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OLD CRAIG, CRAIGHOUSE, EDINBURGH

ENHANCED BUILDING SURVEY

December 2015

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Enhanced Building Survey

December 2015

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SUMMARY

Wardell Armstrong Archaeology was commissioned by Clearbell Capital LLP to prepare an enhanced building survey for Old 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 last been owned by Edinburgh Napier University.

Old Craig originally is a 16th century tower house built on an L or T plan. A datestone of 1565 with the initials LS CP dedicated to the owners, Laurence Symson and his wife, who purchased or inherited the house at this time. The three storey building with tower, attic and vaulted cellar went through numerous changes over the following centuries, but the original structure is still identifiable.

Old Craig is a category A listed building. Its history is legible in its architectural alterations, retaining some of its original features. There is clear evidence of alterations in the fenestration and in later structures and extensions that were added in the 18th and late 19th century. Major alterations to the roof and interior were made by Sydney Mitchell in the late 19th century, following the incorporation of the building as part of the new Royal Edinburgh Asylum.

The overall layout of the building has been only slightly modified in the last century, mainly to accommodate easier disabled access and fire protection. The majority of the modern changes appear to be reversible, some however directly affect the historic material. This concerns e.g. the modern elevator shaft inserted into the 16th century room with vaulted ceiling.

The building is of exceptional historic and archaeological significance as a 16th century tower house. There is the possibility of the survival of further below-ground archaeological remains related to the several outbuildings and garden walls of the property, which have been removed and changed over the last centuries.

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 former Craighouse Campus of Edinburgh Napier University.

1.2 Listed Building

1.2.1 Old Craig is a category A listed building. 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. Old Craig was designated in 1970 (Historic Scotland, map ref: NT 2345 7066).

1.2.2 Historic Environment Scotland lists Old Craig as a house originating from 1565 which was altered and added to several times in the following centuries. The house is described as a three storey and attic rubble building with a square tower near the west end of the north front. The roof is described as an 18th century club skew for the main gables and an original crowstep roof for the tower. There is a vaulted ground floor in the south-east wing. The north-west wing dating to 1746 was added in a re-entrant angle of the tower, forming an L-plan. The whole exterior of the building was harled with margins, to simulate an ashlar stone walling. Minor alterations were undertaken during early 19th century restoration works, followed by more extensive alterations late in the century by Sydney Mitchell during its conversion for hospital purposes. Some further relatively minor alterations have

been undertaken since then. A derelict modern wooden veranda encloses original doorways. The original gate-piers were built into the garden wall.

1.2.3 In 2012, Old Craig was listed as a Building at Risk by Historic Scotland, because it had remained vacant following its sale by Napier University.

1.3 Location

1.3.1 Old Craig is situated at Ordnance Survey grid reference NT 2345 7066, within the north-eastern slope of Easter Craiglockhart Hill, situated south-west of Edinburgh city centre. It is part of the former Royal Edinburgh Asylum, later forming part of the Craighouse Campus, positioned on the north-west corner of the L shaped complex. It is set within the Craiglockhart Hills Conservation Area (designated 1997).

1.3.2 The present-day building complex consists of the 1565 structure, with the extensions made in the 18th and 19th century. The original walled garden has been replaced by a car park.

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 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).

- 6.3.9: 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.
- 6.3.10: 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, consisting of a historic building survey, corresponding to enhanced/detailed historic building recording (ALAGO: Scotland 2013), was undertaken prior to proposed alterations of the buildings.

2.3 The Measured Survey

2.3.1 Measured survey data of 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/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 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.*

2.5.2 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. The results of this recording project will be made available by WA Archaeology, as part of this national project within the OASIS database under the identifier **wardella2- 223772**.

3 HISTORICAL BACKGROUND

3.1 Introduction

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

3.2 Historical Background of Mental Hospitals

3.2.1 Many of the large 19th 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 these buildings. The evolution from the few medieval hospitals to the voluntary hospitals of the 17th/ 18th century was a slow process stimulated by several medical and health care movements and legislation (RCHME 1998). Until at least the early 19th century the conditions in hospitals were atrocious, and a stay could more 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 18th century to the 19th century purpose built hospitals. The first hospital of this kind 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 18th and 19th 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 England in the mid-19th 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 and hospital rooms like baths and toilets slowly were separated in so called sanitary towers, a feature that can also be found in some parts of Craighouse, especially in New Craig.

3.2.2 The property of Craighouse had been in use as residential property for several centuries before the asylum was built. The Craighouse complex is a colony-style purpose-built asylum building of the late 19th century. It includes several smaller detached villas, surrounding one main communal and administrative building in the middle.

3.3 Historical development of Old Craig

3.3.1 The Craiglockhart Hills form one of Edinburgh's seven groups of hills, all with a long history as places of settlement. Earliest records of Craighouse are from the 12th century, as part of the extensive landholdings of Newbattle Abbey, though no evidence of a building is known.

3.3.2 Old Craig had been built as a comparatively small tower house, close to Edinburgh city. The earliest, still extant fabric is part of the three storey tower house, with the datestone of 1565 giving an approximate date of its construction. The initials LS CP point to the owners at this time, Laurence Symson and Catherine Pringle. The house may have been built on an L or T plan, with small first and second floor windows and a crow-stepped gable. The whole ground floor contained a vaulted ceiling. The Dicks family owned the house from at least 1685. In the 19th century it was the residence of John Hill Burton, a Scottish historian (Historic Scotland, accessed 12/08/15).

3.3.3 The earliest illustration of Old Craig dates from the late 19th century (Simpson and Brown 2012, 18). It depicts the tower house and its 18th century extension. This new wing to the north, dated 1746, was added by Sir James Elphinstone. At the same time, it is assumed, the windows on the tower house were enlarged. The new extension is visually subordinate to the old building, with only slightly larger windows, a steeply pitched, crow-stepped roof and two chimneys on the rear elevation.

3.3.4 During the late 18th to the early 19th century the building remained empty and began to fall into a derelict state. Its renovation in the early 19th century might have brought further enlargements of the windows, as well as the removal of the crow-steps of the east-gable of the earlier building. Cartographic documents by John Adair from ca. 1682 display a tower house named Craighouse (Figure 8), and on the 1st Edition OS map of 1857 Craighouse is depicted as a T shaped building with a variety of outbuildings to its north and west sides (Figure 10).

3.3.5 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. While being put to immediate use, Old Craig underwent a few changes over the course of the next decades. A wooden veranda and porch had been added to the east elevation by 1896, as well as a porch with flanking stairs on the south elevation. A shallow bay was added to the north. Six new dormer windows were added to the attic floor on the south elevation of the original building. On

either side of the chimneys on the north side a pair of dormer windows was added. The old casement windows were replaced by single panel windows. Additionally, the harling of the building was lined, simulating a more high status ashlar stone finish, a common internal and external finish of that time (Simpson Brown 2012).

3.3.6 Some parts of the interior of Old Craig were changed to suit the new purpose of the building. Walls between smaller rooms of the old building were removed, creating one large room per floor. Several new interior finishes were added in a characteristic Sydney Mitchell Free Renaissance style.

3.3.7 In *The British Medical Journal* from Nov. 3 1894 (pp. 994), it is mentioned that by this time, Old Craig already accommodated twelve patients.

3.3.8 By 1908, the western half of the west wing had been removed. The walls of the eastern walled garden had also disappeared. A further significant alteration was the removal of the formal entrance from Craighouse Road. The decorative gate posts to the south of the Lodge mirror the original ones from the 18th century situated at the former entrance to Old Craig, as seen on a photograph from 1900[1]. The entrance ceased to be used as such after 1900 with the construction of the Lodge (Simpson Brown 2012, 21). By the early 20th century, the majority of the old out buildings had been removed. Later OS maps from 1914 and 1948 only display changes to the property with regard to its garden and road layout (Figure 11 to 14). Several new entrances to the property developed over the years, increasing the accessibility to the public of the previously quite solitary property.

3.3.9 Old Craig House itself was adapted for hospital use. The site was renamed the Thomas Clouston Clinic in 1972 (Lothian Health Services Archive/ Historic Scotland Ref website).

3.3.10 After Napier University obtained the Craighouse Complex from the Lothian Health Services in 1994, the before mentioned main entrance to Old Craig was reopened and enlarged to allow access for public buses. Old Craig was repainted in a pink colour.

[1] Photo available at RCAHMS

4 ARCHAEOLOGICAL BUILDING RECORDING

4.1 Introduction

4.1.1 The archaeological building recording was undertaken in July 2015. The building had been standing vacant since 2013. The Grade A listed building is in an overall good condition.

4.1.2 At the time of the survey the interior was in a good condition with only a few areas of mild mould infestation.

4.1.3 The survey divides the building internally into a series of numbered spaces for convenience of description. The abbreviation *R* is used to indicate any form of enclosed space. Differentiations into spaces such as staircases, hallways or corridors are addressed within the description that follows.

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

4.2.1 The harling of Old Craig is pigmented in a light pink. In areas where the harling has been removed, the underlying sandstone masonry has been exposed. Other areas have been crudely re-plastered, but not repainted.

4.2.2 The south elevation of the 16th century part of the building shows the 19th century raised entrance porch, which is strongly affected by wood decay and no longer accessible. The majority of the windows are still intact. The area of the removed plaster stretches up to approximately the first floor, along the south elevation to the east elevation of the old building. On the north elevation of the old building, only a small area has been replastered. A modern ramp leads to a ground floor doorway.

4.2.3 The east elevation of the 17th century extension shows a wider area which has recently been re-plastered. A balcony with a 19th century brick staircase leads to the first floor. An east to west aligned section of boundary wall partitions a higher level garden area from the main road to the east of Old Craig (Plate 5).

4.2.4 There is some rising damp damage to the outbuildings on the west side of the property.

4.3 **Ground Floor** (Figure 3)

4.3.2 *R 1:* The current main entrance is through the 17th century extension building (Plate 6). A door with a medieval style exterior and 20th century interior leads into a small entrance hallway with Victorian tile flooring.

4.3.3 *R 2:* This room has recently been refurbished (Plate 7). A plaque naming the Carnegie

Trust as the funding body for the refurbishment is mounted on the east elevation. The whole room is large, panelled with dado and skirting board in the same timber, possibly dating from the 19th century refurbishment. The original varnish was removed during the refurbishment and the panels have been left bare. The chimneypiece on the west elevation has also been stripped of its varnish and the decorative tiles are damaged (Plate 8). The blue and white tiles with floral design can be dated to the Victorian period and are most likely factory produced (Plate 9). The ceiling appears to be lowered.

4.3.4 *R 4:* The room is currently a toilet space. No material of archaeological interest is visible.

4.3.5 *R 5:* The small hallway with stone flooring leads to the 16th century vaulted kitchen room (Plate 10). A doorway in the east elevation leads to the courtyard.

4.3.6 *R 6 & 7:* The vaulted roofed kitchen room has been separated into three areas (Plate 11 – Plate 14): two relatively similar sized rooms, and an area in the middle containing a modern elevator and two small connecting hallways. Several windows of different splayed reveal size run along the north and south elevations. R 6 is harled in white, with a modern light sandstone slab flooring. A large, simple 16th century stone fireplace is situated at the west elevation. Several small niches run along the ceiling of R 6 and 7 in an east-west direction. Old meat hooks are situated at the south side of the ceiling running in an east-west direction. A doorway in the north elevation leads to the main 16th century newel staircase. R 7 is of approximately the same size as R 6. A blocked 16th century stone fireplace is situated in the east elevation. Two small windows have been inserted on each side of the fireplace. The modern elevator shaft in the middle has been shielded by modern gypsum wall with the elevator entrance facing north.

4.3.7 *R 8:* A large stone newel staircase connects the 16th and 17th century blocks. The floors of both buildings are not aligned, so access to each floor is slightly offset. The ground floor passage contains worn Victorian floor tiles (Plate 15 & Plate 16).

4.3.8 *R 9:* A small cupboard room underneath the newel staircase. The Victorian floor tiles are slightly different in design than in R 8. A small niche is present in the west elevation.

4.4 **First Floor** (Figure 4)

4.4.1 The first floor of the 17th century extension contains two rooms. The majority of the

floor consists of R 12.

4.4.2 A few steps further up the newel staircase (R 8) leads to the first floor of the 16th century building.

4.4.3 *R 10:* Small landing of the newel staircase on the first floor level (Plate 17).

4.4.4 *R 11:* No material of archaeological interest is visible.

4.4.5 *R 12:* A large room, subdivided in to four spaces by a gypsum wall and glass partition walls (Plate 18 & Plate 19). To the east is the access to the 19th century brick balcony. On the west elevation are two 18th century stone surrounds with late 19th century fire grates inserted by Sydney Mitchell (Plate 20). There are remains of a dado rail on the east elevation.

4.4.6 *R 13:* This room previously was the main entrance hallway (Plate 21). The room contains well preserved embossed wall covering in leather optic with colour prints. This wall covering would appear to date to refurbishment in the late 19th century. Light blue and red floral elements and colourful parrots and butterflies are still clearly visible on the now light bronze coloured wall covering. Some minor damage is visible. The lower part of the elevations is covered in a dark varnished dado panelling. A timber partition doorway with modern glass panels leads to the timber entrance door.

4.4.7 *R 14:* The old reception parlour, is a fully panelled room with dado and simple white plaster ceiling with classical style coving (Plate 22). The room still contains the late 19th century wall and ceiling light fittings in Art Nouveau style, but with modern electric lighting and wiring. In a niche on the west elevation, possible an old inglenook fireplace, is a 19th century chimneypiece with decorative tiles forming a fire surround (Plate 24). The plain white tiled inserts with black and yellow floral decorative elements differ from the more ornamented tiles on the ground. The timber over mantel contains two dates: 1565 and 1878, as well as the initials RAE (possibly Royal Edinburgh Asylum). At one of the upper panels on the east elevation is a painted panel, a decorative landscape painting in grisaille style (Plate 23).

4.4.8 *R 15:* To the east is another large room (Plate 25). It is subdivided in to three spaces with the modern elevator shaft at the west end of the room. Two small rooms, R15a and R15b, are on the north and south side of the elevator shaft. A wide frieze with floral décor reaches along R15c. Two late 16th century stone fireplaces are situated on the north and east elevation. Both have been closed off.

4.5 **Second Floor** (Figure 5)

4.5.1 Over the newel staircase (R 8) the second floor is accessible. A small landing leads to the blocked toilets R 18, and to the small hallway R 19.

4.5.2 *R 16:* The stairhead of the newel staircase retains three late medieval doors with decorative nail patterns (Plate 28 & Plate 29). The east most door leads to second floor of the 16th century building. The middle and west door were both locked at the time of survey. A modern timber balustrade with a small pedestal overlooks the stairhead. The ceiling contains a white twisted cordon décor as coving.

4.5.3 *R 17:* Small landing of the newel staircase on the second floor level.

4.5.4 *R 18:* Blocked toilet room.

4.5.5 *R 19:* Once probably part of a larger room with R 20 and R 21. A small, straight staircase leads to the attic space over the 17th century extension.

4.5.6 *R 20 & 21:* This room is only separated from R 21 by a gypsum wall (Plate 26). A modern partition wall has been inserted aligned east-west within R 21. There are no visible traces of the external staircase entrance in the east elevation. A red stone surround with a 19th century fire grate is situated on the north elevation of 21a and a slightly smaller stone surround with inserted fire grate is located at the west elevation on 21 (Plate 27).

4.5.7 *R 22 to 24:* A new metal staircase has been inserted in hallway R 22. This floor has been considerably changed. As the door to R 23 has been blocked, a new doorway has been inserted in the east elevation (Plate 30). The elevations of R 23 have been broadened possible in Victorian time. With the construction of the metal staircase, a new wall had been inserted to be the east elevation. In the north-east corner is the medieval timber door lintel still well-preserved, the door has been boarded over. A blocked stone surround fireplace is situated in the west elevation. The cupboard room also on the west elevation indicates that the flooring of main room might have been elevated at some point. A large room opens to the east. Same as R 23, the elevations were changed in the late 19th century. Stone surround fireplaces are situated on the north and east elevations, with that in the eastern elevation being completely blocked with concrete.

4.6 **Attic** (Figure 6 and 7)

4.6.1 There are two attic spaces. Both are different in their architecture and state of usability.

4.6.2 *R 25 to 27:* Over the extension building stretches a simple attic (25 to 27) possibly dating to the late 18th or early 19th century, accessible through a staircase in hallway R19. The rooms feature simple horizontal panelling, with a partition wall running east-west (Plate 31 & Plate 32). A modern water tank on steel beams is situated in R 25.

4.6.3 The attic over the 16th century building has a known history of alterations. The current exterior design dates to the changes made by Sydney Mitchell. Further modern alterations have impacted upon the historic fabric.

4.6.4 *R 28:* No material of archaeological interest is visible.

4.6.5 *R 29:* No material of archaeological interest is visible.

4.6.6 *R 30:* A modern gas fireplace with a timber mantel is situated in place of the chimneypiece (Plate 34). No material of archaeological interest is visible.

4.6.7 *R 31:* The room has been altered into a toilet space. No material of archaeological interest is visible.

4.6.8 *R 32:* A small second newel staircase leads to the room from the western locked 16th century doors at the stairhead of the main newel staircase (Plate 35). The stairhead of the small staircase has been blocked by press board flooring. This staircase was possibly the only access to the attic in earlier times. A fireplace has been removed and blocked in the north elevation.

4.6.9 *R 33:* An interesting feature are the fireplace floor tiles and fluestone at the west corner of the north elevation (Plate 36). As there is no indication of there being a chimney at this position, it is possible that a chimneypiece was removed during a past refurbishment.

Plate 1: Oblique North-East elevation

Plate 2: North elevation

Plate 3: West elevation

Plate 4: South elevation

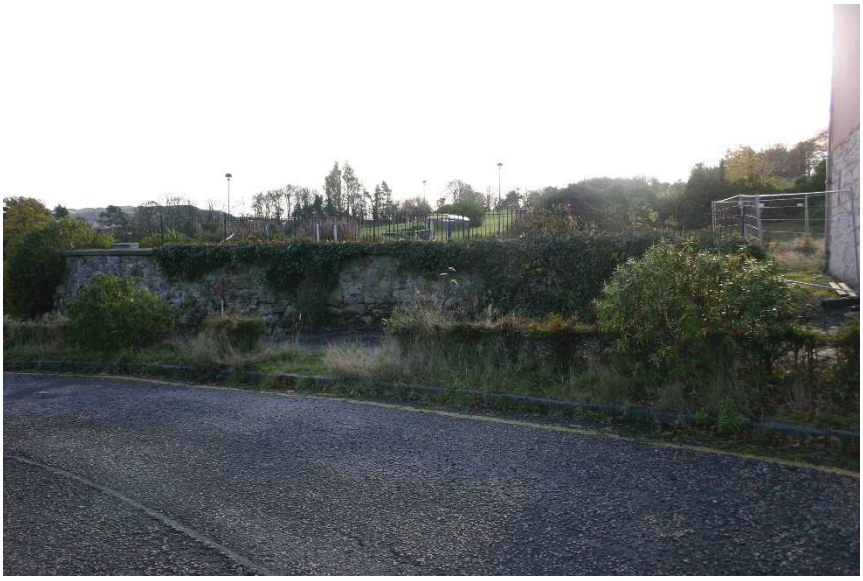

Plate 5: Boundary wall to the east of Old Craig

Plate 6: Entrance, R 1

Plate 7: R 2

Plate 8: R 2, recently opened chimneypiece

Plate 9: R 2, detail tiles

Plate 10: Passage R 5

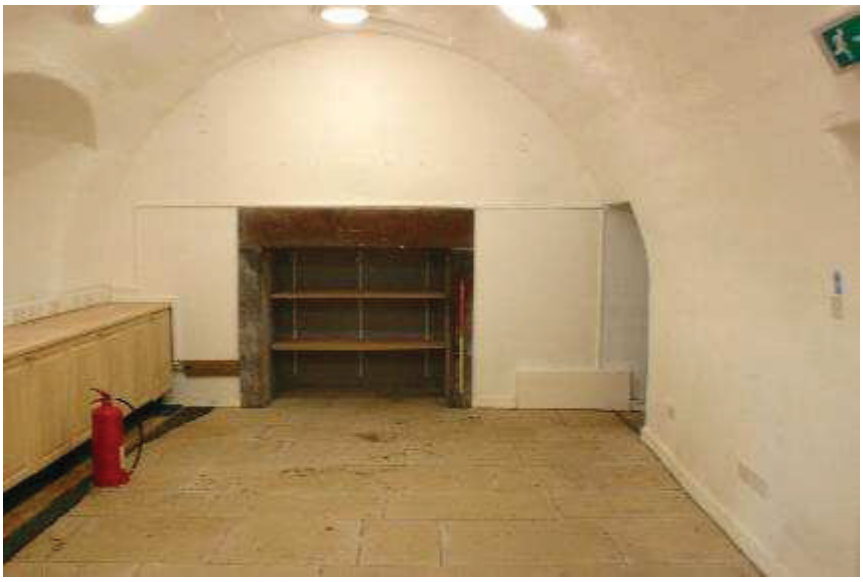

Plate 11: R 6

Plate 12: Detail R 6

Plate 13: R 7

Plate 14: R 7, doors to 2 small passages

Plate 15: R 8 and 9 Victorian tiles

Plate 16: R 8, newel staircase

Plate 17: R 10 (Landing) from newel staircase

Plate 18: R 12, small corridor to main room

Plate 19: R 12, stairs to balcony

Plate 20: R 12, detail of chimneypiece by Sydney Mitchell

Plate 21: R 13, entrance hall

Plate 22: R 14, general shot

Plate 23: R 14, inset oil painting

Plate 24: R 14, detail inglenook fireplace

Plate 25: R 15, general shot

Plate 26: R 21, general shot

Plate 27: R 21, chimneypiece

Plate 28: R 16, newel stairhead with 16th century doorways

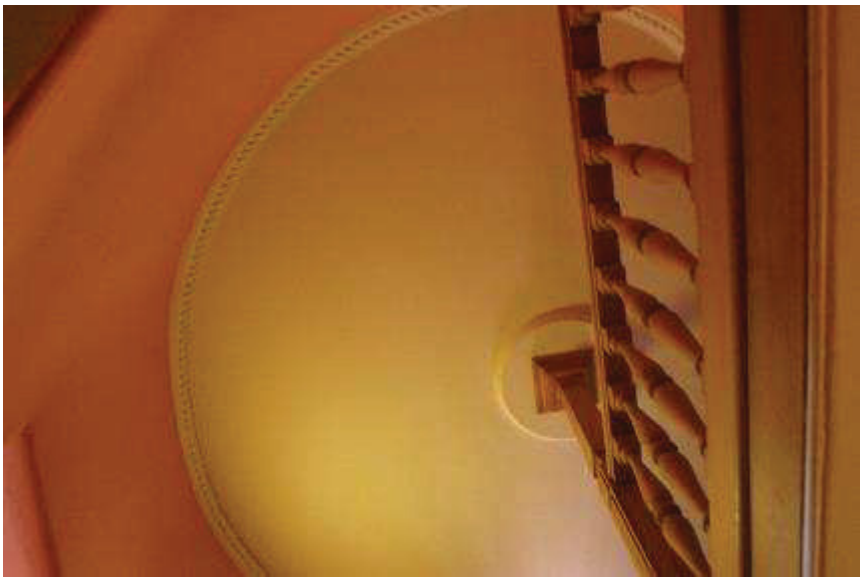

Plate 29: R 16, ceiling above stairhead

Plate 30: R 23, blocked up entrance and modern entrance

Plate 31: Rs 26 and 27, attic

Plate 32: R 26, mixture of masonry

Plate 33: R 24, general view

Plate 34: R 30, general view

Plate 35: R 32, Blocked up staircase

Plate 36: R 33, detail of possible stove/heater with flue stone, no evidence visible on exterior

5 ADDITIONAL BUILDINGS SURVEY

5.1 Outbuilding

5.1.1 There are two still standing outbuildings at the west side of Old Craig (R36 to R40). At the time of the survey, only the upper ground floor of one building was accessible. The rooms as they are now are most likely part of the 19th century alterations to older outbuildings on this site. On OS maps of 1893 (Figure 11) and 1914 (Figure 12) a slight change in the outline of the outbuildings is visible. They were possibly used as calorifier or laundry rooms. A define use of the outbuilding prior to the 19th century is not known.

5.1.2 R 36 contained modern boiler machinery and was accessible through two doorways, on the north and west elevation (Plate 37). To the east, over a small hallway 37 accessed through the doorway in the north elevation, R 38 is situated. This room contains a modern lift machinery with a grid covered hole to the lower floor in the north-east corner (Plate 38). Both buildings are in a mediocre condition.

5.1.3 Numerous other outbuildings once surrounded Old Craig, but were demolished over time. Several trial trenching (Ref. CP11334) underwent in the surrounding area to ascertain their location, following old Ordnance Survey maps 1893.

Plate 37: Boiler room 36

Plate 38: Room with lift machinery

6 DISCUSSION

6.1 The original layout of Old Craig

6.1.1 Old Craig is the only part of the Craighouse Estate not built for purpose built for use as a hospital. The original 'Craighouse' is the oldest building of the property, with a datestone of 1565 giving an indicative date for the tower house. The layout of the building has been changed several times with the removal and addition of several extensions and outbuildings. The current building consists of the original 16th century tower house with a 17th century extension and two outbuildings, possibly dating of the 19th century. An old plan from 1856 shows Old Craig as a T shaped building with four outbuildings to the north-west and one to the south-east (Figure 9). During the last half of the 19th century the roof of the 16th century building must have been raised to its current level, incorporating the tower room as part of the new attic space.

6.1.2 Externally, the 17th century extension is visually subordinate to the 16th century tower house. It adapted the general style of the older building. The windows of both parts were changed and enlarged several times, especially the small 16th century windows.

6.1.3 There is no original floor plan available. A floor plan from 1887 with a written description of Old Craig shows the ground floor of the current building[2]. Following the documentary record, the west side of the vaulted ceiling room can be interpreted as an old internal kitchen, as indicated by the large stone surrounds and meat hooks. The east side of the vaulted room possibly was used as a cellar. The deep set windows on the east side are most likely 17th or 18th century changes. The floorplan has been mostly kept intact, with the exception of the insertion of the modern elevator shaft in the middle of the vaulted room.

6.1.4 The majority of the interior fittings and decor of Old Craig has been changed by Sydney Mitchell after it was bought by the Royal Edinburg Asylum in 1878. Through a combination of the mediaeval and Victorian features they accomplished to create an aesthetic balance of the different styles.

6.2 Summary of significance

6.2.1 Old Craig is of a high archaeological, historical and aesthetic significance. The main

[2] MacGibbon & Ross 'The castellated and domestic architecture of Scotland' 1887-92, as quoted In: Simpson &Brown 'Craighouse – Conservation Plan'. P. 15

part of the 16th century complex survives, but displays the changes of several centuries. The building still presents elements of a Scottish Baronial style, with architectural influences of alterations of the last century. On the interior, the main architectural theme appears to be a late 19th century Arts and Crafts style, with some 16th and 17th century influences. Of particular note and heritage value are those rooms that are characterised by these later 19th century changes initiated by the architect Sydney Mitchell.

6.2.2 The influence of medievalism in the architectural style of Sydney Mitchell makes his alterations and additions complementary to and synergistic with the original design. It is unusual for later architectural additions to fit so cohesively with the original fabric. Changes of the last century, such as the modern elevator within the 16th century building, haves negatively impacted upon the heritage significance of the building.

6.2.3 The environs of Old Craig are of high archaeological interest. The placement of the outbuildings and surrounding garden walling are currently only recorded through historic maps. Trial trenching in this area uncovered several 18th century traces and more thorough excavation works would be necessary to determine the extent and degree of survival of buried structures associated with Old Craig.

6.2.4 As part of the Craighouse Complex, Old Craig is of a high cultural significance to the community of Edinburgh, being a strong aesthetically appealing component of a publicly accessible landscape valued as an amenity. As the eponym for the whole buildings complex, Old Craig is key to the history of the site and its heritage significance. Written records of Craighouse go back to the 12th century, and a manuscript map of Midlothian by John Adair from 1682 already depicts Craighouse as a tower house. This documentary record gives Old Craig a high historical value.

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Johnstons' plan of Edinburgh, Leith, Portobello and environs, constructed from the latest surveys with additions by the local surveyors of these towns. 1888

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Bartholomew's pocket plan of Edinburgh & suburbs 1893

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http://www.simpsonandbrown.co.uk/architecture/residential/craig-house/

APPENDIX 2: FIGURES

wardell armstrong archaeology Wardell Armstrong Archaeology 2015	PROJECT: Old 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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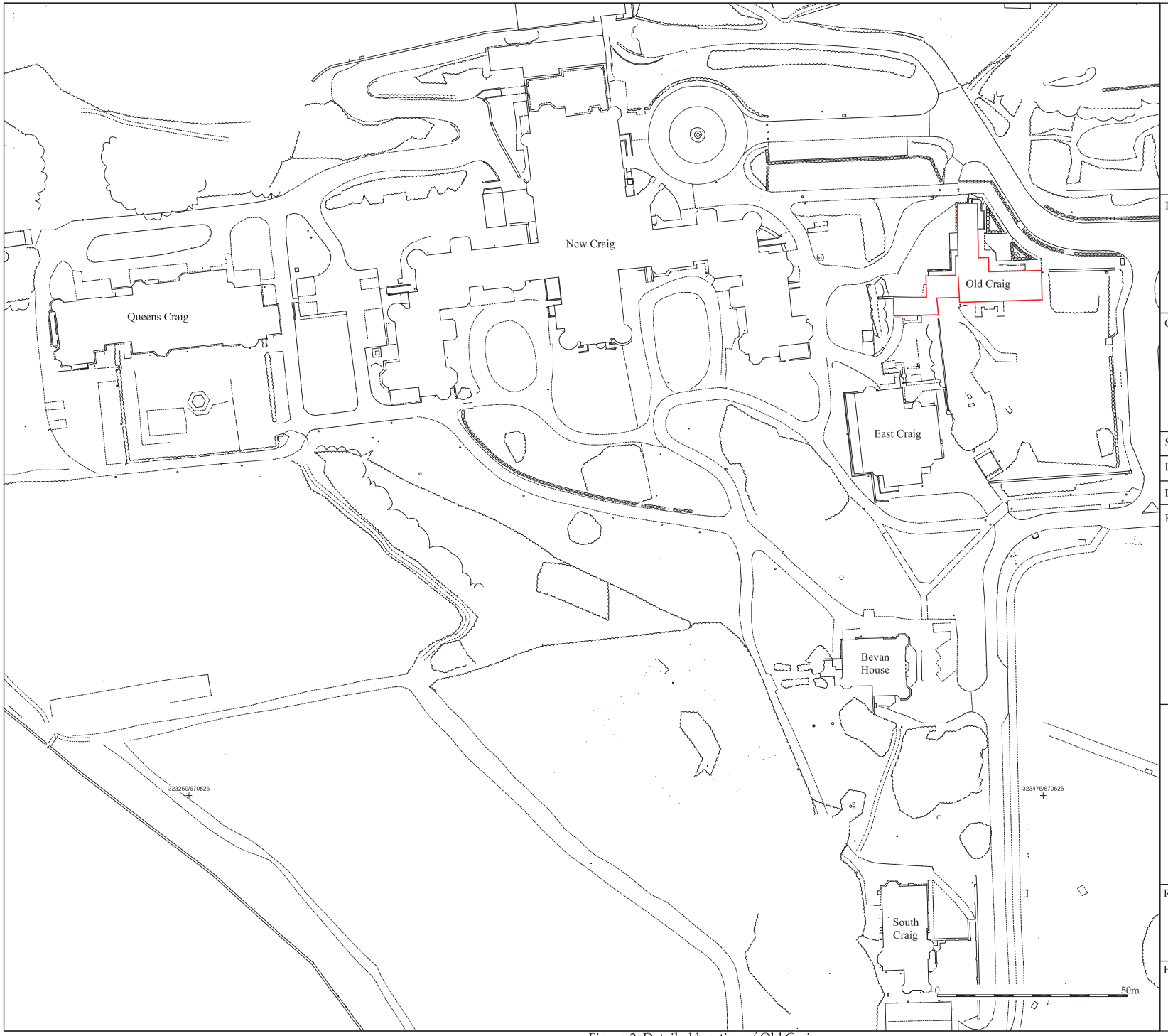
Figure 1: Site location.



Wardell Armstrong Archaeology 2015

PROJECT:

Old Craig, Craighouse, Edinburgh

CLIENT:

Clearbell Capital LLP

SCALE: 1:1000 at A3

DRAWN BY: HP

DATE: September 2015

KEY:

Old Craig

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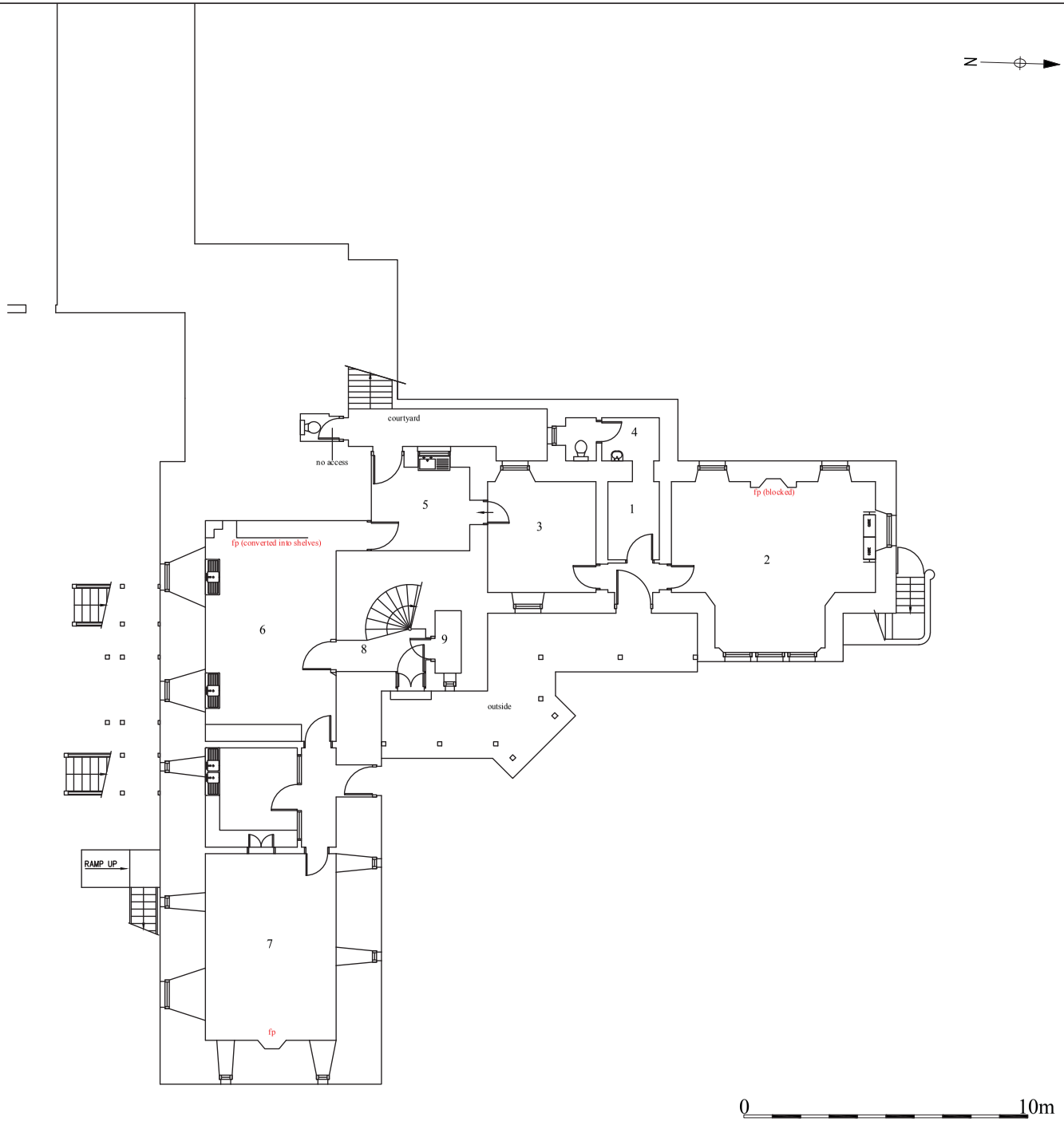
FIGURE:

2

Figure 2: Detailed location of Old Craig.



Wardell Armstrong Archaeology 2015

PROJECT:

Old Craig, Craighouse, Edinburgh

CLIENT:

Clearbell Capital LLP

SCALE: 1:150 at A3

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DATE: September 2015

KEY:

1 Room numbers as referenced in text

fp Fireplace (open, removed or missing)

REPORT No:

CP11336

FIGURE:

3

Figure 3: Old Craig; ground floor.

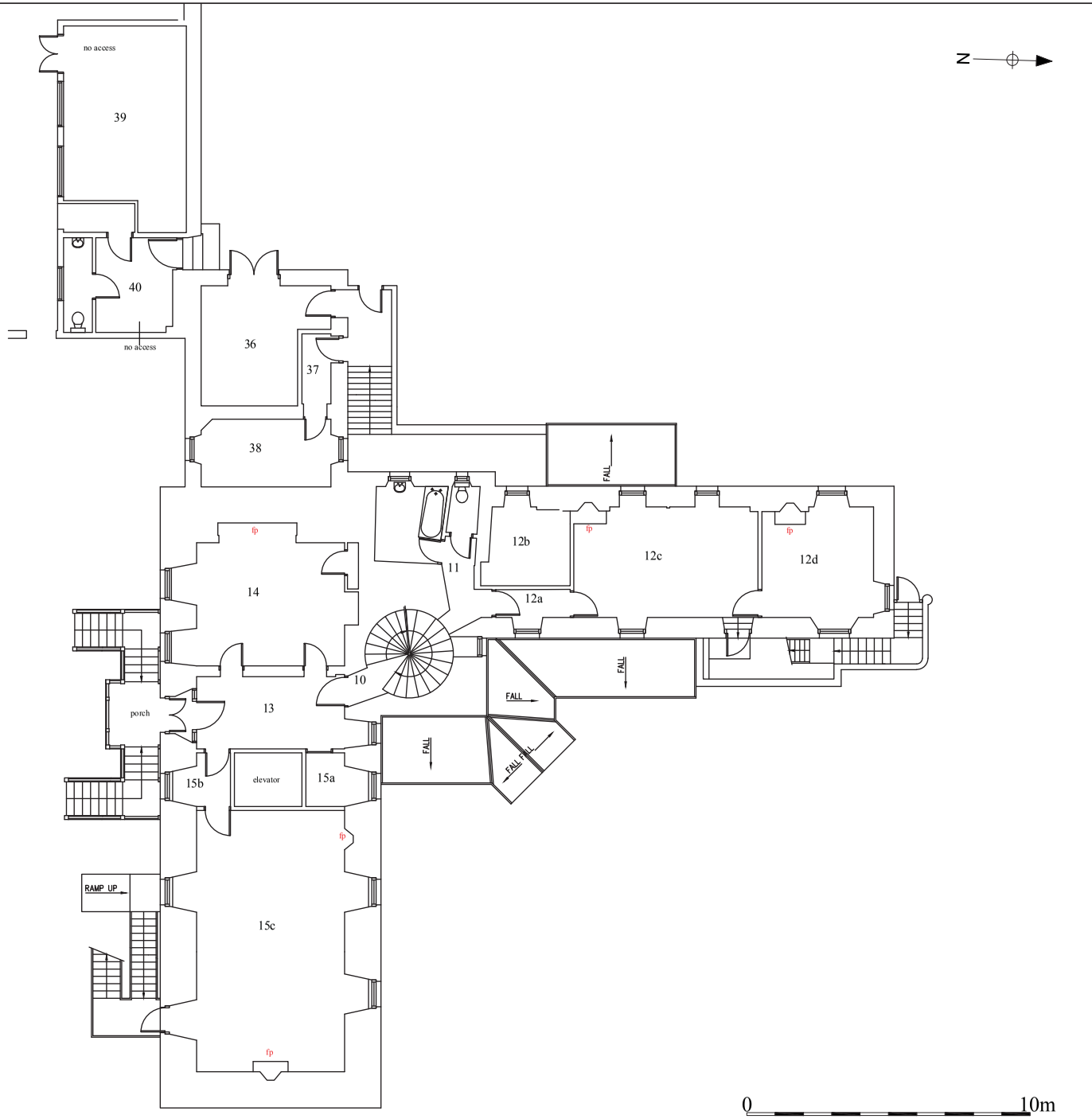

Figure 4: Old Craig; first floor.

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fp Fireplace (open, removed or missing)

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FIGURE:

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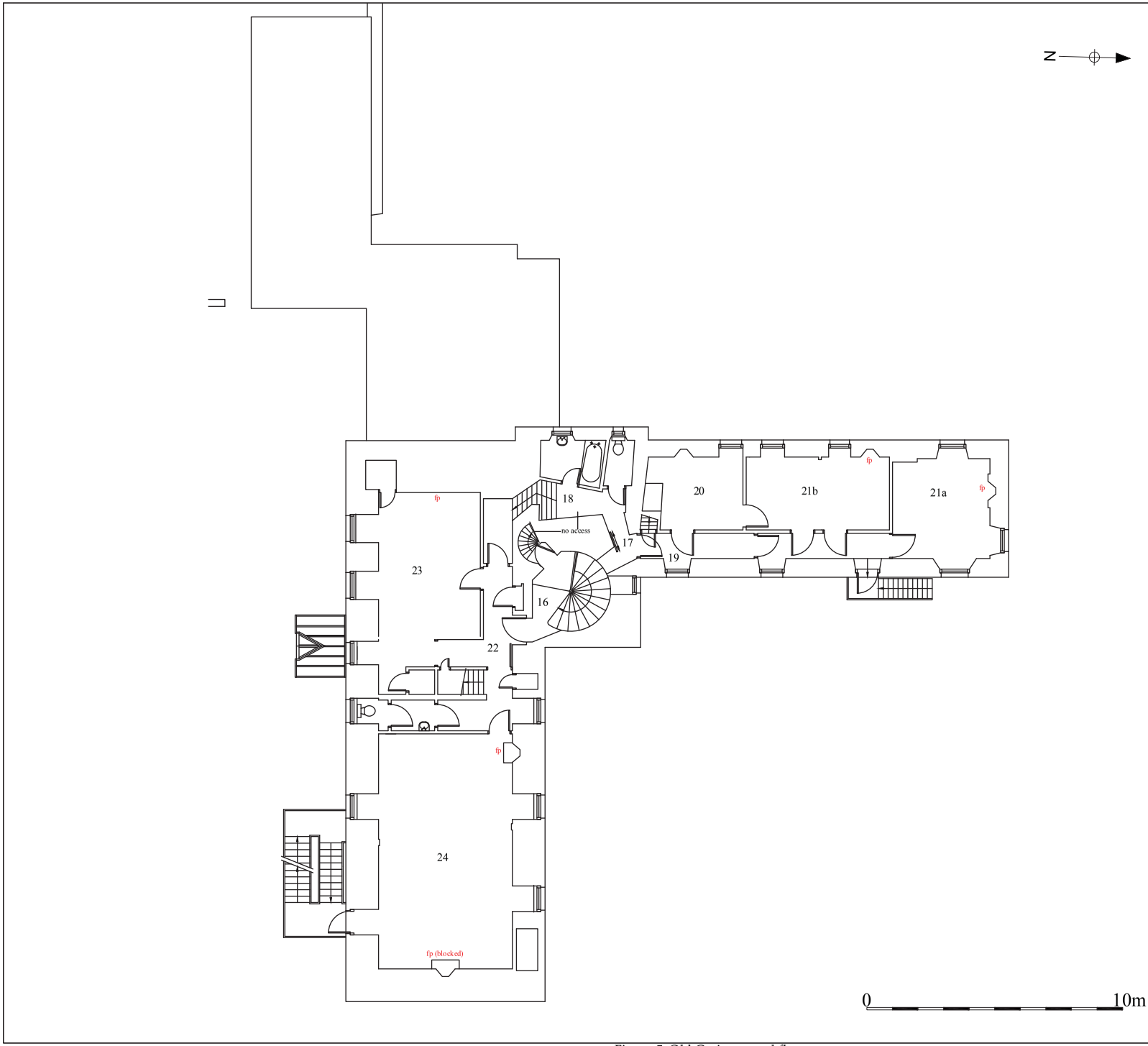

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SCALE: 1:150 at A3

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DATE: September 2015

KEY:

1 Room numbers as referenced in text

fp Fireplace (open, removed or missing)

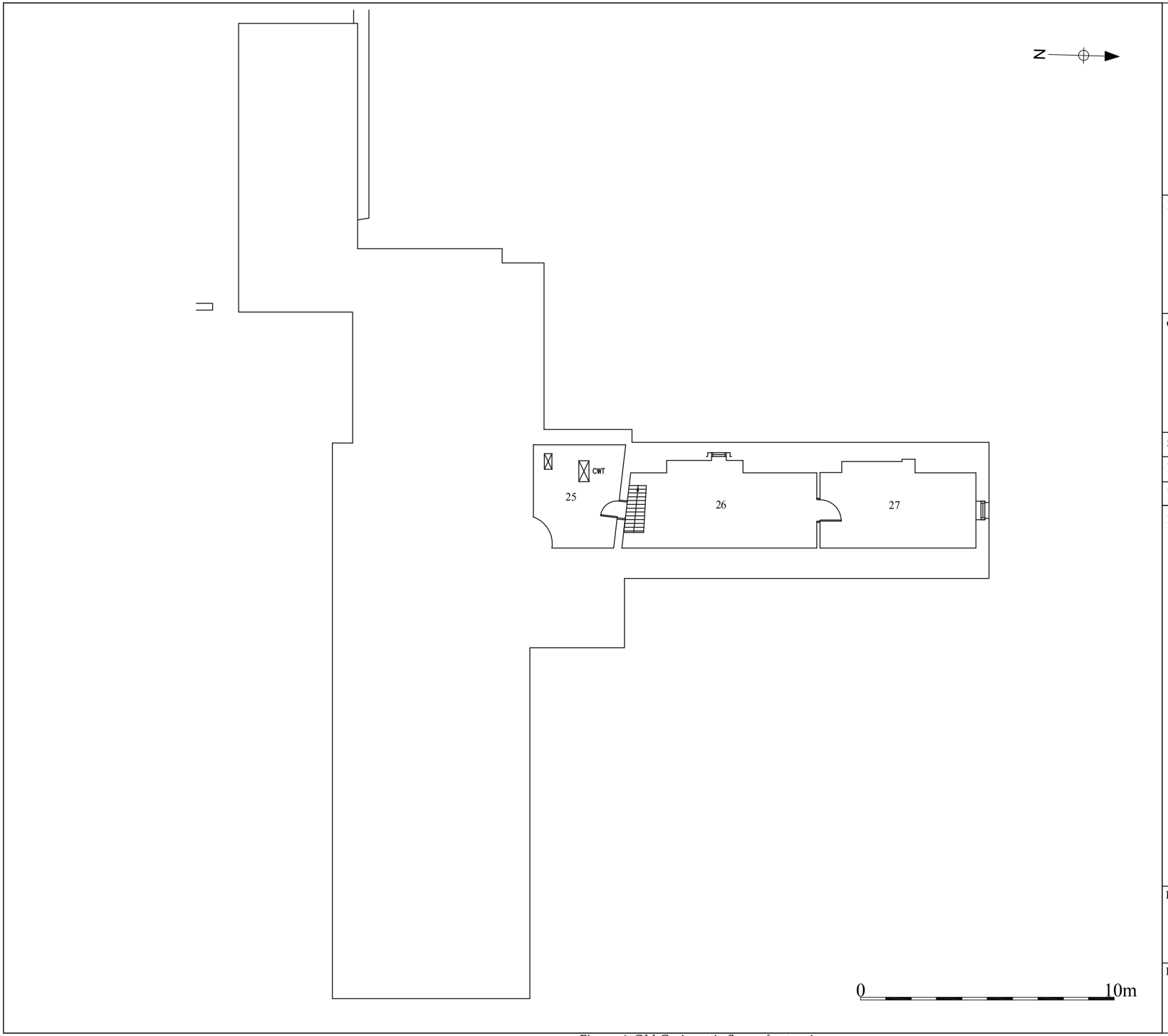
REPORT No:

CP11336

FIGURE:

5

Figure 5: Old Craig; second floor.



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PROJECT:

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SCALE: 1:200 at A3

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DATE: September 2015

KEY:

1 Room numbers as referenced in text

fp Fireplace (open, removed or missing)

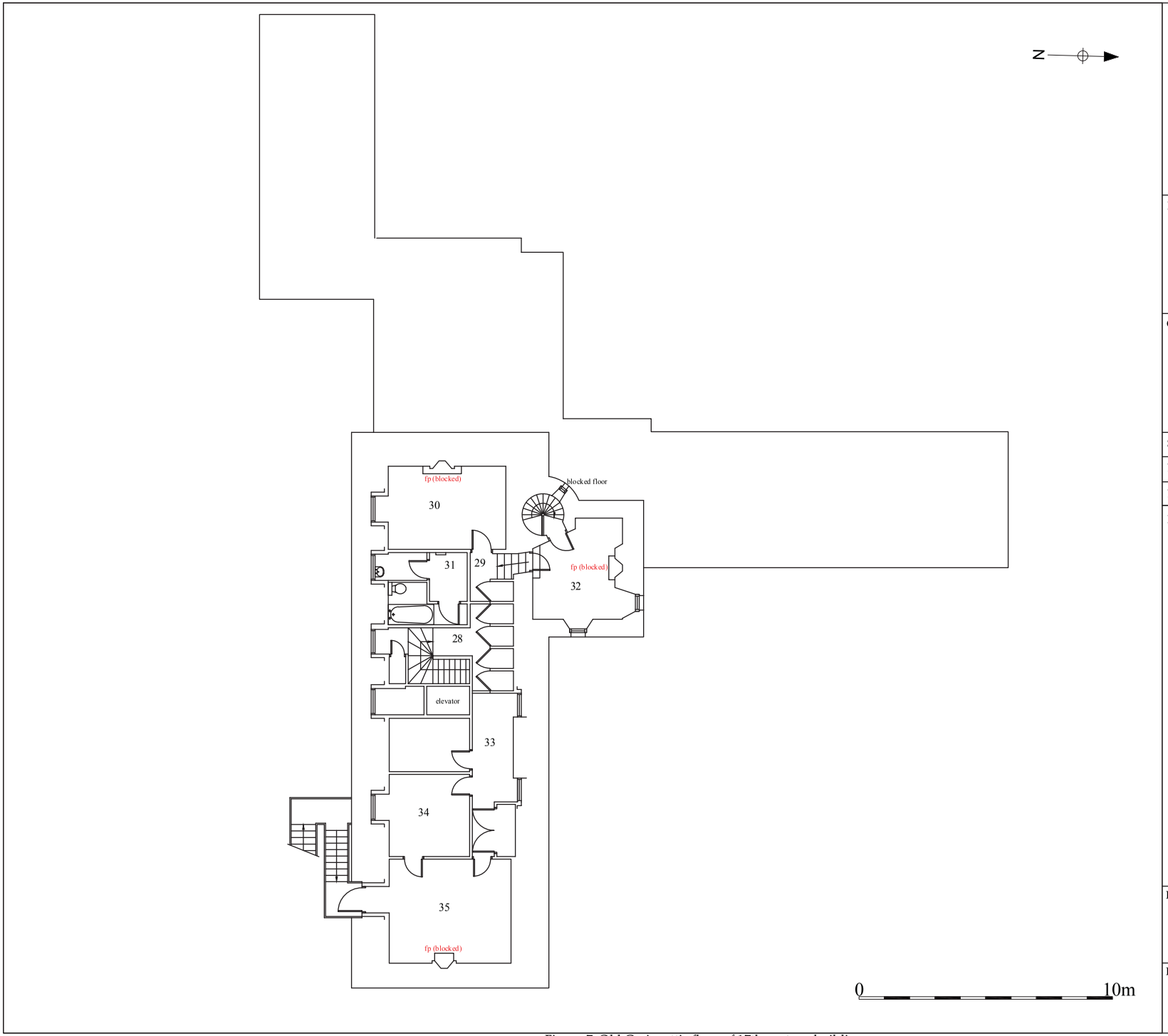
REPORT No:

CP11336

FIGURE:

6

Figure 6: Old Craig; attic floor of extension.



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PROJECT:

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CLIENT:

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SCALE: 1:150 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:

7

Figure 7: Old Craig; attic floor of 17th century building.

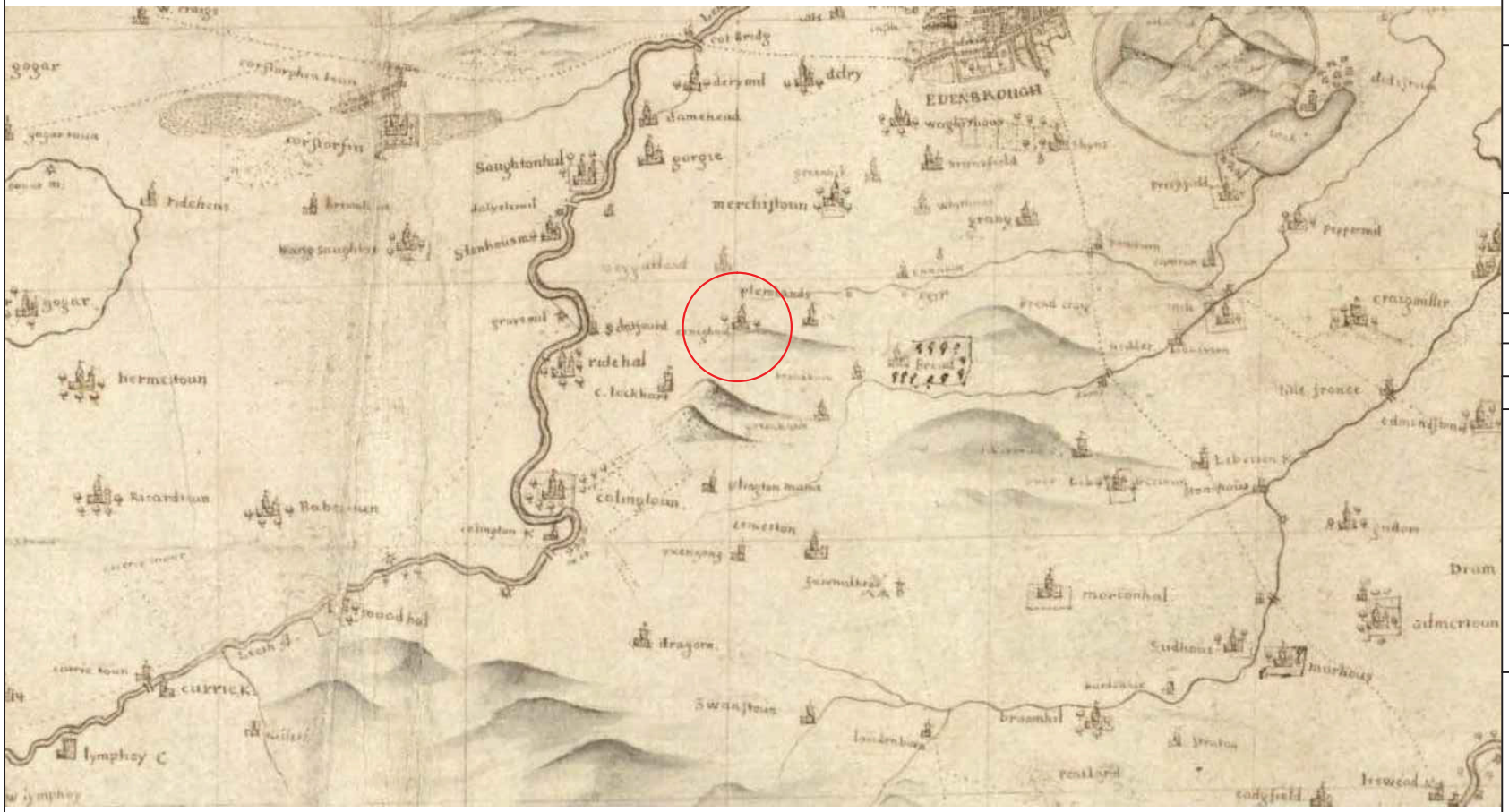

Figure 8: Extract from John Adair's Map of Midlothian, 1682.

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PROJECT:

Old Craig, Craighouse, Edinburgh

CLIENT:

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SCALE: Not to scale

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KEY:

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FIGURE:

8

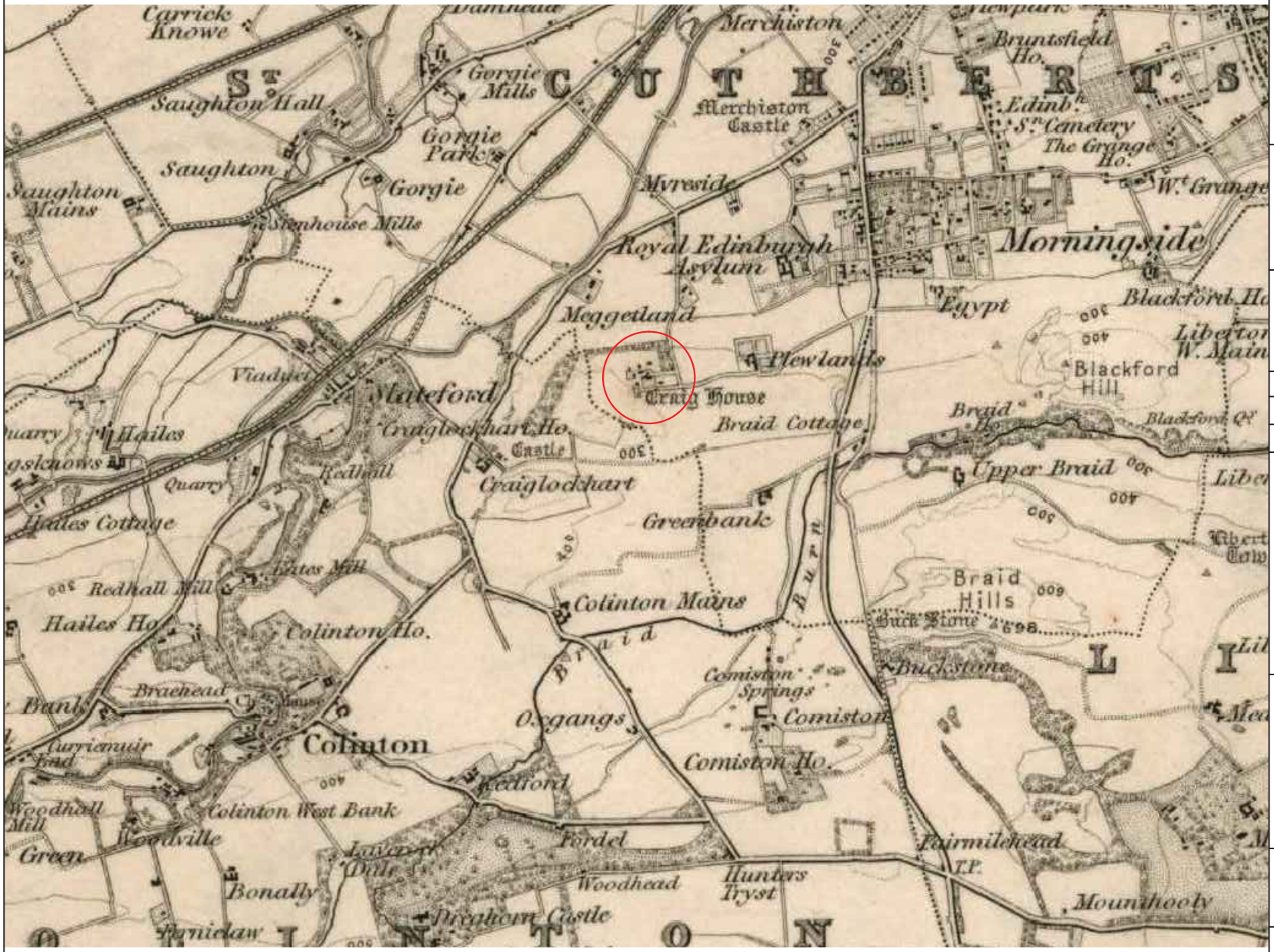

Figure 9: First Edition Ordnance Survey Map, 1856.

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FIGURE:

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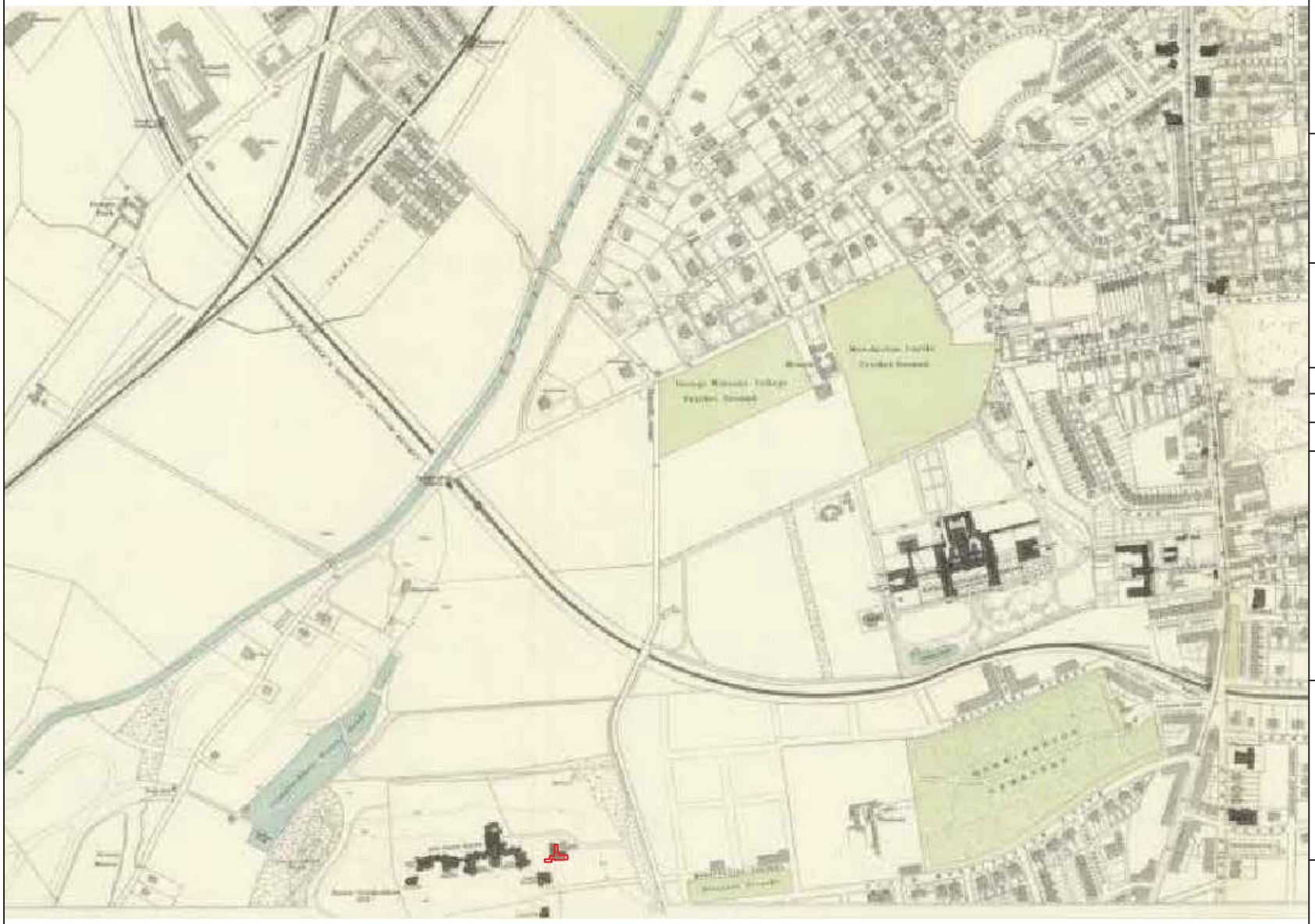

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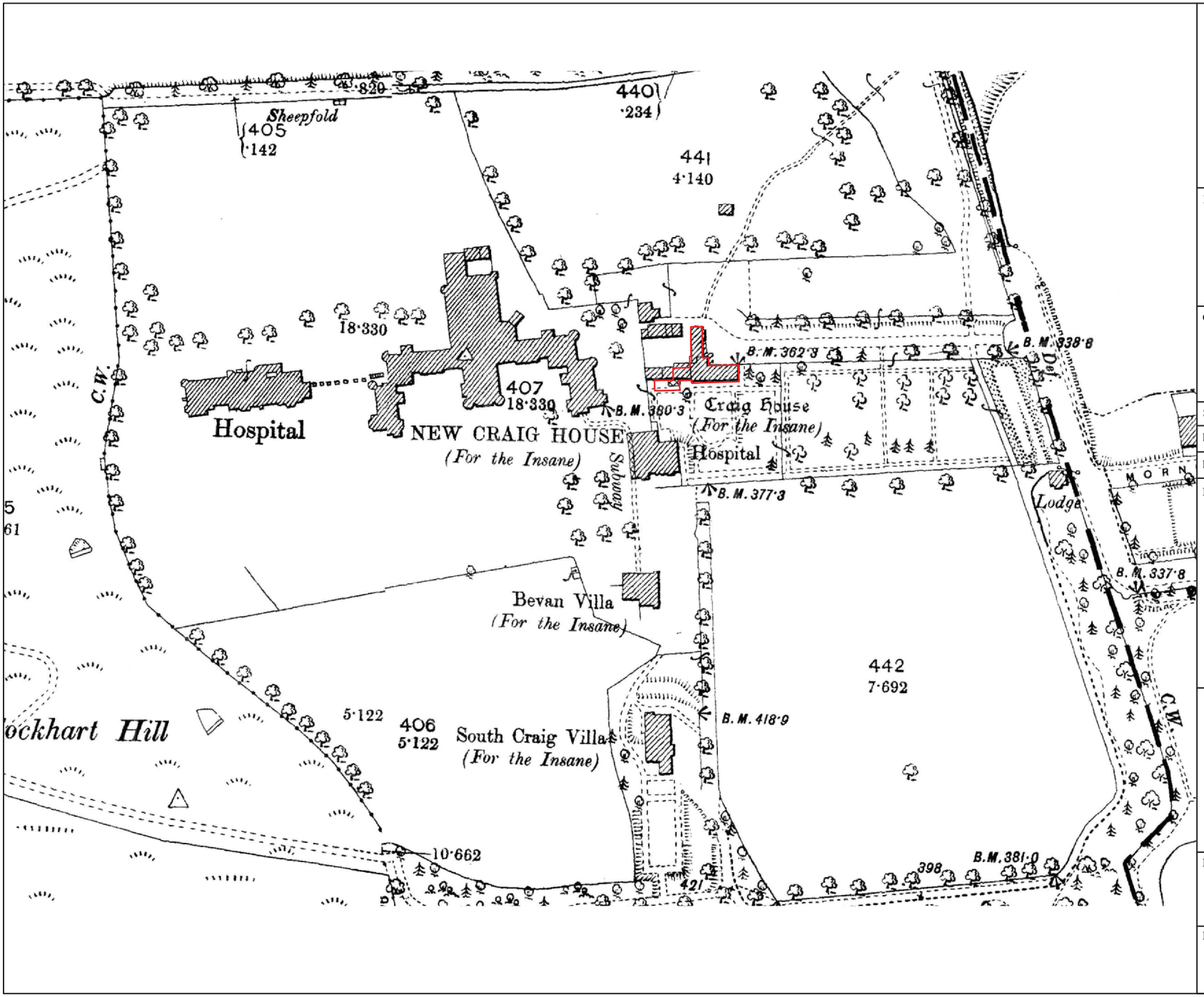
FIGURE:

10

Figure 10: Extract from Bartholomew's Large Plan of Edinburgh and Leith, 1893.



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REPORT No:

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FIGURE:

11

Figure 11: Ordnance Survey Map, 1893.

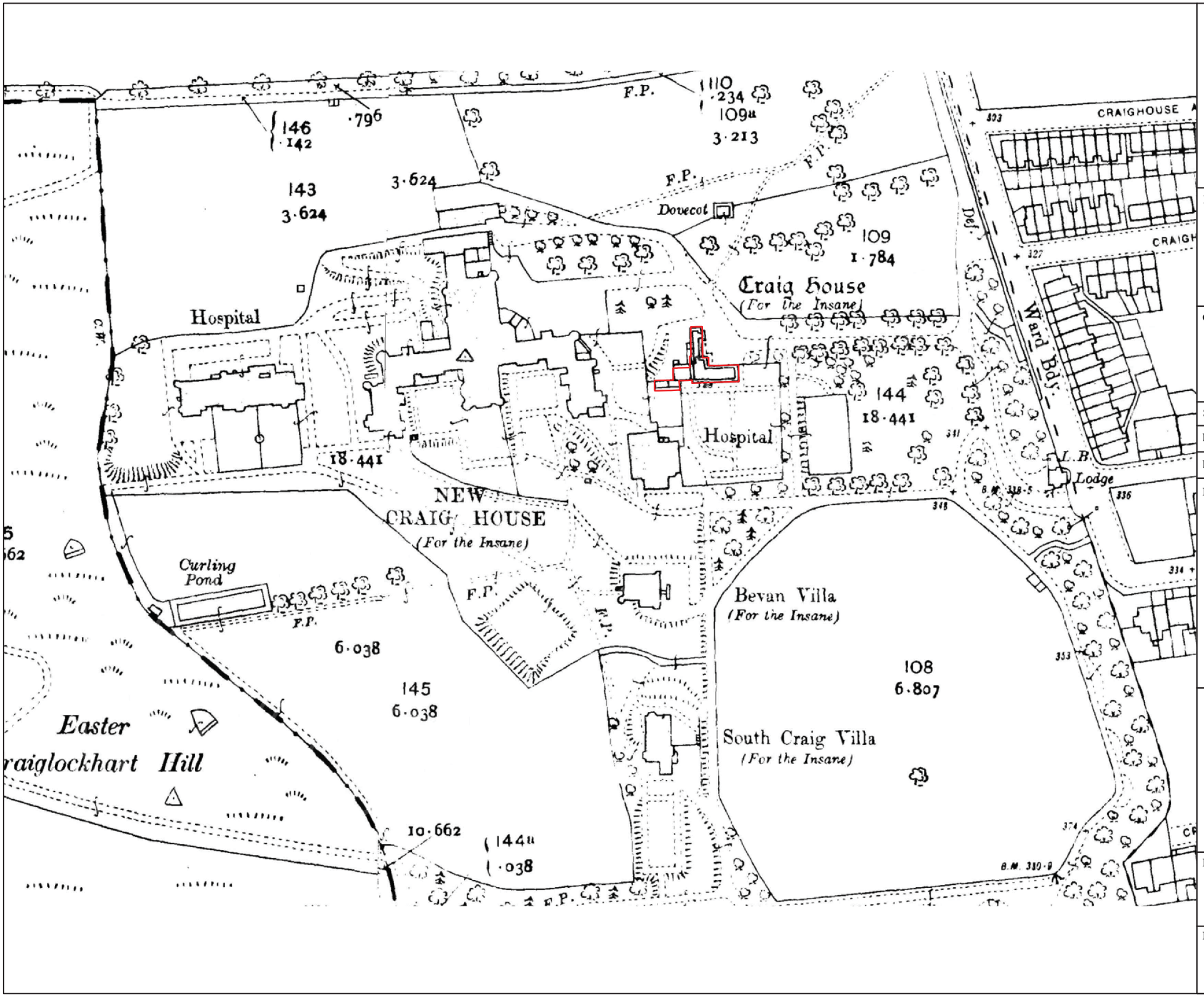

Figure 12: Ordnance Survey Map, 1914.

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FIGURE:
12

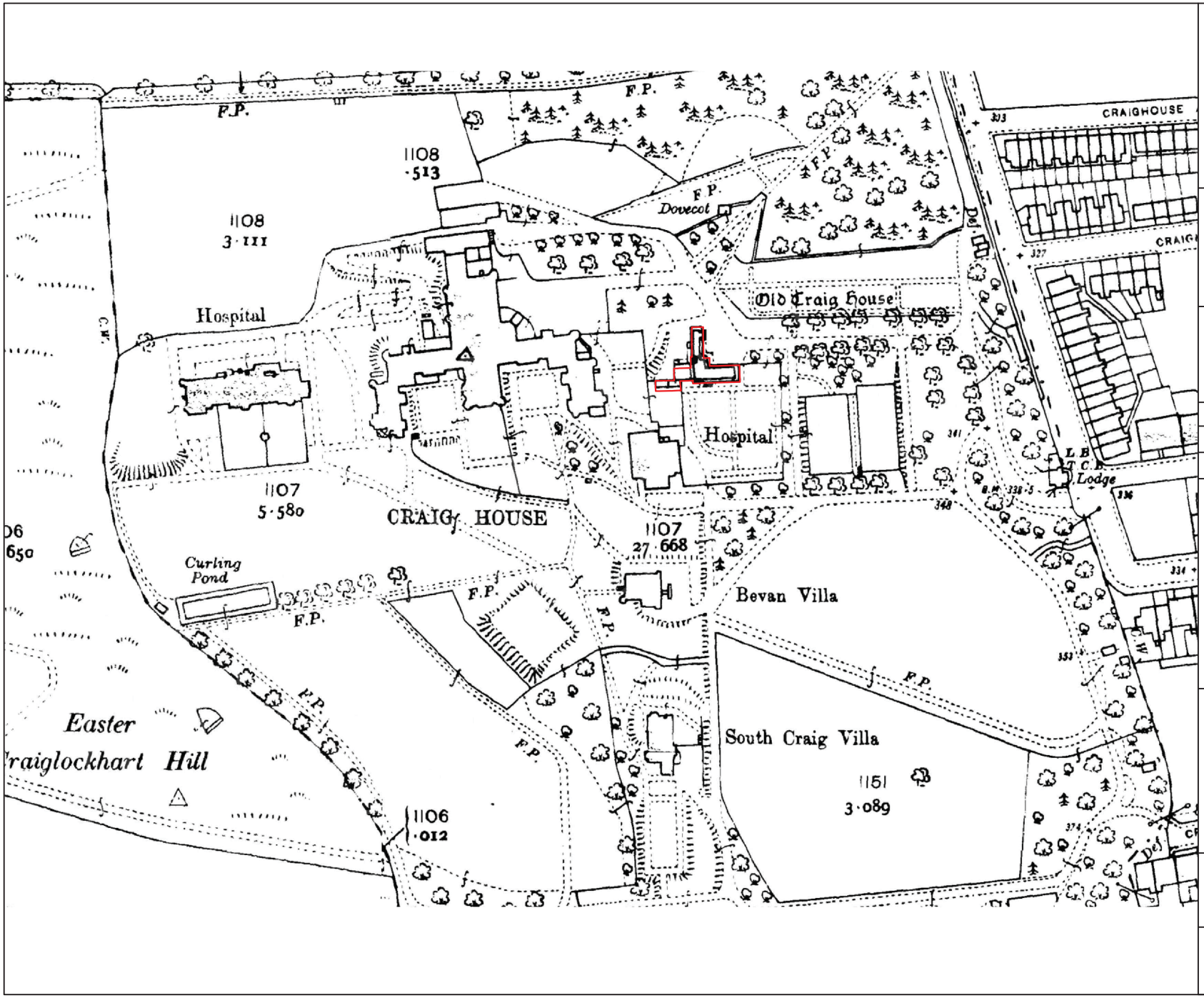

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FIGURE:
13

Figure 13: Ordnance Survey Map, 1933.

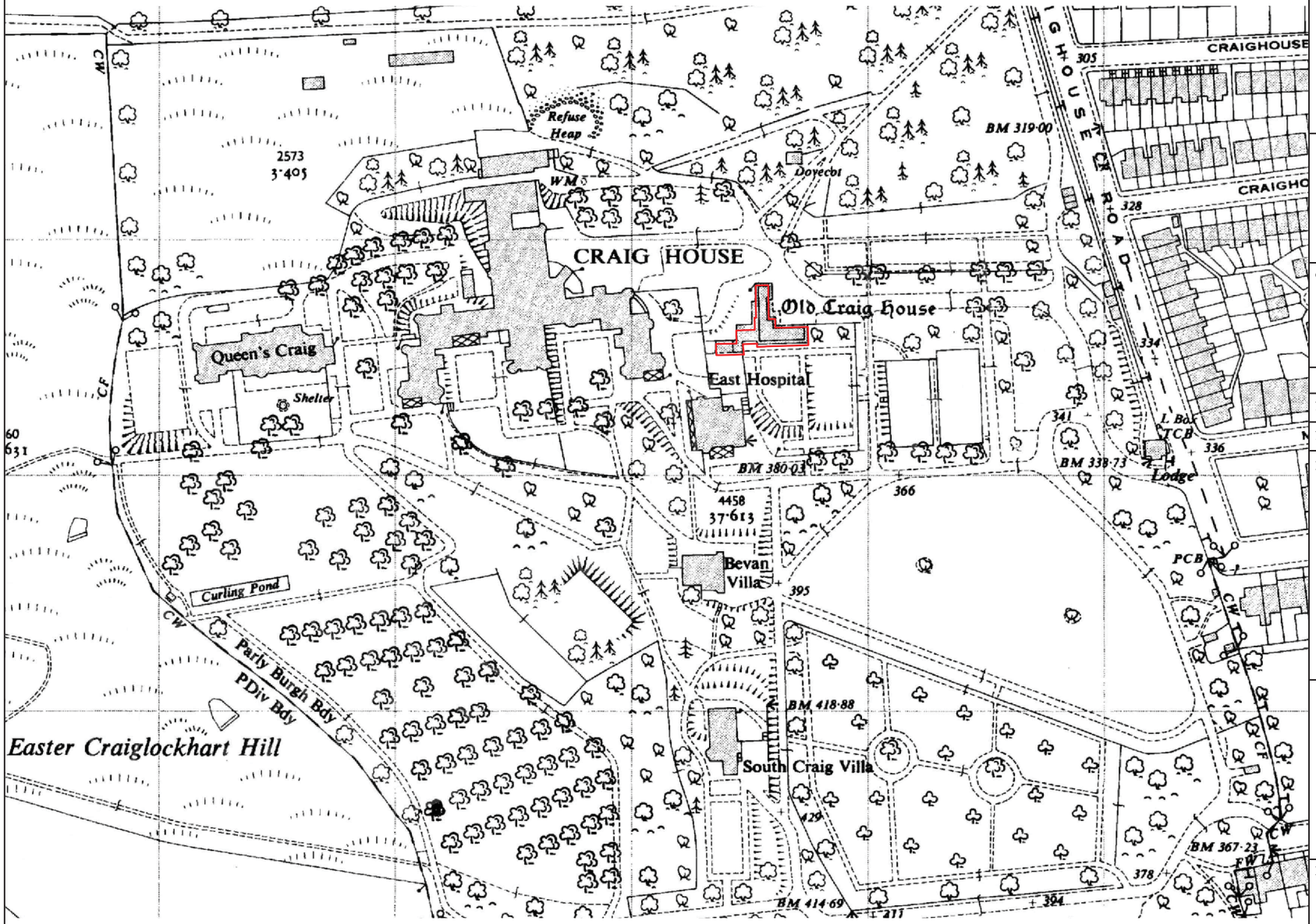

Figure 14: Ordnance Survey Map, 1948.

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FIGURE: 14

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