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ARCHAEOLOGICAL EVALUATION  
ARCHAEOLOGICAL EXCAVATION  
GEOPHYSICAL SURVEY  
TOPOGRAPHICAL AND LANDSCAPE SURVEY  
HISTORIC BUILDING RECORDING  
ENVIRONMENTAL SERVICES



**EAST CRAIG, CRAIGHOUSE, EDINBURGH**

**ENHANCED BUILDING SURVEY**

**December 2015**

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**EAST CRAIG, CRAIGHOUSE, EDINBURGH**

**Enhanced Building Survey**

**September 2015**

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## CONTENTS

SUMMARY .....	1
ACKNOWLEDGEMENTS .....	2
1 INTRODUCTION .....	3
1.1 <b>Circumstances of Project</b> .....	3
1.2 <b>Listed Building</b> .....	3
1.3 <b>Location</b> .....	3
2 METHODOLOGY .....	5
2.1 <b>Standards and Guidance</b> .....	5
2.2 <b>Detailed Building Survey</b> .....	5
2.3 <b>The Measured Survey</b> .....	6
2.4 <b>Reporting and Project Archive</b> .....	7
2.5 <b>Publication</b> .....	7
3 HISTORICAL BACKGROUND .....	8
3.1 <b>Introduction</b> .....	8
3.2 <b>Historical Background of Mental Hospitals</b> .....	8
3.3 <b>Historical development of East Craig</b> .....	9
4 ARCHAEOLOGICAL BUILDING RECORDING .....	11
4.1 <b>Introduction</b> .....	11
4.2 <b>External</b> .....	11
4.3 <b>Ground Floor (Figure 3)</b> .....	12
4.4 <b>First Floor (Figure 4)</b> .....	14
4.5 <b>Lower Ground Floor (Figure 3)</b> .....	14
5 DISCUSSION .....	30
5.1 <b>The original layout of East Craig</b> .....	30
5.2 <b>Summary of significance</b> .....	30
BIBLIOGRAPHY .....	32
<b>Primary Sources</b> .....	32
<b>Secondary Sources</b> .....	32
<b>Web Sources</b> .....	32
APPENDIX 2: FIGURES .....	32
Figure 1: Site location	
Figure 2: Detailed site location	
Figure 3: Lower ground floor plan	
Figure 4: Ground floor plan	

Figure 5: First floor plan

Figure 6: First Edition Ordnance Map 1856

Figure 7: Bartholomew's Large Plan of Edinburgh and Leith 1893

Figure 8: Ordnance Map 1893

Figure 9: Ordnance Map 1914

Figure 10: Ordnance Map 1933

Figure 11: Ordnance Map 1948

## PLATES

Plate 1: East Elevation	15
Plate 2: North Elevation, East part	16
Plate 3: North Elevation, West part	16
Plate 4: Detail North Elevation	17
Plate 5: Detail North Elevation	17
Plate 6: West Elevation, with tunnel	18
Plate 7: South Elevation	18
Plate 8: Detail East elevation, area of old staircase, are of old staircase	19
Plate 9: Entrance door, R 1	20
Plate 10: Corridor R 1	20
Plate 11: Detail Frieze R 1	21
Plate 12: R 2 general shot	21
Plate 13: R 3 general shot	22
Plate 14: R 7 general shot	22
Plate 15: R 7 detail	23
Plate 16: R 15, entrance to tunnel	23
Plate 17: Detail stairs to tunnel	24
Plate 18: R 20, Veranda	24
Plate 19: R 20, Veranda	25
Plate 20: Staircase, R 21	25
Plate 21: R 25 general shot	26
Plate 22: R 25, detail chimney piece	26
Plate 23: Detail newel staircase R7 to lower ground floor R 26	27
Plate 24: R 27, general shot	27
Plate 25: R 27, detail chimneypiece	28
Plate 26: R 29, Boiler Room	28



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Plate 27: Skylights of tunnel	29
Plate 28: RCAHM, historic photograph of R 1, ca. 1900	29

## SUMMARY

Wardell Armstrong Archaeology was commissioned by Clearbell Capital LLP to prepare an enhanced building survey for East Craig, 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 July 2015. The building had been owned by Edinburgh Napier University till 2013.

East Craig is part of the Royal Edinburgh Asylum Complex built at Craighouse by the architect Sydney Mitchell in 1894. It was constructed as a small clinical hospital building for women.

East Craig is a category A listed building. Its history is legible in its architectural alterations, retaining some of its original features. It is overall in an average condition. There is clear evidence of alterations in its general layout that have taken place in the 20<sup>th</sup> and 21<sup>st</sup> century. East Craig has a known history of damp and mould infestation. It has already undergone several treatments for wet rot and general dampness, but further measures, especially concerning the rooms surrounding the exterior light well may be necessary.

While the building is less decorative, and more functionally orientated in its design, the overall architectural value is still of significance, not only as part of the Craighouse complex, but also as distinctive hospital building of the late 19<sup>th</sup> century. In comparison with the other buildings of Craighouse, East Craig is the most affected by successive past refurbishments. These changes have a negative impact on the aesthetic and historic value of the building.

## **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 Giocco 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).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 East Craig is a category A listed building. A category A listed building is recognised by Historic Scotland as a building of national or international importance, because of its architectural, archaeological and historical value. It was listed in 1979 and is covered by the listing for the Craig House 19<sup>th</sup> century hospital building complex (LB 27736).

1.2.2 Historic Scotland refers to East Craig as a cottage hospital building type. The eastern part is single-storey with a mansard attic whilst the west wing is low without an attic. The east front contains an entrance formed by two-windows with centre door with pedimented stone dormers centred on the windows below. The sun-lounge on the south front is 'somewhat altered' (Historic Scotland).

1.2.3 East Craig was listed as a Building at Risk in 2012, following its abandonment by Napier University (Building at Risk).

### **1.3 Location**

1.3.1 East Craig 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 forming part of the

Craighouse Campus of Napier University. East Craig is positioned centrally to the L shaped complex, to the west of Old Craig. It is set within the Craiglockhart Hills Conservation Area (designated 1997).

- 1.3.2 The present-day building complex consists of the 1894 structure, with the additions and alterations made in the 20<sup>th</sup> and early 21<sup>st</sup> centuries.

## 2 METHODOLOGY

### 2.1 Standards and Guidance

2.1.1 The building was surveyed at 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 Historic England. 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 NLS and from records available through Buildings at Risk, Historic Scotland and the Archaeological Data Service.
- A fully enhanced description of the form of the buildings, date and construction phases, as well as its 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) undertaken prior to the redevelopment of the buildings.

## 2.3 The Measured Survey

2.3.1 Measured survey data of all the buildings 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/ALAGO 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 2014 *A 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 accessible 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 **wardella2-223697**.



### **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 East Craig

- 3.3.1 Cartographic documents by John Adair from ca. 1682 display a tower house named Craighouse, and on the 1<sup>st</sup> Edition OS map of 1856 Craighouse is depicted as a T shaped building with a variety of outbuildings to its north and west sides (Figure 6). 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.
- 3.3.2 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.
- 3.3.3 In 1878 Craighouse was bought by the Commissioners of the Royal Edinburgh Asylum. Sydney Mitchell based his building 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).
- 3.3.4 The Craighouse Complex was designed in 1887, although building did not begin until 1889. While the first larger scale plan of Edinburgh from 1893 already shows the current layout of New Craig, the smaller buildings, including East Craig, are still in a preliminary design (Figure 7). All of the new buildings are in a Free Renaissance style mixture with Francois I and Henri IV influences (Historic Scotland). The site was bought in 1878 for paying patients and developed with funds raised by the sale of Robert Reid's original asylum at Morningside (Historic Scotland). The buildings were designed to give the appearance on the in- and outside of a lavish hydropathic hotel establishment rather than a hospital, with a great hall, lavish drawing and billiard rooms, numerous dining rooms and parlours and a bowling alley (Historic Scotland).
- 3.3.5 East Craig was built as a small clinical hospital for female patients. It is connected with Bevan House and New Craig through the tunnel system running along its west elevation (Figure 8). It was in use as a female hospital till the Lothian Health Service took over the Craighouse complex in the 1950s and remained relatively unchanged to that point. The loss of the majority of the historic furnishing and fittings probably dates back to the substantial alterations implemented after the 1950s.

- 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 major alterations to the interior of the building influence its historic significance enormously. Of all the structures forming the Craighouse complex, East Craig is the most affected by modification and refurbishment with only a low level of historically significant fabric surviving intact.

## **4 ARCHAEOLOGICAL BUILDING RECORDING**

### **4.1 Introduction**

4.1.1 The archaeological building recording was undertaken in July 2015. The Grade A listed building was in a good condition externally. A modern extension to the south of the structure is part of the building.

4.1.2 At the time of survey the interior was in a mediocre condition. All rooms were accessible at the time of the survey.

4.1.3 The survey divides the building internally into a series of numbered spaces for convenience of description. The rooms are numbered from east to west. 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.

4.1.4 The abbreviation *R* is used to indicate to any form of enclosed space. Differentiations into spaces such as staircases, hallways or corridors will be addressed within the description that follows.

### **4.2 External (Plate 1 to Plate 8)**

4.2.1 The roof and external elevations of East Craig were in an overall good condition, with some rising damp visible on the north elevation.

4.2.2 Within the front elevation (Plate 1), on the east, some stones have been replaced and areas have been repointed. Some damage to the lower south-east wall, where once a staircase was situated, is visible.

4.2.3 The north elevation is separated into two areas (Plate 2). The first, eastern part, is two stories high, with an attic floor, while the western part is one storey high with a blocked window to the east and a small, white glazed brick tunnel leading from it. The lower ground floor of the north-eastern part is accessible from the exterior and interior. An additional door leads into the boiler room.

4.2.4 To the west the building is one storey high with the tunnel leading along the side (Plate 6). The tunnel roof has been covered in bitumen felt.

4.2.5 The modern extension to the south replaced verandas (Plate 7). The current structure is a modern, red brick construction with several large windows. It is accessible through a door to the east, as well as internally from the north.

### 4.3 **Ground Floor** (Figure 4)

4.3.2 The ground floor is accessed through the east entrance. Several additional partition walls have been inserted over time to accommodate changing uses within the building. Unusual features of this building are the curved wall and ceiling corners in several rooms. The purpose behind these may be to facilitate cleaning perhaps in areas where contamination and infection may have been an issue.

4.3.3 *R 1*: The long main hallway branches into several side hallways (R6, R9 & R17, Plate 10). Four decorative arches with two glazed partition doorways subdivide the hallway R1 into several areas (a to e). The first glazed doorway over door light contains decorative stained glass, while the other has been replaced with modern security glass (Plate 9). A white splayed panelled timber framed skylight is situated in part c. A large decorative frieze with floral décor is present on all elevation (Plate 11). It is bound by a white rail and a large white dentil moulded coving finalises the decor.

4.3.4 *R 2*: One of the best preserved rooms of this building is situated to the north (Plate 12). It still has a decorative plaster ceiling with dentil coving, a plain white frieze and the majority of its dado panelling. On the west elevation, the majority of the dado panelling, including the original fireplace have been removed and covered by a large press board. In the north-west corner is a small service hatch with a simple classical pediment décor.

4.3.5 *R 3*: This room is in a similar state of preservation to R 2 (Plate 13). The majority of the ceiling has been covered by polystyrene boards. Only in the south bay does the original decorative plaster ceiling with egg dart coving remain visible. To the west a door leads to a small cupboard room, which was formerly part of R 4. A blocked fireplace is also situated on the west.

4.3.6 *R 4*: A narrow room with curved corners at the ceiling and in the south-west corner. No further fabric of archaeological interest could be seen.

4.3.7 *R 5*: Last altered into a toilet space. No further fabric of archaeological interest could be seen.

4.3.8 *R 6*: Small corridor to the north of R 1. No further fabric of archaeological interest could be seen.

4.3.9 *R 7*: This medium sized room formerly consisted of two smaller rooms. Some traces of the partition wall are visible on the flooring (Plate 14 and Plate 15). No further

fabric of archaeological interest could be seen.

4.3.10 *R 8*: No fabric of archaeological interest could be seen.

4.3.11 *R 9*: An L-shaped corridor with several areas affected by wet rot. The ceiling is lowered, so no assessment of possible historic plaster work and coving could be made.

4.3.12 *R 10*: No fabric of archaeological interest could be seen.

4.3.13 *R 11*: A medium large room with a window bay containing three sash windows at the north elevation. A modern gas fireplace is fitted into a historic chimney piece.

4.3.14 *R 12 and 13*: No fabric of archaeological interest could be seen.

4.3.15 *R 14*: Roughly in the centre of the ground floor, from corridor 9, is the access to the external light well. The space is in a mediocre condition. A new bitumen felt roof covering has been installed. The original white glazed brick elevations show several areas of damage and are probably caused by damp and wet rot on the surrounding interior walls. The exterior frames of the surrounding windows appear to be affected by wet rot.

4.3.16 *R 15 (Plate 16)*: The room at the west end of the building has a false flooring inserted to cover up the staircase leading down to the tunnel to the west, connecting Bevan House, East Craig and New Craig (Plate 17). The window to the west has been blocked with press board from the inside. Imprints of the dado rail following the course of the stairs are still visible. At the time of the survey the entrance and staircase to the tunnel remained blocked and inaccessible.

4.3.17 *R 16*: A narrow room with curved corners to the ceiling. No further fabric of archaeological interest could be seen.

4.3.18 *R 17*: A narrow corridor to the south of the building. No fabric of archaeological interest could be seen.

4.3.19 *R 18*: A large room with some curved corners along the elevation and ceiling. No further fabric of archaeological interest could be seen.

4.3.20 *R 19*: A medium small room, last used as a kitchen. A window to the south is blocked up. No further fabric of archaeological interest could be seen.

4.3.21 *R 20 (Plate 18 & Plate 19)*: The north elevation of the extension to the south exhibits the red and yellow sandstone ashlar masonry of the exterior. One window, to *R 19*, has been blocked. Three internal doorways lead to the room, from *R 3*, *R 4* and *R 17*.

The entrance from R 4 has been inserted at a later point.

#### 4.4 **First Floor** (Figure 5)

4.4.1 The first floor only consists of five rooms, which still follow the original layout. A simple timber staircase leads to the first floor landing. All rooms are relatively small and simple, with no decorative elements.

4.4.2 *R 21 (Plate 20)*: The timber staircase and first floor landing with possible later alterations.

4.4.3 *R 22*: A small passage room with a built in cupboard at the north elevation. No further fabric of archaeological interest could be seen.

4.4.4 *R 23 and 34*: No fabric of archaeological interest could be seen.

4.4.5 *R 25 (Plate 21 & Plate 22)*: A large space with a bay with four timber framed, sash windows to the south. A simple chimneypiece with mantel shelf, green tiled fire surround and cast iron fireplace is situated on the west elevation. This is the only unblocked preserved, original chimneypiece in the building.

#### 4.5 **Lower Ground Floor** (Figure 3)

4.5.1 The lower ground floor is accessible through two entrances. One is an internal entrance communicating with the upper ground floor and accessing the lower ground floor via a small newel staircase (Plate 23) leading from R 7 to the passage 26. This level is effected by mould infestation and damp.

4.5.2 *R 27*: On the west elevation is a blocked, simple, small chimneypiece (Plate 25). In the north-east corner are three built in cupboards containing high voltage electricity consoles (Plate 24).

4.5.3 *R 28*: The room is severely affected by mould infestation. No fabric of archaeological interest could be seen.

4.5.4 *R 29*: This room, last used as boiler room, is only accessible from the exterior. The space was in a poor condition, with strong mould infestation and visible water damage (Plate 26). To the north is a medium large bricked up space. The room still contained modern boiler room machinery.





*Plate 1: East Elevation*





*Plate 2: North Elevation, East part*



*Plate 3: North Elevation, West part*



*Plate 4: Detail North Elevation*



*Plate 5: Detail North Elevation*



*Plate 6: West Elevation, with tunnel*



*Plate 7: South Elevation*





*Plate 8: Detail East elevation, area of old staircase, are of old staircase*



*Plate 9: Entrance door, R 1*



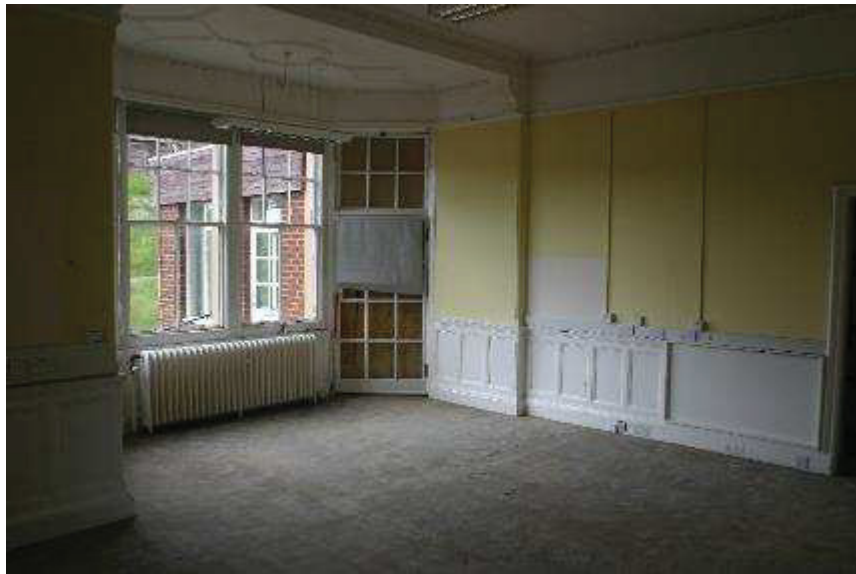
*Plate 10: Corridor R 1*



*Plate 11: Detail Frieze R 1*



*Plate 12: R 2 general shot*



*Plate 13: R 3 general shot*



*Plate 14: R 7 general shot*



*Plate 15: R 7 detail*



*Plate 16: R 15, entrance to tunnel*





*Plate 17: Detail stairs to tunnel*



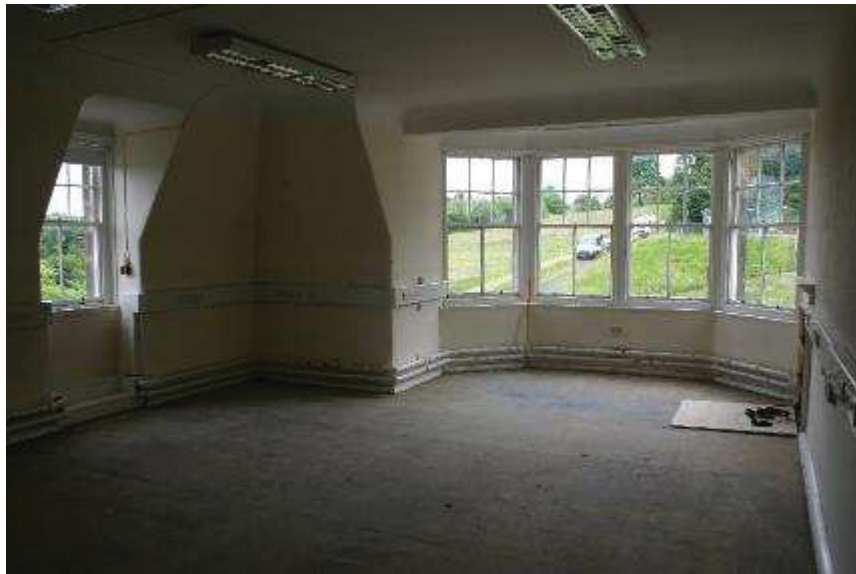
*Plate 18: R 20, Veranda*



*Plate 19: R 20, Veranda*



*Plate 20: Staircase, R 21*



*Plate 21: R 25 general shot*



*Plate 22: R 25, detail chimney piece*



*Plate 23: Detail newel staircase R7 to lower ground floor R 26*



*Plate 24: R 27, general shot*





*Plate 25: R 27, detail chimneypiece*



*Plate 26: R 29, Boiler Room*



*Plate 27: Skylights of tunnel*



*Plate 28: RCAHM, historic photograph of R 1, ca. 1900*

## 5 DISCUSSION

### 5.1 The original layout of East Craig

5.1.1 The original layout of East Craig has been altered over time as it was adapted to the changing functions required of the building.

5.1.2 The building was constructed as a women's clinical hospital. The majority of the space was divided into several wards in a widely open plan. The corners of several rooms are rounded for sanitary reasons. One dining room (R 3) and a sitting room (R20) were situated to the south-west. A historic photograph of East Craig, possibly dating from the late 1890s, shows the entrance corridor with a quite different appearance to its present situation (Plate 28). Corridor R 6 is not accessible from R 1, and two radiators and a chimneypiece have been removed from the hallway. The doorway to R 19 has also been removed and a large niche is now in its place. The current layout of the corridor follows roughly the plans for East Craig by JD Weir from 1998 (Simpson & Brown 2012, 55).

5.1.3 An external staircase had been situated on the east front-elevation, leading to R 25 on the first floor. This staircase was in existence by at least 1955, as shown in a historic photograph held by Historic Environment Scotland. Two smaller outbuildings are also shown on the same historic photograph from 1955. These buildings have been removed and the area has been tarmacked over. It is not known if the original arrangement of the veranda was as an open or an enclosed space.

5.1.4 The bath in the north- east corner of the first floor has been removed. Otherwise the layout of this floor has not been changed visibly.

5.1.5 The lower ground floor used to contain two bedrooms as well as the calorifier room. They were possibly accessed through a small connecting entrance hallway, which now is a small canopied area.

5.1.6 The tunnel at the west elevation once contained six skylights. It is accessible through a staircase to the west of the ground floor.

### 5.2 Summary of significance

5.2.1 The Grade A listed building was considered to be a Building at Risk by Historic Scotland in 2012. East Craig is distinct from the other buildings in its architectural significance, as it was a purpose built clinical hospital and not a psychiatric building.

5.2.2 In comparison with the other buildings of Craighouse, East Craig is the most affected

by several significant refurbishments. These changes have a negative impact on the aesthetic and historic value of the building. The veranda to the south of the building has been changed and rebuilt several times. At the time of the visit, several interior walls had been stripped of their wall plaster and floorings and ceilings were damaged. All except two original chimneypieces have been removed and only one is unblocked. The historic and archaeological significance of the interior is greatly lessened by the degree of change. The significance of the exterior architecture is only slightly negatively influenced by the new extension and the bitumen felt covered tunnel roof.

- 5.2.3 The overall setting of East Craig as part of the Craighouse complex is of a high community significance, as over the last century the area developed into a public accessible park. The building, as part of this landscape is of aesthetic value to the Craiglockhart Conservation area. While the building is less decorative, and more functionally orientated, the overall architectural value is still of significance, not only as part of the Craighouse complex, but also as distinctive hospital building of the late 19<sup>th</sup> century.
- 5.2.4 East Craig has a known history of damp and has already undergone several treatments for wet rot and general dampness. Further measures should be taken to preserve the remaining historic fabric during works necessary to address the damp and rot issues.



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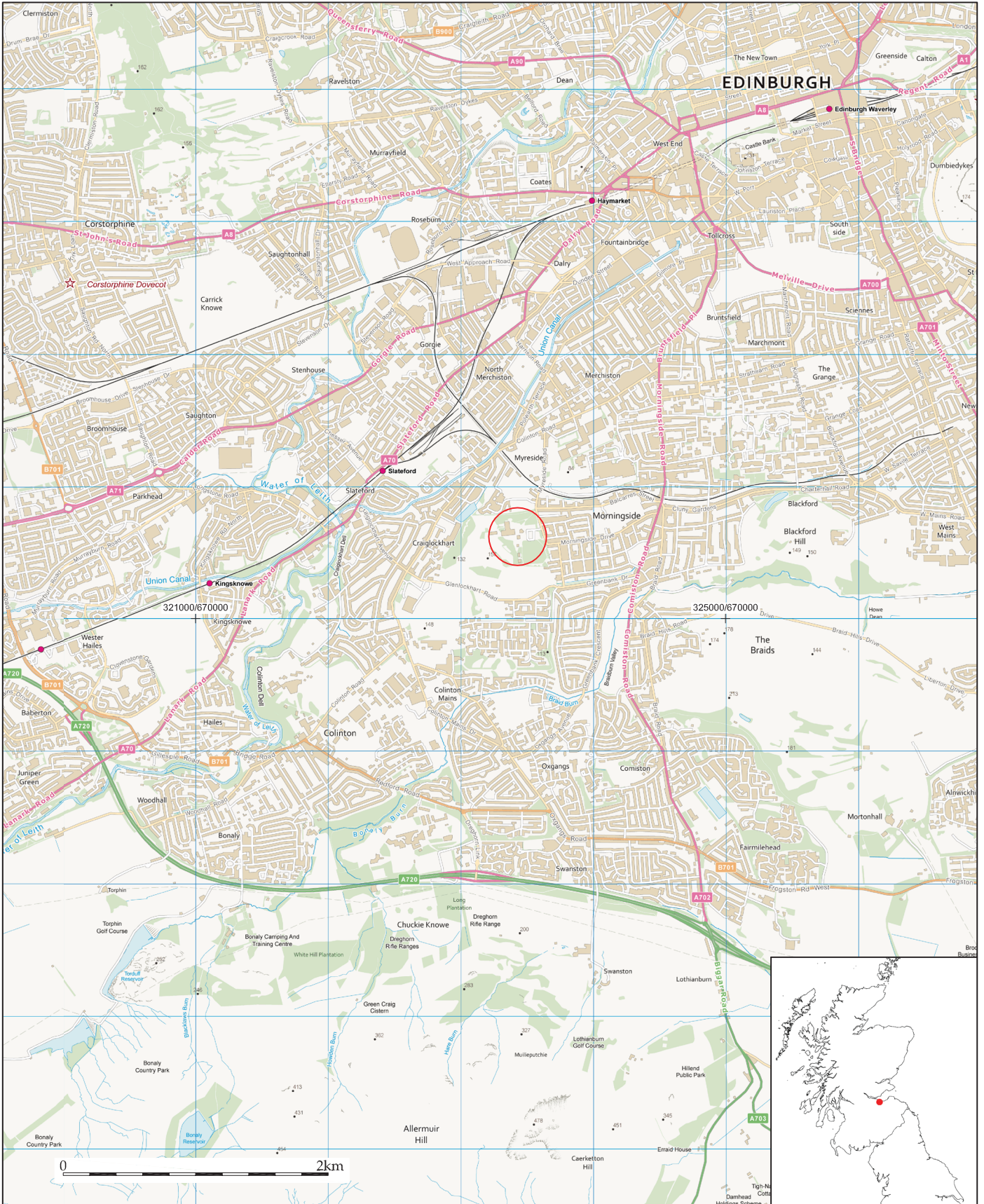

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## APPENDIX 2: FIGURES





Wardell Armstrong  
Archaeology  
2015

PROJECT: East Craig, Craighouse, Edinburgh  
 SCALE: 1:40,000 at A4  
 REPORT No: CP11336  
 CLIENT: Clearbell Capital LLP  
 DRAWN BY: AB  
 DATE: September 2015  
 FIGURE: 1

KEY:

 Site location



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Figure 1: Site location.



PROJECT:

East Craig, Craighouse,  
Edinburgh

CLIENT:

Clearbell Capital LLP

SCALE: 1:1000 at A3

DRAWN BY: HP

DATE: September 2015

KEY:

East Craig



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REPORT No:

CP11336

FIGURE:

2

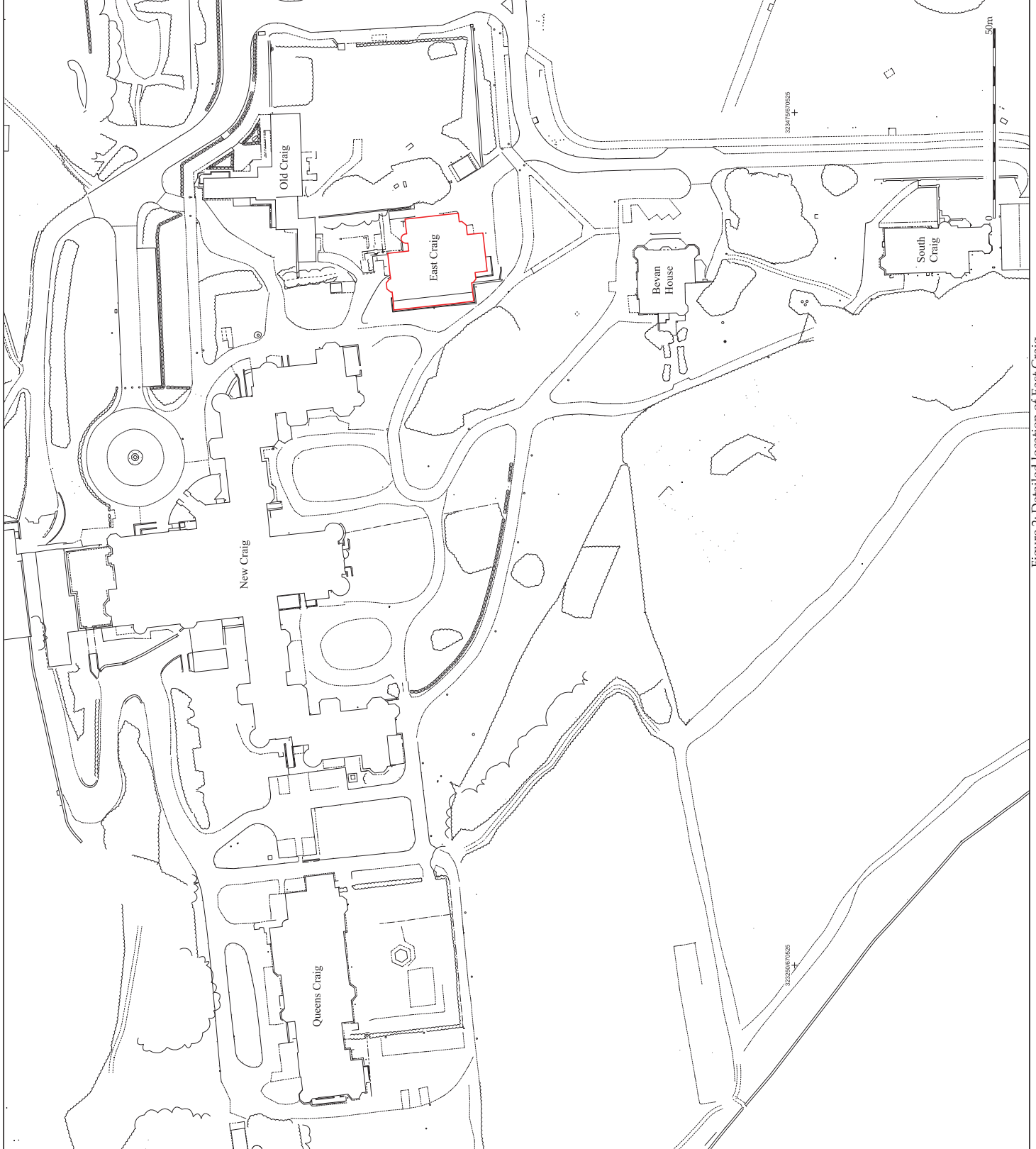


Figure 2: Detailed location of East Craig.

PROJECT:

East Craig, 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

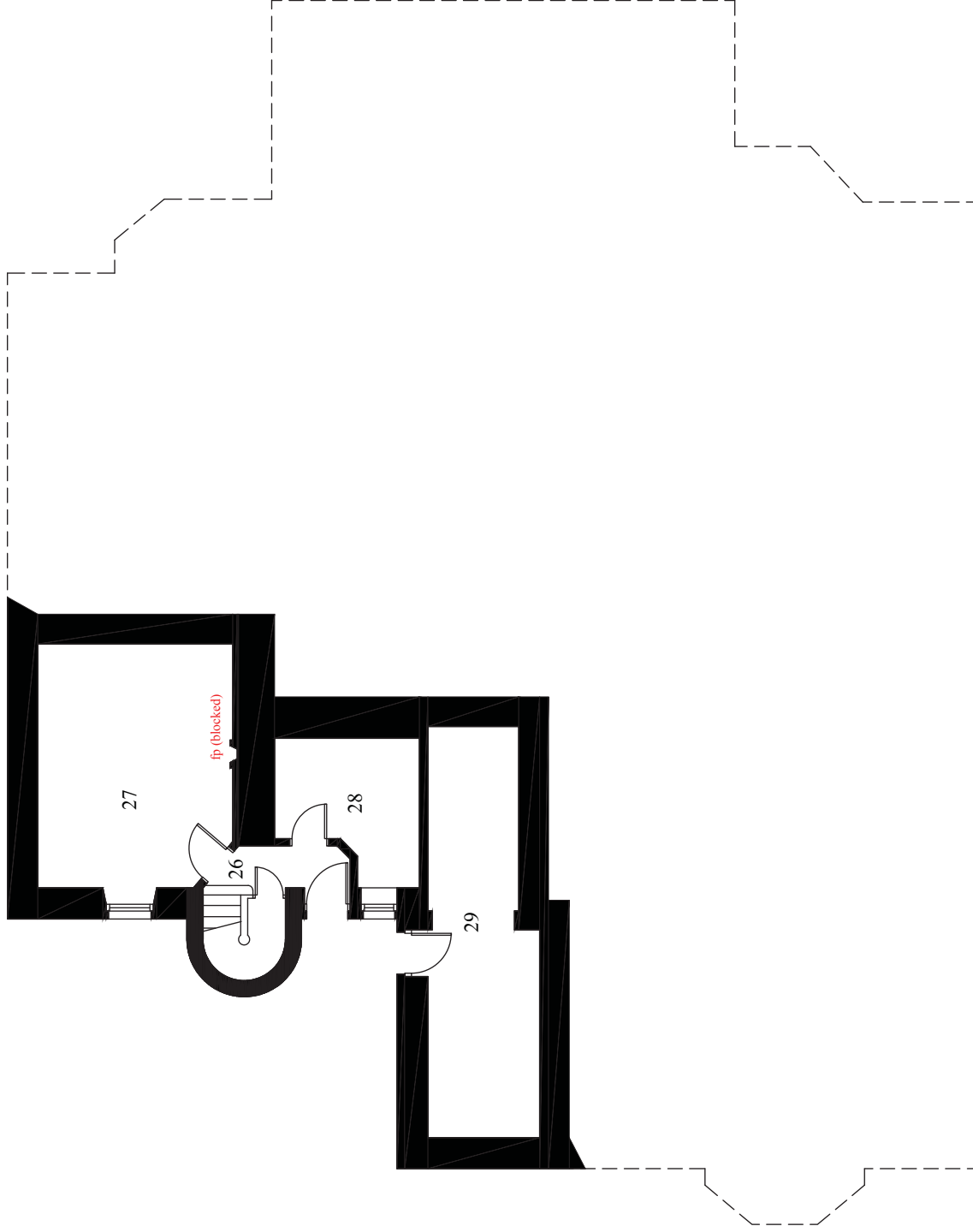


Figure 3: East Craig; lower ground floor.



PROJECT:

East Craig, 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

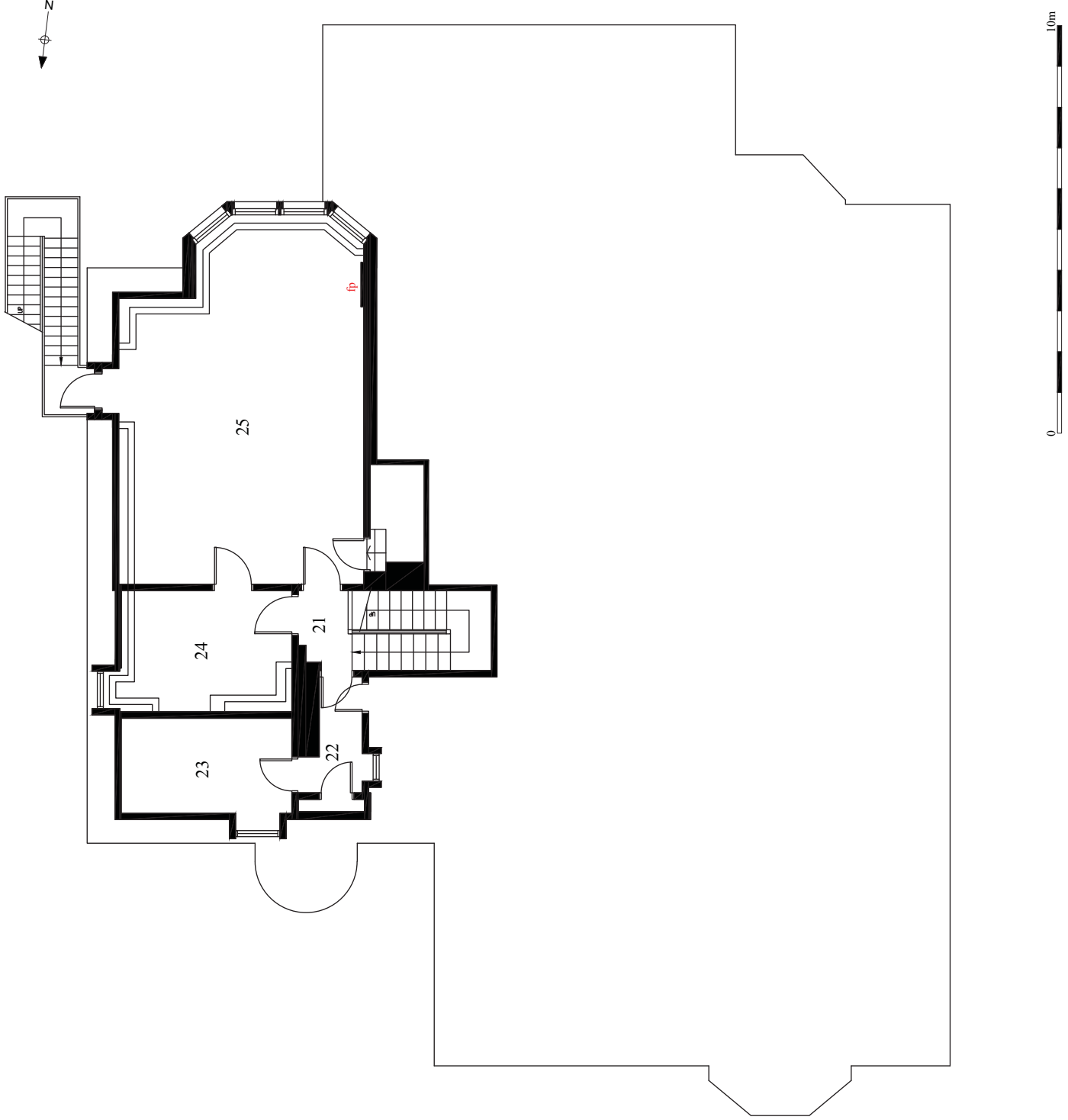


Figure 5: East Craig: first floor.

PROJECT:

East Craig, 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

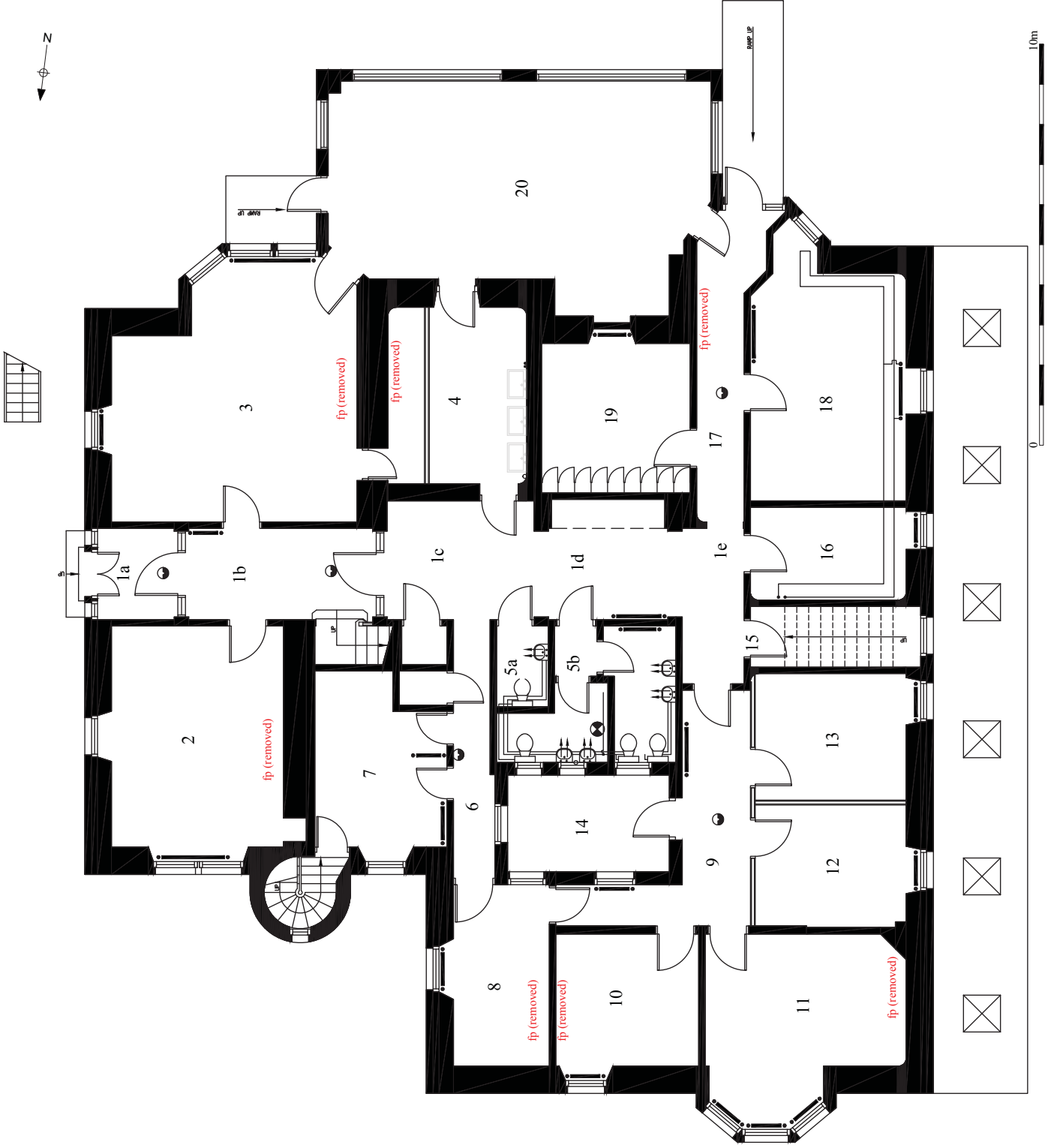


Figure 4: East Craig; ground floor.



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Archaeology  
2015

PROJECT:

East Craig, Craighouse,  
Edinburgh

CLIENT:

Clearbell Capital LLP

SCALE: Not to scale

DRAWN BY: AB

DATE: September 2015

KEY:



East Craig



REPORT No:

CPI1336

FIGURE:

6

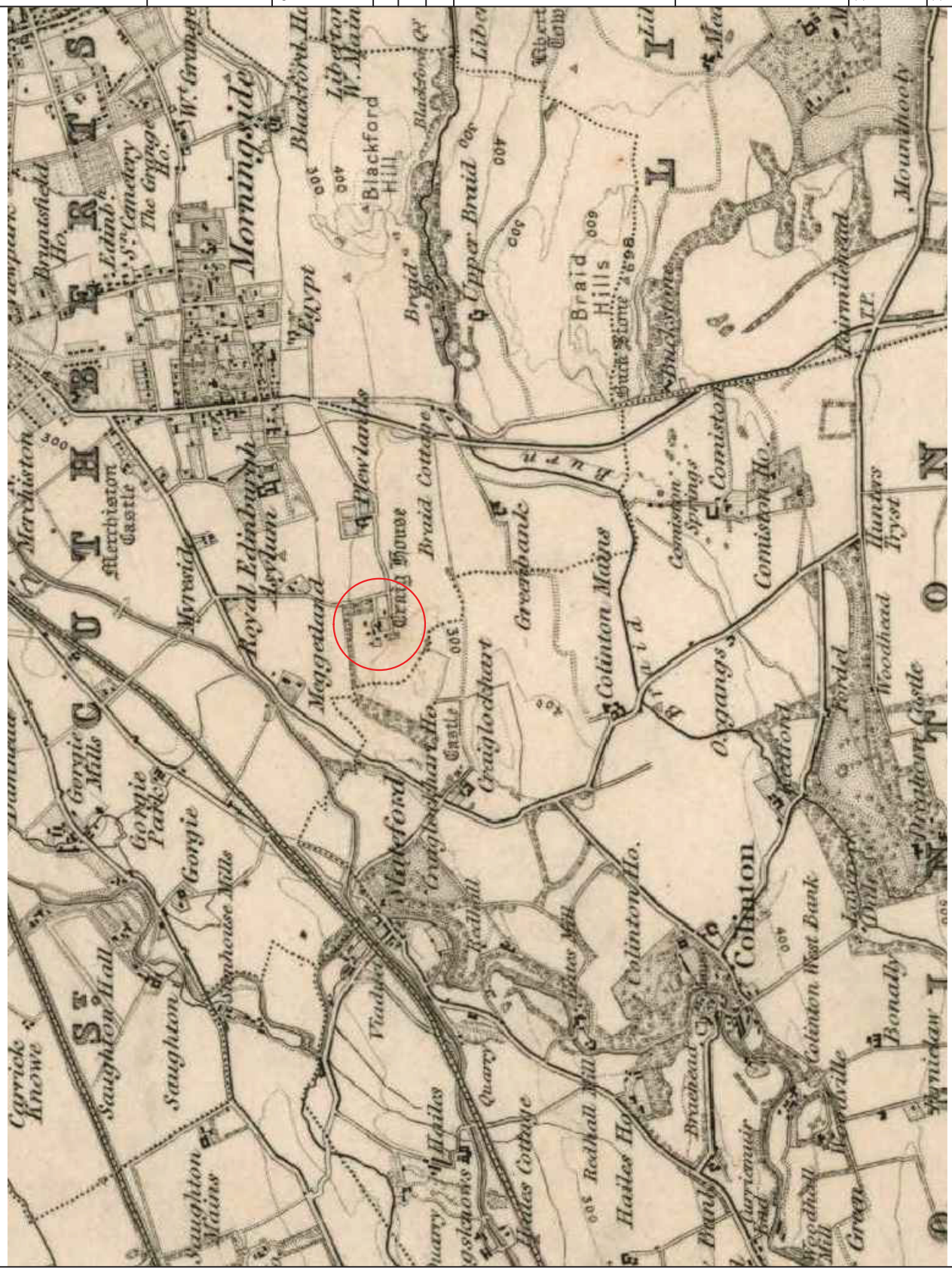


Figure 6: First Edition Ordnance Survey Map, 1856.





Wardell Armstrong  
Archaeology  
2015

PROJECT:

East Craig, Craighouse,  
Edinburgh

CLIENT:

Clearbell Capital LLP

SCALE: 1:10,000 at A4

DRAWN BY: AB

DATE: September 2015

KEY:

 East Craig



REPORT No:

CP11336

FIGURE:

7

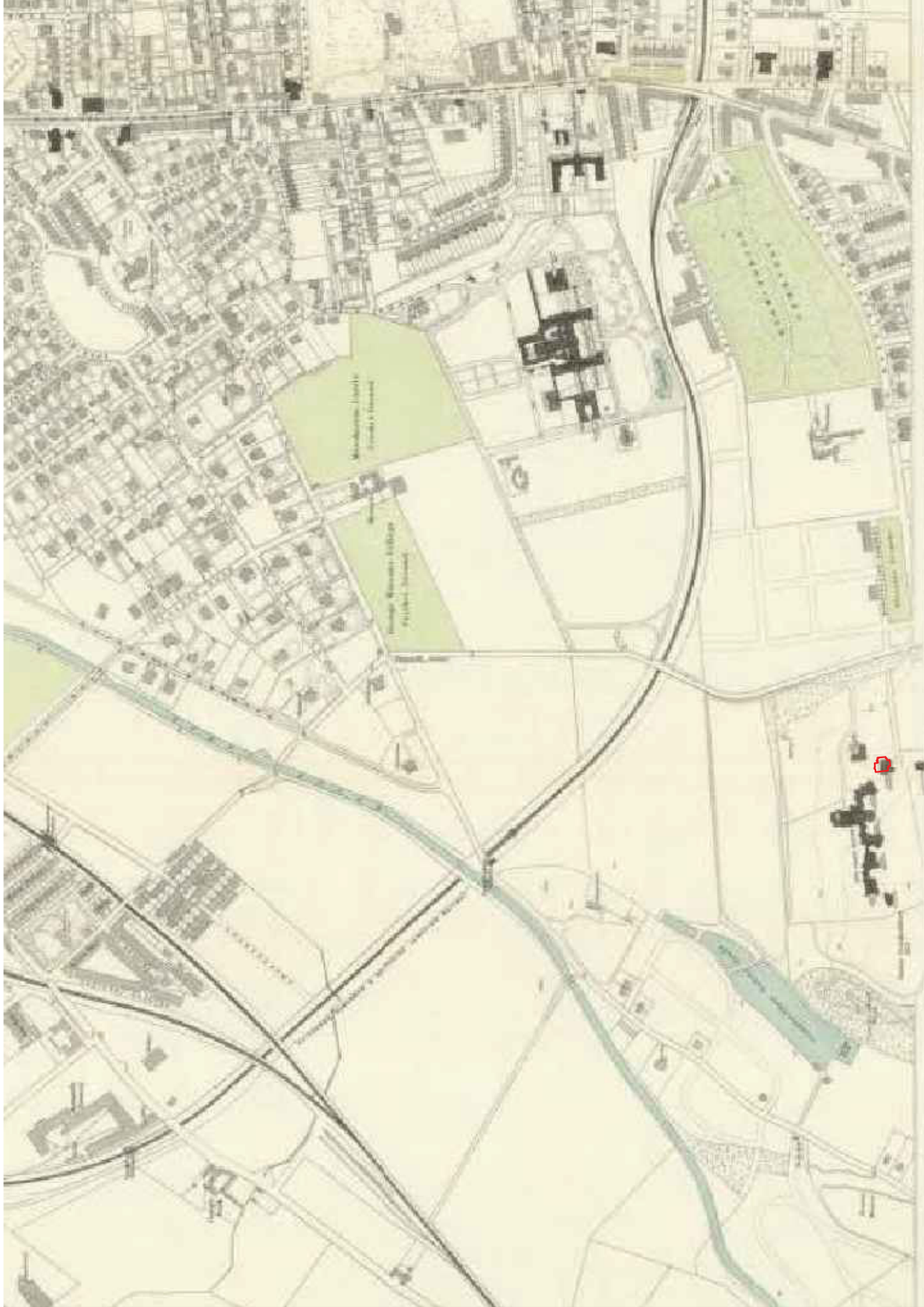


Figure 7: Extract from Bartholomew's Large Plan of Edinburgh and Leith, 1893.

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CLIENT:	Clearbell Capital LLP
SCALE:	1:2,500 at A4
DRAWN BY:	AB
DATE:	September 2015
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FIGURE:	8

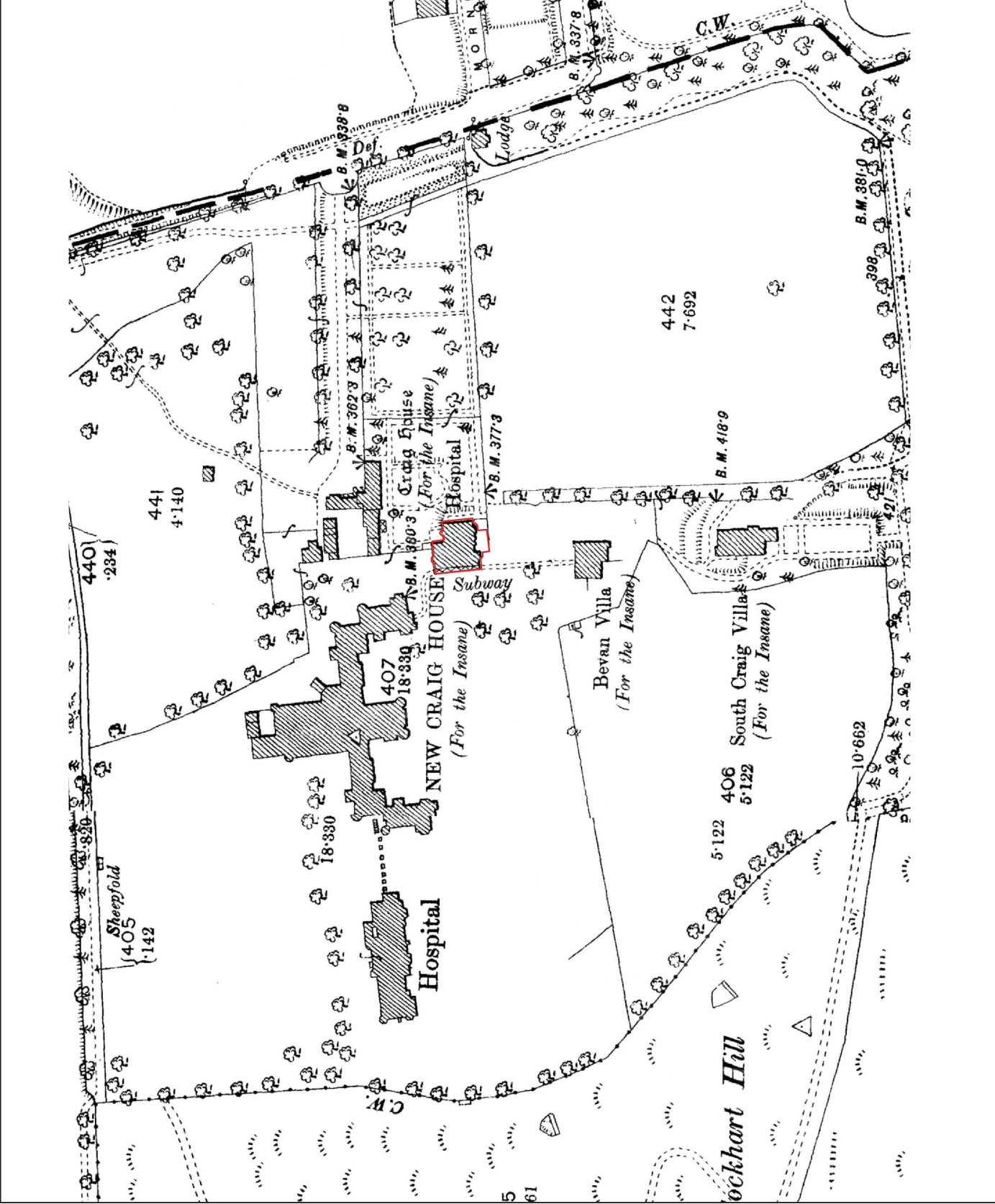


Figure 8: Ordnance Survey Map, 1893.



PROJECT:

East Craig, Craighouse,  
Edinburgh

CLIENT:

Clearbell Capital LLP

SCALE: 1:2,500 at A4

DRAWN BY: AB

DATE: September 2015

KEY:

East Craig



REPORT No:

CPI1336

FIGURE:

9

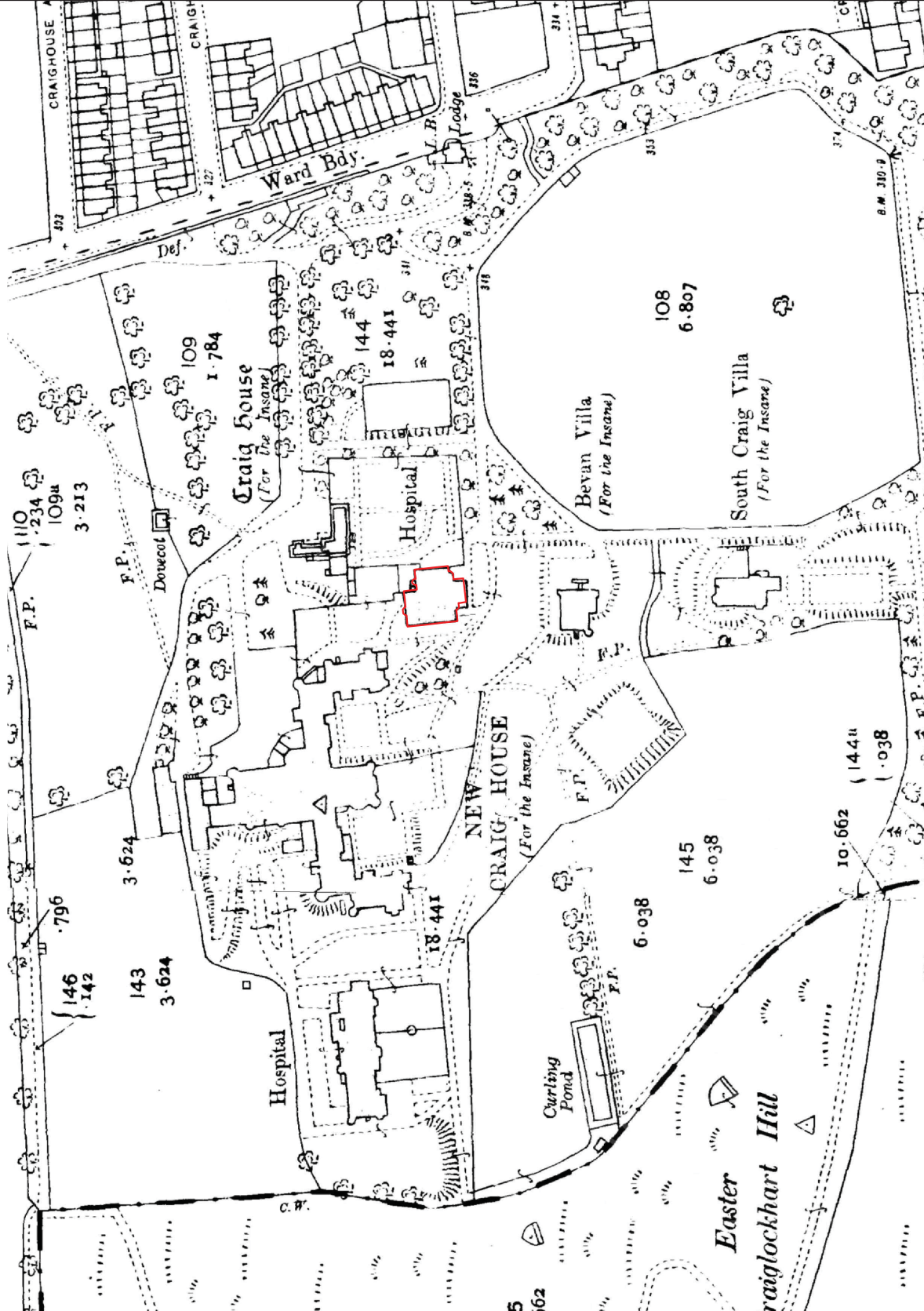


Figure 9: Ordnance Survey Map, 1914.





archaeology

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2015

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CLIENT:

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SCALE: 1:2,500 at A4

DRAWN BY: AB

DATE: September 2015

KEY:

East Craig



REPORT No:

CP11336

FIGURE:

10

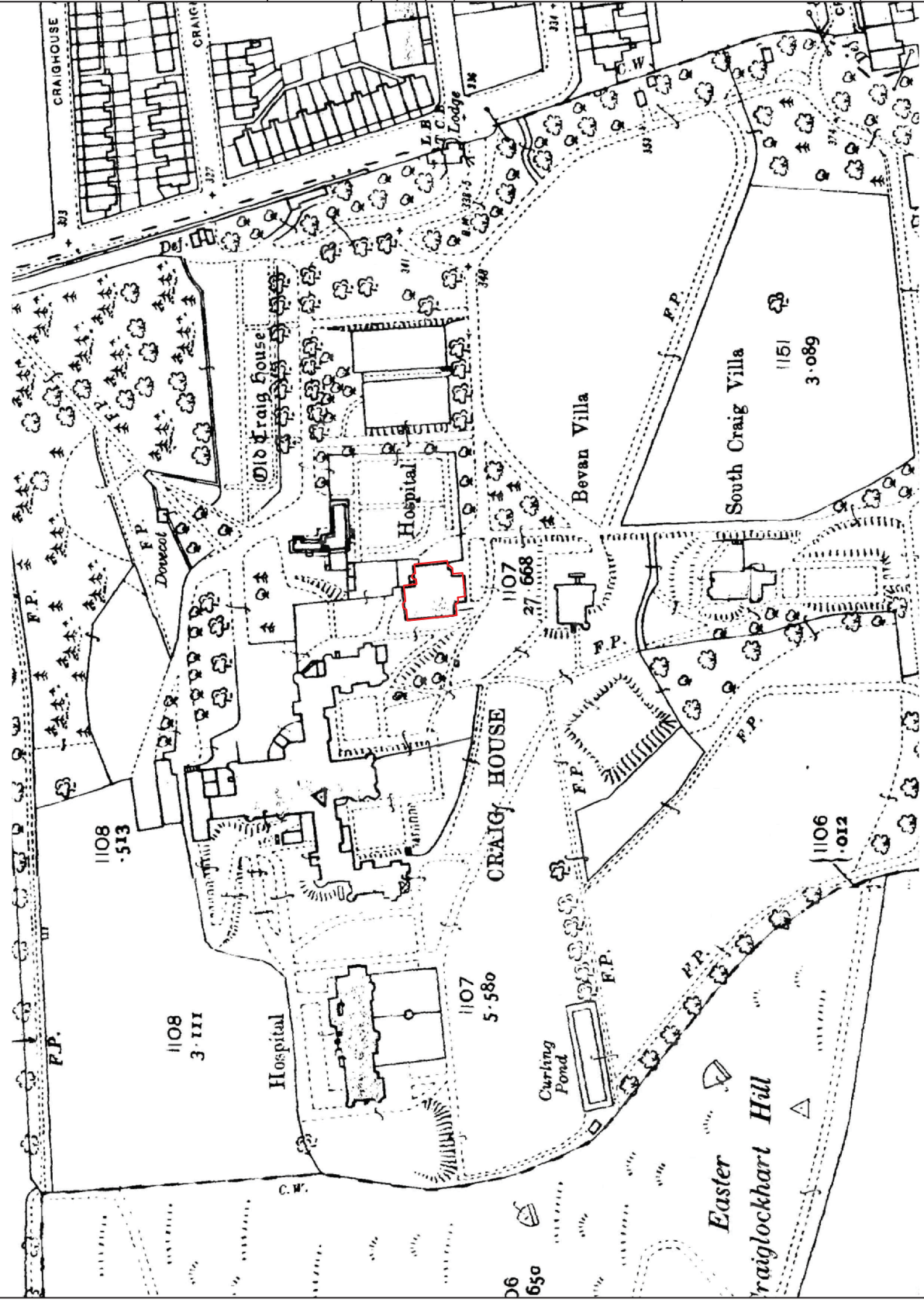


Figure 10: Ordnance Survey Map, 1933.



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East Craig, Craighouse,  
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CLIENT:

Clearbell Capital LLP

SCALE:

1:2,500 at A4

DRAWN BY:

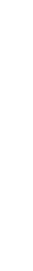
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DATE:

September 2015

KEY:

East Craig



REPORT NO:

CP11336

FIGURE:

11

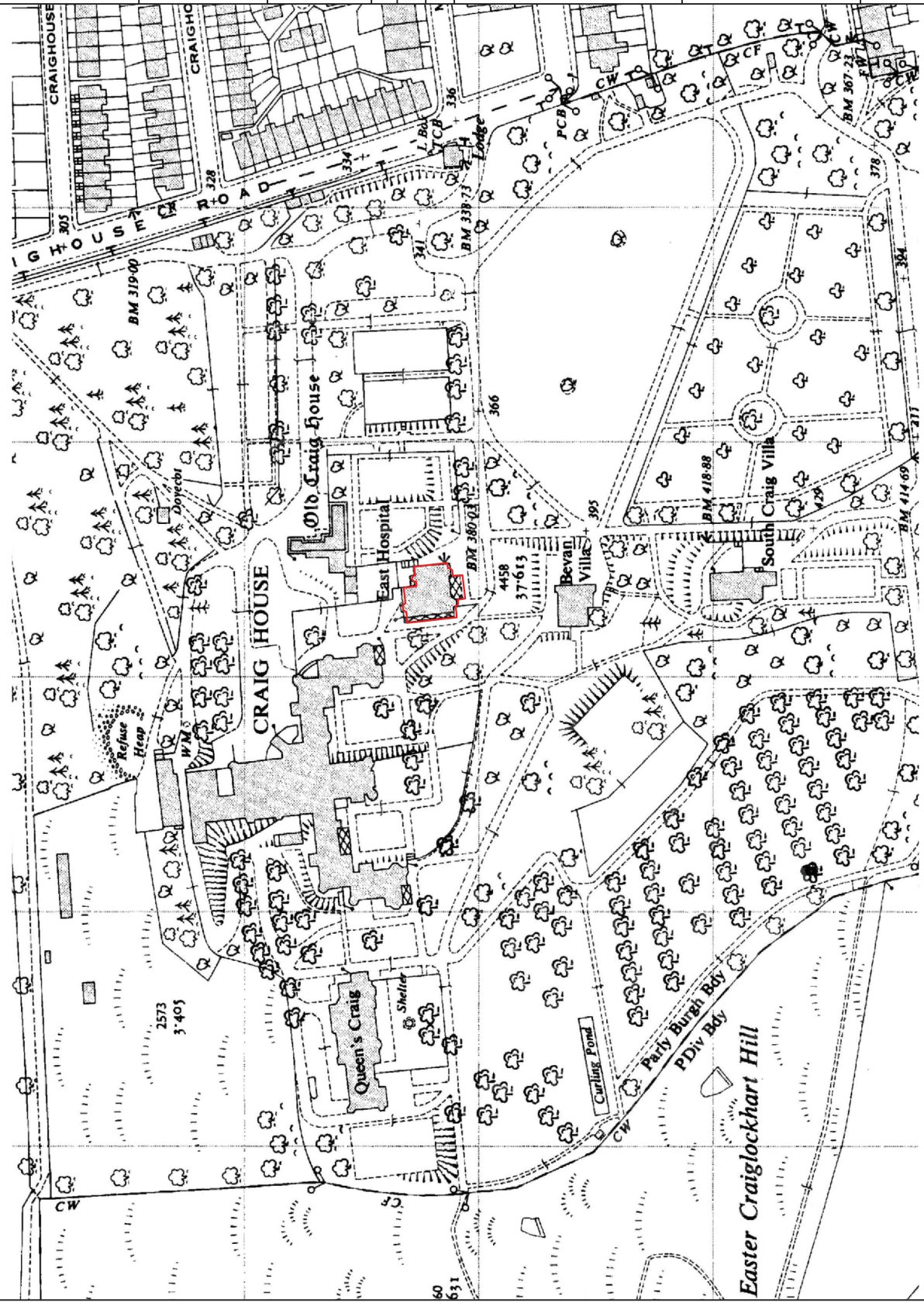


Figure 11: Ordnance Survey Map, 1948.

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