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**BEVAN HOUSE, CRAIGHOUSE, EDINBURGH**

**ENHANCED BUILDING SURVEY**

**September 2015**

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## BEVAN HOUSE, CRAIGHOUSE, EDINBURGH

### Enhanced Building Survey

September 2015

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## SUMMARY

Wardell Armstrong Archaeology (WAA) was commissioned by Clearbell Capital LLP to prepare an enhanced building survey for Bevan House, Craighouse, Edinburgh (NT 2345 7066) in response to a condition of listed building consent for the redevelopment of the site for residential use (Ref. 12/04007/LBC).

This enhanced building survey is a descriptive record of a building consisting of both a photographic and written record. The archaeological building recording was undertaken in June 2015. The building had been owned by Edinburgh Napier University till 2013.

Bevan House is part of the Royal Edinburgh Asylum Complex built at Craighouse by the architect Sydney Mitchell in 1894.

Bevan House is a category A listed building. Its history is legible in its architectural alterations, though it retains some of its original features. The original layout of Bevan House has been only slightly modified over the past century, with the most changed floorplan being on the second floor. Bevan House overall is in a poor to average condition for a non-ruinous structure. It is severely affected by mould infestation and water damage, which have started to affect the structural stability of the building.

As part of the Royal Edinburgh Asylum Complex built by Sydney Mitchell, Bevan House is of a high historical and architectural significance. Several unusual features, such as a branched perron staircase survive. The interior, while affected by a number of refurbishments, still retains several historically significant features.

## **ACKNOWLEDGEMENTS**

Wardell Armstrong Archaeology thanks Susan Davison of Clearbell Capital LLP who commissioned the project.

The site survey was undertaken by Ariane Buschmann, Rick Buckle, Cat Peters, Karolina Siara and Sue Thompson and the documentary research was undertaken by Ariane Buschmann.

The report was written by Ariane Buschmann and the figures were produced by Adrian Bailey and Helen Phillips. Frank Giecco managed the project and Richard Newman edited the report.

## **1 INTRODUCTION**

### **1.1 Circumstances of Project**

1.1.1 Wardell Armstrong Archaeology was commissioned by Susan Davison of Clearbell Capital LLP to prepare an enhanced building survey for Bevan House, Craighouse, Edinburgh, in response to a condition of listed building consent (Ref. 12/04007/LBC) and planning consent (Ref. 12/04007/FUL) for the redevelopment of the site for residential use. The redevelopment proposals are for a change of use and conversion of existing buildings from university campus structures to residential use. In addition proposals include the construction of new build residential, together with ancillary development, public realm, utilities infrastructure, access roads, car parking and landscaping. In November 2012, full planning permission, Listed Building Consent and Conservation Area Consent was given for the change of use and conversion of listed buildings to residential use, and the erection of new build dwellings (Ref: 12/04007/FUL, 12/04007/LBC, 12/04007/CON, Edinburgh City Council).

1.1.2 The oldest part of the complex, now referred to as Old Craig, can be dated back to at least 1565, and was category A listed in 1970. The buildings are part of the Craighouse Campus, last used by Edinburgh Napier University.

### **1.2 Listed Building**

1.2.1 Bevan House is a category A listed building (LB 27736). A category A listed building is recognised by Historic Environment Scotland as a building of national or international importance, because of its architectural, archaeological and historical value. It was designated in 1979 (Historic Scotland).

1.2.2 Historic Environment Scotland describes Bevan House as a two-storey building with dormerheads, a basement and an attic in a high French pavilion roof, effectively sited on high rising ground. Its symmetrical E front with pedimented tripartite doorpiece is approached by a branched perron staircase (an external stair with a landing at halfway) with elaborate wrought-iron work and a pedimented dormer-head window, above framed in two tall stacks adjoining octagonal corner bays with spired roofs. The flanks and rear are asymmetrical, but a further octagonal corner tower is situated at the south-west corner (Historic Scotland).

1.2.3 On the Canmore database, Bevan House is further described as one of three separate villas that lay within the Craighouse Mental Asylum complex, having been designed in 1891 by the architect, Sydney Mitchell, as part of the residential



accommodation for the new hospital. Harry Bedford Lemere was commissioned to photograph the building in 1895. The house is described as being built in red sandstone with warm yellow facings, with octagonal corner towers. The roofs are steep and pyramid-shaped, with tall French chimneys having divisions between the flues instead of the pots (Canmore).

- 1.2.4 Each of the three residential villas within the Craighouse complex was the centre of a little community, and designed to be more like the patient's own home than a hospital. Bevan Villa was named after one of the hospital's benefactors, Elizabeth Bevan, the granddaughter of Dr Andrew Duncan, founder of the Edinburgh Asylum in Morningside (Canmore).
- 1.2.5 The building was declared to be a Building at Risk by Historic Scotland in 2012 (Buildings at Risk).

### 1.3 Location

- 1.3.1 Bevan House is situated at Ordnance Survey grid reference NT 2335 7068, within the north-eastern slope of Easter Craiglockhart Hill, situated south-west of Edinburgh city centre. It was part of the Royal Edinburgh Asylum, later the Craighouse Campus of Edinburgh Napier University. It is positioned to the south of main L shaped complex of buildings at Craighouse, to the south of Old Craig. It is set within the Craiglockhart Hills Conservation Area which was designated in 1997 (Simpson and Brown 2012).
- 1.3.2 The present-day building complex consists of the 1894 structure, with additions and alterations made in the 20<sup>th</sup> and early 21<sup>st</sup> century.
- 1.3.3 The underlying solid geology of the area consists of sandstone of the Kinnesswood Formation deposited during the Carboniferous Period (385 – 352 million years ago) (BGS 2015) with an outcrop of younger volcanic tuff north west of Queen's Craig.

## 2 METHODOLOGY

### 2.1 Standards and Guidance

2.1.1 The building was surveyed as an enhanced or detailed level of survey as described by ALAGO: Scotland (2013) This is equivalent to a Level 2/3 Historic Building Survey as described by English Heritage to. The detailed survey is an analytical record of a building or buildings, which requires detailed archive research and an examination of its historical and landscape context. Both the exterior and interior are viewed, described and photographed, with details of all features and fabrics described. The record presents conclusions regarding the building's development and use. The survey was also undertaken following the appropriate standards and guidance issued by the Chartered Institute for Archaeologists (CIfA 2014).

- “Full and proper records (written, graphic, electronic and photographic, as appropriate) should be made for all work, using, for example, pro forma record forms and sheets as applicable (see Appendix 2). Digital records created as part of the project should comply with specified data standards. An archaeologist must ensure that digital information, paper, and photographic records should be stored in a secure and appropriate environment, and be regularly copied or backed up, and copies stored in a separate location”.
- “The recording of all intrusive works ‘as built’ is seen as an important and integral part of the conservation process and the archaeologist shall be responsible for ensuring that the permanent works records are updated and maintained as part of the site archive”.
- In Scotland, the data structure report is accompanied by a site summary intended for publication in *Discovery and Excavation in Scotland* published by the Council for Scottish Archaeology.

### 2.2 Detailed Building Survey

2.2.1 The archaeological building recording consists of digital photography that includes:

- General view or views of all the exteriors and interiors of the buildings prior to redevelopment.
- The overall appearance of principal rooms.
- Detailed coverage of the buildings external appearances.
- Any external detail, structural or decorative, which is relevant to the design of

the buildings, and to their development and use, and which does not show adequately on general photographs.

- The relationship of the buildings to their setting, to other buildings, or to a significant viewpoint.
- Internal detail, structural and decorative which is relevant to the design of the buildings, and to their development and use, and which does not show adequately on general photographs.

2.2.2 At the request of the Archaeology Officer for the City of Edinburgh Council, an inventory of external features was created. The purpose of this inventory is to assist in the potential reuse or protection in situ of any of these features that formed the wider setting of Craighouse.

2.2.3 The written record comprises:

- The building's precise location, as a National Grid reference and in address form;
- The location of the project archive;
- An historical background to set the site into its historical context, with information derived as a result of an assessment of documentary and cartographic sources at Historic Environment Scotland and from records available through Canmore and the Archaeological Data Service.
- A fully enhanced description of the form of the buildings, date and construction phases, as well as their historical and landscape context.

2.2.4 This archaeological building recording, consists of a historic building survey, corresponding to enhanced/detailed historic building recording (ALAGO: Scotland 2013), was undertaken prior to any significant changes to the buildings resulting from the development proposals.

## 2.3 The Measured Survey

2.3.1 Measured survey data of all the building already exists and this data was enhanced during this building survey in order to provide annotated floor plans of the structures as existing. The plans were also annotated to show the form and location of any structural features of historic significance. Items of interest typically include:

- all structural elements (including walls, columns, etc)

- original staircases
- original doors and windows, including associated shutters or other fittings
- original and subsequent historical internal partitions
- blocked doors and windows
- masonry joints

2.3.2 All drawing conventions conform to Historic Scotland/ALGAO Scotland guidelines as laid out in *Historic Building Recording Guidance for Curators, Consultants and Contractors* (ALGAO: Scotland).

## 2.4 Reporting and Project Archive

2.4.1 A digital copy of the report will be submitted to the client's agent for submission to City of Edinburgh Council in accordance with a written scheme of investigation submitted to and approved by the City of Edinburgh Council.

2.4.2 The site archive will be prepared to the standard specification in Brown, DH, 2011, *Archaeological Archives A Guide to Best Practice in Creation, Compilation, Transfer and Curation* and EAC 2014A *Standard and Guide to Best Practice for Archaeological Archiving in Europe*, EAC Guidelines 1.

2.4.3 The project archive will ultimately be deposited within the National Monuments Record Scotland held by the RCAHMS. It is understood that once the report has been signed off and accepted by the City of Edinburgh Archaeologist the report will become a publically assessable document on the Historic Environment Record and CEC Planning Portal.

## 2.5 Publication

2.5.1 The results of all the research, the findings of the building recording work and any other potential archaeological fieldwork will be finally published in an appropriate journal; a separate costing and updated project design will be required for this. As part of this current project, however, an interim statement will be submitted for inclusion in *Discovery and Excavation in Scotland*.

2.5.3 WA Archaeology and Edinburgh City Council support the Online Access to the Index of Archaeological Investigations (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological fieldwork. As a result, details of the results of this recording project will be made available by WA Archaeology, as part of this national project. Details of this project have been included on the OASIS

database under the identifier **wardella2- 223687**.

### **3 HISTORICAL BACKGROUND**

#### **3.1 Introduction**

3.1.1 This historical background has been compiled from information primarily derived from the Conservation Plan for the redevelopment of Craighouse (Simpson & Brown 2012), the records of Historic Environment Scotland and other online resources.

#### **3.2 Historical Background of Mental Hospitals**

3.2.1 Many of the large 19<sup>th</sup> century hospitals face redundancy following the restructuring of the NHS in the last 20 years. A range of redevelopment and in some cases demolition now affects this buildings type. The development from the few medieval hospitals to the voluntary hospitals of the 17<sup>th</sup>/ 18<sup>th</sup> century was a slow process stimulated by several medical and health care movements and legislation (RCHME 1998). Until at least the early 19<sup>th</sup> century the conditions in hospitals were atrocious, and a stay could often end in death. The NHS absorbed nearly all existing hospitals after its establishment in 1948, with only a few retaining independence (RCHME 1998). Mental hospitals went through a sharp development from the bedlam asylums of the 18<sup>th</sup> century to the 19<sup>th</sup> century purpose built hospitals. The first purpose built mental hospital was the Bethlem Hospital, London, designed in 1675-6 by Robert Hooke. It adapted the principle of long corridors with several small cells to confine the patients (RCHME 1998, 3-4). Several publications of the 18<sup>th</sup> and 19<sup>th</sup> century addressed appropriate construction and furnishing of mental hospitals (RCHME 1998, 5). The pavilion plan, mainly light wards in rectangular pavilion-like buildings with opposed windows, was first introduced in Britain in the mid-19<sup>th</sup> century (RCHME *ibid*). Asylum hospitals can be counted amongst the largest specialised hospitals of this time. Usually situated in the secluded countryside, these building complexes often were completely self-sufficient communities. Legislation from the 1840's (1842 and 1845) called for compulsory country pauper asylums. (RCHME 1998, 13). Sanitary rooms like baths and toilets were separated gradually from other hospital rooms into so called sanitary towers, a feature that can be found in some parts of Craighouse, especially in New Craig. An ever present side building at asylums and workhouse hospitals of the 19<sup>th</sup> century in England was a detached chapel.

3.2.2 Craighouse is a colony style, purpose built asylum building of the late 19<sup>th</sup> century. It includes several smaller detached villas, surrounding one main communal and administrative building in the middle.

### 3.3 Historical development of Bevan House

- 3.3.1 The Craiglockhart Hills form one of Edinburgh's seven groups of hills, all with a long history of settlement. The earliest records of settlement at Craighouse are from the 12<sup>th</sup> century, as part of the extensive landholdings of Newbattle Abbey, though no evidence of a building is known.
- 3.3.2 A map by John Adair from ca. 1682 depicts a tower house named Craighouse, and on the 1<sup>st</sup> Edition OS map of 1856 Craighouse is shown as a T shaped building with a variety of outbuildings to its north and west sides (Figure 7). The earliest sketch of the original Craighouse dates from the late 19<sup>th</sup> century. It depicts the tower house and its 18<sup>th</sup> century extension.
- 3.3.3 The estate of Craig House was purchased by the Board of Managers of the Edinburgh Lunatic Asylum, under the influence of the then Physician Superintendent, Dr Thomas Clouston in 1878. The site was renamed the Thomas Clouston Clinic in 1972 (Lothian Health Services Archive). Bevan House was built as part of the separate villas of the Craighouse Asylum for the Insane. While a first larger plan of Edinburgh from 1893 already shows the current layout of New Craig, the smaller buildings, including Bevan House, are still in a preliminary design (Figure 8).
- 3.3.4 The architect Sydney Mitchell based the buildings on sketch designs by Dr Clouston, the physician superintendent. Sydney Mitchell (1845-1930) was a relatively young architect, who was appointed the architect to the Board of Lunacy in Scotland in 1888. He is famous, in particular, for his several bank buildings, designed while he was the architect to the Commercial Bank of Scotland. He also built numerous private buildings across Scotland (Dictionary of Scottish Architects).
- 3.3.5 Bevan House was designated as a female only building with several small apartments, several larger parlours, a veranda and a small kitchen. A tunnel leading to New Craig is situated to the north (Figure 9), and could be accessed through the basement floor.
- 3.3.6 Later OS maps from 1914 and 1948 only display changes to the property in regard to its garden and road layout (Figure 10 to 12). Several new entrances to the property developed over the years, increasing the accessibility to the public of the previously quite solitary property.
- 3.3.7 When the Craighouse complex became part of the Royal Edinburgh and Associated Hospitals in 1948 (the local health board within the NHS), the buildings underwent a

substantial refurbishment, which caused the loss of many of the original fittings, and covered over the original colours and finishes. The site was renamed the Thomas Clouston Clinic in 1972.

- 3.3.8 After Napier University obtained the Craighouse complex from the NHS in 1994, the building was again refitted and redecorated. Several chimneypieces were boarded up and some completely removed. Possibly several decorative ceilings and friezes were lost at this time.



## **4 ARCHAEOLOGICAL BUILDING RECORDING**

### **4.1 Introduction**

4.1.1 The archaeological building recording was undertaken in June 2015. The windows and doors of the building were boarded up when the survey was carried out. The whole building is Grade A listed, but several modern additions have been made.

4.1.2 At the time of survey the majority of the interior was in a good to mediocre condition, with only a few rooms inaccessible because of rot and water damage. The whole basement floor was affected by heavy mould infestation.

4.1.3 The survey divides the building internally into a series of numbered spaces for convenience of description. The rooms are numbered from south to north, with the exception of the lower ground floor which is numbered north to south. The spaces broadly correspond with existing rooms and corridors but where architectural detailing makes it obvious, the internal spaces relate to former room arrangements. In general the preservation of earlier features relevant to the building's listed status, decreases from the ground floor to the attic floor.

4.1.1 The abbreviation *R* is used to indicate any form of enclosed space. Differentiations between bounded spaces such as rooms, staircases, hallways or corridors are addressed within the description that follows.

### **4.2 External (Plate 1-4)**

4.2.1 The exterior masonry of the three to four storey building is made of the same red and yellow sandstone ashlar as used on the other 19<sup>th</sup> century buildings of Craighouse. The surface of the stone has been reasonably resistant to weathering over time and appears to be in a good condition. Some stones have been replaced. Rising water damage can be seen throughout the whole exterior lower level. Its position on a hill slope declining from south to north allows a change in level.

4.2.2 The entrance on the east elevation is reached through a branched perron staircase made of red sandstone with a solid ornamental handrail. Some damage can be noted on the staircase with mainly the metal handrail being affected. Semi-octagonal side towers give the front elevation a symmetrical appearance. Only the north-west corner lacks such a tower.

4.2.3 On the west elevation to the rear, several red sandstone ashlar seem to have been replaced in recent times. The wooden veranda is in a reasonably good condition.

4.2.4 On the north side, the blocked skylights are visible of the tunnel leading to East Craig. All windows, except the ones in the attic floor, have been boarded up.

#### 4.3 Upper Ground Floor (Figure 3)

4.3.2 *R 1 (Plate 5-8)*: One of the main features of the upper ground floor is the elaborate entrance hall. The decorative frieze and features have survived nearly undamaged during the past century of changing ownership and use. Heavy layers of paint tarnish the décor. The tiles of the chimneypiece, with mirror over mantel on the south elevation, have been overpainted a light brown. Through chipping off the paint, blue and white decorative painting is visible. Three decorative arches with pillars going from north to south divide the room. On the northern elevation two decorative arches with a column lead to the staircases. A modern partition wall with doorway has been built just after the decorative arch to the basement staircase (Plate 7).

4.3.3 *R 2 & 3*: Both designed as parlours within the hospital, R 2 and 3, have sustained major damage through wet rot. In R 2 the west wall has been stripped of its plaster. The decorative plaster ceiling has been damaged and it is structurally unstable as a result of rot. The same issue arises in R 3 (Plate 9), with the north elevation and parts of the ceiling being stripped. There are several highly representative chimneypieces on the ground floor, most of which have been blocked. The dark red tiled fire surround of R 3 is slightly damaged from previous alterations.

4.3.4 *R 4*: The main corridor of the upper ground floor (Plate 10) has a dado rail. The hallway leads to the veranda to the west, and several doorways branch off to the north and south. A stained glass over door light is over the doorway to R 7 and R 8. The white timber veranda has a red tiled floor. Original leaded stained glass panels survive on the south elevation, but most other panels have been replaced by modern safety glass (Plate 23).

4.3.5 *R 5*: The wall plaster of the south elevation has been removed and the chimneypiece in the south-east corner removed and blocked. This room originally was a small kitchen. No further fabric of archaeological interest is visible

4.3.6 *R 6*: No fabric of archaeological interest is visible.

4.3.7 *R 7*: The chimneypiece of R 7, while being firmly boarded up, has a slightly different carving design to other rooms. The mirror over mantel is framed by two figurine reliefs. The same kind of chimneypiece can be found in Queen's Craig, R 39. This difference in design may reflect the original status of the room which may have been

intended for a higher value client. An octagonal bay with three sash windows is situated in the south-east corner.

4.3.8 *R 8:* This room could not be accessed for health and safety reasons because of the structural instability of the ceiling.

#### 4.4 **First Floor** (Figure 4)

4.4.1 The layout of the first floor has been changed slightly over time. Several new partition walls have been inserted and doorways altered.

4.4.2 *R 9:* The staircase leads to the first floor. Some damage to the wall plaster has occurred following wet rot treatment. Modern metal handrails have been installed. A simple decorative, rib plasterwork ceiling is framed by classical coving.

4.4.3 *R 10:* Previously part of the hallway, some possible remains of the original wall plaster, coloured red and black and gold, have been uncovered on the west elevation (Plate 12), previously hidden by a wall unit. The classical style coving is present for all elevations.

4.4.4 *R 11:* No further archaeological material is visible.

4.4.5 *R 12:* A medium sized room with an octagonal window bay at the south-east corner, containing five timber framed, sash windows. At the east elevation is a chimneypiece with mirror over mantel, aubergine colour glazed tile fire surround and a cast-iron fireplace with brass décor.

4.4.6 *R 13:* This large room used to be two rooms (Plate 13). Remains of the partition wall (north to south) are still visible; one doorway has been blocked on the western elevation. The room was only partly accessible, as water damage effected the structural stability of the flooring. The two chimneypieces are of the same design, but differ in the tiled fire surround. One fire surround contains blue-green tiles with floral decoration (Plate 14), while the other is comprised of white tiles with yellow and green floral décor.

4.4.7 *R 14:* At the west end of this long corridor, traces of four stairs which used to lead to the now replaced and closed French windows are visible (Plate 15).

4.4.8 *R 15:* No further archaeological material is visible.

4.4.9 *R 16:* No further archaeological material is visible.

4.4.10 *R 17:* The ceiling of R 17 had been damaged in some places, uncovering pieces of light blue fresco painting with a light cream coloured floral design beneath the

current layers of paint. The brown tiled fire surround remains intact. Also intact were the original painted wooden shutters (Plate 16), hidden within the panelling, in the south west semi-octagonal bay which contains three sash windows.

4.4.11 *R 18*: A medium sized room with classical coving. The chimneypiece of R 18 is of a distinctive style (Plate 17). The hand painted fire surround tiles of the fireplace on the west elevation, featuring different animal motifs, are of particularly high quality.

#### 4.5 **Second Floor (Figure 5)**

4.5.1 The floorplan of the second floor has changed the most over time.

4.5.2 All rooms are of a relatively simple style, being of a similar size and containing similar fireplaces.

4.5.3 *R 19*: Corridor of the attic floor. The layout is slightly changed. No further archaeological material is visible.

4.5.4 *R 20*: No further archaeological material is visible.

4.5.5 *R 21*: A fireplace is situated at the south elevation of the room. No further archaeological material is visible.

4.5.6 *R 22*: No further archaeological material is visible.

4.5.7 *R 23*: No further archaeological material is visible.

4.5.8 *R 24*: This room is set apart slightly in its appearance. In the south-west corner a small door opens into a small space with a 12 light, timber framed French window in its west elevation (Plate 18 and 19). It is opposed by a slightly larger than usual chimneypiece in the north-west corner. It is likely that the distinctiveness of this room and similar room R 24 sets them apart as having had higher status occupants than rooms R 20 to R24 and possibly R 26.

4.5.9 *R 25*: The room is similar to R 24 in its floorplan, with a French window in the northern west elevation (Plate 20).

4.5.10 *R 26*: The room is mostly blocked by the modern water tank. No further archaeological material is visible.

#### **Basement Floor (Figure 6)**

4.5.11 The basement floor is heavily effected by mould infestation and damp in all rooms.

4.5.12 *R 27*: An important feature is the blocked entrance to the tunnel system to the north of the elevation of the hallway, next to the staircase to the upper level (Plate 22). No

further material of archaeological interest was visible.

- 4.5.13 *R 28*: has the same layout as *R 13*, incorporating two original rooms (Plate 21). The two chimneypieces are of completely different styles. The first consists of a simple white mantel with mantelshelf, large green glazed brick/tiles fire surround and a simple cast iron fireplace. The second one is slightly larger, with a white timber mantel with neo-classic ornamentation, a light green tiled fire surround with floral/vine elements, and a cast iron fireplace with egg dart element.
- 4.5.14 *R 29*: differs slightly to *R 28* having a small pedestal inserted into the semi-octagonal bay in the south-east corner. The chimneypiece on the east elevation comprises a simple white timber mantel with a light and dark green tiled fire surround with floral décor, and a slightly damaged cast iron fireplace.
- 4.5.15 *R 30*: The fuel and heating chamber, *R 30*, has been converted into a modern boiler room. The original stone stairs leading to the lower part of *R 30* have been covered by a modern metal staircase.
- 4.5.16 *R 31*: No further archaeological material is visible.
- 4.5.17 *R 32*: Bedroom 32, has been transformed into a part of the corridor. A door with an over door light has been inserted in the east elevation. In the south-west corner is a locked lift motor room.



Plate 1: East elevation.



Plate 2: North elevation.



Plate 3: West elevation.



Plate 4: South elevation.



Plate 5: R 1, entrance Hall



Plate 6: R 1.



Plate 7: R 1, detail of staircase.





Plate 8: R 1, detail of chimneypiece.



Plate 9: R 3.



Plate 10: R 4, corridor.



Plate 11: R 7.



Plate 12: R 10, detail of wall covering.



Plate 13: R 13, general view.



Plate 14: R 13, detail of chimneypiece.

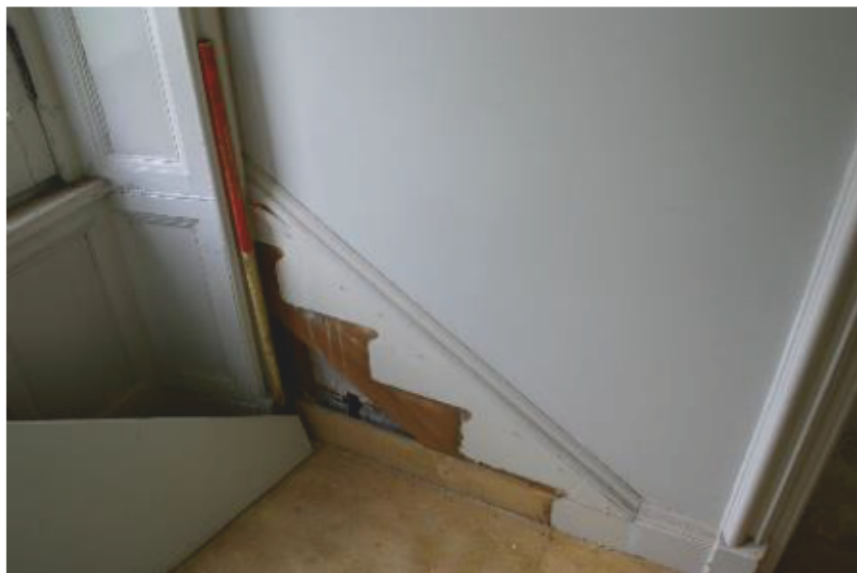


Plate 15: R 14, detail.



Plate 16: R 17, detail of bay.



Plate 17: R 18, detail of chimneypiece.



Plate 18: R 24.

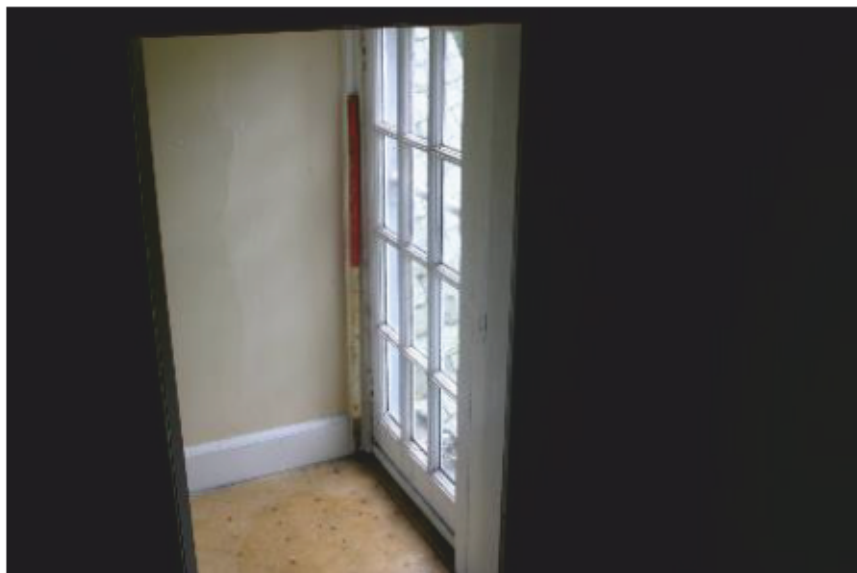


Plate 19: R 24, detail of window.



Plate 20: R 25.



Plate 21: R 28, general view.



Plate 22: R 27, blocked up entrance to tunnel.



Plate 23: Veranda, detail of stained glass.



## **5 DISCUSSION**

### **5.1 The original layout of Bevan House**

5.1.1 The original layout of Bevan House has been only slightly modified over the past century. The original layout consisted of a small villa with two ground floor parlours, one small kitchen and several medium to large sized bedrooms in the basement and on the ground and first floor. The second floor had smaller bed closets with a store area, indicating that the second floor was for staff rather than patients. Rooms R 24 and 25 on the second floor, with their larger fireplaces and French windows, may have been for senior staff, as their distinctiveness probably relates to the 'superior' status of their occupants.

5.1.2 Especially effected by modernisation are the areas of the old bathrooms, as they have been transformed into modern toilets and had an elevator shaft inserted into them.

5.1.3 The most changed floorplan is on the second floor. A direct chronology of the phases cannot be given, however most alterations began in the 1950's.

5.1.4 Of special interest is the original tunnel entrance in the basement floor. This tunnel went to the north to East Craig and New Craig. The original floor plan shows an L-shaped corridor with stairs leading down. It must have been in use into the late 20<sup>th</sup> century, as there are still modern fluorescent strip lighting fittings present within the tunnel.

### **5.2 Summary of significance**

5.2.1 Bevan House, a Grade A listed building is considered to be a Building at Risk by Historic Environment Scotland. It is overall in a poor to average condition for a non-ruinous structure. It is severely affected by mould infestation and water damage, which has started to affect the structural stability of the building. Several rooms could not be entered as the flooring was too unsafe. Several walls have been stripped of their plaster, and further dry rot treatments are underway.

5.2.2 The building is of a medium high significance in regard to its overall appearance including the slightly negative influence of recent modifications. As part of the Royal Edinburgh Asylum Complex built by Sydney Mitchell it is of a high historical and architectural significance. Several unusual features, such as the branched perron staircase, would need restoration measures to preserve this listed buildings grade A status.

- 5.2.3 The interior, while affected by a number of refurbishments, still retains several historically significant features, which are important to preserve and restore if possible. Several chimneypieces have survived the refurbishment campaigns intact, but would need restoration measures to preserve their overall value.
- 5.2.4 The surviving decorative plaster ceilings are damaged in several areas, or covered in layers of paint. They are of a particular artistic significance, and would merit restoration.

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## APPENDIX 2: FIGURES






 <p>Wardell Armstrong Archaeology 2015</p>	<p><b>PROJECT:</b> Bevan House, Craighouse, Edinburgh</p> <p><b>SCALE:</b> 1:40,000 at A4</p> <p><b>REPORT No:</b> CP11336</p> <p><b>CLIENT:</b> Clearbell Capital LLP</p> <p><b>DRAWN BY:</b> AB</p> <p><b>DATE:</b> September 2015</p> <p><b>FIGURE:</b> 1</p>	<p><b>KEY:</b></p> <p> Site location</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100019512</p>
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Figure 1: Site location.



Wardell Armstrong  
Archaeology  
2015



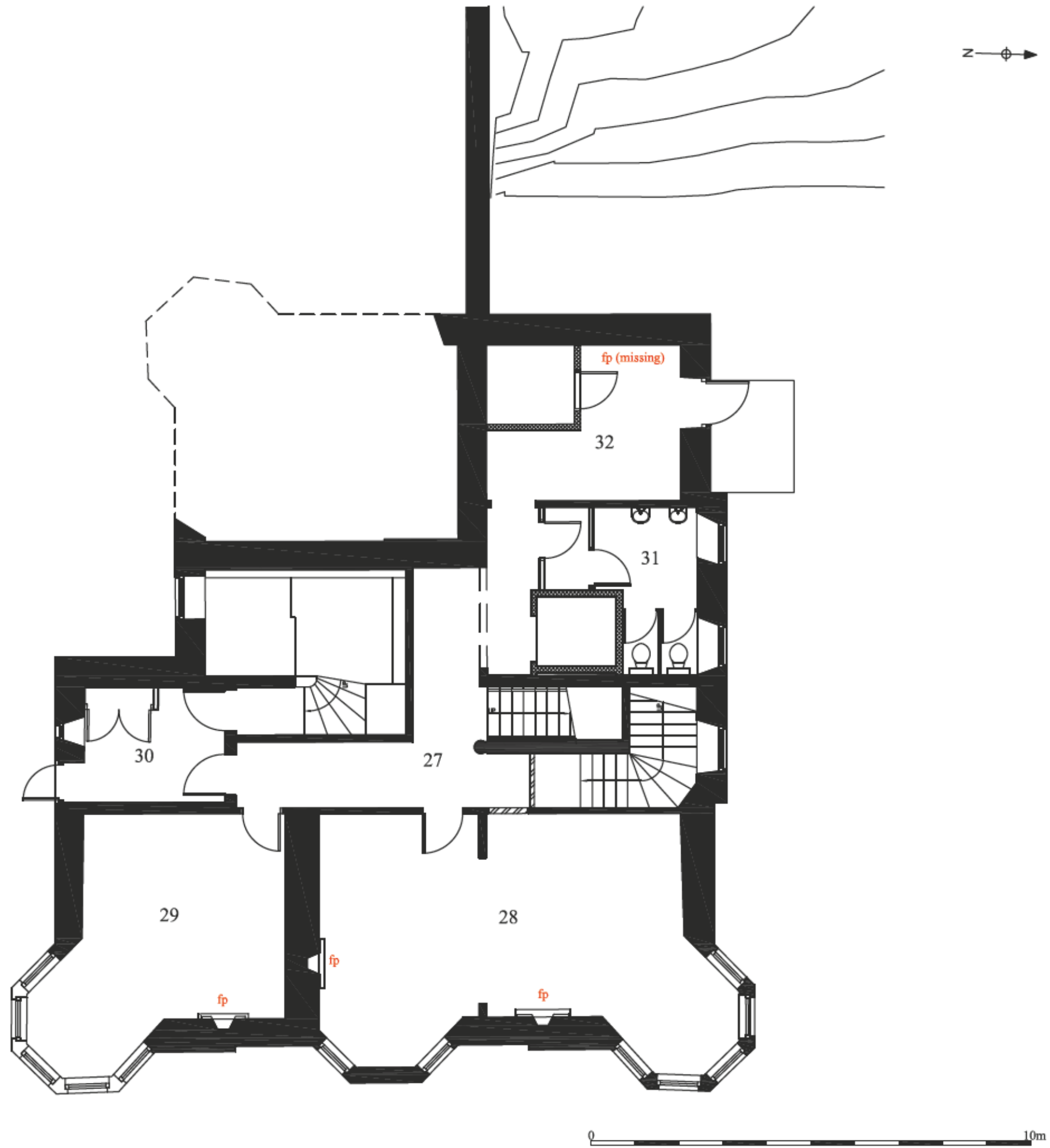
PROJECT:	Bevan House, Craighouse, Edinburgh
CLIENT:	Clearbell Capital LLP
SCALE:	1:1000 at A3
DRAWN BY:	HP
DATE:	September 2015
KEY:	 Bevan House
	
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REPORT No:	CP11336
FIGURE:	2

Figure 2: Detailed location of Bevan House.



PROJECT:

Bevan House, Craighouse,  
 Edinburgh

CLIENT:

Clearbell Capital LLP

SCALE: 1:100 at A3

DRAWN BY: HP

DATE: September 2015

KEY:

- 1 Room numbers as referenced in text
- fp Fireplace (open, removed or missing)

REPORT No:

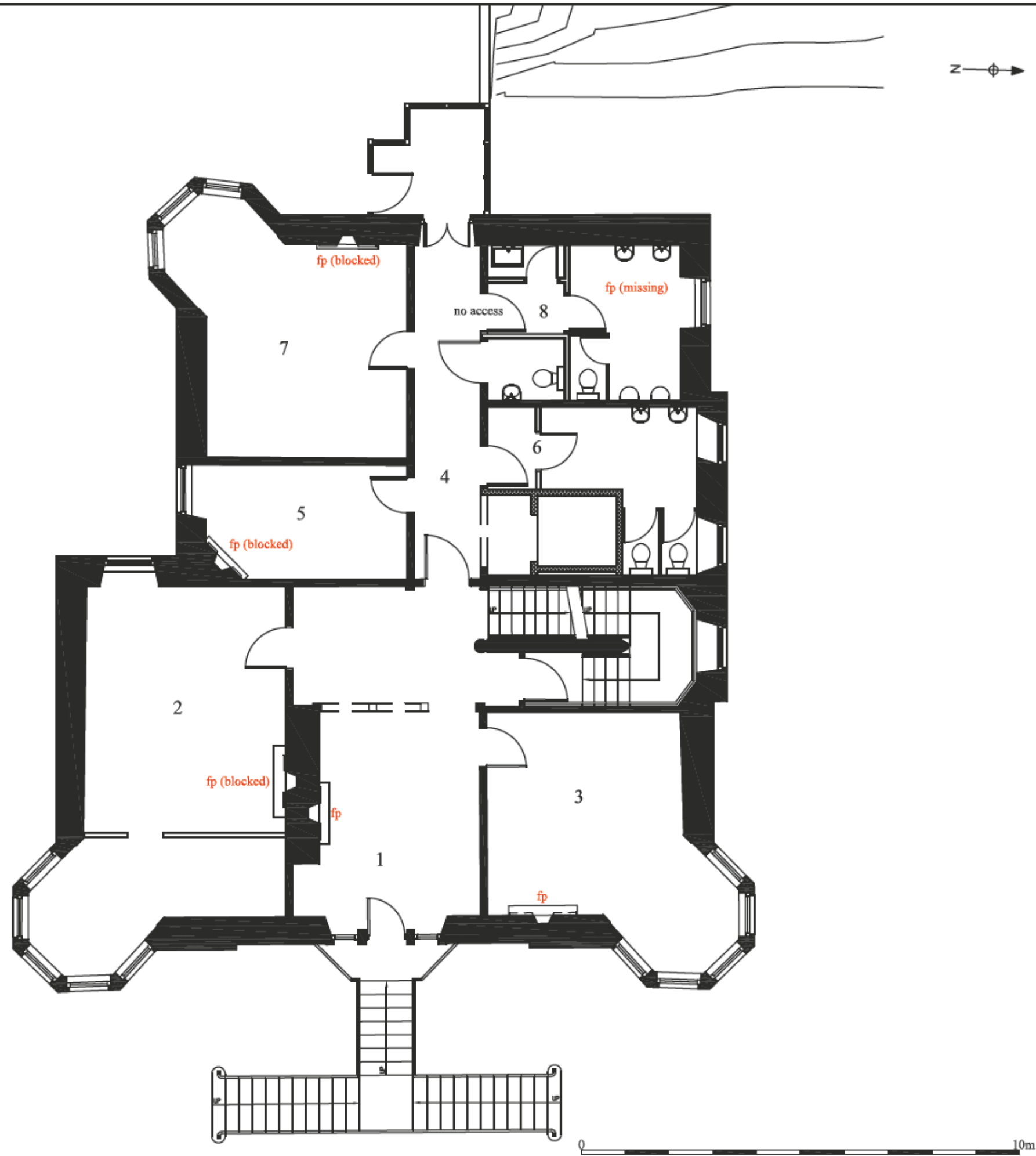
CP11336

FIGURE:

3

Figure 3: Bevan House; lower ground floor.





PROJECT:  
Bevan House, Craighouse,  
Edinburgh

CLIENT:  
Clearbell Capital LLP

SCALE: 1:100 at A3

DRAWN BY: HP

DATE: September 2015

KEY:  
1 Room numbers as  
referenced in text  
fp Fireplace (open, removed  
or missing)

REPORT No:  
CP11336

FIGURE:  
4

Figure 4: Bevan House; upper ground floor.



PROJECT:

Bevan House, Craighouse,  
Edinburgh

CLIENT:

Clearbell Capital LLP

SCALE: 1:100 at A3

DRAWN BY: HP

DATE: September 2015

KEY:

- 1 Room numbers as referenced in text
- fp** Fireplace (open, removed or missing)

REPORT No:

CP11336

FIGURE:

5

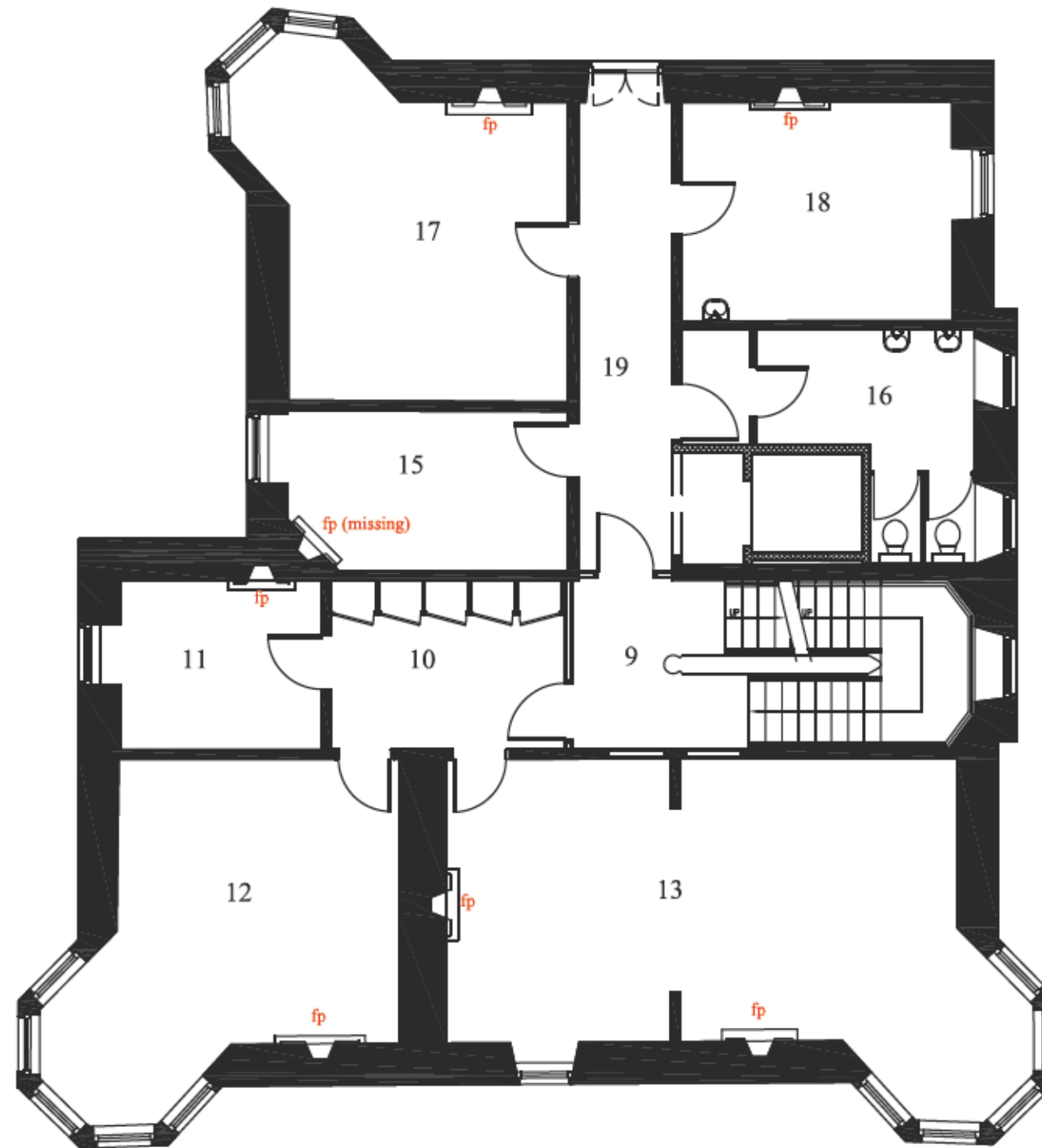


Figure 5: Bevan House; first floor.



PROJECT:

Bevan House, Craighouse,  
Edinburgh

CLIENT:

Clearbell Capital LLP

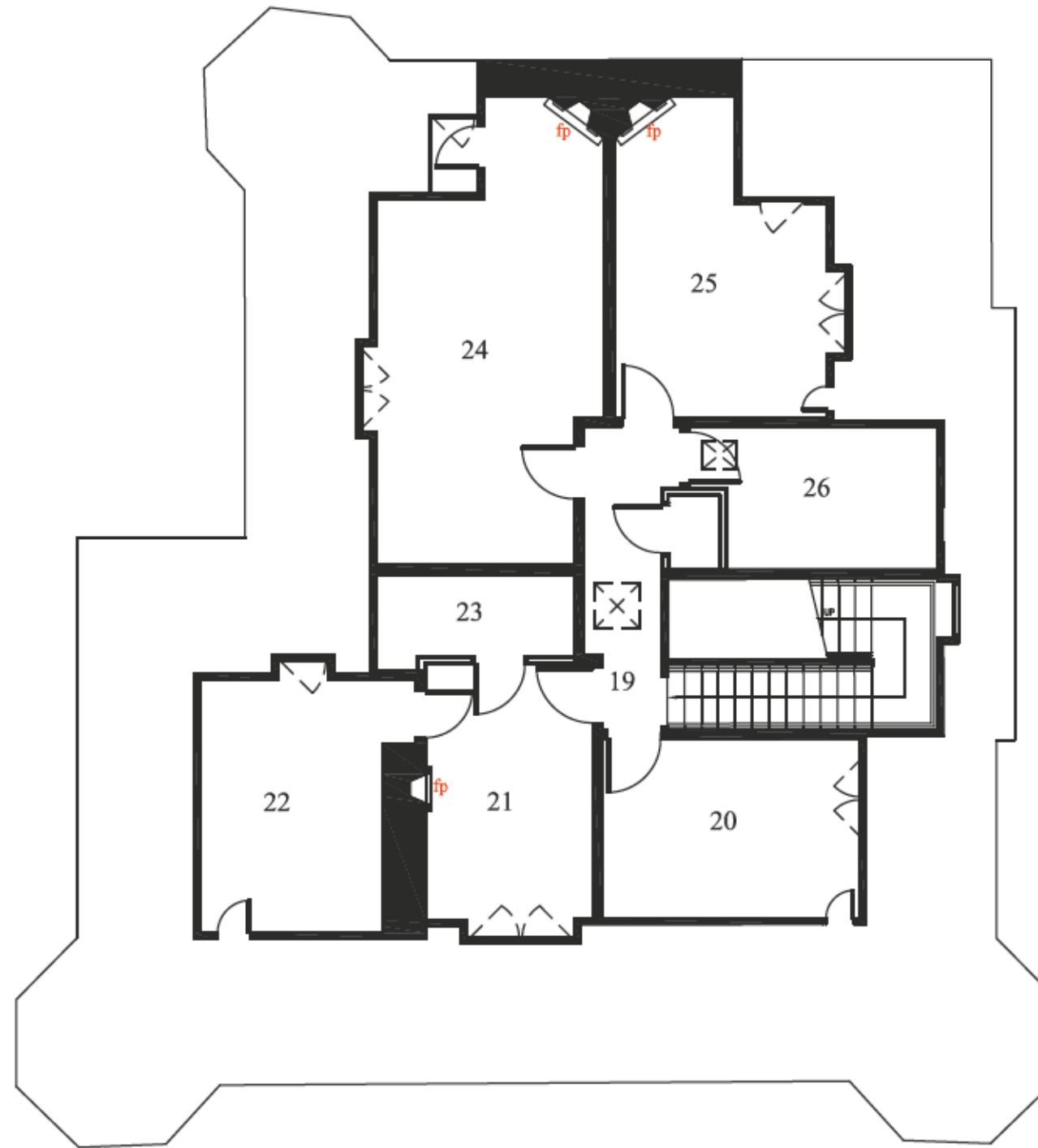
SCALE: 1:100 at A3

DRAWN BY: HP

DATE: September 2015

KEY:

- 1 Room numbers as referenced in text
- fp Fireplace (open, removed or missing)



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REPORT No:

CP11336

FIGURE:

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Figure 6: Bevan House; second floor.

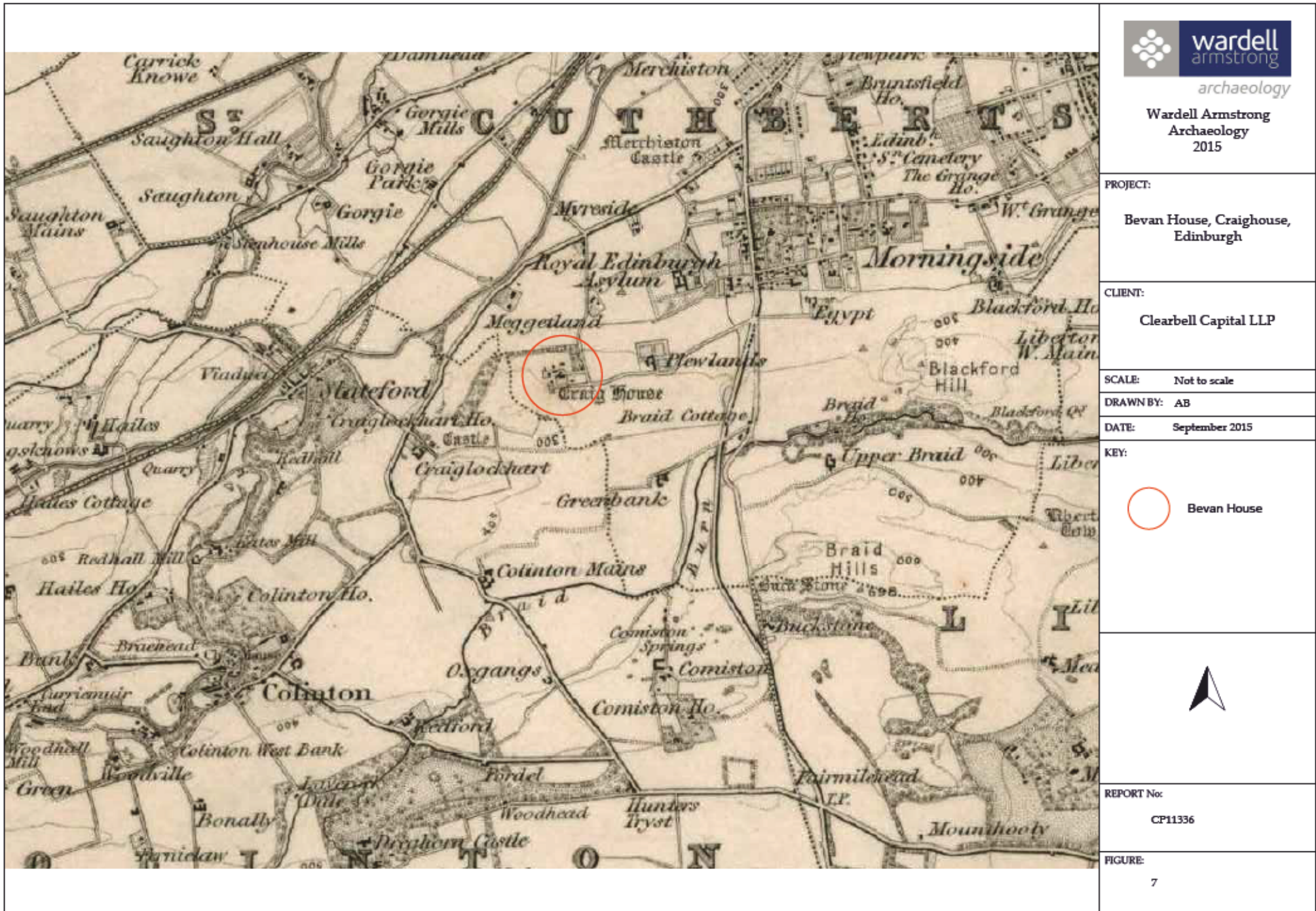


Figure 7: First Edition Ordnance Survey Map, 1856.

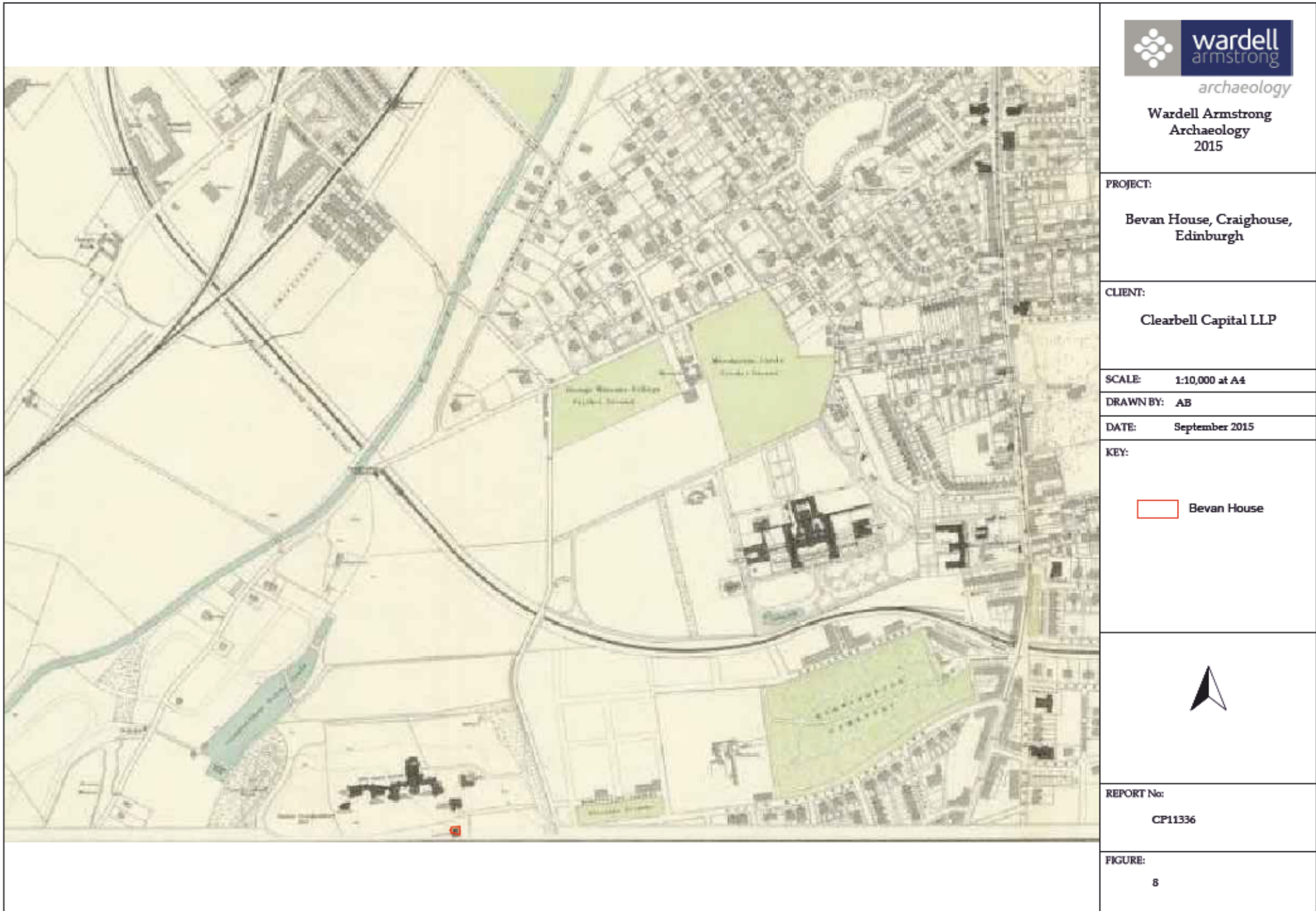


Figure 8: Extract from Bartholomew's Large Plan of Edinburgh and Leith, 1893.


PROJECT:  
  
Bevan House, Craighouse,  
Edinburgh

CLIENT:  
  
Clearbell Capital LLP

SCALE: 1:2,500 at A4

DRAWN BY: AB

DATE: September 2015

KEY:  
  
 Bevan House



REPORT No:  
  
CP11336

FIGURE:  
  
9

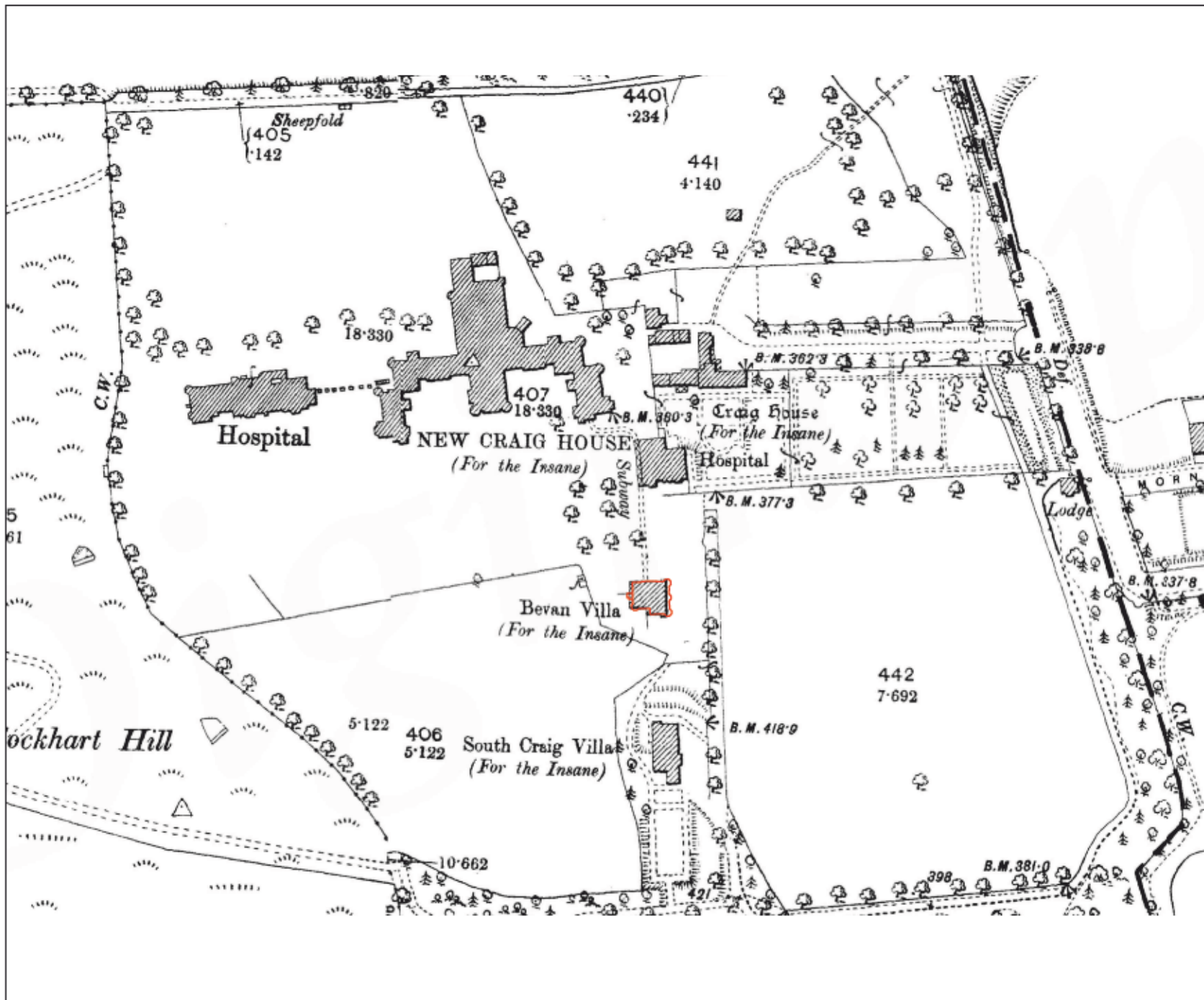


Figure 9: Ordnance Survey Map, 1893.

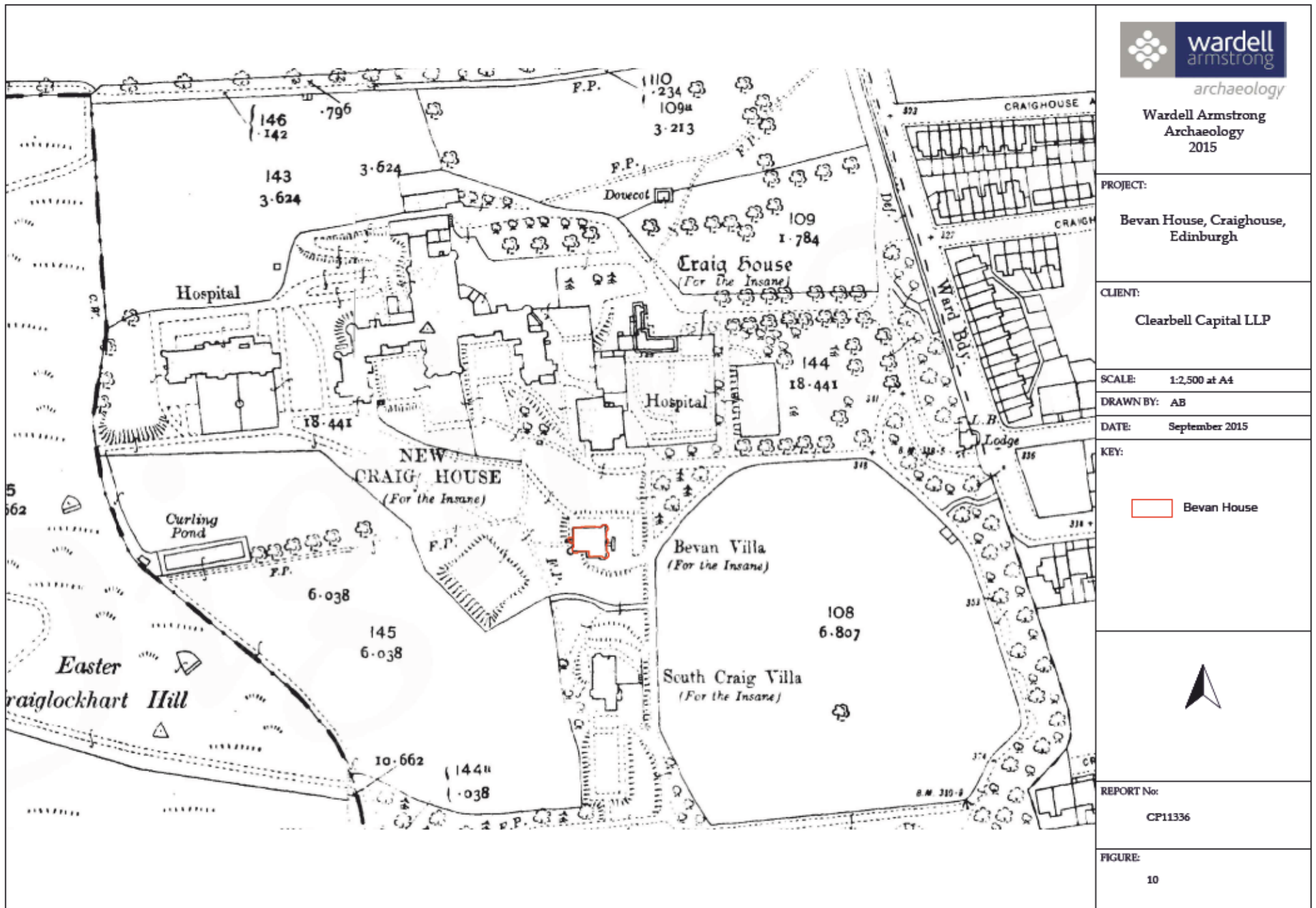
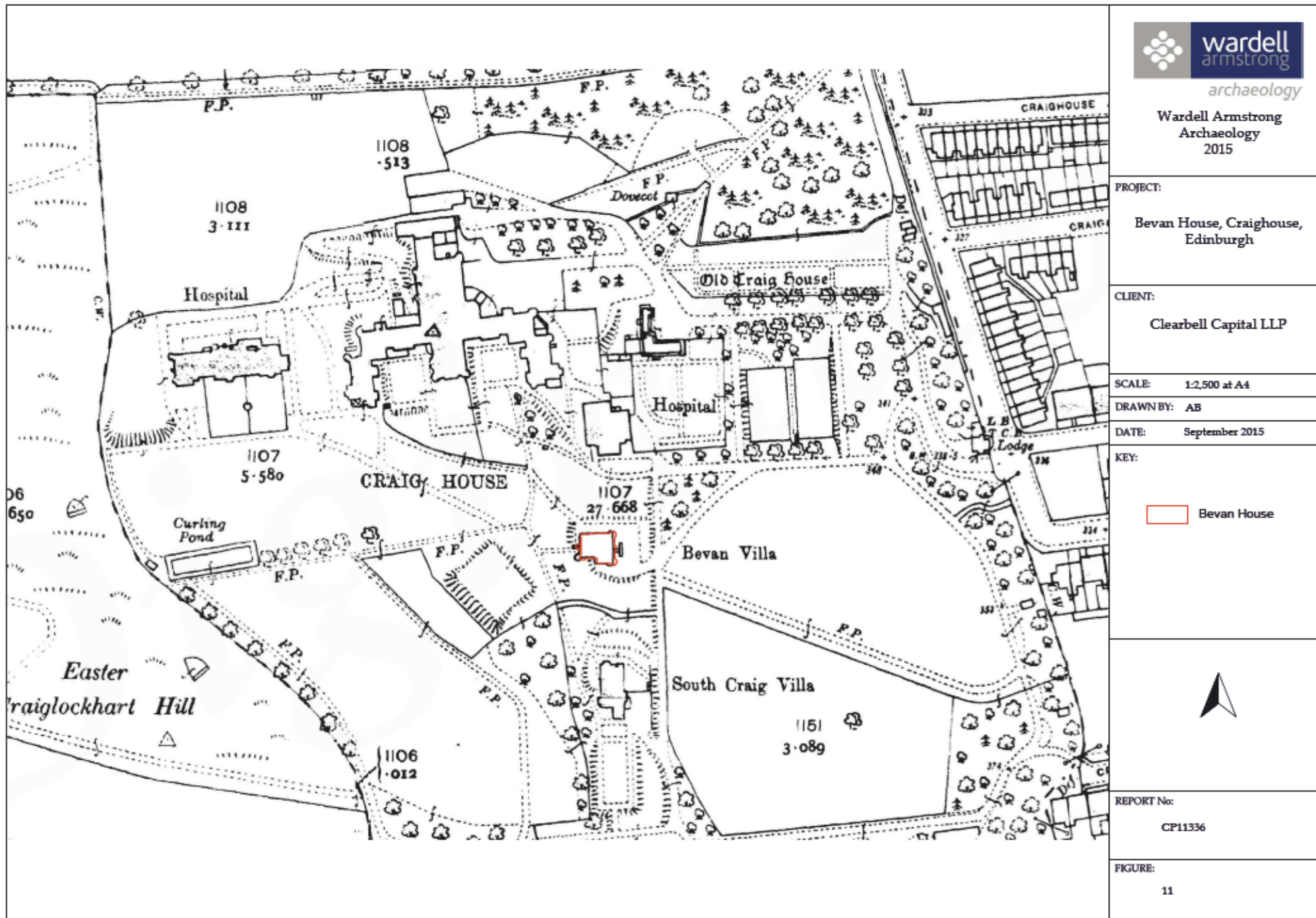


Figure 10: Ordnance Survey Map, 1914.



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SCALE: 1:2,500 at A4

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KEY:  
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FIGURE:  
11

Figure 11: Ordnance Survey Map, 1933.





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