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



THE LODGE, CRAIGHOUSE, EDINBURGH

ENHANCED BUILDING SURVEY

September 2015

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THE LODGE, CRAIGHOUSE, EDINBURGH

Enhanced Building Survey

September 2015

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SUMMARY

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

An enhanced building survey is a descriptive record of a building consisting of both a photographic and written record. The archaeological building recording was undertaken in June 2015. The building until recently had been owned by Edinburgh Napier University and is currently the only building still occupied, housing the 24 hour security surveillance of Craighouse.

The Lodge was formerly part of the Royal Edinburgh Asylum Complex, built at Craighouse by the architect Sydney Mitchell in the late 19th century. The Lodge, however, was the only building not designed by Sydney Mitchell. Its design is attributed to the architects Walter Peddie and George Washington Browne.

The Lodge is a category A listed building. It remained relatively unchanged in its external appearance throughout the last century. Modern changes are clearly visible in the interior. The building is overall in a good condition, with several original fixtures and fittings, such as the window handles and the timber staircase, still present.

While being comparatively small and plain on the interior, the building is of architectural, aesthetic and cultural significance within its setting and contributes positively to the visual integrity of the Craighouse building complex.

ACKNOWLEDGEMENTS

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

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

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

1 INTRODUCTION

1.1 Circumstances of Project

1.1.1 WAA was commissioned by Clearbell Capital LLP to prepare an enhanced building survey for The Lodge, Craighouse, Edinburgh, in support of a planning application (Ref. No: 12/04007/FUL), for a change of use and conversion of existing buildings from a former university campus to residential use. This is proposed to involve building refurbishment, the construction of new build home, 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).

1.2 Listed Building

1.2.1 The Lodge 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.

1.2.2 The oldest part of the complex, now referred to as Old Craig, can be dated back to at least 1565. The Craighouse complex was category A listed in 1979. The buildings are part of the Craighouse Campus, used by Edinburgh Napier University till 2013.

1.2.3 Historic Environment Scotland lists the Lodge as a 'single-storey and attic building, with barge boarded gable front with single-storey canted bay and slope of main roof extended over a semi-elliptically arched foot gate, shaped gable with rolled skewputts to drive. Gate piers banded, flambeaux finials with acanthus bases, wrought-iron railings and gates.'

1.2.4 The building was deemed to be a Building at Risk by Historic Scotland in 2012, following the proposal to redevelop the site into a residential area.

1.3 Location

1.3.1 The Lodge is situated at Ordnance Survey grid reference NT 2335 7068, on the north-eastern slope of Easter Craiglockhart Hill, situated south-west of Edinburgh city centre. It is part of the Royal Edinburgh Asylum, later forming Napier University's Craighouse Campus, which is positioned at the east end of the Craighouse Hills. It is set within the Craiglockhart Hills Conservation Area (designated 1997).

- 1.3.2 The present-day building consists of the 1893 structure, with only a few, not very evident alterations in its exterior fabric.
- 1.3.3 The underlying solid geology of the area consists of sandstone of the Kinnesswood Formation deposited during the Carboniferous Period (385 – 352 million years ago) (BGS 2015) with an outcrop of younger volcanic tuff north west of Queen’s Craig.

2 METHODOLOGY

2.1 Standards and Guidance

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

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

2.1.2 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- 223792**.

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 the records at Historic Scotland, Building at Risk and the Canmore database.

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 this buildings type. The development 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 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 purpose built mental hospital was the Bethlem Hospital, London, designed in 1675-6 by Robert Hooke. It adapted the principle of long corridors with several small cells to confine the patients (RCHME 1998, 3-4). Several publications of the 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 Britain 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 were separated gradually from other hospital rooms into so called sanitary towers, a feature that can be found in some parts of Craighouse, especially in New Craig.

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, built in a late French Renaissance style.

3.3 Historical development of The Lodge

- 3.3.1 The Craiglockhart Hills form one of Edinburgh's seven groups of hills, all with a long history of settlement. The earliest records of settlement at Craighouse are from the 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 1856 Craighouse is depicted as a T shaped building with a variety of outbuildings to its north and west sides (Figure 5). The earliest sketch of the original Craighouse dates from the late 19th century. It depicts the tower house and its 18th century extension.
- 3.3.3 In 1878 Craighouse was bought by the Commissioners of the Royal Edinburgh Asylum. The design of the Lodge has been attributed to Walter Peddie and George Washington Browne (Simpson & Brown 2012:62). While not being designed by Sidney Mitchell & Wilson, the material used matches that of the other buildings of Craighouse. The single storey building with attic and main roof extended over a three point-centred arched foot gate, formed the main entrance point for the new hospital buildings.
- 3.3.4 The only noticeable external difference between the Lodge today and the building as originally intended is the relocation of the gated entrance from the north side of the Lodge to the south side. This happened between 1893 and 1914, as can be seen on the OS maps of those dates (Figure 6 and 7). On the north side, the wall of the lodge has been extended and a bay and a yard was formed. 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.

4 ARCHAEOLOGICAL BUILDING RECORDING

4.1 Introduction

4.1.1 The archaeological building recording was undertaken in June 2015. The building is the only part of the Craighouse Complex still in use. The building is in a fair condition overall. On the exterior are no modern changes immediately visible.

4.1.2 At the time of survey the interior was in a good but slightly worn condition.

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

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

4.2 External (Plate 1-6)

4.2.1 The Lodge is a single storey and attic building with a barge boarded gable front to the east with single-storey canted bay. The slope of the main roof extends over the three centred arched foot gate to the south and the shaped gable extends further with rolled skewputts to the drive. The gate piers at the east elevation are banded, with flambeaux finials with acanthus bases. The railings and gates are of decorative wrought-iron (Plate 2). It is held in the same red sandstone with yellow sandstone details as the main buildings of Craighouse. Some historic features are still present, such as the lantern on the south elevation or the bell fitting on the east elevation. A modern ramp provides disabled access to the doorway at the north elevation. One of the windows at the north elevation is boarded up.

4.3 Ground Floor (Figure 3)

4.3.2 The ground floor separates into four main spaces, which possibly follow the original floorplan. With the exception of the timber framed windows, no historic features seemed to have survived the several alterations to the interior of the building.

4.3.3 *R 1*: The entrance hall, R1, is accessible through the entrance doorway at the east elevation. Through the front entrance the Rs 2 and 3 are accessible to the north, as

well as the original timber staircase to the attic floor in the south-west corner. The whole area is modern carpeted or linoleum covered, so no statement about the condition or nature of the flooring is possible (Plate 7).

4.3.2 *R 2 & 3*: These rooms are of approximately the same size. In R 2 (Plate 8), all original fittings have been removed, the chimneypiece on the west elevation has been removed and plastered over. R 3 mirrors R 2 in its layout to the west (Plate 9). The shallow bay windows are encased in a plain, three-centred arch. There are no original fittings visible.

4.3.3 On the north elevation is a sliding door to the kitchen and toilet space with the rear entrance to the north (Plate 10 and 11). There are no archaeological features of interest visible.

4.4 **Attic** (Figure 4)

4.4.1 The attic floor is accessible through the original straight stair flight with winder at the south-west corner of R1. A narrow, splayed reveal timber framed, 10 light casement window with a spiral handle is placed within the south elevation of the staircase (Plate 12). This type of handle is also present at the windows of R 4 and 5. While this style of handle was popular over a long period, it can be assumed that it is the original from the 1890s build. There are two rooms accessible to the north.

4.4.2 *R 4 & 5 (Plate 13-16)*: These two rooms are again of approximately the same size. A chimneybreast is situated at the north south running wall separating the rooms, and both contain the same style of cast iron fireplace which was original to the 1894 build (Plate 15 and 16). There are possibly two chains from an old bell or alarm system in the northern upper corner of the east elevation in R 5 (Plate 18). Historic fittings such as the timber framed windows, some original, historic handles and the staircase are in a good condition (Plate 17).



Plate 1: Front, east elevation.



Plate 2: Detail, wrought iron pathway gate.



Plate 3: oblique north elevation.



Plate 4: oblique south elevation.



Plate 5: west elevation.



Plate 6: Detail, lamp fitting, south elevation.



Plate 7: oblique entrance room.



Plate 8: oblique R 2.



Plate 9: oblique R 3.



Plate 10: oblique kitchen R with back entrance.



Plate 11: Toilet room, ground floor.



Plate 12: balustrade of timber staircase.



Plate 13: oblique R 4.



Plate 14: Oblique R 5.



Plate 15: Cast iron fireplace R 4.



Plate 16: Cast iron fireplace R 5.



Plate 17: Detail: spiral window handle, R 4.



Plate 18: detail of chains in R 5.

5 DISCUSSION

5.1.1 The exterior of the Lodge appears to be relatively unchanged and in a good condition. This historic character should be preserved. Some of the historic fittings merit restoration, e.g. the lamp to the south and bell system at the front door.

5.1.2 No original floorplans were available for the Lodge. It is therefore not possible to be certain about the degree of change. However, with the original cast iron fireplaces in situ in R 4 and 5 it can be assumed that overall the current layout of the attic floor at least follows the original floorplan. Some changes were made to the ground floor. With the chimneypieces removed, and the insertion of a sliding door, modern alterations influence the historic character of the ground floor. Historic and original fittings such as the casement windows, window fittings and the staircase are in a good condition and should be preserved. If possible, the chimneypieces on the ground floor should be reopened and restored.

5.1.3 On historic maps it is clear that the entrance to the Craighouse property was moved from the north to the south side of the Lodge probably in the early 20th century. The building was always designed to function with the entrance way to the south to the lodge. The earlier concept of the northern entrance way derives from the straight lined way leading from the main road to the East Craig hospital building. The new entrance way course is bendier, and there is no direct connection to East Craig.

5.2 Summary of significance

5.2.1 The Lodge is part of the Craiglockart Hill Conservation area and the Grade A listed Craighouse complex. It therefore forms part of an area of high cultural, historical and archaeological significance.

5.2.2 As the only building of the Craighouse complex constructed by Walter Peddie and George Washington Browne, it is architecturally distinctive within the Craighouse group of buildings whilst remaining an integral part of the group. Its architectural style is based on a mixture of old English revival style and Arts and Crafts style. While being a functional, small cottage building, it integrates several other stylistic elements. Overall it blends in with the other buildings and is complementary to them, using the same building materials as the other. Some details and fittings, such as the use of casement case windows, distinguish the Lodge from the other buildings.

5.2.3 Parts of the Old Craig gate piers were reused to form the new gateway to the south

of the Lodge. The well preserved, high quality wrought iron gates and the gateway's architectural detailing, add to the high aesthetic value of the building.

- 5.2.4 Overall, while being comparatively small and plain on the interior, the building is of architectural, aesthetic and cultural significance within its setting and contributes positively to the visual integrity of the Craighouse building complex.

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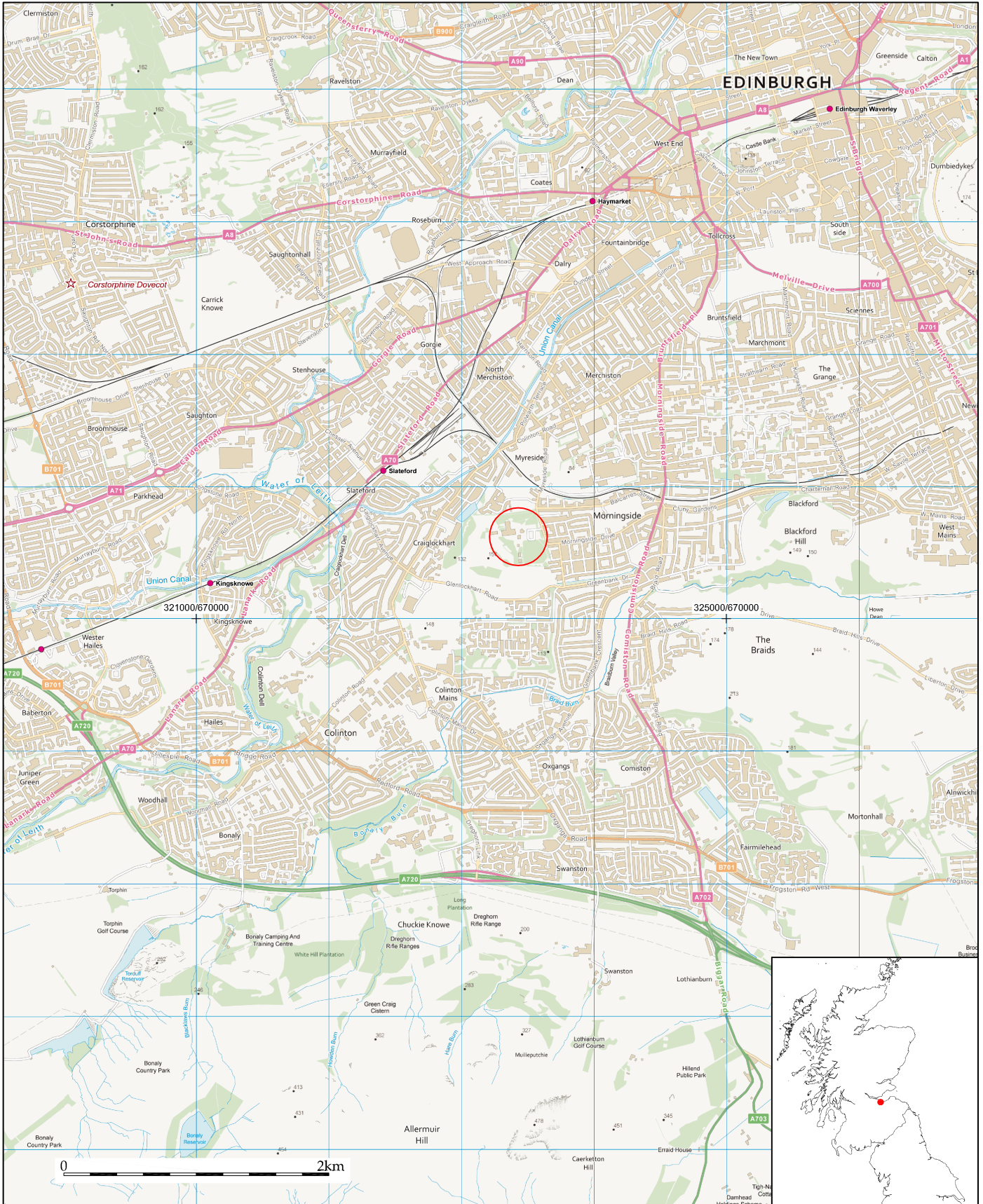
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APPENDIX 2: FIGURES






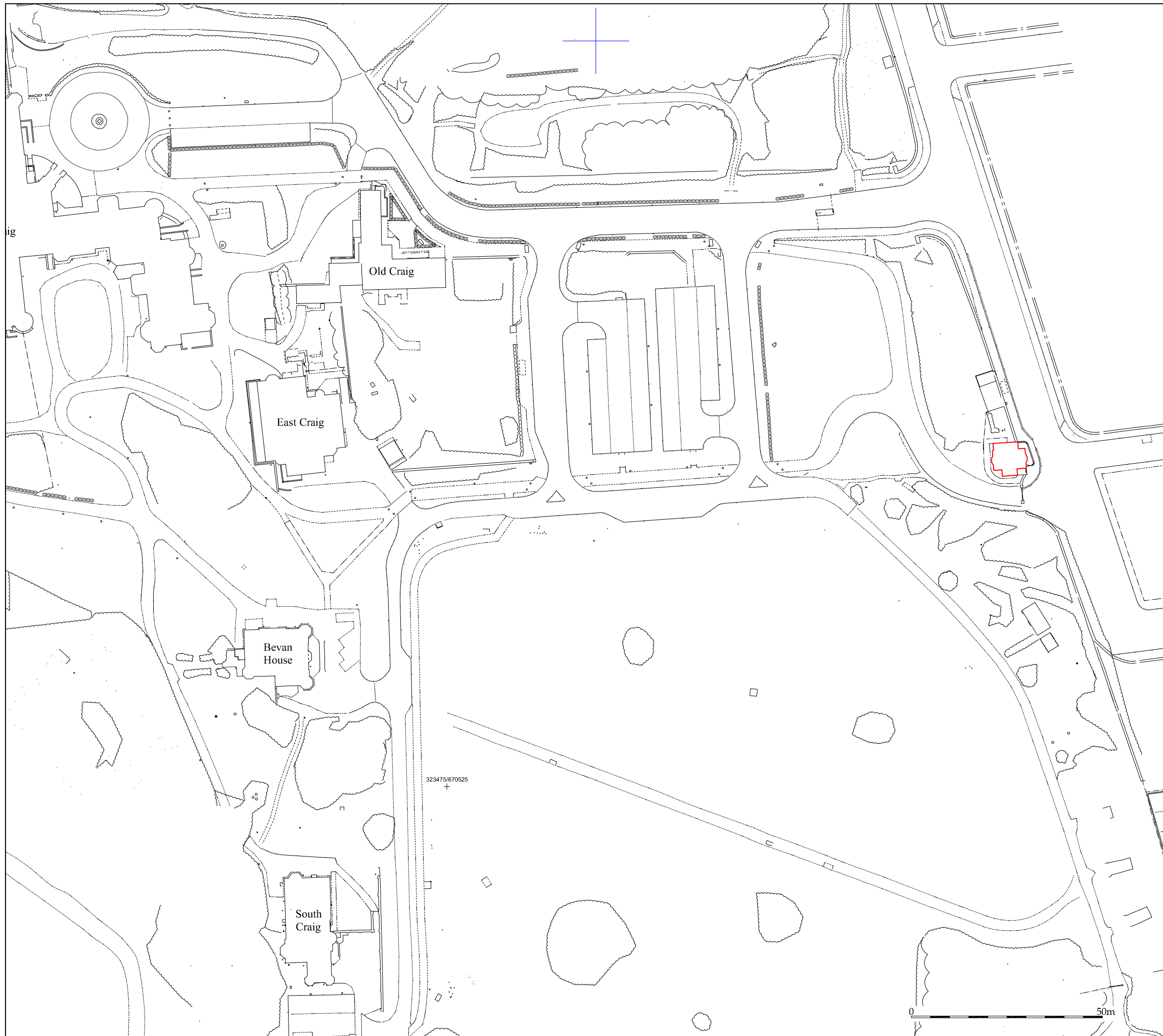
 <p>Wardell Armstrong Archaeology 2015</p>	<p>PROJECT: Lodge, Craighouse, Edinburgh</p> <p>SCALE: 1:40,000 at A4</p> <p>REPORT No: CP11336</p> <p>CLIENT: Clearbell Capital LLP</p> <p>DRAWN BY: AB</p> <p>DATE: September 2015</p> <p>FIGURE: 1</p>	<p>KEY:</p> <p> Site location</p>	 <p>Reproduced by permission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



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Archaeology
2015

PROJECT:

Lodge, Craighouse,
Edinburgh

CLIENT:

Clearbell Capital LLP

SCALE: 1:1000 at A3

DRAWN BY: HP

DATE: September 2015

KEY:

Lodge



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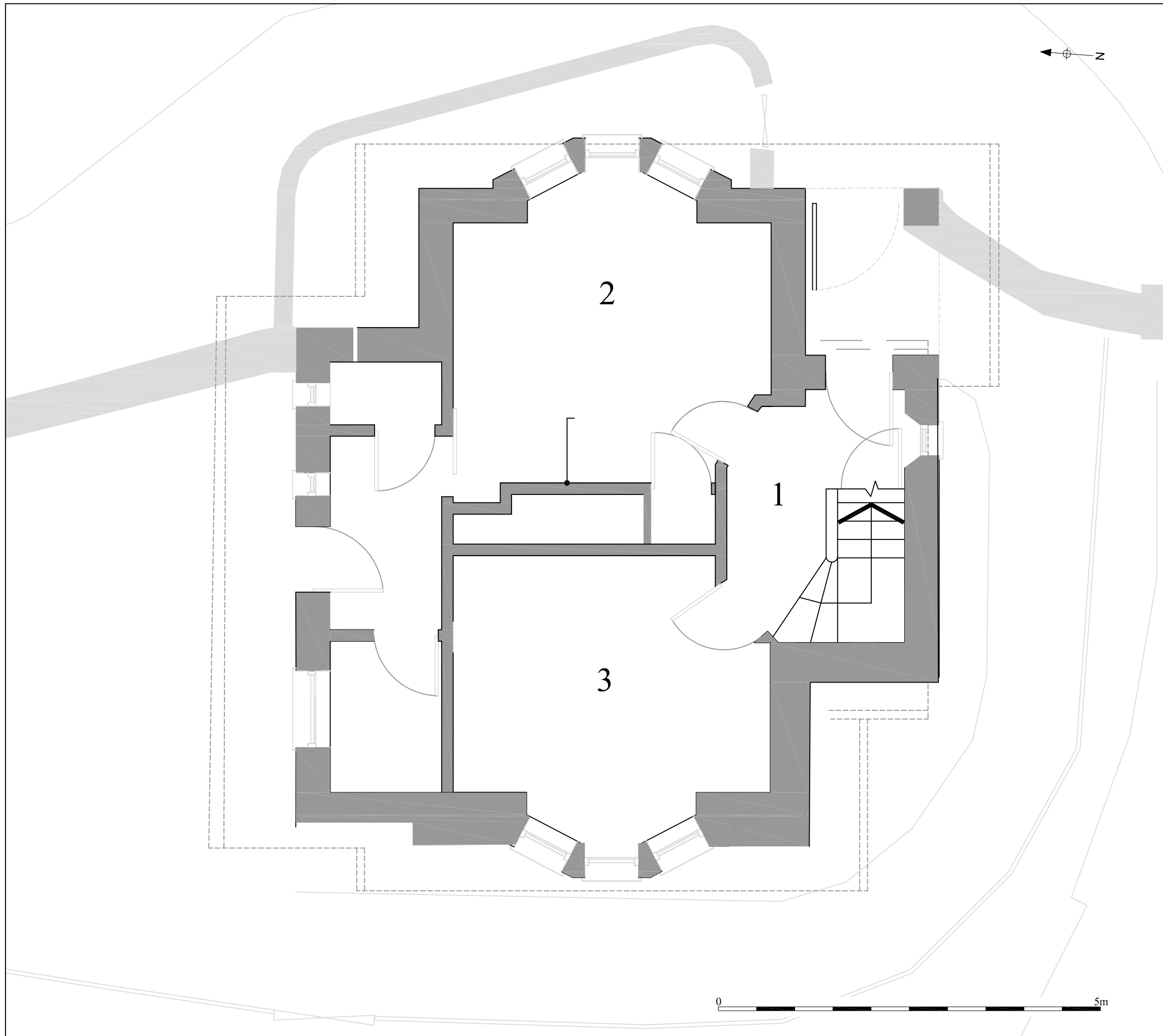
REPORT No:

CP11336

FIGURE:

2

Figure 2: Detailed location of the Lodge.



Wardell Armstrong
Archaeology
2015

PROJECT:

The Lodge, Craighouse,
Edinburgh

CLIENT:

Clearbell Capital LLP

SCALE: 1:50 at A3

DRAWN BY: HP

DATE: September 2015

KEY:

1 Room numbers as
referenced in text

REPORT No:

CP11336

FIGURE:

3

Figure 3: The Lodge; ground floor.

PROJECT:

The Lodge, Craighouse,
Edinburgh

CLIENT:

Clearbell Capital LLP

SCALE: 1:50 at A3

DRAWN BY: HP

DATE: September 2015

KEY:

1 Room numbers as
referenced in text

REPORT No:

CP11336

FIGURE:

4

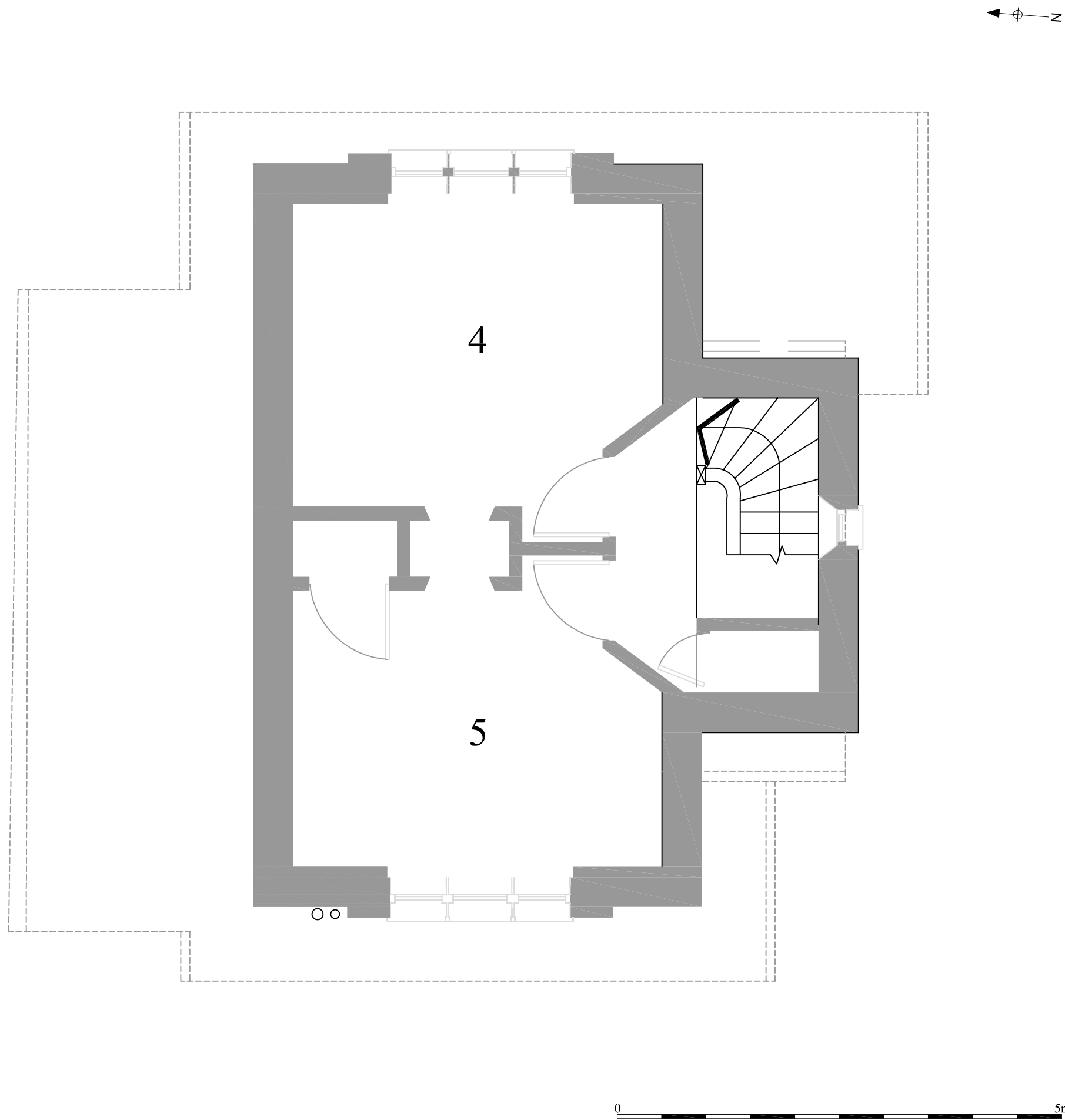
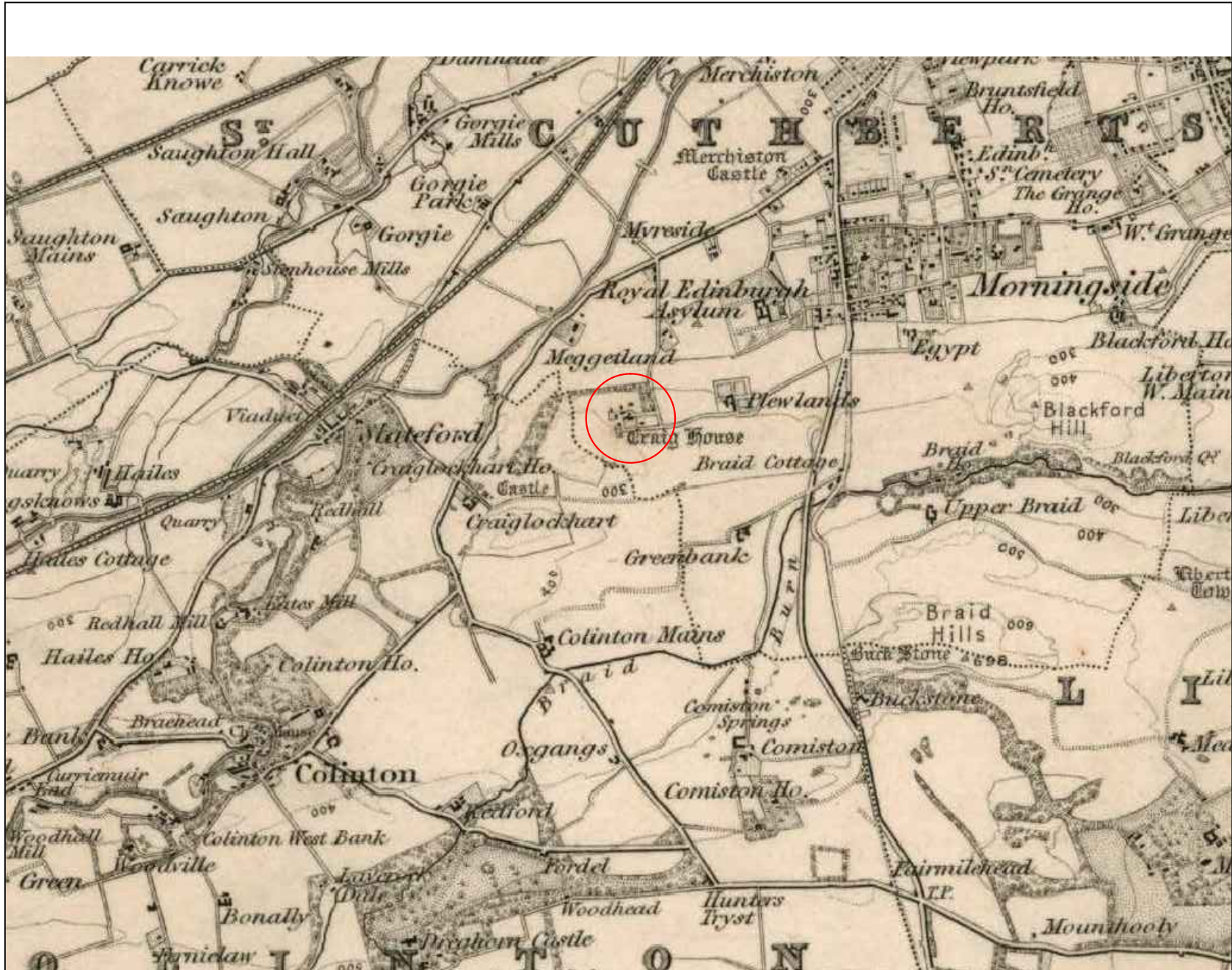


Figure 4: The Lodge; first floor.




PROJECT:
Lodge, Craighouse,
Edinburgh

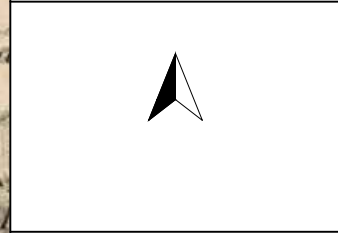
CLIENT:
Clearbell Capital LLP

SCALE: Not to scale

DRAWN BY: AB

DATE: September 2015

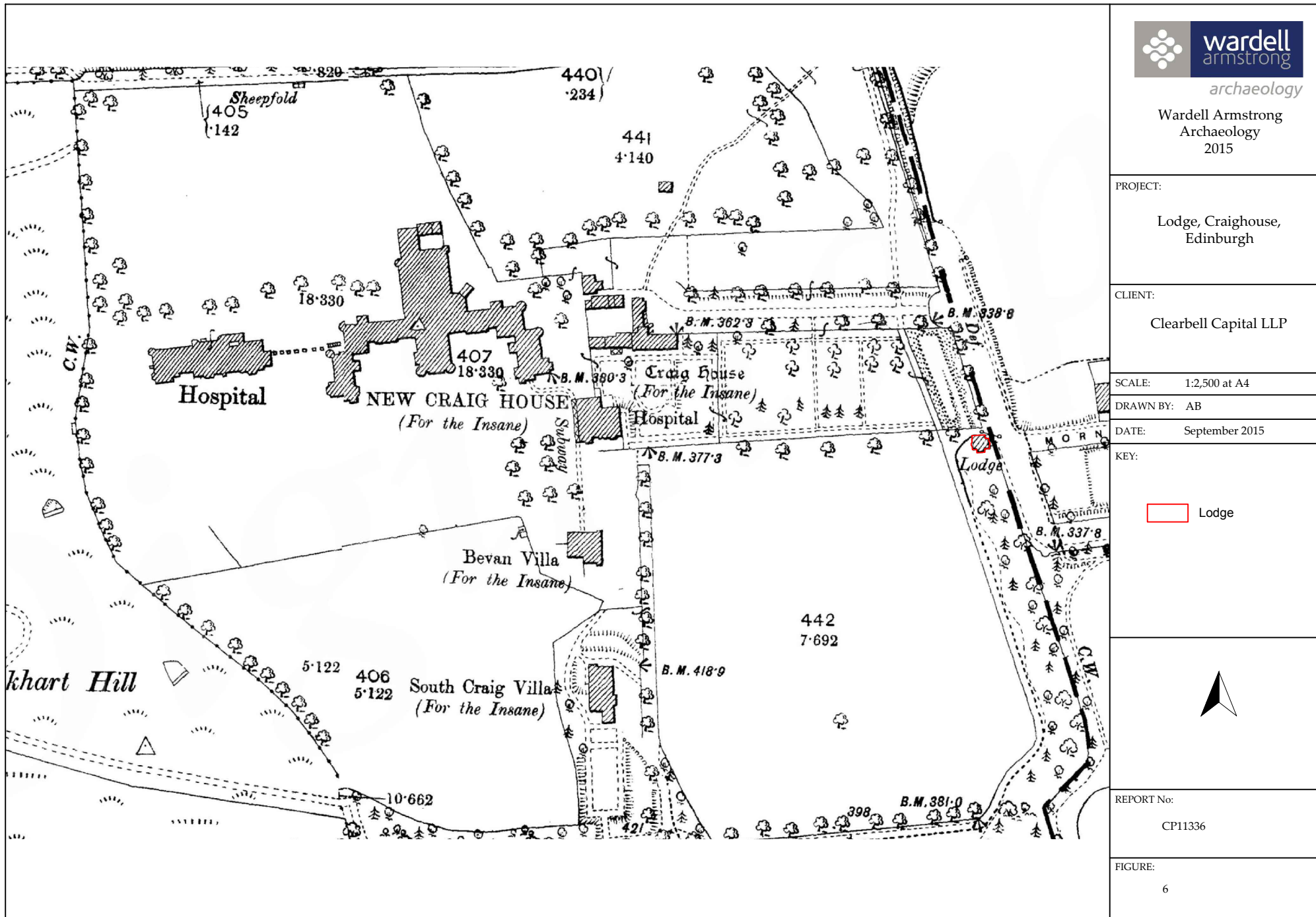
KEY:
 Lodge



REPORT No:
CP11336

FIGURE:
5

Figure 5: First Edition Ordnance Survey Map, 1856.



PROJECT:

Lodge, Craighouse,
Edinburgh

CLIENT:

Clearbell Capital LLP

SCALE: 1:2,500 at A4

DRAWN BY: AB

DATE: September 2015

KEY:

 Lodge



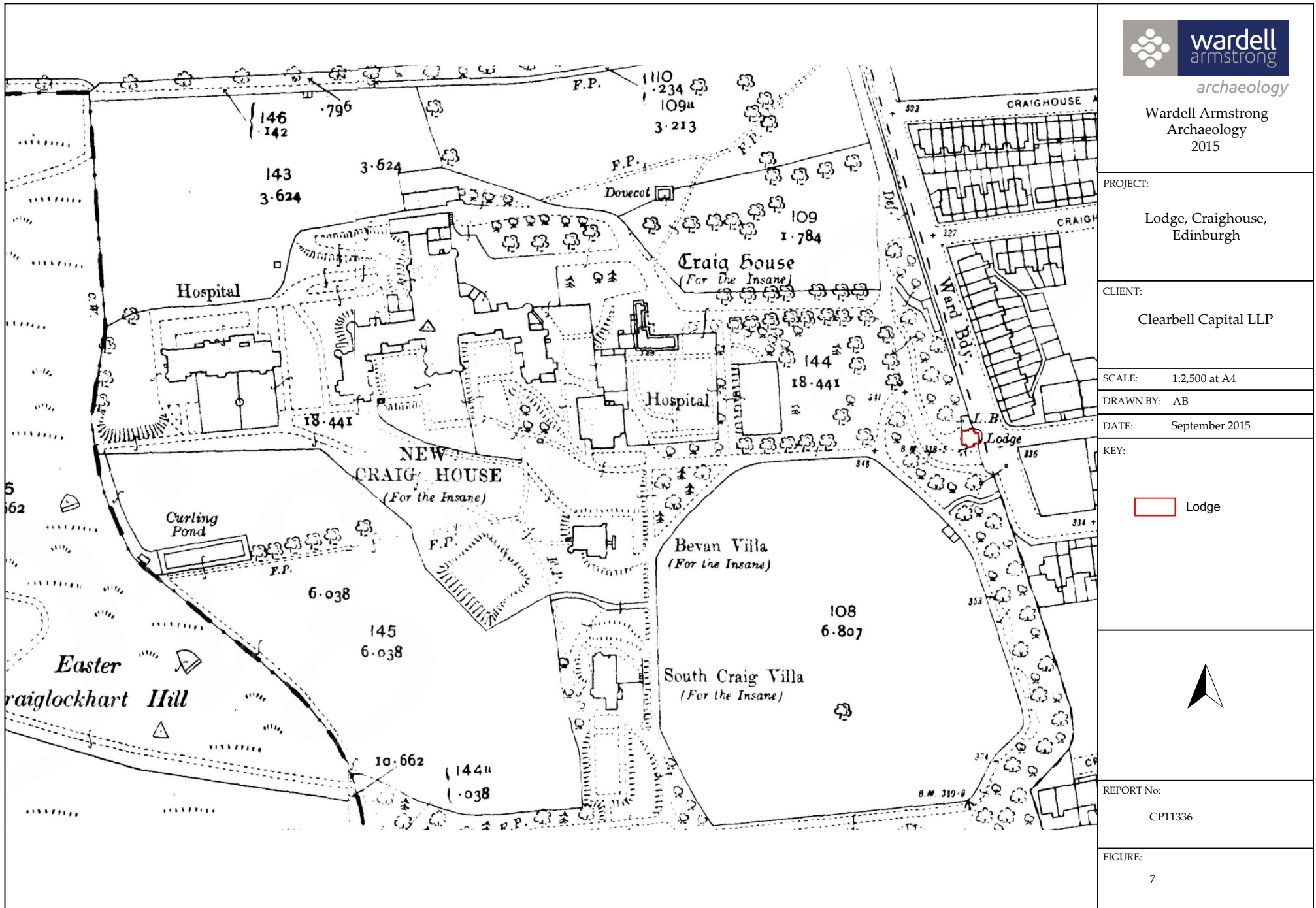
REPORT No:

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FIGURE:

6

Figure 6: Ordnance Survey Map, 1893.



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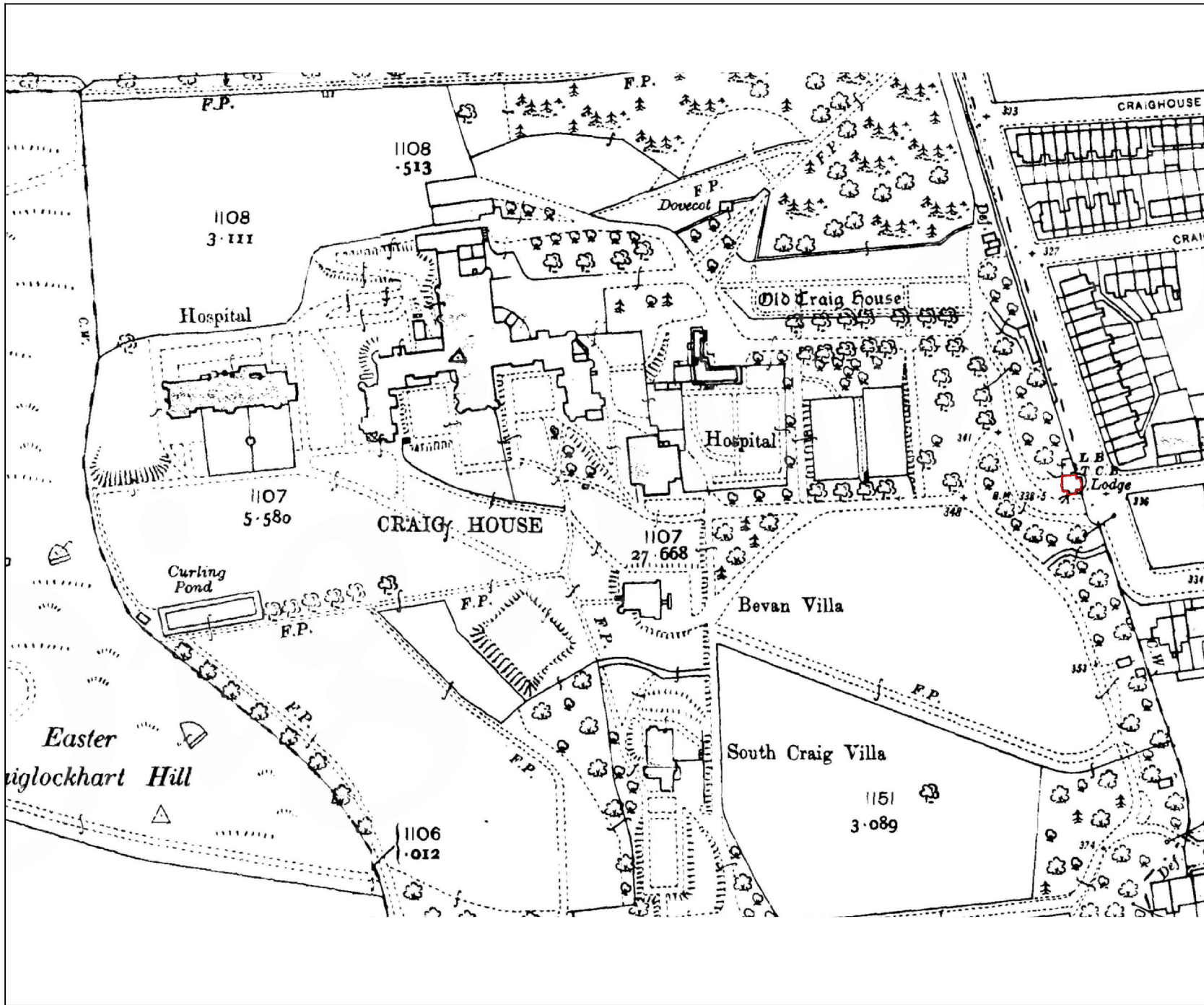
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FIGURE:

7

Figure 7: Ordnance Survey Map, 1914.




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 Edinburgh

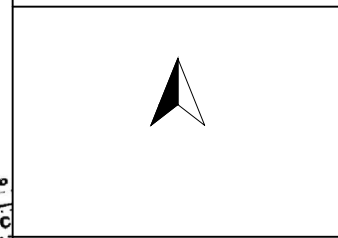
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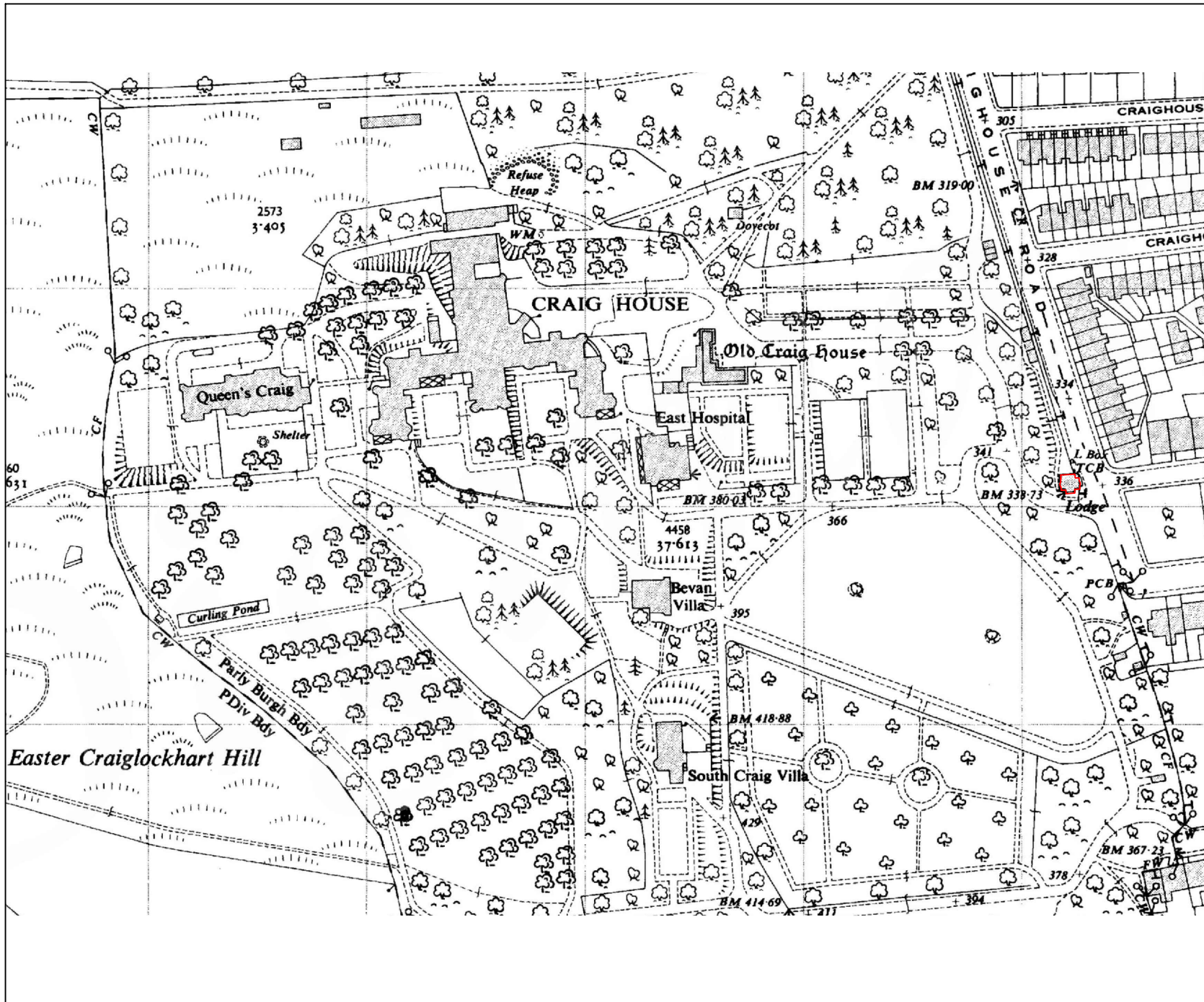
KEY:
 Lodge



REPORT No:
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FIGURE:
 8

Figure 8: Ordnance Survey Map, 1933.



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FIGURE:

9

Figure 9: Ordnance Survey Map, 1948.

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