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DESK BASED ASSESSMENTS
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HISTORIC BUILDING RECORDING
ENVIRONMENTAL SERVICES



QUEEN'S CRAIG VILLA, 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 a level II building survey for Queen's Craig Villa and West Hospital, 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.

Queen's Craig Villa, attached to the West Hospital, was part of the Royal Edinburgh Asylum Complex built at Craighouse by the architect Sydney Mitchell in the late 19th century. It was designed as a separate villa for men, with its own parlours, dining room and a large billiard room. From 1994 to 2013 the building was owned by Edinburgh Napier University and was part of their Craighouse campus.

Queen's Craig Villa 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 its structures that have taken place during the 20th century. The majority of Queen's Craig Villa is overall in an average to good condition. The lower ground floor, however, is in a poor condition, caused by severe mould infestation and water damage, focusing on the timber conservatory and the rooms forming the exterior light well.

Being situated in the Craiglockhart Hills Conservation area, the building is of cultural and archaeological significance. In the composition with the other buildings and as part of Sydney Mitchell's design the building is of a high aesthetic and architectural significance. With the high amount of exterior and interior details still present, the building is of significant value as an example of 19th century, purpose built hospitals.

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 WAA was commissioned by Clearbell Capital LLP to prepare an enhanced building survey for Queen's Craig Villa, Craighouse, Edinburgh, in support of a new development plan (Ref. No: 12/04007/FUL) for a proposed change of use and conversion of existing buildings from a university campus to residential use. The proposed change of use includes construction of new build residential, together with ancillary development, public realm, utilities infrastructure including 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).

1.1.2 Queen's Craig Villa and West Hospital Queen's Craig Villa, attached to the West Hospital, was part of the Royal Edinburgh Asylum Complex built at Craighouse by the architect Sydney Mitchell in the late 19th century. The buildings later formed part of Edinburgh Napier University's Craighouse Campus.

1.2 Listed Building

1.2.1 Queen's Craig Villa and West Hospital 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. The Craighouse complex was listed in 1979.

1.2.2 Historic Environment Scotland lists Queens Craig and West Hospital as Queens Clinic. The main block consists of a 2-storey with attic building with a pavilion roof and tall chimney stacks. The main frontage to the north elevation has an off-centre semi-circular pedimented section, 3-windows wide with the windows linked by ashlar apron panels, 3-window to left with pediments at the ground floor. A single pedimented ground floor window is situated to the right and an octagonal bay with spired roof at the north-west corner. A long low single-storey wing stretches to the east with piended roofs and ogee roofed timber cupolas, a turret in the stepped north-east angle and canted bay features on the south. It is sited on an axis with the main building of New Craig (see Figure 10) which effectively extends its composition uphill to the west, although is the two buildings are separated by two driveways.

1.3 Location

- 1.3.1 Queen's Craig Villa is situated at Ordnance Survey grid reference NT 2335 7068, within the north-eastern slope of Easter Craiglockhart Hill, situated south-west of the Edinburgh city centre. As part of the Royal Edinburgh Asylum, it was positioned to the west within 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 1894 structure, with additions and alterations made in the 20th and early 21st century.

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, which will consist of a historic building survey, corresponding to enhanced/detailed historic building recording (ALAGO: Scotland 2013), is to be undertaken prior to the demolition of the buildings.

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/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*.

2.5.3 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- 223782**.

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), and records held by Historic Environment Scotland.

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 rooms like baths and toilets slowly were separated from other hospital rooms in so called sanitary towers, a feature that can be found in some parts of the Craighouse complex, especially in New Craig. An always present side building at asylums and workhouse hospitals of the 19th century in England was a detached chapel.

3.2.2 Craighouse 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 Queen's Craig Villa

- 3.3.1 The Craighlockhart 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 12th century, as part of the extensive landholdings of Newbattle Abbey, though no evidence of a building is known.
- 3.3.2 Cartographic documents by John Adair from ca. 1682 display a tower house named Craighouse, 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 (Figure 7). The earliest illustration of the original Craighouse dates from the late 19th century. It depicts the tower house and its 18th century extension.
- 3.3.3 The Craighouse Estate 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. Under the architect Sydney Mitchell the large building complex of Craighouse was built, based on sketch designs by the physician Dr Clouston. 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 (see http://www.scottisharchitects.org.uk/architect_full.php?id=200312).
- 3.3.4 Queen's Craig and West Hospital were designed as a separate villa for male patients. The building was connected through an underground passage with New Craig (Figure 9). While the first large-scale plan of Edinburgh from 1893 already shows the current layout of New Craig, the smaller buildings are still in a preliminary design (Figure 8).
- 3.3.5 Later OS maps from 1914 and 1948 only display changes to the property with 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.
- 3.3.6 Until the Lothian Health Service obtained the property in 1948, the building remained relatively unchanged. With the entry of the LHS, the building was refurbished in a more institutional style, which probably caused the loss of many historic fixtures and fittings.
- 3.3.7 After Edinburgh Napier University obtained Craighouse in 1994, the building again underwent refurbishment to suite its new educational purpose. It can be assumed

that the majority of the changes to several rooms for music recording purposes followed upon the 2007 planning application for an internal upgrade of the existing facilities for the school of music (Planning reference 07/02866/LBC).

3.3.8 Queen's Craig has stood vacant since Napier University left in 2012/13.

4 ARCHAEOLOGICAL BUILDING RECORDING

4.1 Introduction

4.1.1 The archaeological building recording was undertaken in July 2015. The building was in an overall good condition. The grade A listed building is made of red and yellow sandstone, with a glazed timber framed conservatory against the eastern elevation.

4.1.2 At the time of the survey the interior was in a better than expected condition, for a building left vacant since 2012. Only the eastern part of the building is affected by a strong mould infestation and wet rot.

4.1.3 The survey divides the building internally into a series of numbered spaces for convenience of description. The rooms are numbered from west to east, except for the attic floor where the rooms are numbered 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 or are marked as subspaces. In general the preservation of earlier features relevant to the building's listed status, is consistent throughout the building, although there are some rooms of especial importance on the ground floor.

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

4.2 External (Plate 1 to Plate 7)

4.2.1 The building appears to be in a good condition externally. There is no visible damage to the fabric and roof. Being situated on a slope, Queen's Craig architecturally differs from the other buildings in its long corridor-style of architecture. The lower ground floor level only features within the eastern part of the building, and is accessible only from there. A second, small lower ground floor area is situated at the north side of the west building, but at the time of the survey was only accessible through the exterior entrance (R 76, as mentioned in 4.6.6).

4.2.2 There are several entrances into the building complex. There are two main entrances given access to the two discrete parts of the building (west elevation and south-east corner). Additional doorways are positioned in the northern elevation and two in the south elevation. The small timber porch of the south-east entrance is in a state of decay, with the handrail having been destroyed. Two modern ramps lead to the west-elevation entrance and the south west entrance. Another doorway, transformed into

a window, is situated in the south elevation.

4.2.3 The ground floor windows and doorways of the west part of the building are pedimented, while the windows of the east part are unadorned.

4.2.4 On the north elevation traces of rising damp are visible. The majority of the original decorative fittings, e.g. the ridge turrets and drainage pipes, appear to be in a good condition.

4.3 **Internal**

4.3.1 All rooms are fitted with modern light fittings and modern radiators. One Victorian radiator (R 14) was noted. No historic light fittings are present. It cannot be said if some of the original wall coverings are preserved underneath the modern wall finishes. The building is separated into two areas. The western building with two floors and the single storey, long corridor style section to the east. All windows are timber framed sash, which accord with those shown on historic photographs, and thus appear to follow the original design.

4.3.2 The spaces can be differentiated into smaller bedroom, with communal parlours, as well as larger bedrooms with integrated parlour.

4.3 **Ground Floor** (Figure 3)

4.3.2 The ground floor is dominated by several large rooms and long corridors.

4.3.1 *R 1*: The entrance hall is accessible through a modern glazed pedimented doorway in the west elevation. A chimneypiece with dentil moulding and mirror over mantel, dark blue and white tiled fire surround with floral elements and cast iron fireplace is situated in the south elevation (Plate 8). The decorative plaster ceiling with dentil moulding and a decorative frieze are in a good condition, although the frieze is heavily painted over (Plate 9). A doorway with stained glass over door light, leads to the lobby.

4.3.2 *R 2*: The lobby is separated by three decorative arches with neo-classic/art nouveau style pillars in a north-south arrangement (Plate 10). One arch is blocked and contains a safety glass panel. To the east hallway 6 is accessible. To the north are R 4 and 5, to the south are R 3 and the staircase R37, which is separated by a modern, glazed partition. A large decorative arch aligned east-west, separates off a small area.

4.3.3 *R 3*: Previously this was a parlour and is similar in design to South Craig's dining room (Plate 11). To the west is a bay with three timber framed sash windows and a chimneypiece in the north-west with a matching cupboard on the south-west side.

The chimneypiece consists of a white timber mantel with dentil moulding, a mantelshelf and a mirror over mantel with two small niches. The white and blue hand painted tiles of the fire surround contain the date *A.D. 1894* and the Tudor crown, the favourite crown of Queen Victoria (Plate 12, Ref. <http://fotw.fivestarflags.com/gb-crown.html>). The original décor, an ornamented frieze and decorative plaster ceiling with egg dart plaster coving are in good condition, with only some paint chipping at the ceiling.

- 4.3.4 *R 4*: The second parlour is slightly larger than R 3 (Plate 13). The original east elevation is no longer visible, because a later elevation has been placed in front of it. The later wall obscures the earlier wall, which may retain egg dart plaster coving. The large chimneypiece on the west elevation consists of a white timber mantel with mantelshelf and over mantel with a small circular mirror, a marble outer fire surround and red tiled inner fire surround and a cast iron fireplace. A decorative arch on the north-west corner leads to the semi-octagonal bay with five timber framed sash windows and dado panelling.
- 4.3.5 *R 5*: No material of archaeological interest was visible.
- 4.3.6 *R 6*: Hallway of the western part of the Queen's Craig Villa (Plate 14). In hallway 6, R 8, 10, 12, 13, the modern elevator and the disabled toilet are situated off the northern elevation. R 7, 9, and 11 are found off the southern elevation.
- 4.3.7 *R 7*: A medium sized room, originally a parlour, with a window front to the south. The chimneypiece at the east elevation is blocked by a modern gypsum wall, traces of tiling on the floor indicate the position of a former fireplace.
- 4.3.8 *R 8*: The room was last used as toilet space. A fireplace is situated in the north-east corner. Some remains of old pipework are visible along the ceiling which has classical coving.
- 4.3.9 *R 9*: No material of archaeological interest was visible.
- 4.3.10 *R 10*: The room for the disabled toilet is built into the south-west corner. Its ceiling features classical style coving which has been slightly damaged by modern pipe work. No further material of archaeological interest was visible. R 8 and 10 are strongly affected by the insertion of the modern elevator and the toilet areas.
- 4.3.11 *R 11*: A modern metal staircase and an exit was inserted in recent times.
- 4.3.12 *R 12*: A medium small room (Plate 15 & Plate 16). The chimneypiece of R 12 is partially blocked and only the yellow tiled fire surround is left. A toilet has been built into the

south-west corner.

- 4.3.13 *R 13*: A simple chimneypiece is situated in the east elevation. No further material of archaeological interest was visible.
- 4.3.14 *R 14*: This is a wide and open hallway with a high roof with skylights. It defines a change in structure, leading from the Queen's Craig Villa part to the West Hospital part of the complex (Plate 17). Four steps on the north side lead down west to east with an original banister with cast iron balusters and timber handrail on the right hand side descending (Plate 18). A staircase on the south side leading down east to west to the lower ground floor has been blocked with press board and a disabled access lift has been built on top of it. A Victorian radiator is situated in the south-east corner (Plate 19). To the east the hallway narrows slightly. The transition is highlighted by a simple, neo-classical arch.
- 4.3.15 *R 15*: The old reading room is situated to the north of R 14. The decorative ceiling with plasterwork and egg-dart coving is framed by a plain white frieze with picture rail (Plate 20). A bay with three sash windows is situated in the northern elevation. On the north elevation traces of the removed chimneypiece are visible.
- 4.3.16 *R 16*: No material of archaeological interest was visible.
- 4.3.17 *R 17*: The historic fittings of the billiard hall, last used as a theatre/concert room, are in good condition (Plate 21). The ceiling is an exceptional timber structure with its curved corners, large central skylights and decorative carved brackets. A new, low timber stage takes up the east part of the room. A decorative element on this elevation is the large chimneypiece with a white, timber mantel with dentil moulding, mantelshelf, over mantel with three niches and 2 glazed cupboards (Plate 22). A red marble outer fire surround and multi-coloured inner fire surround with cornflower décor frame a cast iron fireplace. High dado panelling stretches along the east elevation and partially along the south and north elevation.
- 4.3.18 *R 18 & 19*: A modern floor has been inserted above the main staircase to the lower ground floor and new partition walls between R 14, 18 and 19 have been built.
- 4.3.19 *R 20*: A medium sized hallway with skylights, used to form a long hallway with R 24 (Plate 23). In its appearance it is similar to R 14. The upper part of the partition wall in a decorative arch between 20 and 24 is possibly original, but heavily overpainted.
- 4.3.20 *R 21*: No material of archaeological interest was visible.
- 4.3.21 *R 22*: No material of archaeological interest was visible.

- 4.3.22 *R 23*: This room used to contain an exit doorway at its south elevation, at some point this has been transformed into a window.
- 4.3.23 *R 24*: Part of the long hallway of the east part of the building, now consisting of R 20 and 24.
- 4.3.24 *R 25*: No material of archaeological interest was visible.
- 4.3.25 *R 26*: No material of archaeological interest was visible.
- 4.3.26 *R 27*: To the north of hallway 24 leads a smaller L-shaped hallway 27 around the exterior light well (Plate 24). This part is affected by mould and rot caused by structural problems with the light well.
- 4.3.27 *R 28*: This medium small sized room still contains some original features, like the air vent in the ceiling and simple panelling of the north elevation, but the modern alterations changed the overall appearance. A new doorway with a small staircase has been inserted to the west, leading to the stage of R 17.
- 4.3.28 *R 29*: No material of archaeological interest was visible.
- 4.3.29 *R 30*: The hallway differs from the others in its design (Plate 25). Originally part of hallway 20 and 24, it has been separated by the insertion of a partition wall between 24 and 30. The west part of the hallway contains blocked decorative arches to the south and west, a further large arch leads to the east part of the hallway. A large skylight with decorative panelling is surrounded by a decorative plaster ceiling with dentil coving. The second part of the hallway is lightly simpler, with a high dado rail on the north and south elevation. A well preserved stained glass doorway to the east leads to the glazed, timber framed conservatory at the east end of the building.
- 4.3.30 *R 31*: While the layout of R 31 is relatively consistent with the original floorplan, R 32 and 33 have been changed considerably. Within the north elevation is a possible blocked decorative three-centred arch to the hallway (Plate 26).
- 4.3.31 *R 32*: There are few historic features left in R 32 following its conversion into a toilet area. Some classical coving and a decorative air vent is visible, although they are in a poor condition (Plate 27).
- 4.3.32 *R 33*: This spaces combines two original rooms. The fireplace was removed or built over, the spiral staircase to the north was removed and a new floor inserted. The east and west elevations have been considerably altered by the blocking of old doorways and the insertion of new ones. Modern brick walling is visible.

4.3.33 *R 34*: The parlour remained mostly unchanged, with the exception of repainting and the removal of the historic fittings (Plate 28). The ceiling comprises decorative plaster with floral elements and egg dart plaster coving. A wide frieze with baroque style ornamentation is bound by a simple picture rail, followed by dado panelling. A large chimneypiece with dentil moulding and mantelshelf is sited in the west elevation, opposite to a large niche with panelling and dentil moulding.

4.3.34 *R 35*: The dining room is of similar size to R 34, but is slightly plainer in appearance. The chimneypiece has been blocked, and the fire surround and fireplace removed. A blocked serving hatch, similar to one in East Craig R 3, is situated next to the chimneypiece in the north-west corner.

4.3.35 *R 36/Conservatory*: The timber framed, glazed conservatory to the east is severely affected by mould infestation (Plate 29 & Plate 30), but still retains the original timber framed stained glass doorway. The glass panels of the conservatory are most likely later replacements.

4.4 **First Floor** (Figure 4)

4.4.1 The first floor is accessible through two staircases, the original banister with timber handrail and cast iron balusters (R 37, Plate 31) and a modern metal staircase (R 11). This floor originally contained mainly medium small bedrooms, two larger parlour bedrooms, and one parlour to the north-west. The majority of the chimneypieces are still present.

4.4.2 *R 38*: The main, L-shaped hallway of the first floor. A large three-centred arch separates both parts. Stained glass door over lights are positioned along the hallway to every room.

4.4.3 *R 39*: The large parlour bedroom (Plate 32 & Plate 33) in the south-west corner contains the same style chimneypiece as found in Bevan House, R 7, with orange and yellow coloured tile fire surround and a cast iron fireplace with egg dart moulding.

4.4.4 *R 40 & 41*: Both rooms are of comparatively small size and plainly decorated, with intact chimneypieces.

4.4.5 *R 42*: The old parlour at the north-west corner is slightly smaller than the parlour bedroom to the south-west (Plate 34). A chimneypiece with mirror over mantel and red tiled fire surround is sited on the north elevation. The semi-octagonal bay to the north-west is separated by a decorative three centred arch. The decorative plaster ceiling with dentil moulding in the bay mirrors the plaster ceiling of the main room.

- 4.4.6 *R 43*: No material of archaeological interest was visible.
- 4.4.7 *R 44*: Another large parlour bedroom, with decorative plaster ceiling, dentil moulding, a plain frieze and a low dado rail. On the east elevation is the chimneypiece with mirror over mantel, red tile fire surround and cast iron fireplace with brass element.
- 4.4.8 *R 45*: This room was last used as a toilet area. Some damaged classical coving is visible. No further material of archaeological interest was visible.
- 4.4.9 *R 46 to 49*: All rooms were originally of the same size and layout. *R 47* has been affected by the construction of a disabled toilet halfway into the room at the south-west corner. *R 47* and *48* contain the same style simple chimneypiece with green tile fire surround and cast iron fireplace in the north-west corner. Both are still present and undamaged. The original doorway into *R 49* is blocked, a new double doorway interconnecting it with *R 48* has been inserted. Some classical coving is visible in the disabled toilet inserted into *R 47*.
- 4.5 **Second Floor** (Figure 5)
- 4.5.2 The second floor is accessible over the original staircase *R37* (stairhead *R 51*) and the modern metal staircase *11* (stairhead *R 63*). The floorplan is slightly changed from the original, especially the east part of the floor with the insertion of the modern staircase into space *51*, which used to be part of *R 54*.
- 4.5.3 *R 52 and 56*: The newly formed hallway *52* used to be one room with *R 56*. With the construction of the metal staircase in *R 51*, a section of *R 56* was separated as part of the hallway. A chimneypiece is situated at the east elevation (Plate 36).
- 4.5.4 *R 54*: The west elevation of this narrow room contains a chimneypiece. There are several layers of tiles visible for the fire surround, all possibly dating to the mid-20th century. The remains of the hearth visible (Plate 35).
- 4.5.5 *R 56*: This room is slightly L-shaped, with a large alcove with a smaller alcove situated to the east. A chimneypiece with a fire surround of dark-red and dark-green tiles with floral décor and a cast-iron fireplace is situated within the smaller alcove.
- 4.5.6 *R57*: A medium/ small sized room with a recently reopened chimneypiece in the east elevation (Plate 37). In the south elevation is a shallow niche with a timber framed window.
- 4.5.7 *R 58*: The room has been greatly changed through transformation into a toilet room and the insertion of a modern elevator shaft. Classical coving is visible above the

lowered ceiling.

4.5.8 *R 59*: The old bathroom, contains a panelled partition wall between the original toilet space and the main room. Later it was converted into a small kitchen area (Plate 38).

4.5.9 *R 60*: A plain medium/small room. Slightly off centred in an alcove at the west-elevation is a chimneypiece with a fire surround of small blue-green tiles with floral décor and a cast-iron fireplace (Plate 39).

4.5.10 *R 61*: A simple chimneypiece with yellow glazed tile fire surround and cast-iron fireplace is placed in the south elevation. No further material of archaeological interest was visible.

4.5.11 *R 62*: The original main doorway to the room has been blocked, and access is now through R 61. A chimneypiece with small blue ornamented tiles as fire surround and a cast-iron fireplace is situated in the north elevation.

4.6 **Lower Ground Floor** (Figure 3)

4.6.1 The lower ground floor is separated into two parts, as seen on Figure 3. The larger part, and connected with the main part of the building, is situated in the far eastern part of the building, which is West Hospital. The second, smaller part, consisting of one room now used as boiler room, is situated below Queen's Craig Villa to the west. It is only accessible from a doorway in the exterior north elevation. The east part is currently only accessible through the conservatory and through an external access. The second internal staircase is blocked by a new flooring for R 18 and 19. A possible third access was the spiral staircase from R 33 to R 74, now a toilet.

4.6.2 *R 64*: The staircase which descends from the conservatory (R 36) to this lower ground floor, and further descends with two flights of stairs to the blocked tunnel, which once connected Queen's Craig with New Craig (Plate 40 and Plate 48). The whole area is greatly affected by mould infestation. The plaster of the elevations leading to the tunnel entrance has been removed presumably as part of a damp proofing operation (Plate 41).

4.6.3 *R 65 and 69*: R 65 and 69 are hallways and are quite plain in their appearance. From R 69, the second interior staircase ascends to the upper ground floor (Plate 42). To the south of R 65 is a confined space, containing an assortment of pipes probably reaching to the far west end of the building. This enclosed area is only accessible through this door and is used as service room, it is not part of the habitable portion of the building.

4.6.4 *R 66/67*: On the floorplan provided (Figure 3) this space is annotated as two rooms. It

is a small space with two entrances, one at the south elevation to R 65 and one at the west elevation to R 68. The simple chimneypiece surrounds a brick and cast-iron fireplace. The bricks have *dykehead* stamped on them. Dykehead, from Dykehead Firebrick Works, was part of the Bonnymuir and Dykehead Brickworks in Bonnybridge. Ordnance Survey maps indicate brickworks have been in existence there since at least the mid- 19th century. The Dykehead Firebrick Works closed in 1960.

- 4.6.5 *R 72 to 75*: The unroofed open space within the building forming a small courtyard which serves to illuminate spaces (R 72, Plate 43) can be accessed through R 71. It is in the same architectural and decorative style as the light well of East Craig. The rooms surrounding the light well, R 70, 71, 73, 75, and in parts R 68, are all affected by water damage resulting in dry rot, for which treatment is underway (Plate 44). Consequently, the majority of the wall plaster within these rooms is being removed. R 75 could not be accessed at the time of the survey as it was blocked by bulky waste (Plate 45).
- 4.6.6 *R 74*: The small room was last altered into a toilet space. It is possible that this room originally contained a spiral staircase, descending from R33.
- 4.6.7 *R 76*: The second part, as mentioned in 4.6.1, was altered into a boiler room in recent times. It is a medium sized, rectangular room, currently only accessible from the exterior entrance to the north. An internal access over a flight of stairs in the south-east corner is blocked by a modern brick wall. Two steps are still present, which might suggest that the original staircase is still intact behind the wall (Plate 46). The upper access to the staircase at R14 is covered over by a wooden panel. In the south-western corner is a modern lift. Although the room is now not an openly accessible space, the decorative mosaic flooring (Plate 47) and plain arch to the staircase indicate that originally it had a more public use, possibly as a secondary access/passage to the garden space.



Plate 1: south elevation, west part



Plate 2: south elevation, east part



Plate 3: south-east elevation



Plate 4: north east elevation



Plate 5: north elevation, east part



Plate 6: north elevation, west part



Plate 7: west elevation



Plate 8: chimneypiece in R 1



Plate 9: decorative frieze in R 1



Plate 10: decorative arches in R 2



Plate 11: general view R 3



Plate 12: chimney piece with date A.D. 1894 in R 3



Plate 13: general view of R 4



Plate 14: hallway 6



Plate 15: R 12, with disable toilet to the left



Plate 16: half built over, reopened chimneypiece in R 12



Plate 17: R 14



Plate 18: original handrail in R 14



Plate 19: original radiator in hallway 14



Plate 20: ceiling R 15



Plate 21: R 17, stage to the east



Plate 22: chimneypiece in R 17



Plate 23: partition wall between 20 and 24, upper part possibly original, painted over



Plate 24: hallway 27, some water damage visible on the right



Plate 25: hallway 30

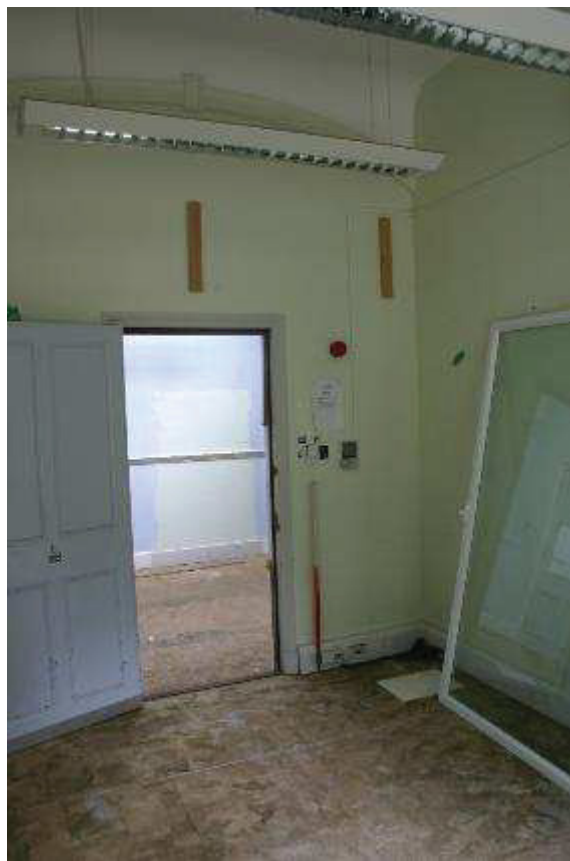


Plate 26: blocked three centred arch in R 31 to R 30



Plate 27: R 32, ceiling toilet room



Plate 28: decorative plaster ceiling and frieze in R 34



Plate 29: doorway with stained glass, heavy mould infestation R 36



Plate 30: glazed timber conservatory R 36



Plate 31: original staircase banister R 37



Plate 32: window bay in R 39



Plate 33: Chimney piece in R 39



Plate 34: octagonal bay with three centred arch in R 42



Plate 35: R 54, chimneypiece with several layers of tiles



Plate 36: chimneypiece in R 56



Plate 37: chimneypiece R 57



Plate 38: timber partition wall in R 59



Plate 39: chimneypiece R 60



Plate 40: removed plaster and blocked tunnel entrance in R 64



Plate 41: mould infestation in R 64



Plate 42: blocked staircase to R 18/19 in R 69



Plate 43: exterior lightwell R 72



Plate 44: dry rot/fungus infestation in R 71



Plate 45: bulk waste in R 75



Plate 46: Blocked staircase to R 14 in R 76



Plate 47: mosaic flooring of R 76



Plate 48: Blocked and filled tunnel entrance at Queens Craig

5 DISCUSSION

5.1 The original layout of Queen's Craig Villa/ Impact of Changes

5.1.1 Overall the layout of Queen's Craig is only slightly affected by the refurbishments of the last century. The building originally was part villa, part hospital for the male patients of the Royal Edinburgh Asylum. It is not quite possible to differentiate the parts just from the original floorplan, as both contained bedrooms as well as recreational areas. A major impact on the accessibility between all floors are the blocked staircases to the large hallway R 14/18/19.

5.1.2 Some negative impact on the building has been caused by the installation of the recording studio at the south side of the upper ground floor. The insertion of the modern staircase caused the destruction of bedrooms on three floors. The modern elevator and toilets on the north side further impacted on the building.

5.1.3 Further treatment for rot and water damage would be recommended, and while the roof appears to be intact, there were some small areas of water damage.

5.2 Summary of significance

5.2.1 Queen's Craig is part of the Craighouse complex, and a Grade A listed building. Being situated in the Craighlockhart Hills Conservation area, the building is already of cultural and archaeological significance. In the composition with the other buildings and the high amount of exterior and interior details still present, the building is of a high aesthetic and architectural significance. As part of Sydney Mitchells design, it is of high architectural significance.

5.2.2 This building complex is slightly more functional in its appearance, and with fewer decorative elements compared to the other buildings of Craighouse. The exterior of the building combines the stylistic influences of the late French Renaissance, the Scottish Baronial and old English Revival in a complex, but open plan structure. The interior design is however more based on Art Nouveau style with Arts and Crafts influences. The large number of skylights and windows bring a consistent amount of light during the day. The relative open plan scheme with several entrances and interconnecting hallways and corridors would have allowed patients free access to the surrounding gardens.

5.2.3 It would be of interest to open the blocked staircases from R 14 to R 76 and R 19 to R 69, and possibly restore them, to reobtain the original character of the building and heightening the historic significance of the building. A removal of the modern

insertions would also be beneficial.

- 5.2.4 It is not known if there is any more archaeological material underground in this area. Historic maps do not indicate to the wider use of the property of Craighouse. It can be assumed that the area was mostly farm or park land in late medieval time to modern time. Further ground works during the late 20th to early 21st century interfered with any possible archaeological remains.

6 BIBLIOGRAPHY

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Ordnance Survey Map 1933

Ordnance Survey Map 1948

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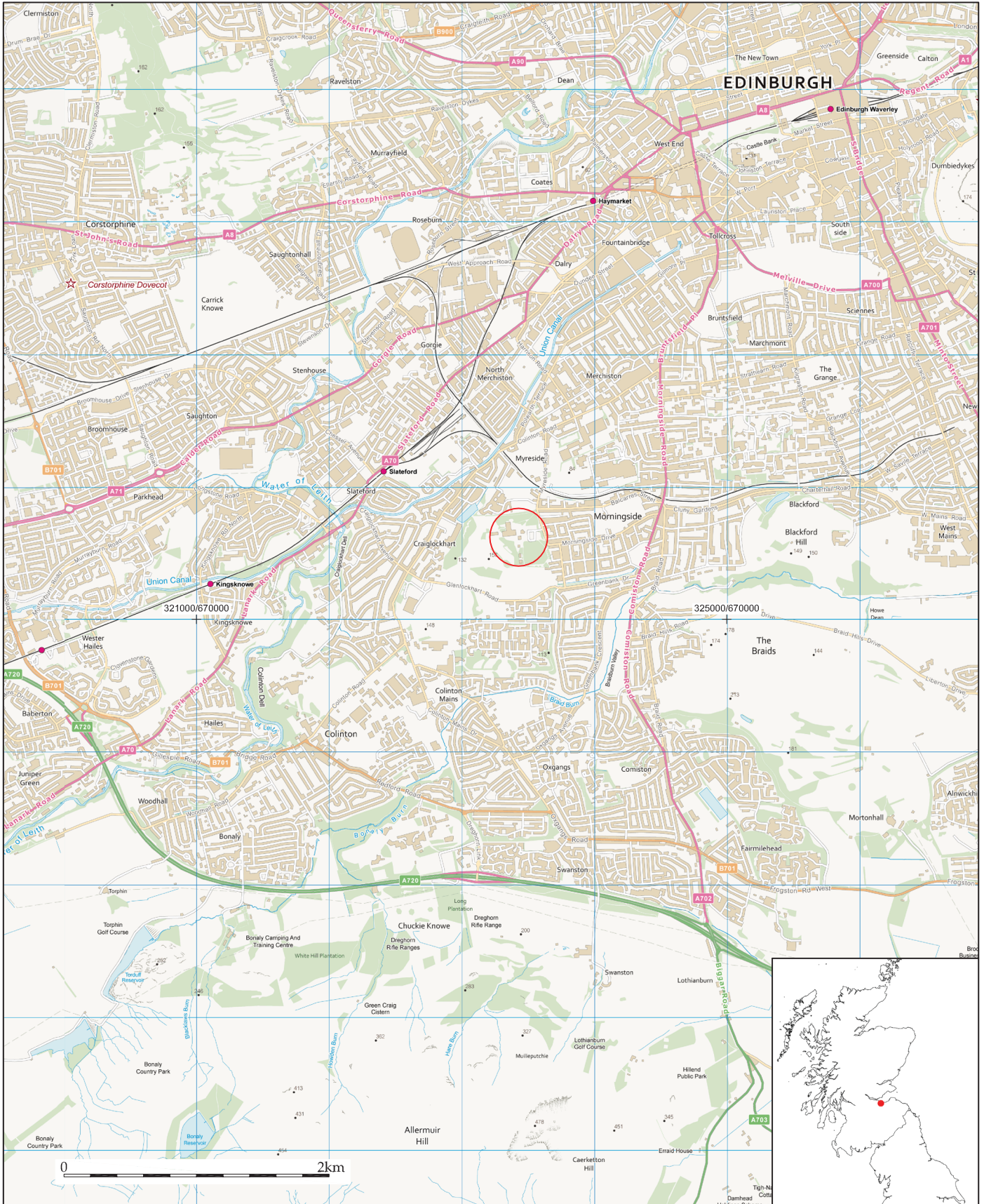
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APPENDIX 2: FIGURES






 <p>Wardell Armstrong Archaeology 2015</p>	<p>PROJECT: Queens Craig, Craighouse, Edinburgh</p> <p>SCALE: 1:40,000 at A4</p> <p>REPORT No: CP11336</p> <p>CLIENT: Clearbell Capital LLP</p> <p>DRAWN BY: AB</p> <p>DATE: September 2015</p> <p>FIGURE: 1</p>	<p>KEY:</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.

PROJECT:

Queens Craig, Craighouse,
Edinburgh

CLIENT:

Clearbell Capital LLP

SCALE: 1:1000 at A3

DRAWN BY: HP

DATE: September 2015

KEY:

Queens Craig



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REPORT No:

CPI1336

FIGURE:

2

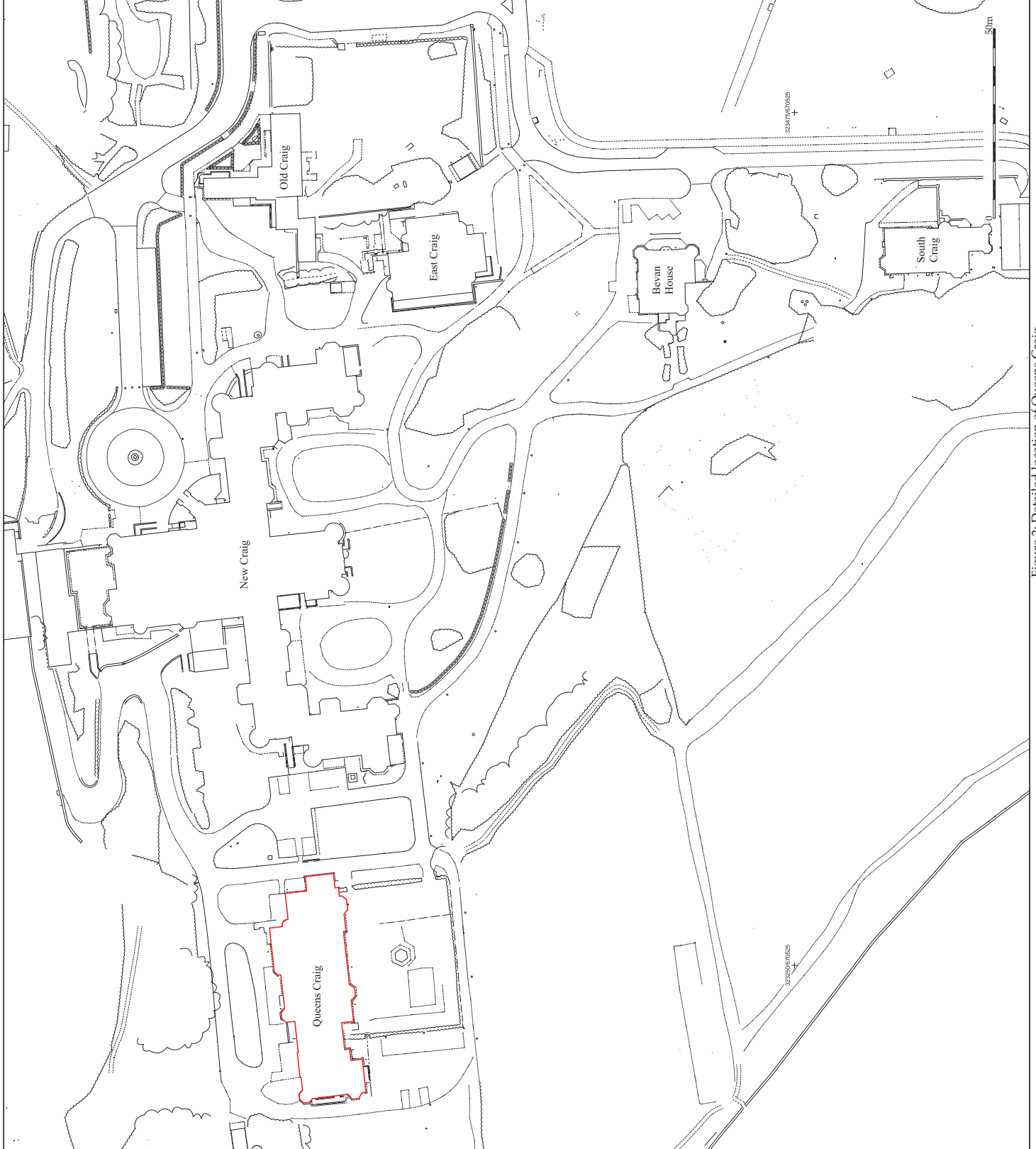


Figure 2: Detailed location of Queens Craig.



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Archaeology
2015

PROJECT:

Queens Craig, Craighouse,
Edinburgh

CLIENT:

Clearbell Capital LLP

SCALE: 1:200 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:

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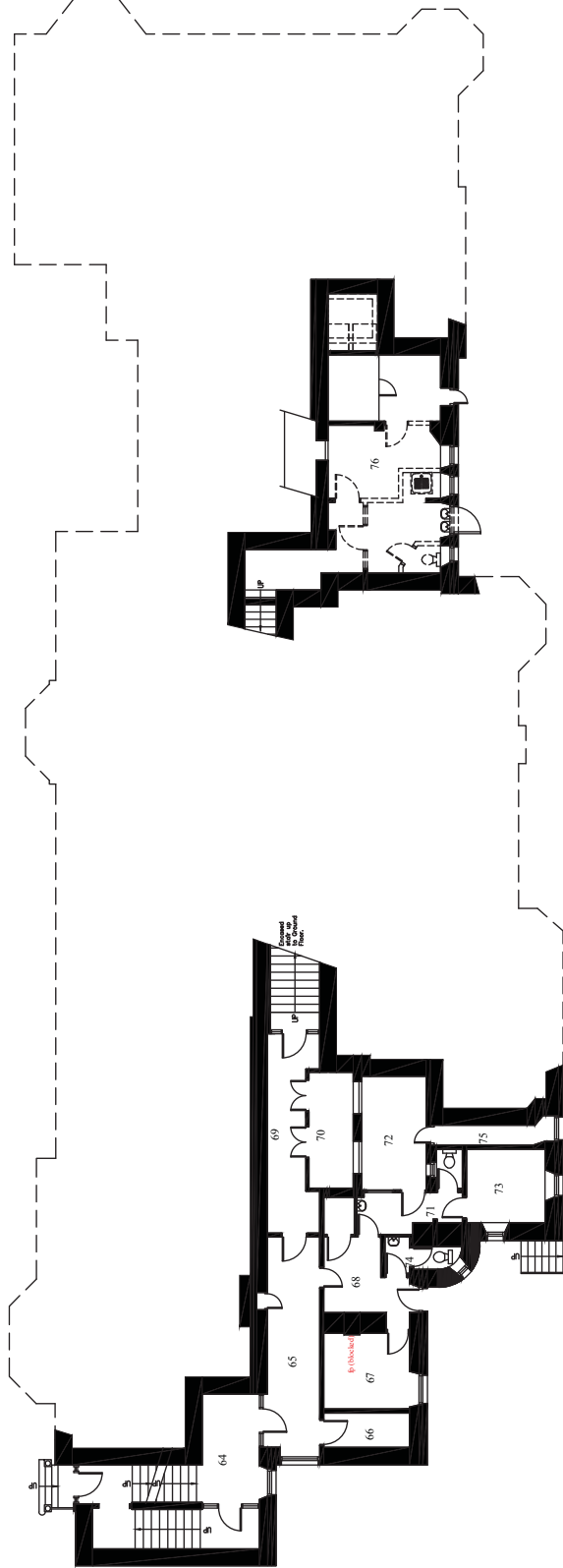


Figure 3: Queens Craig, lower ground floor.



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PROJECT:

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SCALE: 1:200 at A3

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FIGURE:

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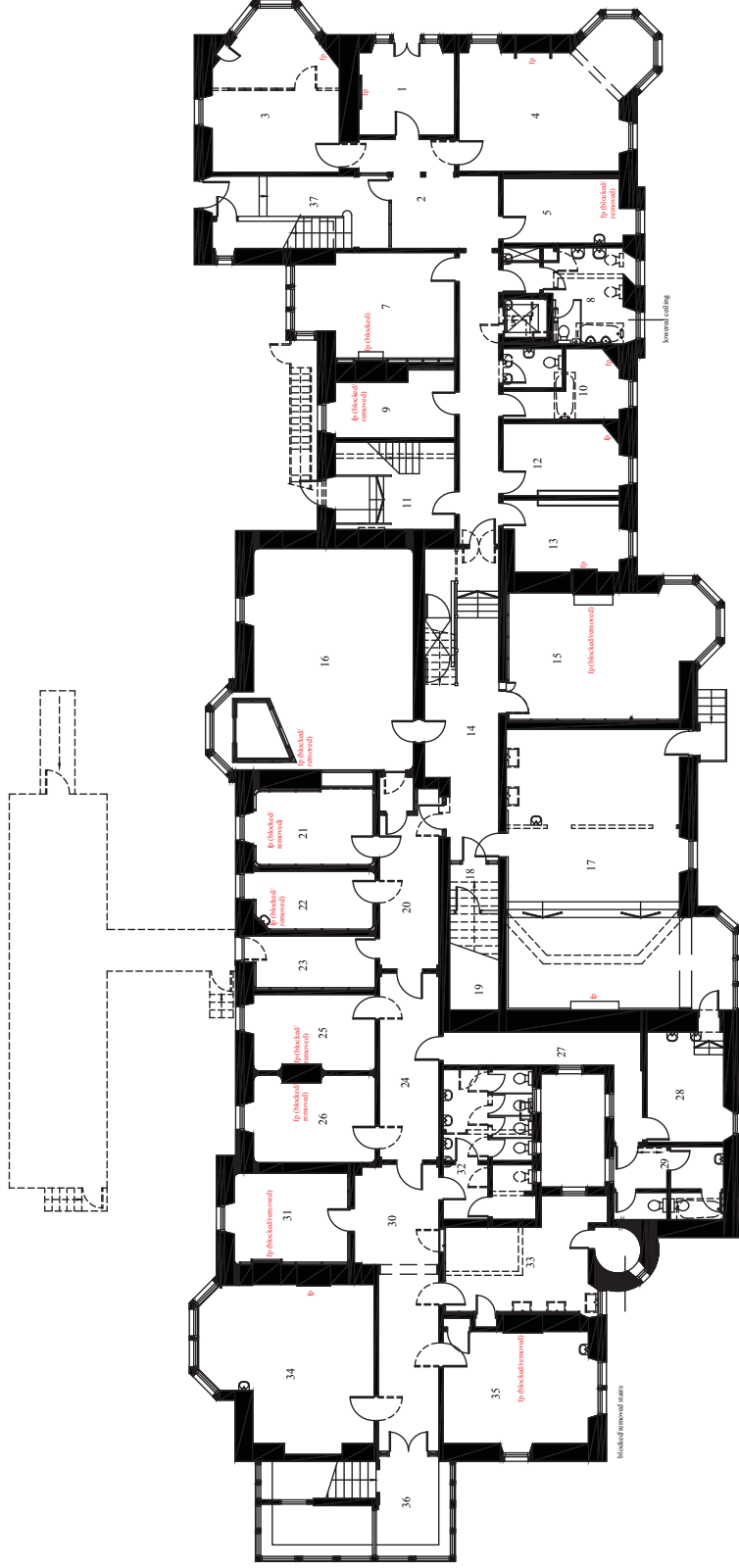


Figure 4: Queens Craig; ground floor.



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FIGURE:

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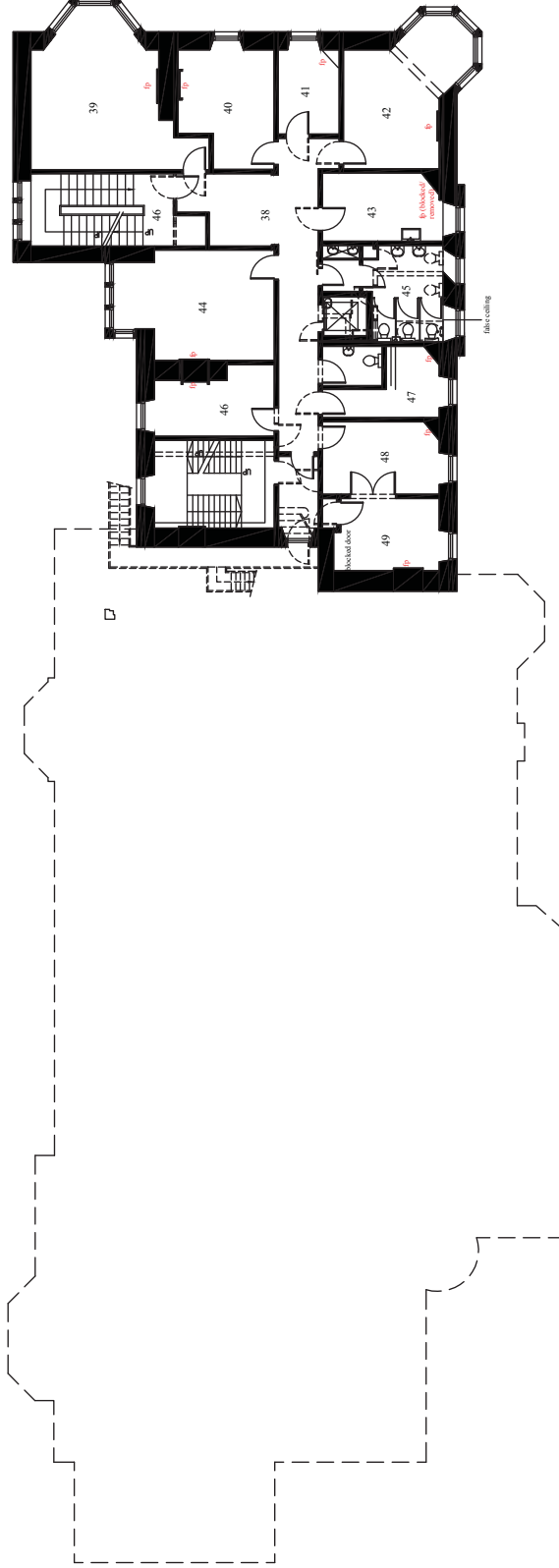


Figure 5: Queens Craig; first floor.



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DATE: September 2015

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CP11336

FIGURE:

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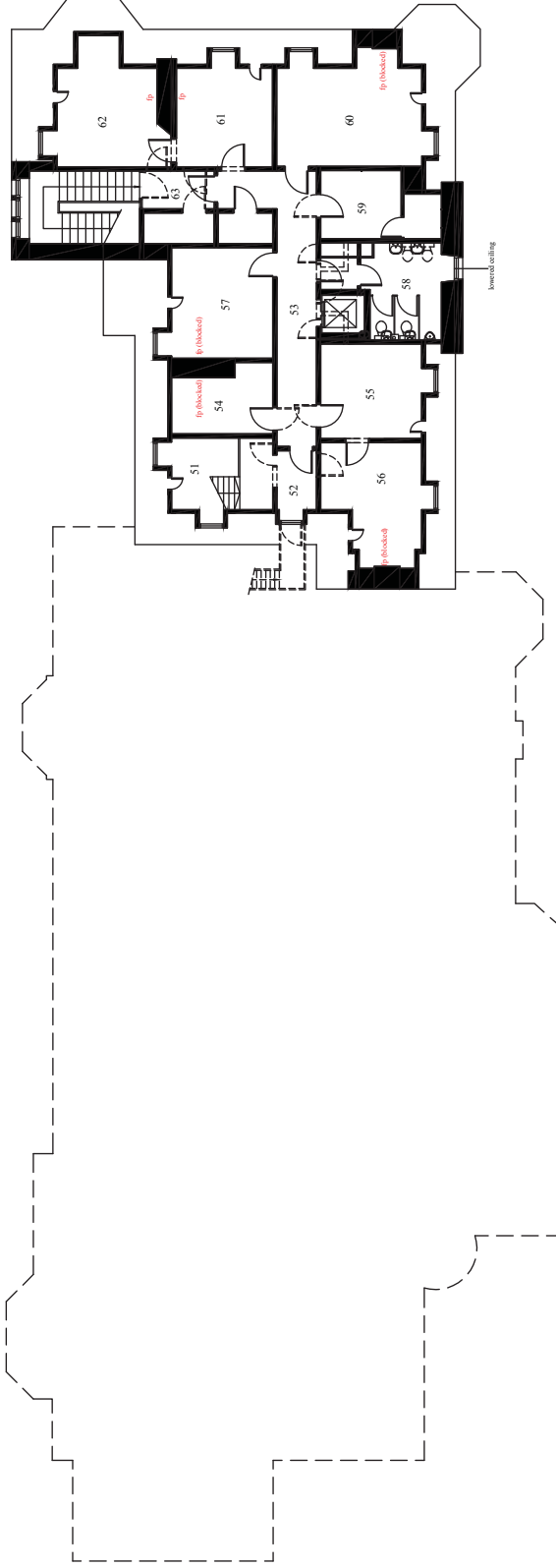


Figure 6: Queens Craig: second floor.



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Edinburgh

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SCALE: Not to scale

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Queens Craig



REPORT No:

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FIGURE:

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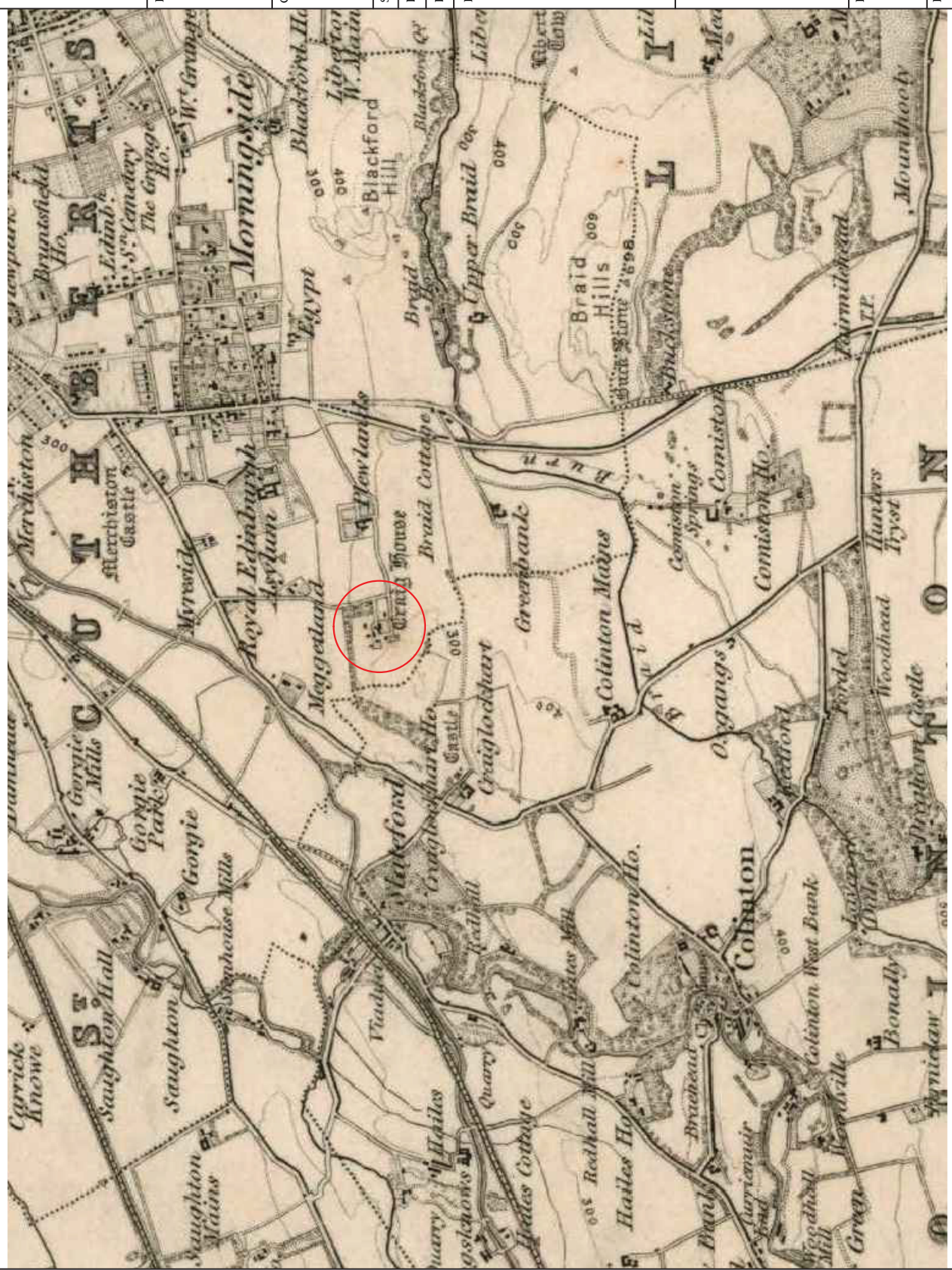


Figure 7: First Edition Ordnance Survey Map, 1856.

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Queens Craig, Craighouse,
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SCALE: 1:10,000 at A4

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FIGURE:

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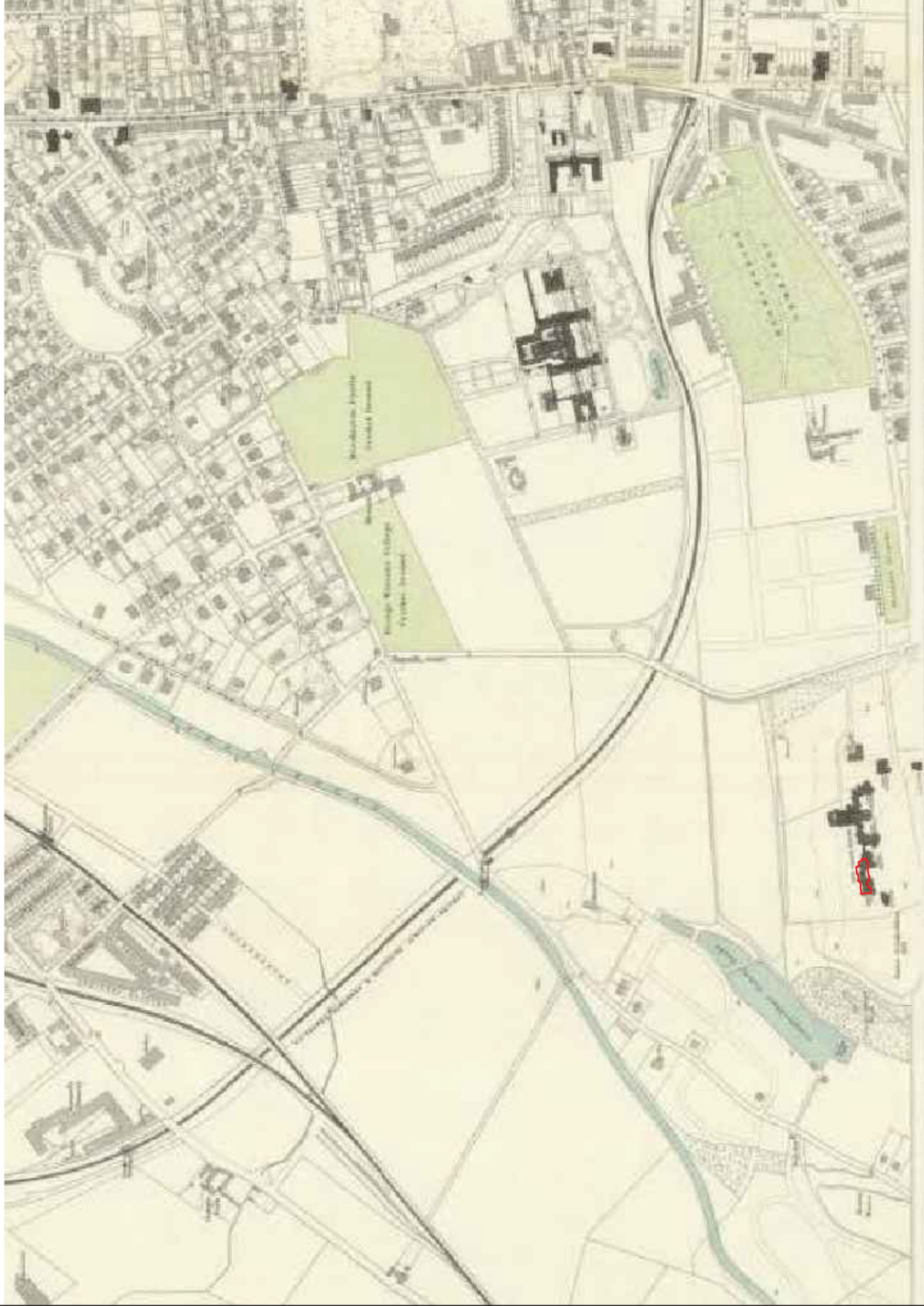


Figure 8: Extract from Bartholomew's Large Plan of Edinburgh and Leith, 1893.

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FIGURE:

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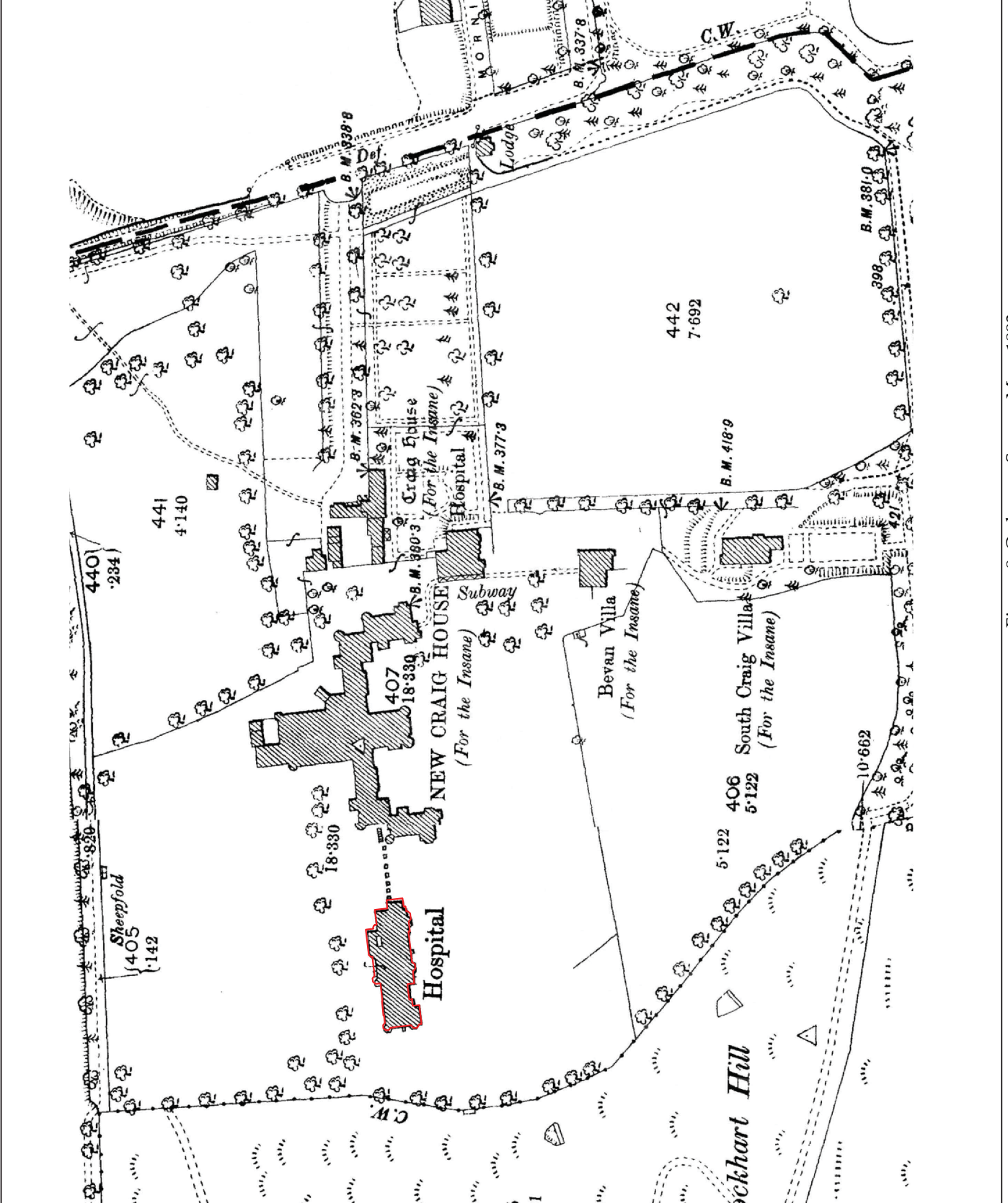


Figure 9: Ordnance Survey Map, 1893.



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FIGURE:

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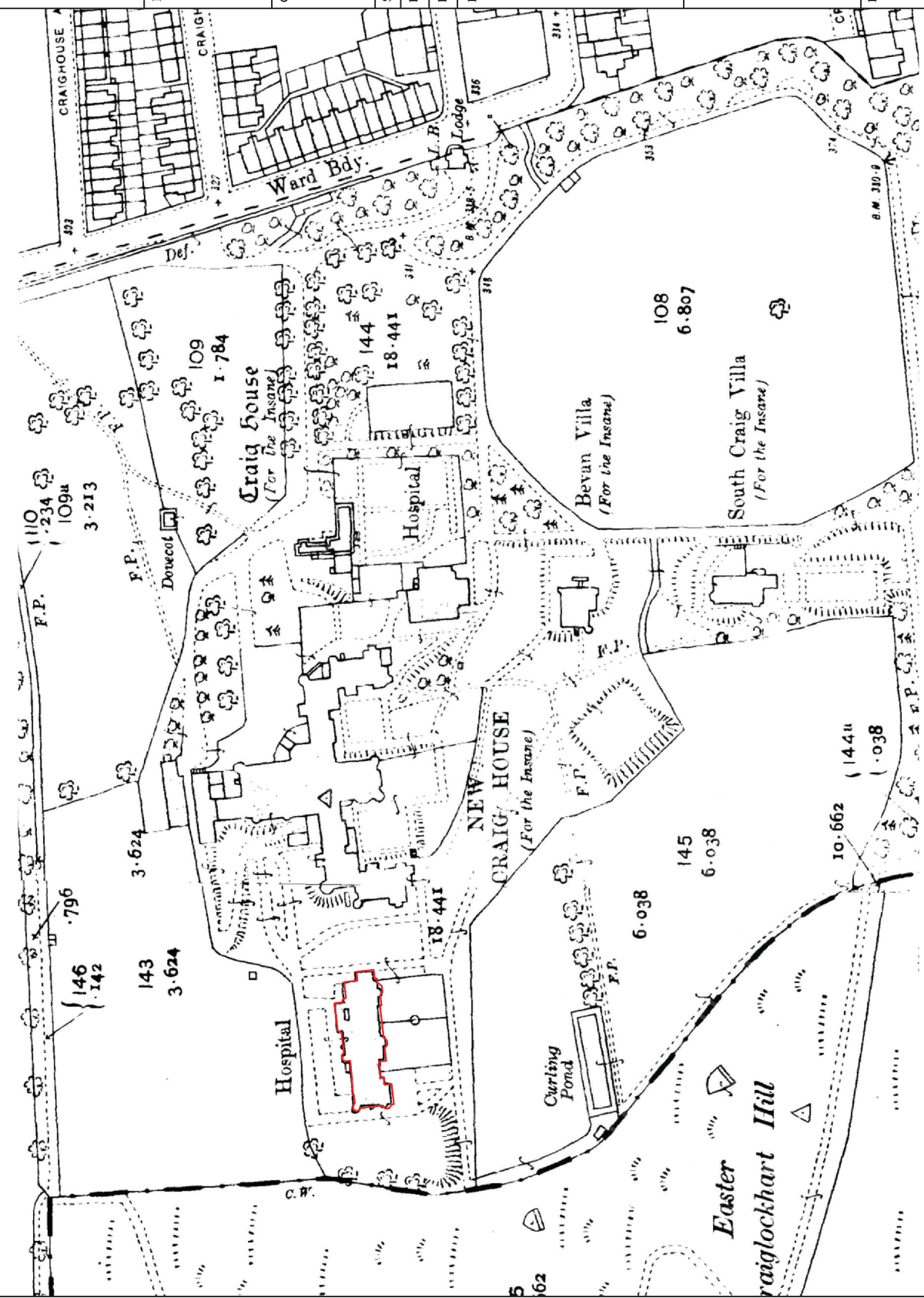


Figure 10: Ordnance Survey Map, 1914.



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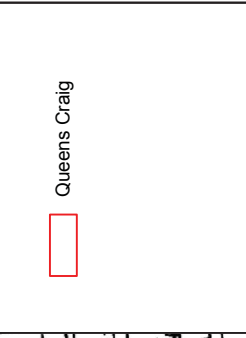
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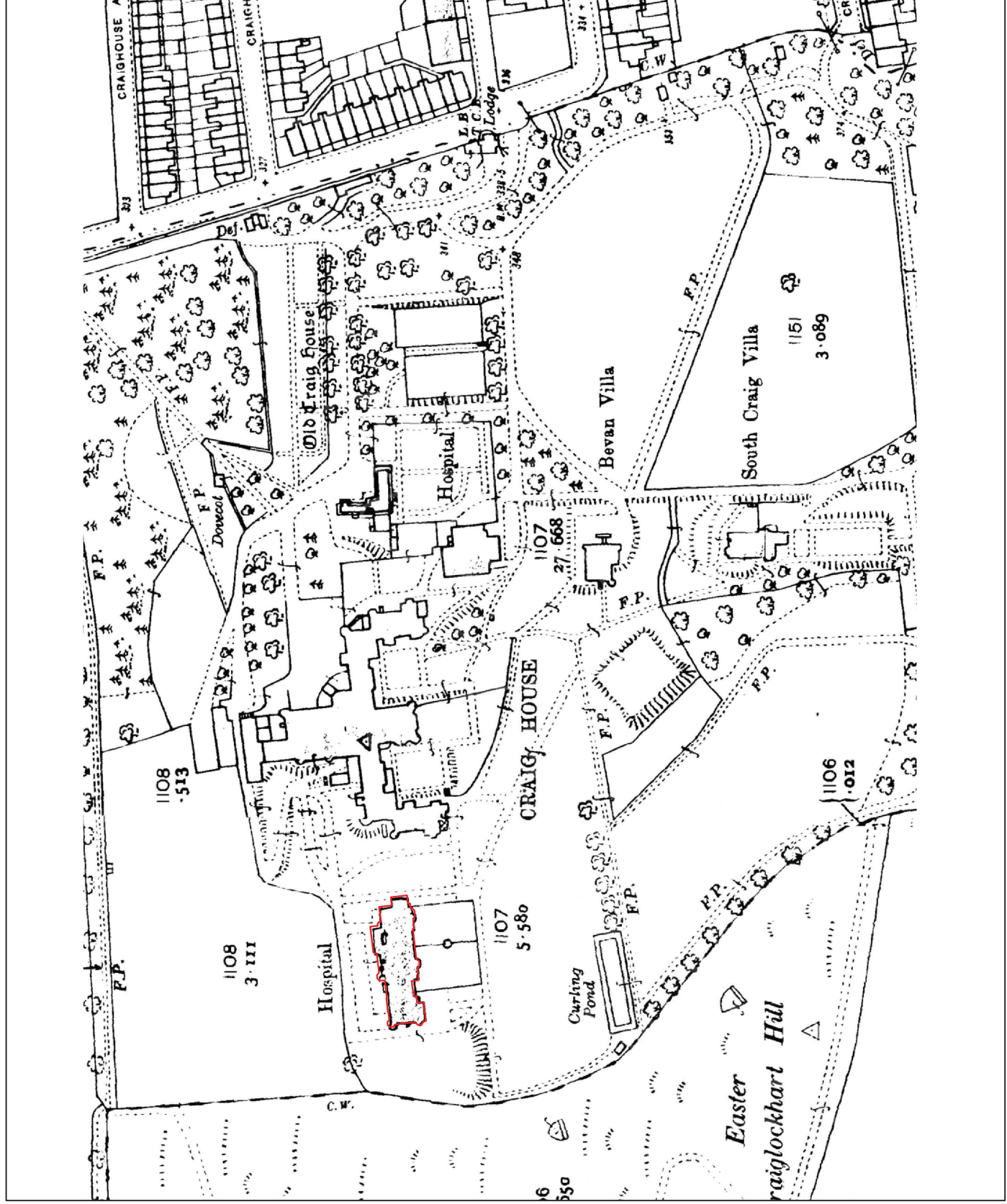


Figure 11: Ordnance Survey Map, 1933.

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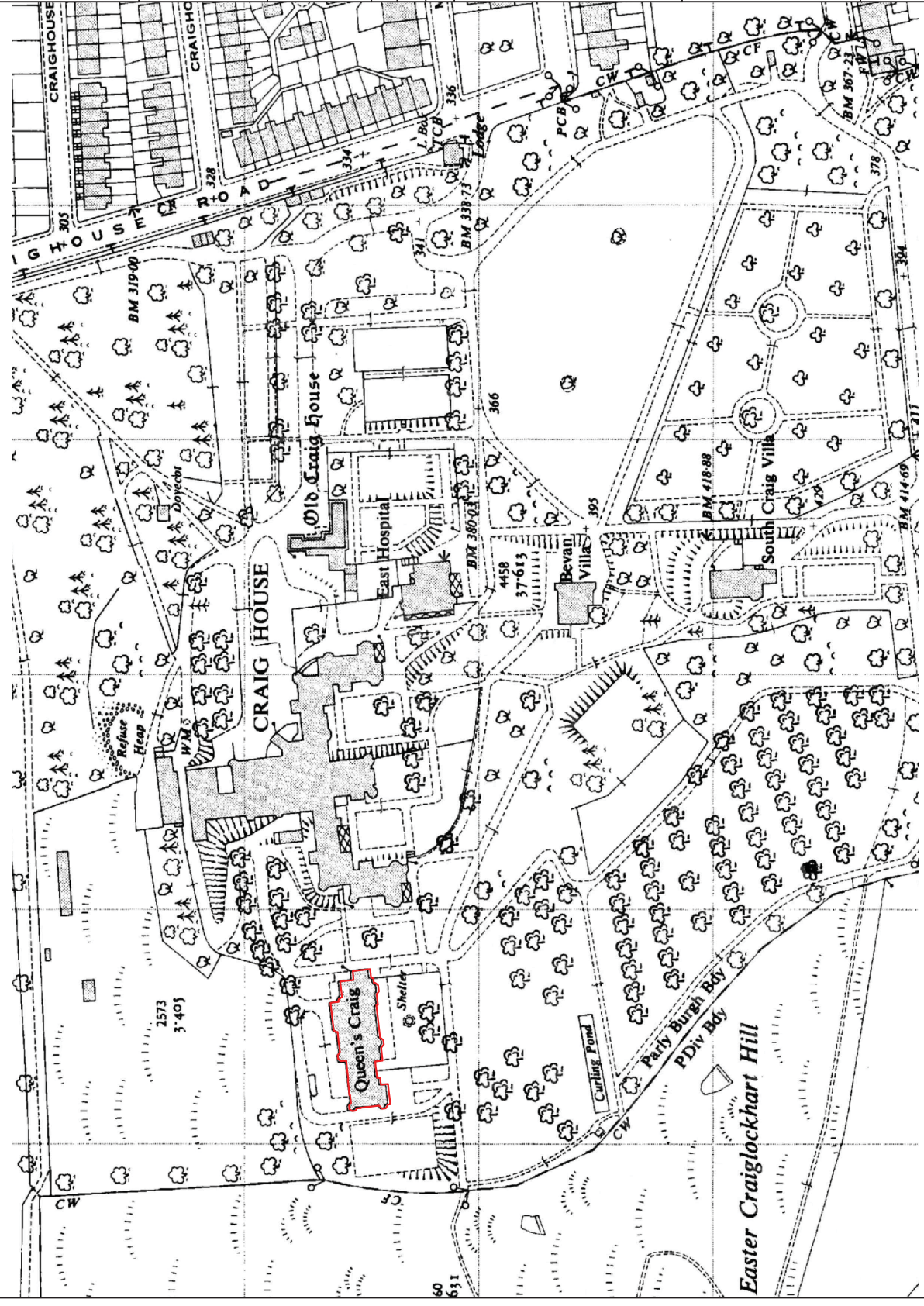


Figure 12: Ordnance Survey Map, 1948.

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