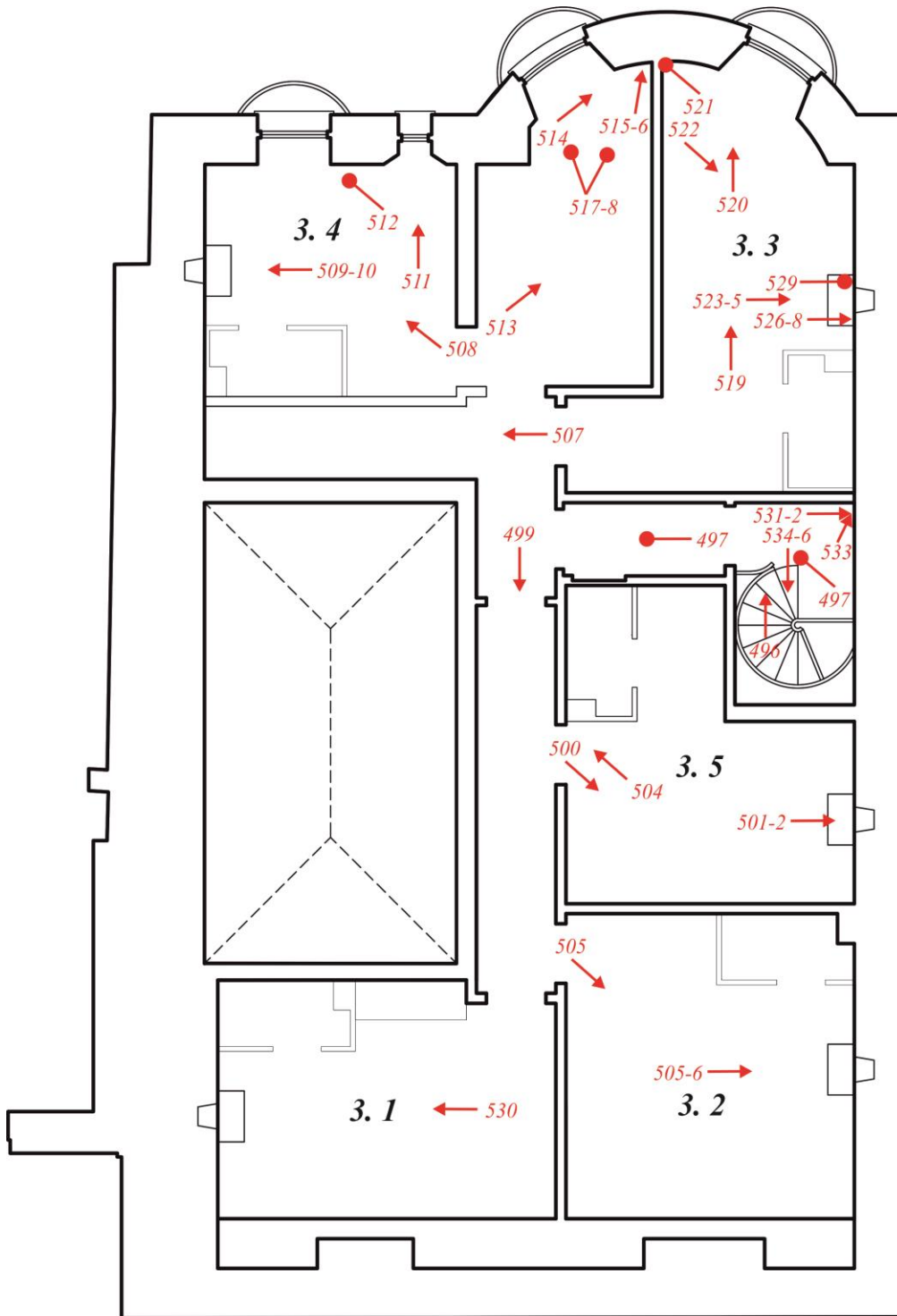
Ground Floor



First Floor



Second Floor



Third Floor

Appendix B Contact Sheets

B1: AA Building Recording



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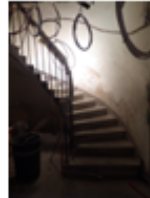
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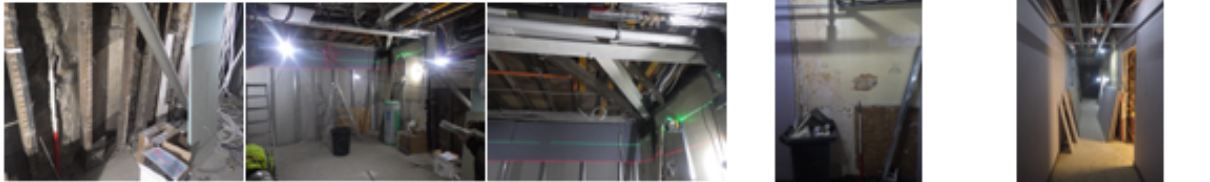
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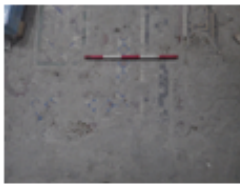
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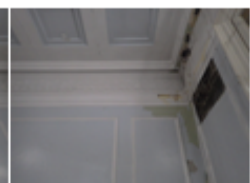
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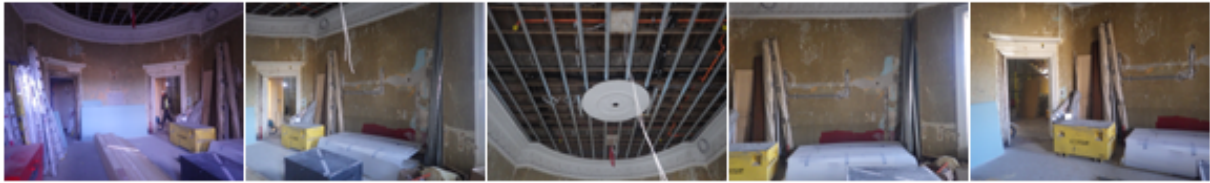
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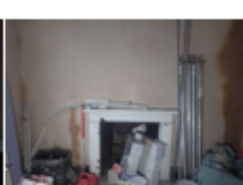
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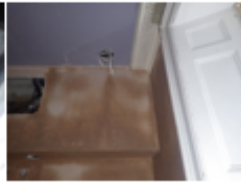
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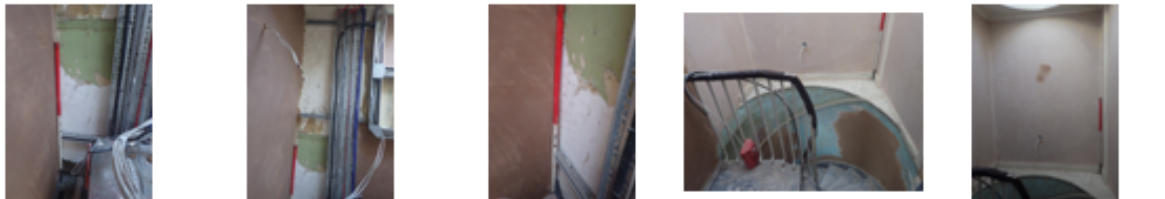
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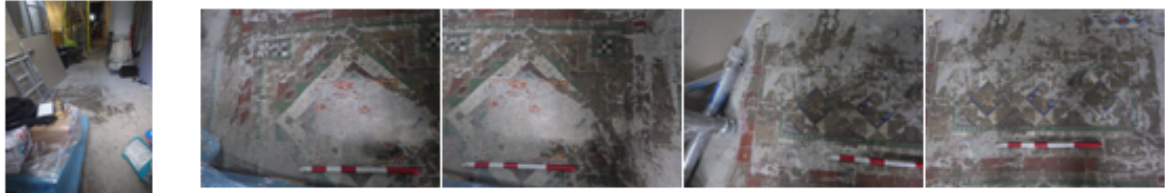
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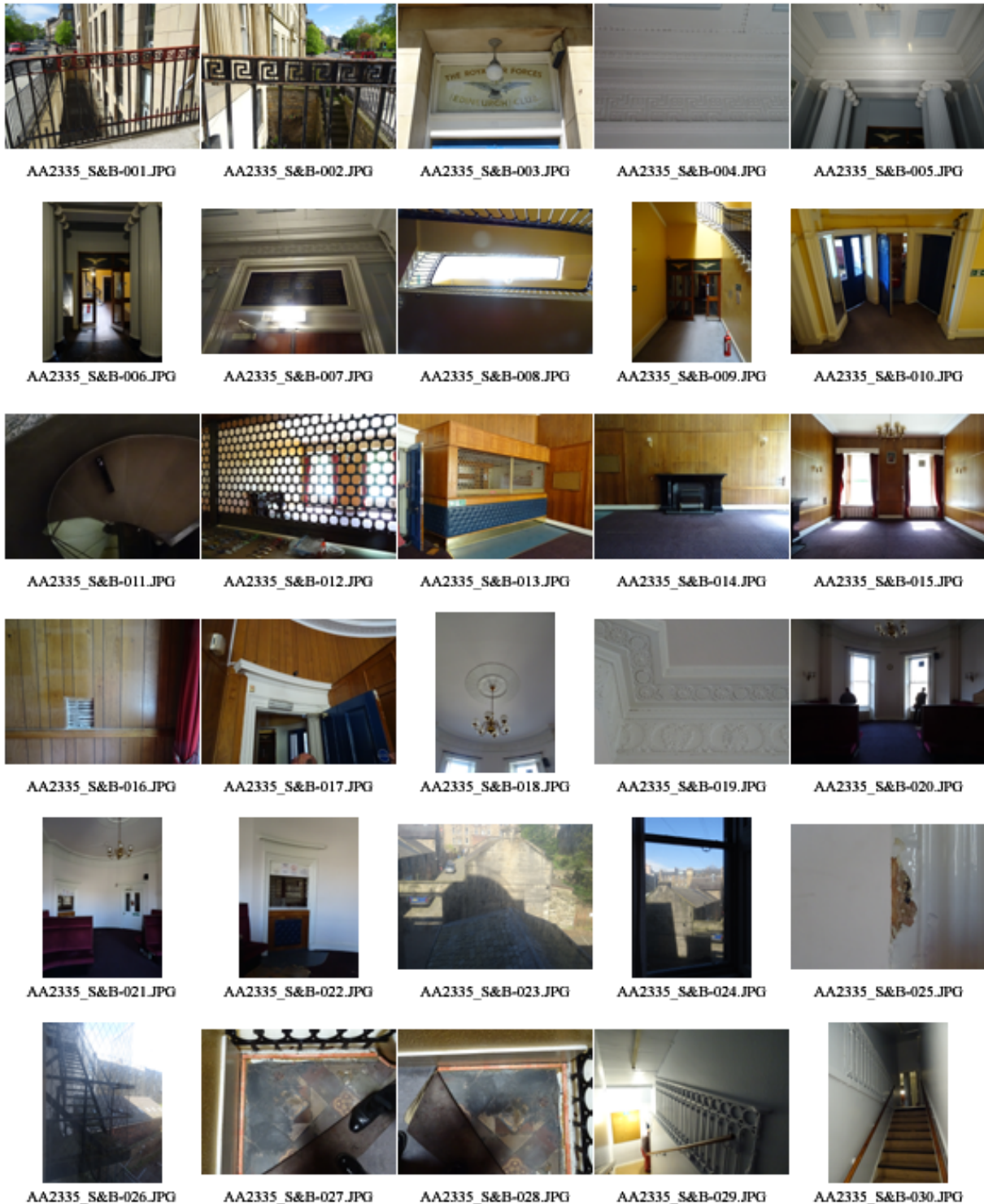


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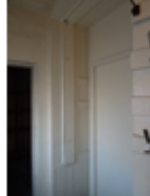
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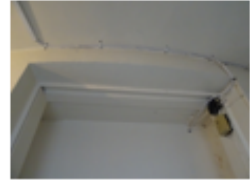
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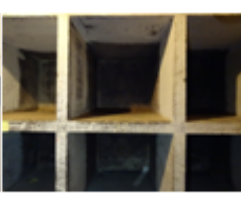
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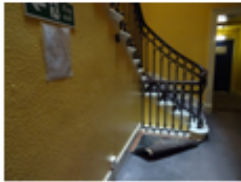
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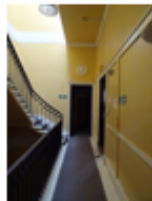
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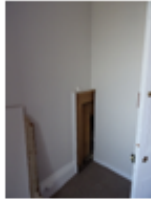
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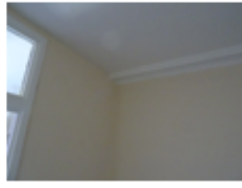
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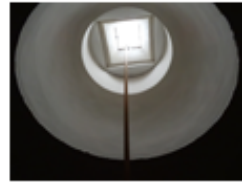
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B3: Client Photographs



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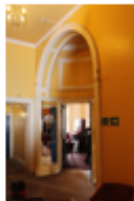
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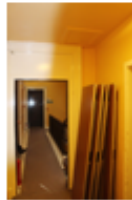
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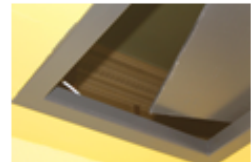
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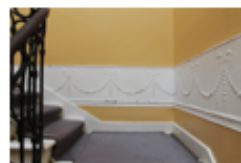
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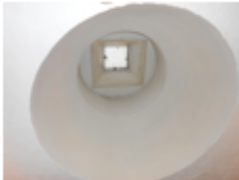
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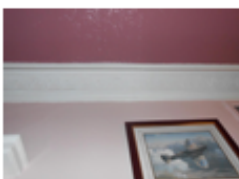
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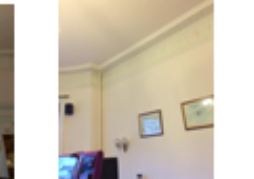
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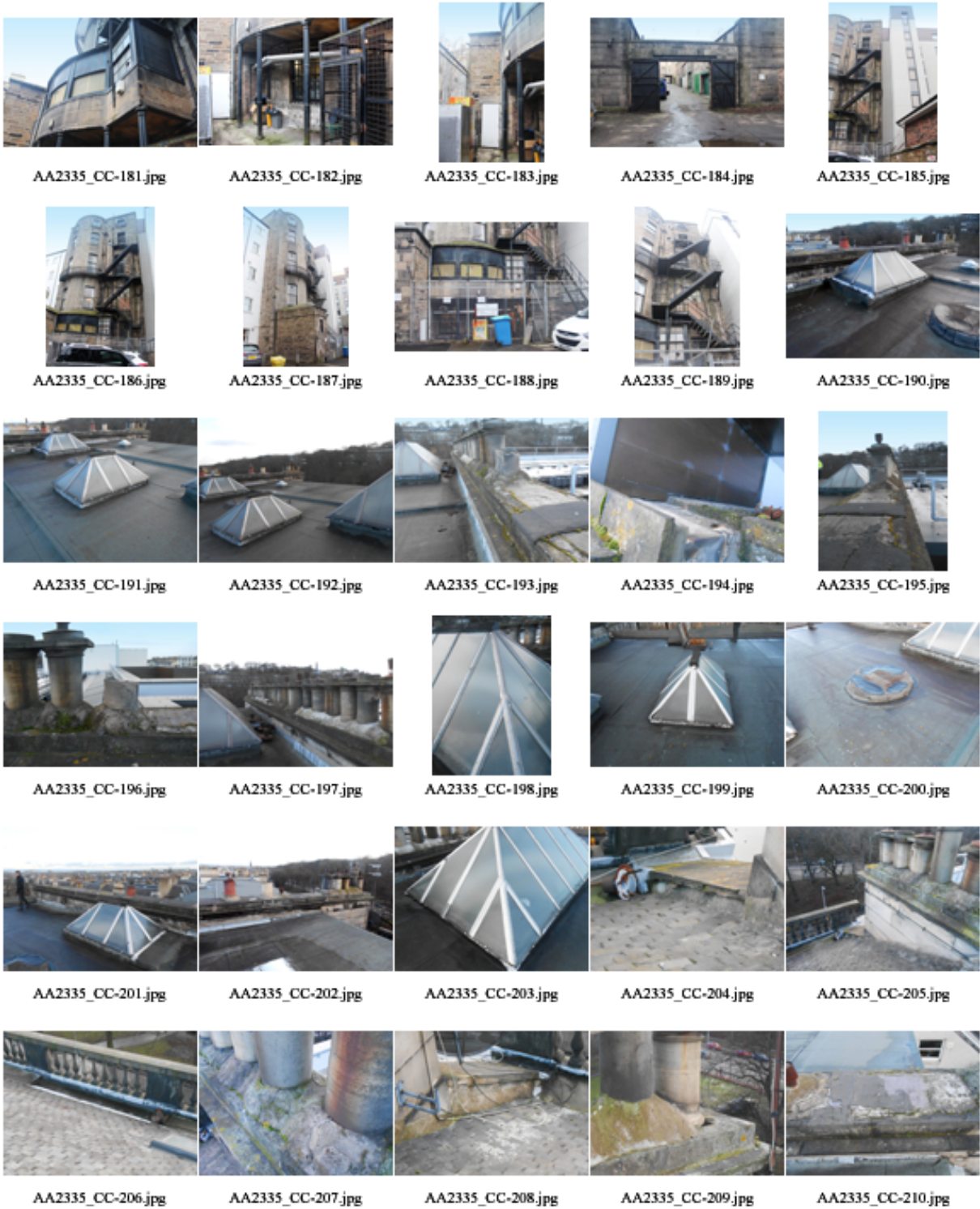
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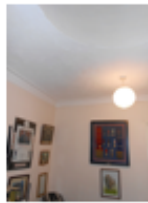
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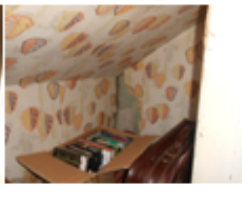
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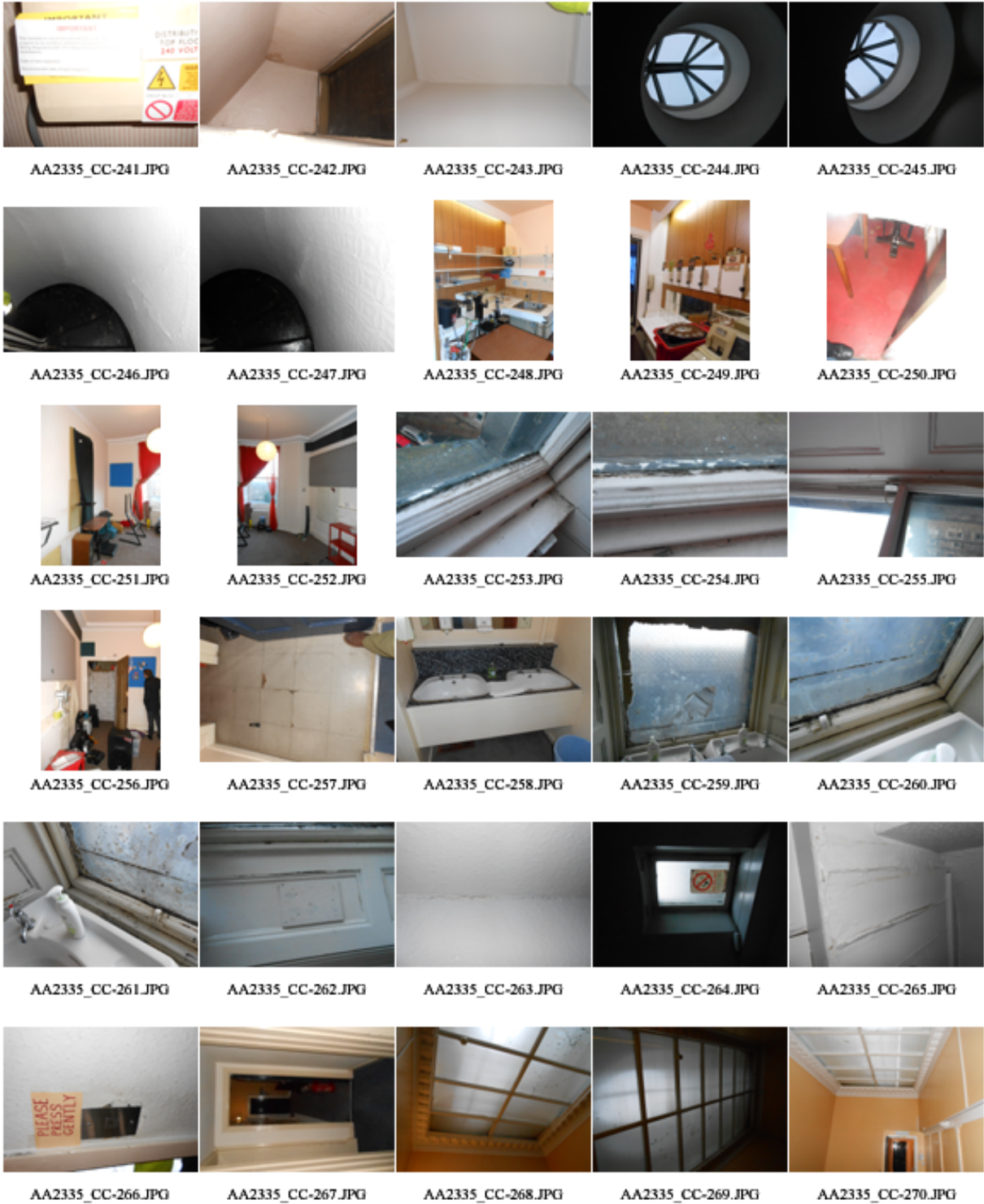
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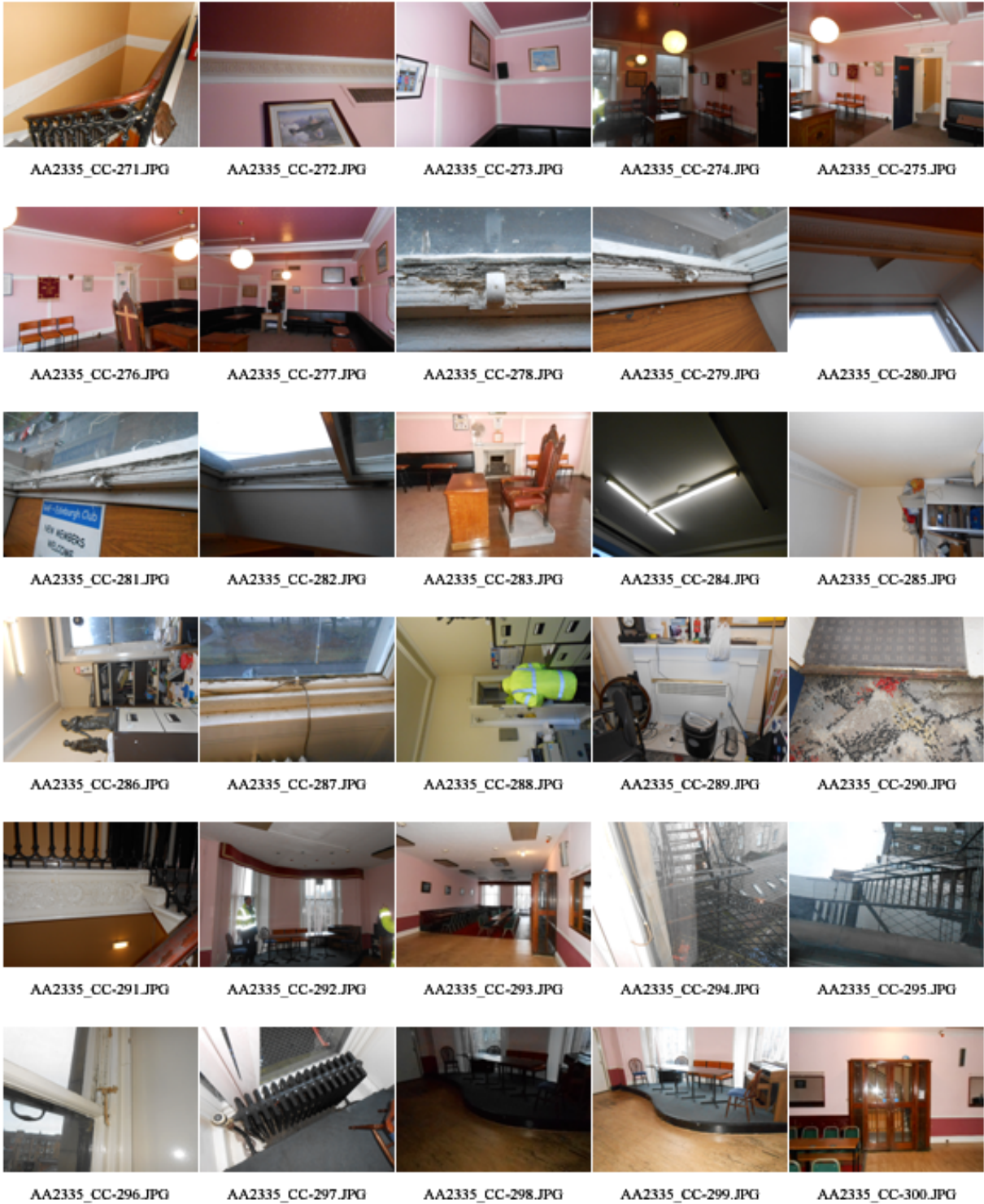


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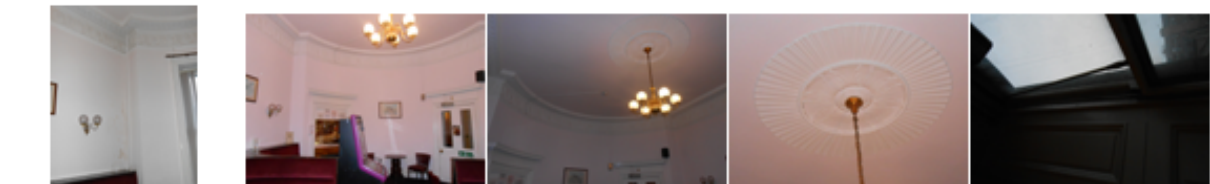
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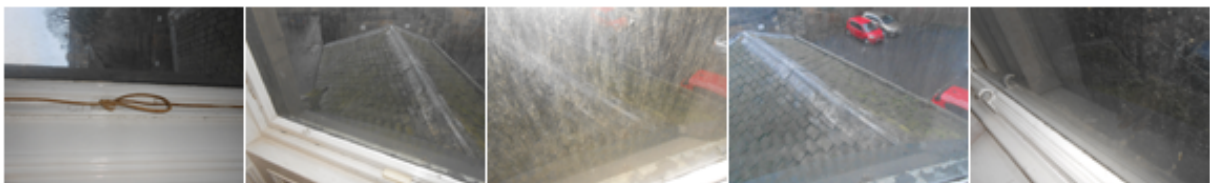
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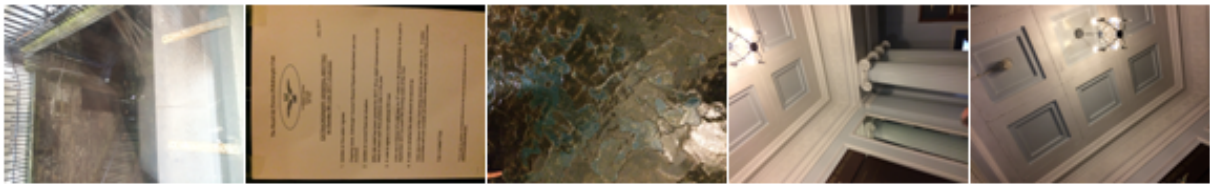
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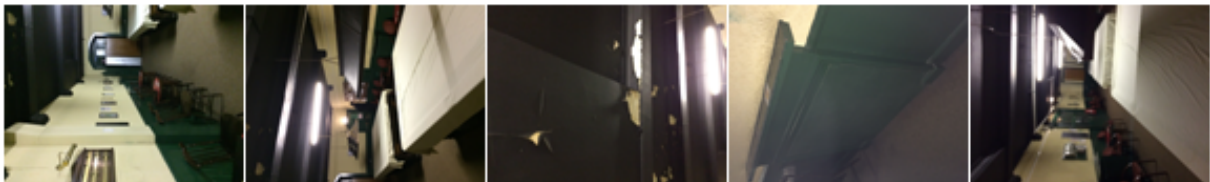
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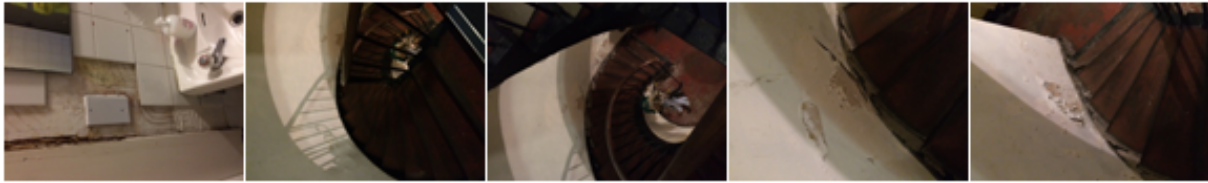
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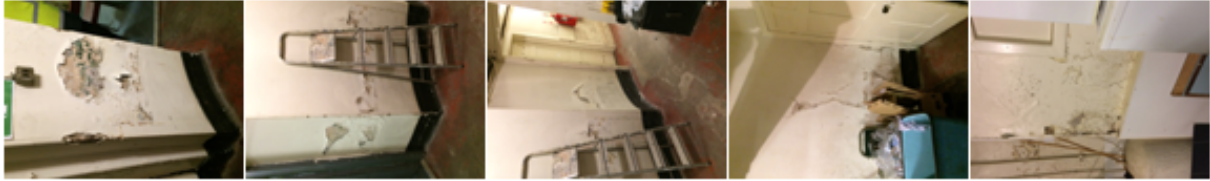
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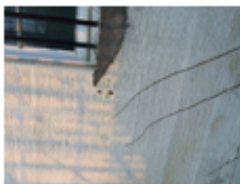
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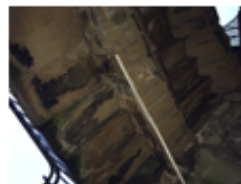
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Appendix C DES entry

LOCAL AUTHORITY:	City of Edinburgh Council
PROJECT TITLE/SITE NAME:	11 Hillside Crescent, Historic Building Recording
PROJECT CODE:	AA2335
PARISH:	Edinburgh
NAME OF CONTRIBUTOR:	Philip Karsgaard
NAME OF ORGANISATION:	Addyman Archaeology
TYPE(S) OF PROJECT:	Historic Building Recording
NMRS NO(S):	Canmore ID 135786
SITE/MONUMENT TYPE(S):	Listed Building
SIGNIFICANT FINDS:	--
NGR (2 letters, 8 or 10 figures)	NT 326491 674554
START DATE (this season)	10/03/2020
END DATE (this season)	10/03/2020
PREVIOUS WORK (incl. DES ref.)	Watching brief
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	Addyman Archaeology undertook Historic Building Recording at 11 Hillside Crescent, Edinburgh, in advance of its redevelopment into student accommodation. The Building is a Category A Listed Building designed by William Playfair in 1820 and was part of the Calton Scheme for the development of the area. Analysis of both the built fabric and the substantial corpus of original Playfair plans and designs held by the University of Edinburgh was able to identify the substantial remaining Greek Revival fabric and decorative elements of the building, including much intact moulded plasterwork and timber elements. These demonstrate the almost total design control Playfair exercised over the building interiors and design. Four main phases of occupancy and use were identified, from its original construction to its final use, from the 1930s onwards, as the RAF Club. These phases all demonstrate a change from the use of the building as a grand private residence to one used as an entertainment venue and finally as a service personnel's social club. Internal modifications and decorative elements may be attributed to each phase, and the combined documentary and historic fabric record generated provides a valuable corpus of evidence for the material history of an architect-designed Greek Revival structure from the 1820s to the present.
PROPOSED FUTURE WORK:	None
CAPTION(S) FOR ILLUSTRS:	
SPONSOR OR FUNDING BODY:	iQ Student Accommodation
ADDRESS OF MAIN CONTRIBUTOR:	The Old Printworks, 77a Brunswick Street, Edinburgh EH7 5HS
EMAIL ADDRESS:	admin@addyman-archaeology.co.uk
ARCHIVE LOCATION (intended/deposited)	NRHE (intended)