

9 Cultural Heritage and Archaeology

9.1 Introduction

9.1.1 This Chapter addresses the potential impacts of the proposed Masterplan on cultural heritage assets. Cultural heritage assets are here defined as all relict man-made features pre-dating the First Edition Ordnance Survey mapping (surveyed 1852 in this area) and selected sites post-1852, such as war-time or industrial sites. This includes all scheduled monuments, listed buildings, inventory gardens and designed landscapes, inventory battlefields and conservation areas, as well as non-designated assets recorded in the National Monuments Record of Scotland. This chapter therefore includes all types of historic buildings and archaeological sites.

9.1.2 Cultural heritage assets considered are listed in a Gazetteer and Concordance (Appendix 9.1) and in the interests of clarity undesignated assets are referred to by Asset (A) numbers issued in the course of this assessment, whilst designated assets are referred to by their Historic Scotland reference number (Index No. for scheduled monuments and HB No. for listed buildings).

9.2 Policy, Legislation and Guidance

9.2.1 This assessment has been undertaken with reference to relevant legislation, which includes National Planning Policy, Scottish Planning Policy together with Regional and Local planning guidance relating to cultural heritage. An overview of relevant legislation and planning policy that have been consulted is provided below.

9.2.2 The Scottish Government's planning policy in relation to Cultural Heritage is set out in paragraphs 110-114 of Scottish Planning Policy (SPP) (February 2010), which is supported by the Scottish Historic Environment Policy (SHEP) (December 2011). Further guidance is given in the form of the Managing Change in the Historic Environment series (2010) from Historic Scotland and PAN2/2011 Planning and Archaeology (July 2011). The underlying aim of these policies and guidance documents is to manage development in such a way that the special character and values of the historic environment are preserved. The SPP provides guidance for the protection of the historic environment within the context of the planning system. It requires planning authorities to take into account the planning policy and guidance regarding the historic environment when determining planning applications and developers to do likewise formulating development proposals. The SPP states that, in most cases, the historic environment can accommodate change that is sensitively managed without the loss of its special character, but in some instances this may not be possible. Where this is the case, planning decisions should be based on a clear understanding of the importance of the heritage asset.

9.2.3 The Ancient Monuments and Archaeological Areas Act 1979: Scheduled ancient monuments are sites of national importance that the Scottish Ministers have given legal protection under 'The Ancient Monuments and Archaeological Areas Act 1979'. Historic Scotland works on behalf of the Scottish Ministers to compile, maintain and publish a schedule of these monuments. Any work directly affecting these sites can only be carried out with the consent of the Scottish Ministers, following guidance from Historic Scotland.

9.2.4 Listed Buildings and Conservation Areas (Scotland) Act 1997: Listed Buildings are defined as buildings of special architectural or historic interest in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended). The Act states that:

'The planning authority, in determining any application for planning permission for development that affects a listed building or its setting, is required to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses. (Section 59(1))'

9.3 Assessment Methodology and Criteria

Assessment Methodology

Overview

- 9.3.1 This cultural heritage assessment comprises a baseline survey, undertaken through documentary research and field survey. This is followed by an assessment of the potential direct and indirect impacts of the construction of the proposed development. Mitigation is proposed and the significance of the residual impacts assessed.
- 9.3.2 The desk-based assessment covered all known cultural heritage assets within the site boundary and its immediate vicinity. A site visit was carried out to verify the findings of the desk-based assessment and to identify any additional unrecorded assets. Cultural heritage assets in the wider landscape that are considered to be susceptible to impacts upon their setting were also visited. This chapter has been written with reference to Chapter 7: Townscape/Landscape and Visual which overlaps with aspects of the historic environment.

Study areas

- 9.3.3 The study took in two concentric areas:
- The Inner Study Area. This is based on the application area (Figure 9.1). Within this study area all cultural heritage assets are considered in relation to both physical and setting impacts. Also considered is the potential for previously unrecorded assets to be affected by the development;
 - The Outer Study Area. This extends 100m from the application area (Figure 9.2). Within this area all nationally important assets (Scheduled Monuments and Listed Buildings and Historic Gardens and Designed Landscapes) were considered in relation to potential operational impacts upon setting and to inform the potential for previously unrecorded cultural heritage assets within the Inner Study Area.
- 9.3.4 Beyond the study areas the group of Category A Listed Buildings of Craig House on Wester Craiglockhart Hill have been assessed for potential impacts on their setting due to their historic relationship with the Royal Edinburgh Hospital.

Data sources

- 9.3.5 The desk-based study has been based on readily available and relevant documentary sources. The following archives were referred to:
- National Monuments Record of Scotland (NMRS);
 - Vertical aerial photographs held by the Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS);
 - Databases of designated cultural heritage assets (scheduled monuments, listed buildings, inventory gardens and designed landscapes, inventory battlefields and conservation areas) maintained by Historic Scotland;
 - Maps held by the National Library of Scotland; and

- Other readily accessible published sources.

Field Survey Methodology

- 9.3.6 The proposed development area was visited on 7th June 2013, to assess the presence / absence, character, extent and condition of known cultural heritage assets and to identify any previously unrecorded cultural heritage assets.
- 9.3.7 A preliminary historic building recording of the buildings within the proposed development area was also undertaken on 7th June 2013. This photographic recording was used to inform the assessment with regards to the potential for buildings of historic interest to survive unlisted within the Inner Study Area. The results of this survey are included as Appendix 9.2.
- 9.3.8 The surrounding area was toured and visits made to cultural heritage assets in order to establish the potential for impacts upon their setting and to gather data to allow impacts to be assessed.

Assessment Criteria

Impact assessment criteria

Identification of predicted impacts

- 9.3.9 Potential impacts include direct or indirect effects on the physical fabric of heritage assets, and effects on their settings.
- 9.3.10 Construction works have the potential to damage or destroy cultural heritage assets. Physical impacts on the fabric of assets may occur either as a result of the design of the development or as an accidental consequence of construction plant movement. The effects may be direct, for instance where an archaeological deposit is removed or damaged during ground-breaking works; or indirect, for example where changes in hydrology lead to waterlogged archaeological deposits becoming desiccated and degraded. The location and extent of disturbance, and the likely physical effects on both known and unknown assets, have been predicted from the footprint of the proposed development.
- 9.3.11 Operational impacts relate largely to effects on the setting of heritage assets and are primarily (though not exclusively) a result of visual intrusion. Plans of the proposed development and visualizations have been examined in relation to the cultural heritage baseline to predict the likely visual effects on designated heritage assets.

Assessment of sensitivity

- 9.3.12 The sensitivity of a cultural heritage asset reflects the level of cultural significance assigned to it by statutory designation or, in the case of undesignated assets, the professional judgement of the assessor (Table 9.1 provides a guide). 'Cultural significance' is a concept defined in SHEP Annex 1, Section 3, which should not be confused with the unrelated usage of 'significance' in referring to impacts in EIA. Assets of National Importance (as defined in SHEP Annex 1, 7-10), which include Scheduled Monuments, non-designated assets considered to be of schedulable quality, Category A Listed Buildings, Inventory Gardens and Designed Landscapes and Inventory Battlefields, are assigned the highest level of cultural significance and their sensitivity is high. Assets of regional or more than local importance are considered of medium sensitivity, while assets of local importance are considered of

low sensitivity. Category B and C Listed Buildings are categorised, respectively, as being of regional and local importance (Historic Scotland 2011, 12).

Table 9.1 Guideline Criteria for Assessing the Sensitivity of Cultural Heritage Assets

Sensitivity of Receptor	Guideline Criteria
High	Scheduled Monuments, Category A Listed Buildings and undesignated archaeological assets of national importance
Medium	Category B Listed Buildings and undesignated archaeological assets of regional importance
Low	Category C Listed Buildings and undesignated archaeological assets of local importance
Negligible	A badly preserved or extremely common type of archaeological asset or building of little value at local, regional or national levels

9.3.13 The cultural significance of monuments and other heritage assets derives from a wide range of characteristics which, following SHEP Annex 1, Section 5, are grouped into three categories:

- Intrinsic - those relating to the fabric of the asset;
- Contextual – those relating to the monument’s place in the landscape or in the body of existing knowledge; and
- Associative – more subjective assessments of the associations of the monument, including with current or past aesthetic preferences.

9.3.14 The assessment of sensitivity comprises an analysis of the characteristics that contribute to the overall cultural significance of the asset, and their relative weighting. Not all the characteristics listed in SHEP Annex 1 need be present for an asset to be assigned to a certain level of importance; and different characteristics will contribute to a greater or lesser extent depending on the type of asset and its unique attributes. Generally an asset will have certain ‘key’ characteristics, which cannot be compromised without an asset losing much or all of its cultural significance; these need to be carefully defined and distinguished from other characteristics which are less valued.

9.3.15 The cultural significance of a heritage asset derives both from its physical fabric and from its setting. Setting is defined by Historic Scotland (2010, paragraph 2.1) as ‘the way in which the surroundings of a historic asset or place contribute to how it is experienced, understood and appreciated’ and accounts for much of the contextual character of an asset. All heritage assets have a setting, inasmuch as they survive as recognisable places in a wider landscape; however the extent to which setting contributes to the overall cultural significance of heritage assets varies widely. Setting may not be among the key characteristics that contribute to an asset’s cultural significance, and even where it is, only certain attributes of that setting will be relevant.

9.3.16 Attributes of an asset’s setting that have significantly influenced its design and function are considered particularly relevant and are likely to be among its key characteristics. Such ‘functional’ relationships can also exist between an asset and later features where, for example, a church or castle acts as the focus for a developing town, continuing to shape its surroundings through time. Setting may include localised factors, such as the integrity of a rural settlement and its related field system, or a more distant visual relationship, such as a designed vista or the view from, for example, one Roman signal station to another. The former is referred to in

this assessment as immediate setting and the latter as landscape setting. In many cases, only the immediate setting will be functionally relevant in this way and more distant visual relationships will be fortuitous.

- 9.3.17 Valued setting characteristics of some assets may reside largely in aesthetic/artistic factors or a site-specific and subjective 'sense of place' that is more or less unrelated to their original function. For example, a building surviving as a 'romantic ruin', which has become linked to the work of a famous artist, may be valued for views which have much to do with the way it has been depicted, but little to do with the character of the building when in use. Such considerations, which generally fall under the heading of 'associative' characteristics, may be difficult to define, but are relevant and can sometimes be corroborated by previous written accounts of an asset and its contribution to the wider landscape.
- 9.3.18 The relevance of setting to the cultural significance of a heritage asset does not depend on it being visited (Historic Scotland 2010, 4.10), accessible to the public, or recognisable by the average visitor. Nevertheless, setting is likely to contribute more to the cultural significance of an asset that provides a rich and informative experience for potential visitors. Setting is therefore considered particularly relevant in the case of well-preserved assets that are prominent features in the landscape. The integrity and preservation of the setting is also a factor: where a heritage asset survives as part of a well-preserved historic landscape that includes many related features, setting is accorded greater weight than in cases where more recent land use has disrupted the coherence of the asset's setting, making the location of the asset more difficult to appreciate. Settings that have experienced change may nevertheless continue to contribute to the value of a heritage asset and therefore remain sensitive to further change.

Assessment of the magnitude of identified effects

- 9.3.19 Magnitude of impact is a measure of the degree to which the significance of a heritage asset will be increased or diminished by the proposed development. The magnitude of an impact reflects the extent to which relevant characteristics of the cultural heritage asset's fabric or setting are changed by the development, and the effect that this has upon the cultural significance of the asset as a whole. The magnitude of impacts is assessed as high/medium/low, and adverse/beneficial, or negligible, using the criteria in Table 9.2 as a guide.
- 9.3.20 In cases where only the setting of an asset is changed, it should be noted that the magnitude of impact refers to the consequences of those changes for the overall cultural significance of the asset. If the most valued characteristics of an asset derive from its setting, even small changes to that setting can result in a significant impact. Conversely, in cases where setting is considered largely irrelevant to an asset's cultural significance, changes to that setting can affect only that small part of its significance that is derived from its setting, and a significant impact is unlikely to occur. Changes within the 'visual envelope' of an asset do not necessarily result in an impact on setting, since to do so they would have to affect one or more of the characteristics from which the asset derives its significance; where such relevant characteristics are unaffected, there is considered to be 'no impact' even if the asset is intervisible with the development. The magnitude of impacts on setting is assessed in relation to the factors listed in Historic Scotland 2010, paragraph 4.14, taking account of changes to views both from and towards the asset, and changes to the character of the landscape.

Table 9.2 Guideline Criteria for Assessing the Magnitude of Effects on Cultural Heritage Assets

Magnitude of effect	Guideline Criteria
High beneficial	The asset is preserved in situ, where it would be lost if the 'do nothing' scenario was played out; or the cultural significance of the asset is substantially enhanced by changes to its setting which restore key characteristics which were previously lost or obscured.
Medium beneficial	The asset is preserved by record, where it would be lost if the 'do nothing' scenario was played out; or the cultural significance of the asset is appreciably enhanced by changes which make key characteristics of the asset's setting easier to appreciate.
Low beneficial	The asset is preserved by record where it would otherwise continue to naturally degrade; or the development leads to a slight improvement in the asset's setting, but in ways that do not substantially affect its key characteristics, slightly enhancing the asset's cultural significance.
Negligible	The asset's fabric and/or setting is changed, but in ways which do not substantially affect any of the characteristics from which its cultural significance derives, and with no appreciable reduction or enhancement in the asset's cultural significance.
Low adverse	Parts of the asset's fabric and/or setting are lost or changed, but without substantially affecting key characteristics, leading to a slight reduction in the asset's cultural significance.
Medium adverse	One or more key characteristics of the asset's fabric and/or setting is considerably degraded, substantially reducing the asset's cultural significance.
High adverse	Key characteristics of the asset's fabric and/or setting are lost or fundamentally altered, leading to total or near-total loss of the asset's cultural significance.

Assessment of the significance of impacts

9.3.21 The significance of an effect on a cultural heritage asset, whether a physical effect (direct or indirect) or an effect on its setting, is assessed by combining the magnitude of the effect and the sensitivity of the cultural heritage asset. The matrix in Table 9.3 provides a guide to decision-making but is not a substitute for professional judgement and interpretation, particularly where the sensitivity or effect magnitude levels are not clear or are borderline between categories. In particular, certain combinations of sensitivity and magnitude can give rise to either minor or negligible impacts. Predicted effects of major or moderate significance equate to potentially significant effects in terms of the EIA Regulations.

Table 9.3 Guideline Criteria for Assessing the Significance of Effects on Cultural Heritage Assets

Magnitude		Sensitivity			
		Negligible	Low	Medium	High
	High	Minor or Negligible	Moderate	Major	Major
	Medium	Negligible	Minor	Moderate	Major
	Low	Negligible	Negligible	Minor or Negligible	Moderate
	Negligible	Negligible	Negligible	Negligible	Minor or Negligible

9.4 Existing Conditions (baseline)

Prehistory

9.4.1 There are no early prehistoric assets recorded within the Inner or Outer Study Areas this may however reflect a lack of archaeological investigation prior to the historic development of the area rather than an absence of assets. Relating to the later prehistoric period in the surrounding area are the hill forts of Blackford Hill (Index No.5818) and Wester Craiglockhart (Index No.3193). These probable Iron Age hillforts are located on the summit of prominent, eponymous local hills. Such assets survive in the landscape due to their size and their locations which are usually undesirable for all but defensive structures. Their presence in the landscape confirms that there was activity in the surrounding area during the Iron Age and it is possible that less substantial assets dating to this period, such as settlements, survive unrecorded within the surrounding area.

Medieval to Post Medieval

9.4.2 The medieval period was a time of great change in the wider surrounding area. This period saw the foundation of the City of Edinburgh and its rising wealth. The proposed Site lies approximately 2km outside the city walls in an area which would have been largely rural agricultural land throughout the medieval period. Its proximity to the city of Edinburgh would mean that agriculture would have been profitable with such a large market close by. The site is also located near one of the main roads south from Edinburgh and would have seen much traffic throughout this period.

9.4.3 The village of Tipperlinn is recorded by Smith as having existed prior to 1586 (Smith 1978, 172) and Canmore records the site of the village's well (NT27SW 139) as within the Study Area. The exact location of this village is unknown – it is not present on the earliest detailed maps of the area (Roy 1752-55). It can be presumed that the village was located along the route of Tipperlinn Road which lies to the northeast of the Study Area.

9.4.4 Roy's Military Survey of 1752-55 (Plate 9.1) depicts the site as simply an area of cultivated ground to the north of *Ploughlands* (Plewlands) farm. An area of enclosed land and the line of Morningside Road are shown to the east of the site, with the beginnings of the Merchiston street plan evident to the north.

Modern

- 9.4.5 The modern period has seen the surrounding area incorporated within the City of Edinburgh and increasing urbanisation. Former farms and fields were bought and replaced by large villas which were later subdivided into smaller building plots, creating the street pattern seen today.
- 9.4.6 The earliest known buildings on the site are associated with the Tipperlinn Chemical Works. They are first depicted on Kirkwood's map of 1817 and, although much reduced in extent, fragments of the Chemical Works are depicted on Lancefield's 1851 map and the Ordnance Survey first edition map of 1855 (Plates 9.2, 9.3 and 9.4). Tipperlinn Chemical Works were founded in 1770 by Dr Thomas Steele and in 1853 they were bought for the extension of the Asylum (<http://www.edinburgh.org.uk/STREETS/part1/t.htm> accessed 17.06.13). According to the map evidence, the last vestiges of the Chemical Works were finally demolished between 1852 and 1877 (cf Plates 9.4 and 9.5). No buildings or structures relating to Tipperlinn Chemical Works were identified during the walkover survey.
- 9.4.7 The Royal Edinburgh Hospital was the first hospital in Edinburgh to be purpose-built for the care of the mentally ill. Prior to its opening, poor patients with mental health issues would be incarcerated in the city Bedlam. It was in 1774 following the death in Bedlam of the poet, Robert Fergusson, at the age of 24, that his physician Dr Andrew Duncan resolved to open a hospital where pauper mentally ill patients could be humanely looked after. Following years of campaigning and fundraising it was in 1806 that the parliament finally granted £2000 from estates forfeited during the Jacobite rebellion of 1745. The hospital opened to patients in 1813. The original building, East House, labelled 'Lunatic Asylum' on Kirkwood's 1817 map (Plate 9.2), was opened in 1813 and was located to the east of the Study Area, in the area between modern-day Maxwell Street and Millar Crescent (Figure 9.2). However this was replaced in 1842 by Mackinnon House, the large H-plan building that is depicted on Lancefield's map of 1851 (Plate 9.3). Since this time the numbers of buildings within the Inner Study Area has continued to grow to meet the needs of the hospital (<http://www.nhslothian.scot.nhs.uk/OurOrganisation/AboutUs/OurHistory/Pages/REHHistory.aspx> accessed 18th June 2013, http://www.lhsa.lib.ed.ac.uk/exhibits/hosp_hist/reh.htm accessed 15th March 2013).

Designated Cultural Heritage Assets within the Inner Study Area (Figure 9.1)

- 9.4.8 There are two listed buildings within the Inner Study Area, the Church Centre (HB No. 27713) and Mackinnon House (HB No.27718).

Table 9.4 Designated Assets within the Inner Study Area

HB No.	Name	Category
HB No. 27713	Church Centre, Royal Edinburgh Hospital	B
HB No. 27718	Mackinnon House with its boundary wall to the Kinnair Unit, Royal Edinburgh Hospital	B

- 9.4.9 Mackinnon House (HB No.27718) is the main building of the Royal Edinburgh Hospital. It represents the second phase in the development of the hospital. Mackinnon House was originally known as West House and was opened in 1842; this building was the first in which pauper patients were accepted and Dr Andrew Duncan's vision started to become a reality. Following a review of the listed buildings at the Royal Edinburgh Hospital Historic Scotland the boundary wall to Mackinnon House was removed from this listing (Historic Scotland, 24th September 2013). As a

Category B listed building Mackinnon House (HB No.27718) is considered to be of regional importance and of medium sensitivity.

- 9.4.10 The Church Centre (HB No.27713) is a rare example of a well-preserved iron 'kit' church. This church was originally built in North Merchiston in 1876 but was re-erected within the grounds of the Royal Edinburgh Hospital in 1884. Such iron 'kit' churches were once a common sight in Edinburgh with many of the churches in the newly built-up areas of Edinburgh being preceded by iron 'kit' churches before funds for a permanent church were collected (Historic Scotland, Listed Building Report 27713). As a Category B listed building, the Church Centre (HB No.27713) is considered to be of regional importance and of medium sensitivity.

Undesignated Cultural Heritage Assets within the Inner Study Area (Figure 9.1)

- 9.4.11 There are fourteen undesignated cultural heritage assets within the Inner Study Area. With the exception of Tipperlinn Chemical Works, site of (A11), all the assets are related to various phases in the development of the Royal Edinburgh Hospital (Figure 9.1, Table 9.5).

Table 9.5 Undesignated Assets within the Inner Study Area

A No.	Name
1	Myreside Cottage (site of)
2	The Affleck Centre
3	Joiners Workshops
4	Kinnair Unit
5	Kinnair Unit bandstand/shelter
6	The Laundry
7	Psychology Unit
8	Jordanburn Building
9	Staff Houses
10	Unison Offices
11	Tipperlinn Chemical Works (site of)
12	Cullens and River Centre
13	Royal Edinburgh Hospital non-inventory designed landscape
14	Tipperlinn Cottage

- 9.4.12 Myreside Cottage (site of) (A1) is the former site of a cottage and out-building in the south-west corner of the Inner Study Area. On Kirkwood's map of 1817 (Plate 9.2) there is a building marked as *Old Mire Side* in this location. Myreside Cottage is depicted on the Ordnance Survey maps of 1855 and 1885, whilst on the 1896 map (Plate 9.6) the building is labelled *Myreside Cottage (for the insane)*.

- 9.4.13 Myreside Cottage is depicted on Ordnance Survey Maps until 1959. If remains of this cottage and outbuilding survive subsurface they are likely to be in a very poor state of preservation. The remains are unlikely to add much information to a relatively common site type. Myreside Cottage (site of) is considered to be an asset of negligible sensitivity.

- 9.4.14 In addition to the designated buildings within the Inner Study Area there are a number of buildings of historic interest due to their date, construction and relationship to the Royal Edinburgh Hospital. To inform this assessment a level one historic building recording of the buildings within the Inner Study Area was undertaken.
- 9.4.15 The Kinnair Unit (A4) and the Psychology Unit (A7) are identified as buildings of some importance, given that they date to the relatively early phases of the Royal Edinburgh Hospital on this site, being built in the third quarter of the 19th century. These two large sandstone buildings flank Mackinnon House to the east and west. The Psychology Unit is first surveyed in 1852 and the Kinnair Unit in 1877. Both buildings appear on Lancefield's plan of 1851, however it seems likely that this depicts the proposed buildings rather than those built as the Kinnair Unit is not shown on the subsequent Ordnance Survey of 1852. These buildings have been modified since their original construction, however they are considered to be of local importance and low sensitivity.
- 9.4.16 Dating to the third quarter of the 19th century are the Unison Offices (A10), the Laundry (A6) and the Cullen/ Rivers Centre (A12), these buildings all date between 1852 and 1877. The Unison Office (A10) is a small sandstone lodge, possibly originally a gate-house. This building has an extension on the south corner. The Laundry (A5) is a two storey purpose-built building, with a number of single-storey extensions. Cullen/ Rivers Centre (A12) was formerly known as Tipperlinn House and appears to be a late 19th century two storey house with an extension to the east. As a group with Mackinnon House these assets are considered to be of local importance and low sensitivity.
- 9.4.17 Dating to the 1920s to 1930s are the Affleck Centre (A2), the Jordanburn building (A8), staff houses (A9) and the Joiners Workshops (A3). This period saw an expansion to the hospital, largely due to the number of shell-shock patients returning from the First World War. As a group these buildings reflect a period of change in the mental health hospital and are considered to be of local importance and low sensitivity.
- 9.4.18 The Tipperlinn Chemical Works (A11) were founded in 1770 and demolished in the third quarter of the 19th century. If remains of the works survive subsurface they are likely to be in a poor state of preservation. The site of Tipperlinn Chemical Works is considered to be of, at most, local importance and low sensitivity.
- 9.4.19 The eastern two thirds of the Inner Study Area are located within the Royal Edinburgh Hospital non-inventory designed landscape (A13). This landscape developed as the grounds of the Royal Edinburgh Asylum and has been used since the hospital opened for encouraging the patients to use skills such as gardening in their treatment. Much of this designed landscape has been built over as the Royal Edinburgh Hospital has developed. The only parts of the landscape which can be readily identified today are the parkland in the south of the Inner Study Area and occasional areas of mature trees that survive within the area. This landscape was once an important part of the experience and facilities of the Royal Edinburgh Hospital, however subsequent development has resulted in a limited amount of designed landscape surviving. It is considered that this is an asset of local to regional importance and medium to low sensitivity.
- 9.4.20 Tipperlinn Cottage (A14) is a late 19th century cottage. It is a single storey building with attic, and with a later extension to the southeast. This cottage was formerly the Category C listed building Tipperlinn Cottage (HB No.27626). However following Historic Scotland's Listing Review (24th September 2013) it was delisted as they found the property "no longer meets the criteria for listing at category C", they concluded that "we do not find that it meets the necessary standards for inclusion as a building of

special architectural or historic interest”. As part of the complex of buildings related to the Royal Edinburgh Hospital, this cottage is considered to be of local importance and of low sensitivity.

Designated Cultural Heritage Assets within the Outer Study Area (Figure 9.2)

9.4.21 There are five separate listings of listed buildings within the Outer Study Area (Figure 9.2, Table 9.6). Two of these listings include rows of houses on Morningside Park.

Table 9.6 Listed Building in the Outer Study Area

HB No.	Name	Category
27202	67 Colinton Road, George Watson's College, Music School	B
27518	61-79 (Odd Nos) Morningside Park	B
27703	9 Tipperlinn Road with Boundary Walls, Gatepiers and Gates	C
27708	11 Tipperlinn Road With Boundary Wall, Gates and Railings	B
46295	8-30 (Even Nos) Morningside Park	B

9.4.22 There are two Conservation Areas which lie partially within the Outer Study Area (Table 9.7):

Table 9.7 Conservation Areas in the Outer Study Area

Name
Merchiston and Greenhill
Plewlands

9.4.23 There are no scheduled monuments, inventory gardens and designed landscapes or inventory battlefields in the Outer Study Area.

Designated Assets beyond the Outer Study Area.

9.4.24 The designated assets in the surrounding area were considered. The only asset considered to be potentially sensitive to impacts on its setting from the proposed development was the group of category A listed buildings at Craig House, to the south west of the Inner Study Area. As a group of category A listed buildings, these assets are of national importance and high sensitivity.

Archaeological Potential

9.4.25 There is little evidence for prehistoric cultural heritage assets in the surrounding area however this may relate to the relatively early development of the area and therefore reflect an absence of archaeological recording rather than an absence of prehistoric sites. It is therefore considered that there is low to moderate potential for prehistoric assets to survive within the Inner Study Area. This potential is greatest across the western third of the Inner Study Area which has remained undeveloped since the post-medieval period.

9.4.26 Roy's map of 1752-1755 shows the Study Area as ploughed fields. It is considered likely that the area would have been in agricultural use throughout the medieval and

post-medieval period. It is therefore considered that there is low potential for previously unrecorded medieval to post-medieval cultural heritage assets within the Inner Study Area

- 9.4.27 There is reference to a medieval village of Tipperlinn (NMRS NT27SW 139), the well of which is recorded as being to the northeast of the Inner Study Area. Early map evidence does not depict the village of Tipperlinn within the Inner Study Area it therefore must have been abandoned or subsumed by the village of Merchiston or Morningside. It is therefore considered that there is low potential for assets related to Tipperlinn Village to survive in the north-east corner of the Inner Study Area.
- 9.4.28 The degree of previous construction within the area must be taken into consideration when assessing the likelihood for previously unrecorded cultural heritage assets to survive subsurface. With the areas where there are buildings or have been buildings in the Inner Study Area, previous construction works are likely to have removed all but the more substantial archaeological features. It is therefore considered that there is negligible potential for previously unrecorded cultural heritage assets in the areas of the Inner Study Area which have previously been developed.
- 9.4.29 The western third of the Inner Study Area has seen little ground works and has largely been used agriculturally. Within this area the potential for previously unrecorded cultural heritage assets to survive subsurface is considered low to moderate.

9.5 Construction

- 9.5.1 The listed building, The Church Centre (HB No.27713), will be retained within the proposed development. No work is proposed on this building and it will not be subject to impacts from the proposed development.
- 9.5.2 Mackinnon House (HB No.27718) will also be retained within the proposed development. The building will be refurbished internally for use as a support and administrative space for the hospital. There shall be a level of remedial works to the external fabric of the building to address backlog maintenance (i.e. a leaking roof) however this will be carried out with the consent of all relevant parties. It is considered that the proposed works will have a beneficial impact of low magnitude as the building will be retained in use as part of the hospital and improvements will be made to the building to stop it falling into disrepair. It is considered there will be no negative construction impact on the structure of Mackinnon House.
- 9.5.3 There will be ground works in the area of Myreside Cottage (site of) (A1) during the construction of FM Services building. The new building will not impact on the site of Myreside Cottage but will impact on its outbuilding. If remains of the outbuilding survive subsurface they could be removed during the construction period. This will result in the removal of the subsurface remains of an outbuilding of a cottage. This will be an impact of minor magnitude on an asset of negligible sensitivity. It is therefore considered that, at most, there will be an impact of negligible significance on Myreside Cottage (site of) (A1).
- 9.5.4 The Affleck Centre (A2) will be demolished as part of the pre-construction of later phases of site development including the Integrated Rehabilitation Unit. The demolition and removal of this building will be an impact of high magnitude on a building of low sensitivity and will result in an impact of moderate significance.
- 9.5.5 The Joiners Workshop (A3) will be demolished to allow for the construction of the Integrated Rehabilitation Unit. The demolition and removal of this building will be an

- impact of high magnitude on a building of low sensitivity and will result in an impact of moderate significance.
- 9.5.6 The Kinnair Building (A4) will be demolished to allow for the construction of the Integrated Rehabilitation Unit. The demolition and removal of this building will be an impact of high magnitude on a building of low sensitivity and will result in an impact of moderate significance.
- 9.5.7 The Kinnair Building bandstand (A5) will be demolished to allow for the construction of the Integrated Rehabilitation Unit. The demolition and removal of this building will be an impact of high magnitude on a building of low sensitivity and will result in an impact of moderate significance.
- 9.5.8 The Laundry (A6) will be demolished to allow for the construction of the Integrated Rehabilitation Unit. The demolition and removal of this building will be an impact of high magnitude on a building of low sensitivity and will result in an impact of moderate significance.
- 9.5.9 The Psychology Unit (A7) will be demolished to enable the construction of the Learning Disabilities Unit. The demolition and removal of this building will be an impact of high magnitude on a building of low sensitivity and will result in an impact of moderate significance.
- 9.5.10 The undesignated buildings the Jordanburn building (A8), the Staff Houses (A9), the Unison Offices (A10) and the Cullen/ Rivers Centre(A12) will be retained within the proposed development. At present no work is proposed on these buildings and they will not be subject to impacts from the proposed development.
- 9.5.11 The Tipperlinn Chemical Works (site of) (A11) is located in the northeast of the Inner Study Area. Only limited construction work is proposed within this area. A car park will be built and its northeast corner will be within the area of the former chemical works. The car park will impact on a small percentage of the area of the chemical works and will potentially damage or remove subsurface remains in this area. At most this will be an impact of low magnitude on the chemical works (site of) (A10), a site of low sensitivity. This will result in an impact of negligible significance on the Tipperlinn Chemical Works (site of).
- 9.5.12 The Royal Edinburgh Hospital non-inventory designed landscape (A13) covers the eastern two thirds of the development area. However the only area in which this landscape clearly survives is in the southern parkland. This area will be maintained as part of the proposed development. It is considered that construction effects within the remainder of this asset will not affect its cultural significance and no adverse impacts on the non-inventory designed landscape (A13) are predicted.
- 9.5.13 Tipperlinn Cottage (A4) will be retained within the proposed development. No work is proposed on this building and it will not be subject to impacts from the proposed development.
- 9.5.14 Impact significance cannot be meaningfully assessed for unknown assets, as neither the sensitivity of the receptor nor the magnitude of the effect is known. Consequently, only the likelihood of construction impact is considered here.
- 9.5.15 In areas of the development which have not previously been subject to development (largely the western third of the Inner Study Area), it is considered that there is low to moderate potential for previously unrecorded cultural heritage assets to survive subsurface. It is considered that there is equally low to moderate potential for

previously unrecorded cultural heritage assets to be subject to construction impacts. As this resource is unknown the magnitude of this impact cannot be assessed.

- 9.5.16 In the areas of the development which have previously been subject to development, it is considered that there is negligible potential for previously unrecorded cultural heritage assets to survive subsurface. It is considered that there is nil to negligible potential for previously unrecorded cultural heritage assets to be subject to construction impacts. As this resource is unknown the magnitude of this impact cannot be assessed.

9.6 Operation

- 9.6.1 The potential for setting impacts on the twolisted buildings; The Church Centre (HB No.27713) and Mackinnon House (HB No.27718), has been considered. The demolition of contemporary buildings within the Inner Study Area which form a group with these buildings (The Kinnair Building (A4), and the Psychology Unit (A7)) will alter their setting. However the relationship between these buildings has already been relatively lost by many different phases of construction in the intermediate spaces. The demolition of these buildings will not affect the ability to understand or appreciate the two listed buildings. The demolished buildings will be replaced by modern hospital units designed to promote their context. As the listed buildings will continue in use as part of a working hospital, it is considered that their cultural significance will not be affected by the proposed development.
- 9.6.2 The potential for impacts on the setting of the Listed Building and Conservation Areas in the Outer Study Area has been considered. It is considered that none of the listed buildings or conservation areas derive their cultural significance from their relationship with the Royal Edinburgh Hospital
- 9.6.3 Beyond the Outer Study Area the Craig House listed buildings (HB27736 & HB278046) have been considered for potential impacts on their setting. These buildings are located on the north and east slopes of Easter Craiglockhart Hill in the grounds of Craighouse non-inventory designed landscape. There have been buildings on the Craig House estate from at least the 16th century and the category A listed building – Old Craig House (HB No.28046) – is one of the original buildings from this time dating to 1565 (Historic Scotland Listed building Report 28046). This building has seen subsequent repairs and alterations throughout the eighteenth and nineteenth centuries and was subject to extensive alterations in the late 19th century when it was developed as part of the Craig House Hospital. The non-inventory designed landscape also has its origins as part of the 16th century estate although it has been altered and extended significantly since this date.
- 9.6.4 The remaining group of category A listed buildings are the buildings of Craig House hospital (HB27736). These were built following the purchase of the land in 1878 by the board of the Edinburgh Asylum (the Royal Edinburgh Hospital) with the purpose of building an asylum for paying patients. The buildings were designed to give the appearance inside and out of a lavish hydropathic hotel rather than a hospital (Historic Scotland Listed building Report 27736). The location of the Craig House buildings on the Easter Craiglockhart Hill provides them with extensive views over the city of Edinburgh and to Arthurs Seat. The location of Craig House was considered by Thomas Clouston (1840-1915), the Physician Superintendent of the Royal Edinburgh Asylum in Morningside who encouraged the board to purchase the site, as ‘the most beautiful site in Edinburgh’ (McGowan, 2007b) and the attractive location of this site would have been amongst those that made it suitable for the construction of the luxurious hotel-like hospital. As category A listed buildings these assets are considered to be of high sensitivity to impacts.

- 9.6.5 The proposed building will not be visible in views from the Craig House buildings as it is presently blocked by trees (and possibly buildings beyond the vegetation). If these trees were to be felled, the key views from Craig House would not be altered as the building heights of the proposed development are similar to those of the present townscape. The key views over the city of Edinburgh and to Arthurs Seat will be retained. It is therefore considered that the proposed development will not impact on the setting of the Craig House listed buildings.

9.7 Mitigation

Construction

- 9.7.1 Direct construction impacts of moderate significance are predicted for the Affleck Centre (A2), the Joiners Workshop (A3), the Kinnair Building (A4), the Kinnair Building bandstand (A5), the Laundry (A6) and the Psychology Unit (A7). A programme of archaeological works approved by the City of Edinburgh Council Archaeologist will be implemented in order to mitigate the predicted impacts of the development. Such works are likely to include a historic building survey comprising a full photographic record of the buildings, a phased plan and documentary research.
- 9.7.2 Direct construction impacts of, at most, negligible significance have been identified for the sites of Myreside Cottage (A1) and Tipperlinn Chemical Works (A11). No mitigation is proposed.
- 9.7.3 In the area where buildings are presently located, it is considered that there is nil to negligible potential for previously unrecorded assets to be affected by construction works. No mitigation is proposed in these areas.
- 9.7.4 The potential for previously unrecorded cultural heritage assets to be affected by construction works in the previously undeveloped areas of the Inner Study Area is considered to be low to moderate. Any construction effects upon previously unrecorded cultural heritage assets will be mitigated through a programme of archaeological works, to be approved by the City of Edinburgh Council Archaeologist. This programme will allow for features to be recorded appropriately and is likely to comprise a programme of trial trenching prior to construction, concentrated on the undeveloped areas, with further work being undertaken as appropriate.

Operational

- 9.7.5 No significant operational impacts are predicted on the setting of cultural heritage assets from the operation of the proposed development. No mitigation is therefore proposed.

9.8 Residual Impacts

Construction

- 9.8.1 Following mitigation works on the Affleck Centre (A2), Joiners Workshop (A3), the Kinnair Building (A4), the Kinnair Building bandstand (A5), the Laundry (A6) and the Psychology Unit (A7), will be demolished however they will be preserved by record. It is therefore considered that the residual impact will be of minor significance.

9.8.2 No mitigation is proposed for the potential impacts on the sites of Myreside Cottage (A1) and Tipperlinn Chemical Works (A11). The residual impact will be at most of negligible significance.

9.8.3 Following mitigation there will be no significant impacts on any previously unrecorded cultural heritage assets.

Operational

9.8.4 No operational impacts have been identified for cultural heritage assets.

9.9 Summary

9.9.1 Potential effects of the proposed development upon cultural heritage assets resulting from its construction and operation have been considered (summarised Table 9.8)

9.9.2 Direct construction impacts of moderate significance are predicted for six cultural heritage assets (A2, A3, A4, A5, A6 and A7) within the Inner Study Area. These are buildings related to important phases in the development of the Royal Edinburgh Hospital. Following mitigation the residual impact on these buildings will be of minor significance.

9.9.3 Direct construction impacts of, at most, negligible significance are predicted for two cultural heritage assets (A1 and A11) within the Inner Study Area. As no mitigation is proposed the residual impact will remain of negligible significance.

9.9.4 There is low to moderate potential for the construction phase to impact on previously unrecorded cultural heritage assets in the previously undeveloped areas of the Inner Study Area. A programme of archaeological works will be agreed with the City of Edinburgh Council Archaeologist to mitigate such effects through preservation by record.

9.9.5 Potential operational effects upon the setting of cultural heritage assets in the surrounding area have been considered. No effects on the setting of cultural heritage assets have been identified.

Table 9.8 Summary of Impacts on Cultural Heritage Assets in the Inner Study Area

Potential Impact	Significance	Mitigation	Residual Impact
Construction			
Direct construction impact of moderate significance on the Affleck Centre (A2)	Moderate	Programme of archaeological works to be agreed with the City of Edinburgh Council Archaeologist	Minor
Direct construction impact of moderate significance on the Joiners Workshops (A3)	Moderate	Programme of archaeological works to be agreed with the City of Edinburgh Council Archaeologist	Minor
Direct construction impact of moderate significance on the Kinnair Building (A4)	Moderate	Programme of archaeological works to be agreed with the City of Edinburgh Council Archaeologist	Minor
Direct construction impact of moderate significance on the Kinnair Building bandstand / shelter (A5)	Moderate	Programme of archaeological works to be agreed with the City of Edinburgh Council Archaeologist	Minor
Direct construction impact of moderate significance on the Laundry (A6)	Moderate	Programme of archaeological works to be agreed with the City of Edinburgh Council Archaeologist	Minor
Direct construction impact of moderate significance on the Psychology Unit (A7)	Moderate	Programme of archaeological works to be agreed with the City of Edinburgh Council Archaeologist	Minor
Direct construction impact of at most negligible significance on Myreside Cottage (site of) (A1)	At most Negligible	None	At most Negligible
Direct construction impact of at most negligible significance on Tipperlinn Chemical Works (site of) (A11)	At most Negligible	None	At most Negligible
Low to moderate potential for construction impacts on previously unrecorded cultural heritage assets in the areas of the Inner Study Area which have not seen previous development	Unknown	Programme of archaeological works to be agreed with the City of Edinburgh Council Archaeologist	Unknown

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Aerial Photographs

Sortie	Date	Frame Run/ Photo
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		Number
106G_UK_0140	03.07.46	5019
CPE_UK_0269	15.08.47	5105
58_3544	16.05.60	0180 F44
CPE_UK_0279	25.08.47	5039

Appendix 9.1 Cultural Heritage Assets considered in text

Ref. No.	Name	NGR	Description	Designation
A1	Myreside Cottage (site of)	323645, 671056	Site of a former cottage and outbuilding. The cottage was on maps since Kirkwoods map of 1817 and by the OS map of 1896 it was named Myreside Cottage (for the insane) at this time it was it was incorporated into the use of the Royal Edinburgh Hospital	N/A
A2	The Affleck Centre	323950, 671030	Brick courtyard building with wings on four corners. It is a single storey with pitched slate roof. Large hall incorporated into north corridor of main building with bell tower detail on roof. It was constructed between 1930s and 1959 and appears to be part of the expansion of the hospital following on from the 1st World War.	N/A
A3	Joiner's Workshop	323990, 671160	Temporary building type forming a T-shaped block with brick foundation and timber walled. Probably built post-1930s as part of the expansion of the hospital following on from the 1st World War.	N/A
A4	Kinnair Unit	324030, 671100	Sandstone structure, 4 ranges around a central courtyard. Single storey with slate roof. Built by 1877	N/A
A5	Kinnair Unit bandstand / shelter	324017, 671066	Timber bandstand/ shelter sits in the gardens to the south of the Kinnair Unit	N/A
A6	Laundry	324030, 671160	2 storey sandstone structure, rectangular core with projecting single storey wings. Built by 1877	N/A
A7	Psychology Department	324220, 671140	Built in third quarter of the 19th century and appears on 1st edition OS as 'Refractory Ward'.	N/A
A8	Jordanburn Lecture Theatre, Huts and offices	324250, 671190	Opened in 1929 it has a stone shield above door showing St Andrews Cross, a castle and a tree. Built as part of the expansion of the hospital following on from the 1st World War.	N/A
A9	Staff Houses	324260, 671250	Stone and brick municipal styling housing. Appears 1930s in date and was probably built as part of the	N/A

Ref. No.	Name	NGR	Description	Designation
			expansion of the hospital following on from the 1st World War.	
A10	Unison Offices	324230, 671280	Sandstone lodge, appears on maps between 1852 and 1877. Single storey with sloped slate roof.	N/A
A11	Tipperlinn Chemical Works	324202, 671322	Founded in 1770 and in 1853 the works were sold to the Asylum and demolished	N/A
A12	Cullen and Rivers Centre	324180, 671360	Sandstone villa, appears on maps between 1852 and 1877, marked as Tipperlinn House. Two storeys with square and half-hexagonal bay windows. Slate roof. Harled extension to east appears modern in date although a structure is present here in 1877 survey.	N/A
A13	Royal Edinburgh non inventory designed landscape	324066, 671160	Designed landscape laid out in the grounds of the hospital this garden has been used throughout the history of the hospital as a facility for the patients. Very little of the landscape survives undeveloped only the parkland in the south of the site and mature trees throughout the area.	N/A
A14	Tipperlinn Cottage	324295, 671215	A late 19 th century cottage. It is a single storey building with attic, and with a later extension to the southeast.	N/A (formerly Category C Listed Building)
HB No. 27713	Church Centre, Royal Edinburgh Hospital	323980, 671035	This iron 'kit' church was originally built in North Merchiston in 1876 but was re-erected within the grounds of the Royal Edinburgh Hospital in 1884	Category B Listed Building
HB No. 27718	Mackinnon House with its boundary wall to the Kinnair Unit, Royal Edinburgh Hospital	324120, 671130	The main building of the Royal Edinburgh Hospital. It represents the second phase in the development of the hospital. Mackinnon House was originally known as West House and was opened in 1842.	Category B Listed Building
HB27202	67 Colinton Road, George Watson's College, Music School	324125, 671397	Built in 1962 this is a single storey music school with a taller auditorium with a doubly curved roof	Category B Listed Building
HB27518	61-79 (Odd Nos) Morningside	324270, 671371	Built circa 1877, Terrace of 10 2-storey houses arranged in 5-	Category B Listed Building

Ref. No.	Name	NGR	Description	Designation
	Park		bay pairs built of cream sandstone	
HB27703	9 Tipperlinn Road with Boundary Walls, Gatepiers and Gates	324161, 671511	Built circa 1880 2-storey Italianate villa built of cream sandstone	Category C Listed Building
HB27708	11 Tipperlinn Road with Boundary Wall, Gates and Railings	324158, 671470	Built 1880 large 2 storey and attic irregular plan cottage style gabled villa. Built of yellow sandstone	Category B Listed Building
HB46295	8-30 (Even Nos) Morningside Park	324388, 671218	Built circa 1870 curving terrace of 12 single storey and attic 2 and 3 bay houses with varying mainly cottage style details.	Category B Listed Building
N/A	Merchiston and Greenhill Conservation Area	324000, 671600	This conservation area is noted for the high quality stone built architecture of restricted height generous scale and fine proportions. The uniformity of the area resulting from the predominant use of traditional building materials and the largely residential uses within the area	Conservation Area
N/A	Plewlands Conservation Area	324100, 670800	This area is noted for its distinctive Victorian and Edwardian Terrace Housing	Conservation Area
HB27736	Craig House, Craighouse Road and Morningside Drive	323434, 670500	Landmark buildings - 3 small chateaux buildings set within a landscaped hilltop site. The old Craig House estate was bought in 1878 by the Royal Edinburgh Hospital it was used as a hospital for paying patients and was built to give the appearance of a spa hotel rather than a hospital.	Category A listed buildings
HB28046	Craig House (old) off Craighouse Road	323459, 670660	Original house of Craig House estate dated 1565. Three storey with attic, square tower near west end of north front.	Category A listed buildings

Appendix 9.2 Preliminary historic building assessment

Introduction

A preliminary historic building assessment was made of the buildings within the proposed development area. This comprised a photographic record of all structures with notes about their style, condition and probable date of construction. The information is provided to assist in the assessment for buildings of historic interest to survive unlisted within the development area.

Background

Three buildings are already known as listed buildings; MacKinnon House (Category B), which forms the main centre of the current hospital; Tipperlinn Cottage (Category C), which lies at the east of the site; and the Church (Category B) which is an example of an iron 'kit' church.

Over the 200 years the hospital has been used, there have been multiple alterations and additions made to buildings and new structures have been added within the grounds. The survey provides a basic record of the buildings present and highlights those which may be of higher historic value.

A list of all structures is provided in Table 9.2.1, which cross references to Fig 9.2.1. The full set of photographs referenced is available to consult in Headland Archaeology's digital archive (13 Jane Street, Edinburgh, EH6 5HE).

Discussion

The majority of buildings of interest are located around the core of the hospital. In recent years, particularly the last three decades, a number of structures have been built along the northern, southern and eastern fringes of the site. These are modern in design and are of no historical interest.

There are a number of structures which are broadly contemporary or near contemporary with the main house – MacKinnon House – constructed in the mid 19th century. Specifically, these comprise the Kinnair Unit (Fig. 9.2.2), the Psychology Department (Fig. 9.2.3), the Laundry (Fig. 9.2.4), the Union Offices (Fig. 9.2.5) and the Cullen and Rivers Centre (Fig. 9.2.6). These all appear to have been built between 1850 and 1880 and are of similar sandstone construction. They merit further investigation and recording.

Also potentially of interest are the staff houses (Fig. 9.2.7), the Jordanburn building (Fig. 9.2.8), the Affleck Centre and some of the service buildings, such as the joiner's workshops (Fig. 9.2.9). Following the First World War, the hospital became an important centre in dealing with the mental and physical effects of war. Some of these buildings appear to relate to this expansion of the hospital in the 1930s.

Table 9.2.1 Description of structures

Building No.	Name	NGR	Description	Photos
1	Cullen and Rivers Centre	324180, 671360	Sandstone villa, appears on maps between 1852 and 1877, marked as Tipperlinn House. Two storeys with square and half-hexagonal bay windows. Slate roof. Harled extension to east appears modern in date although a structure is present here in 1877 survey.	126 - 132
2	Union Offices	324230, 671280	Sandstone lodge, appears on maps between 1852 and 1877. Single storey with sloped slate roof. L-shaped original building with later addition on south corner to make square, post 1930s. Wooden and glass portico to front. False gun loop style window on gable ends.	1-7
3	Staff Houses	324260, 671250	Stone and brick municipal styling housing, harled exterior. 4 flats contained within, 2 front entrances, 2 side entrances to upper flat via external stairs. Appears 1930s in date, but a building is present in location by 1877.	8-10
4	Tipperlinn Cottage	32429 0, 671210	Listed Building, Category C. Sandstone cottage. Full description available via Historic Scotland.	11-15
5	Kennedy Tower	324270, 671220	9 storey modern tower block, circa 1970s-80s	16-18
6	Jordanburn Lecture Theatre, Huts and offices	324250, 671190	2 storey harled building, with wooden lattice and brick boiler vent on roof. Built in 1920/30s. Has stone shield above door showing St Andrews Cross, a castle and a tree.	19-23
7	Merchiston/ Meadows Ward	324300, 671140	Modern brick building. Circa 1970/80s	121-122
8	Craiglockhart/ Balcarres Ward	324240, 671100	Modern glass and concrete building. Circa 1960s	119-120
9	Psychology Department	324220, 671140	Contemporary with main hospital building – MacKinnon House. Built in mid 19 th century and appears on 1 st edition OS as 'Refractory Ward'. Possible later alterations to east elevation – main structure is sandstone single storey.	24-26, 117, 124

Building No.	Name	NGR	Description	Photos
10	MacKinnon House	324120, 671120	Listed Building, Category B. Main hospital building, built in mid 19 th century as west wing of original hospital further to east (built early 19 th century). Full description available via Historic Scotland.	27-37, 55-58, 77-78, 111-116
11	WRVS	324060, 671090	Modern building.	Not photographed
12	Jardine Unit	324060, 671040	Modern brick building, circa 1980s	109-110
13	Gardener's huts	324000, 670950	Collection of 1960s porta-cabins and metal containers	106
14	Church/Hive Centre	323980, 671040	Listed Building, Category B. Original church erected in 1884, having been moved from another location. Full description available via Historic Scotland	98-103
15	Affleck Centre	323950, 671030	Brick building with upper parts harled. Laid out as main courtyard building with wings on NE/NW/SW/SE corners. Single storey with pitched slate roof. Large hall incorporated into north corridor of main building with bell tower detail on roof. Constructed between 1930s and 1959.	97, 104-105, 107-108
16	Nursery	323980, 671080	Timber clad/constructed rectangular single storey timber clad structure. Appears on maps by 1959 at the latest. Slate roof. 4 windows on either side of central door.	91
17	Plant Room	323980, 671060	Brick and corrugated iron structure to south of nursery. Circa 1980s	96
18	Kinnair Unit	324030, 671100	Sandstone structure, 4 ranges around a central courtyard. Single storey with slate roof. Number of half-hexagonal bay windows on north and south elevations. Built by 1877 and probably broadly contemporary with west wing of MacKinnon House. Timber bandstand/shelter sits in garden to south. Garden is surrounded by wall topped with decorative balustrade.	74-75, 87-90, 92-95,
19	Pavilion	323920, 671150	Pavilion for bowling club, with brick extension to west. Does not appear on 1960 popular edition	85-86

Building No.	Name	NGR	Description	Photos
20	Orchard Clinic	323900, 671190	Brick and timber modern building with harled finish. Circa 1990/2000s	83
21	Joiner's Workshop	323990, 671160	T-shaped block, brick foundation and timber walled. Corrugated roof. Probably built post-1930s to replace previous structure immediately to the west.	72-73
22	Sewing Room	324050, 671120	Brick and timber panel L-shaped building. Large windows on two sides. Post-1930s in date.	76
23	Post Room/Laundry	324030, 671160	2 storey sandstone structure, rectangular core with projecting single storey wings. Double gable end on north elevation, louvered windows on upper levels, double door entrance on south elevation. Appears on maps by 1877. Linked to Kinnair Unit by covered walkway.	60-63, 68-71
24	Plumbers Workshop	324060, 671180	Brick built lean to on south side of original enclosure wall. Constructed in 1920/30s.	59
25	Boiler House	324080, 671170	Brick built structure with gable on north elevation and double gable to west. Constructed in 1920/30s.	58, 64
26	Carnethy House	323990, 671250	Yellow brick single storey modern building. Circa 1990s	84
27	Young People's Unit	323990, 671220	Three storey modern brick, timber and harled structure. 2000s	082
28	Greenhouses	324080, 671220	Three glasshouses and associated garden. Post 1958.	Not photographed
29	Greenbank Centre	324060, 671270	Yellow brick single storey modern building. Circa 1990s	134, 135
30	William Fraser Centre	324130, 671300	Yellow brick single storey modern building. Circa 1990s	133
31	Scottish Ambulance Centre	324130, 671230	West wing is single storey brick and glass 1970s structure, east wing is modern sandstone faced single storey structure, circa 1980s.	47-51

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