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Roodlands Hospital, Haddington

Desk-based Assessment.

Report No. 3203

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Roodlands Hospital, Haddington,

Desk-Based Assessment

Report No. 3203

1. INTRODUCTION

This report presents the results of an archaeological desk-based assessment of an area proposed for development in Haddington, East Lothian (centred at NGR: NT 5028 7411). The objectives of the study were:

- To identify the archaeological baseline within the study area; and
- To assess the potential of the study area to contain previously unrecorded buried archaeological remains.

Appendix 1 provides information on the previously recorded cultural heritage assets present within the proposed development area. **Figure 1** shows the location of the development and the current layout of Roodlands Hospital. **Figure 2** provides a map regression of the proposed development area showing the development of the hospital on the site with the outline of the current hospital overlaid.

2. PLANNING AND LEGISLATIVE BACKGROUND

2.1 National Planning Policy and Guidance

The primary planning guidance on cultural heritage comprises the National Planning Framework for Scotland 3 (NPF3), Scottish Historic Environment Policy (SHEP), Scottish Planning Policy (SPP), and Planning Advice Note (PAN) 2/2011 at the national level. Planning Policy at the regional and local levels is provided by the South East Scotland Strategic Development Plan (SESplan), the Scottish Borders Consolidated Local Plan (2011) and the Scottish Borders Proposed Local Development Plan (2012).

National Planning Framework for Scotland 3(NPF3) 2014

NPF3 is government policy on how nationally important land use planning matters should be addressed across the country (Paragraph 1.). The Framework provides the strategic spatial policy context for decisions and actions by the Government and its agencies, and brings together the Governments plans and strategies in economic development, regeneration, energy, environment, climate change, transport and digital infrastructure to provide a coherent vision of how Scotland should evolve over the next 20 to 30 years.

One of the main elements of the spatial strategy set out in NPF3 is the intention to respect, enhance and make responsible use of Scotland's cultural assets (Section 4: A natural resilient place) and the framework recognises the contribution made by our cultural heritage to our economy, cultural identify and quality of life. Planning authorities are required to consider the Framework when preparing Development Plans, and it is a material consideration in the determination of planning applications.

Scottish Historic Environment Policy 2011

This sets out the Scottish Ministers' policies for the historic environment, and provides policy direction for Historic Scotland and a framework that informs the day to day work of a range of organisations that have a role and interest in managing the historic environment. Through the implementation of the SHEP, Scottish Ministers wish to achieve three outcomes for Scotland's historic environment:

- that the historic environment is cared for, protected and enhanced for the benefit of our own and future generations;

- to secure greater economic benefits from the historic environment; and,
- that the people of Scotland and visitors to Scotland value, understand and enjoy the historic environment.

Scottish Planning Policy 2014

In SPP (para 136) the historic environment is recognised as a key cultural and economic asset and a source of inspiration that should be seen as integral to creating successful places. Culture-led regeneration can have a profound impact on the well-being of a community in terms of the physical look and feel of a place and can also attract visitors, which in turn can bolster the local economy and sense of pride or ownership.

Historic environment assets include statutory and non-statutory designations, as defined in SHEP and SPP. Those relevant to the current assessment are other historic environment interests.

Key Policy principles set out in SPP are to:

- promote the care and protection of the designated and non-designated historic environment (including individual assets, related settings and the wider cultural landscape) and its contribution to sense of place, cultural identity, social well-being, economic growth, civic participation and lifelong learning; and
- enable positive change in the historic environment which is informed by a clear understanding of the importance of the heritage assets affected and ensure their future use. Change should be sensitively managed to avoid or minimise adverse impacts on the fabric and setting of the asset, and ensure that its special characteristics are protected, conserved or enhanced.

Planning Advice Note (PAN) 2/2011

PAN 2/2011 advises that, in determining planning applications, planning authorities should take into account the relative importance of archaeological sites (para 5). It also notes that in determining planning applications that may impact on archaeological features or their setting, planning authorities may on occasion have to balance the benefits of development against the importance of archaeological features (para 6). The desirability of preserving a monument (whether scheduled or not) is a material consideration and the objective should be to assure the protection and enhancement of monuments by preservation in situ, in an appropriate setting. When preservation in situ is not possible, recording and / or excavation followed by analysis and publication of the results may be an acceptable alternative (para 14).

Sites with Non-Statutory Designations

Other Historic Environment Interests

There is a range of non-designated archaeological sites, monuments and areas of historic interest, including battlefields, historic landscapes, other gardens and designed landscapes, woodlands and routes such as drove roads that do not have statutory protection. Sites without statutory protection are curated by the local planning authority, and SPP and PAN 2/2011 provide national planning policy guidance and advice on the treatment of such resources.

2.4 Regional Planning Policy

Through the SESplan, the Strategic Development Planning Authority (SDP) (Approved 2013) for Edinburgh and South East Scotland aims to conserve and enhance the natural and built environment.

Under Policy 1b, ‘The Spatial Strategy: Development Principles’, the SDP states that Local Development Plans will ensure that there are no significant adverse effects on the integrity of international and national built or cultural heritage sites, in particular World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Royal Parks and Sites listed in the Inventory of Gardens and Designed Landscapes. Local Development Plans should also have a regard to the need to improve the quality of life in local communities by conserving and enhancing the natural and built environment to create more healthy and attractive places to live.

2.5 Local Planning Policy

East Lothian Local Plan 2008

Local plan policy ENV7: Scheduled Monuments and archaeological sites, states that:

- 1) Where a proposed development might affect any site or area included in the East Lothian Sites and Monuments Record (of known or suspected archaeological interest), the developer must first undertake and make available to the Planning Authority a professional archaeological assessment and, if necessary, a field evaluation.
- 2) Development that would harm a site of archaeological interest or its setting, particularly a Scheduled Monument, will not be permitted. The only exception to this will be situations where archaeological advice concludes that the significance of the remains is not sufficient to justify their physical preservation in situ when weighed against other material considerations, including the benefits of the proposed development. In such situations, the developer must make proper provision for the excavation, recording, and analysis of the archaeological remains in advance of the commencement of development, any subsequent post-excavation work and the publication of the results. Appropriate conditions may be applied to any planning permission to achieve this.
- 3) Where it is feasible within a proposed development to accommodate, preserve and enhance archaeological features or their setting, public access to and interpretation of these features will be expected.

3. APPROACH TO THE ASSESSMENT

The assessment was conducted in accordance with the Institute for Archaeologists’ ‘Code of Conduct’ (IfA 2014), and ‘Standard and Guidance for Historic Environment Desk-based Assessment’ (IfA 2012). A list of all sources consulted during the assessment is provided in Section 7.

Up-to-date information was sought from the Royal Commission on Ancient and Historic Monuments of Scotland (RCAHMS) database on archaeological sites present within the proposed development area. Information about other sites in the vicinity of

the proposed development area was also gathered to inform an assessment of the archaeological potential of the site.

Ordnance Survey maps (1st and 2nd Edition) and other pre-Ordnance Survey maps held by the Map Library of the National Library of Scotland were examined, to provide information on sites of potential significance and to assess historic land-use development.

Aerial photographs held by the RCAHMS were consulted in order to identify any additional sites and/or provide additional information on sites identified from other sources.

Asset numbers cited, and shown in bold, in the following text refer to the identification numbers cited in **Appendix 1** and shown on **Figure 1**.

4. ARCHAEOLOGICAL BASELINE

The proposed development area is located within the western extent of Haddington, outside the medieval core of the town and outside the Conservation Area. It is surrounded by residential development and is currently occupied by Roodlands Hospital (Figure 1).

There are no Listed Buildings or Scheduled Ancient Monuments within the proposed development area and no part of the proposed development area lies within a Conservation Area, Battlefield or Garden and Designed Landscape. There are no designated sites in close proximity to the proposed development whose setting could be vulnerable to the proposals.

The RCAHMS database has no records of cultural heritage sites or features within the proposed development area.

Roy's map of 1747-55 depicts the general area as cultivated land. The area is shown as undeveloped or cultivated land on all subsequent maps, until the 1907 Ordnance Survey map, when the Fever Hospital (**1**) is first depicted. This hospital, with alterations, became Roodlands Hospital which is still in use today.

Two rectangular buildings (**2**) are first depicted on the south-western side of Hospital Road on the Ordnance Survey map of 1895. They are also present on the 1907 and 1938 Ordnance Survey maps, but are no longer present today.

No additional features of archaeological interest were identified on the modern aerial photographs or those held by the RCAHMS.

5. DISCUSSION

The desk-based assessment has identified two cultural heritage sites within the proposed development area from cartographic sources: a Fever Hospital (**1**), which was probably built in the early 20th century; and two buildings (**2**) dating to at least the late 18th century. There is no record on the cartographic sources of ruined structures or farmsteads of medieval or post-medieval date. Thus, the proposed development area has not been extensively developed since at least the 18th century and probably earlier. The probability that the proposed development area contains remains of medieval or later date is, therefore, considered to be low.

No archaeological sites or finds of prehistoric date have been made within or in the immediate vicinity of the proposed development area and the probability of encountering such finds is, therefore, considered to be low.

Any mitigation measures to avoid, reduce and offset the effects of the proposed development would need to be agreed in advance with The East Lothian Council Archaeology Service (ELCAS), and would be detailed in a Written Scheme of Investigation.

7. REFERENCES

Historic maps

- Adair, J. 1682 *East Lothian*.
 Adair, J. 1736 *A Map of East Lothian*.
 Ainslie, J. 1821 *Ainslie's Map of the Southern Part of Scotland*.
 Forrest, W. 1799 *Map of Haddingtonshire*.
 Greenwood, C, Fowler, W & Sharp, T. 1824 *Map of the County of Haddington*.
 Greenwood, C, Fowler, W & Sharp, T. 1844 *Map of the County of Haddington*.
 Ordnance Survey 1st Edition map (1855) *Haddingtonshire*, sheet 10, 6 inches to 1 mile.
 Ordnance Survey 2nd Edition map (1895) *Haddingtonshire*, sheet X.NW, 6 inches to 1 mile.
 Ordnance Survey 1908 Edition map *Haddingtonshire*, sheet X.NW, 6 inches to 1 mile.
 Ordnance Survey 1938 Edition map *Haddingtonshire*, sheet X.NW, 6 inches to 1 mile.
 Ordnance Survey 2nd Edition map (1895) *Haddingtonshire*, sheet 010.06, 25 inches to 1 mile.
 Ordnance Survey 1907 Edition map *Haddingtonshire*, sheet 010.06, 25 inches to 1 mile.
 Roy, W (1747-55) *Military Survey of Scotland*.
 Thomson, J. 1822 *Haddington*

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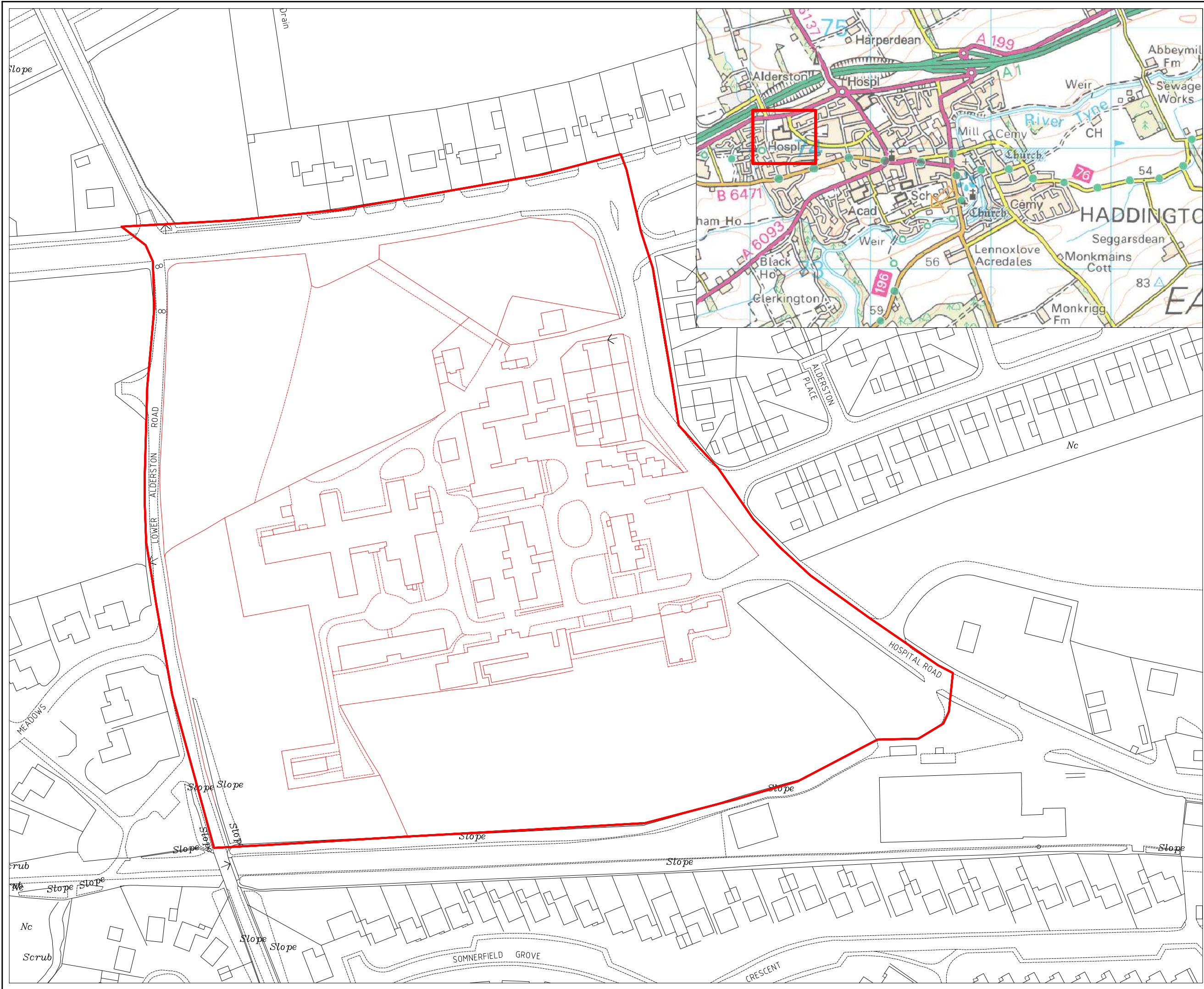
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 Lorimer, R. & Cook, J. 1845 'Parish of Haddington' in the *New Statistical Account*, vol.2, 1-17.
http://www.lhsa.lib.ed.ac.uk/exhibits/hosp_hist/roodlands.htm
 Burdett, H. 1922/23 *Burdett's hospitals and charities: being the year book of philanthropy and The Hospital annual*.

Aerial Photographs

Sortie	Date	Frame	Scale	Lib. Ref.
106G/UK 1319	28/03/46	5153-5157	1:5800	A_0018
CPE/Scot/UK 205	09/05/47	5044	1:5000	A_0030
58/A/400	09/04/49	5005-5007	1:5700	A_0057
106G/Scot/UK 11	15/04/46	7252	1:10600	B_0017
106G/UK/0014	15/04/46	7183-7187	1:10000	B_0058
541/A/0482	15/06/49	3230	1:10000	B_0273
58/3262	15/10/59	F64 0310-0320	1:10000	B_0477
OS/75/102	18/05/75	152-154	1:7800	OS75_102
OS/80/036	05/05/80	007-009	1:7500	OS80_036
OS/62/031	11/05/62	015-016	1:7500	OS62_031

APPENDIX 1: Gazetteer of archaeological feature within the Proposed Development Area

Asset no.	Asset name and type	RCAHMS ref no:	Easting	Northing	Source	Status	Description
1	Fever Hospital		35030	67414	Historic maps	N/A	<p>A 'Fever Hospital' is first depicted and annotated on the Ordnance Survey 1907 Edition six inch map. The hospital later became what is known as Roodland's Hospital today. The Lothian Health Services Archive note that Roodlands General Hospital was originally the infectious diseases hospital for the western district of the county of East Lothian. It first appears in Burdett's Hospitals and Charities in 1922/23: at this time the hospital had 34 beds. At the reorganisation of local authority health services in 1930, it was decided that all cases of infectious diseases in the county and the seven burghs of East Lothian should be treated in this hospital.</p> <p>Consequently its name was changed from the Combination Hospital, Haddington to the County Infectious Diseases Hospital. By this time the hospital's bed complement was 70.</p> <p>In 1948 the hospital came under the control of East Lothian Hospitals Board of Management. Its use changed to a general hospital and it was renamed Roodlands General Hospital. On the reorganisation of the National Health Service in 1974 it became part of the North Lothian District of Lothian Health Board.</p>
2	Buildings		350468	674053	Historic maps	N/A	<p>Two roofed buildings are depicted on the Ordnance Survey 2nd Edition map (1895). These buildings are depicted on all subsequent Ordnance Survey maps up to 1938 but have since been demolished. A car park now partly covers the location of these buildings.</p>



Key:
 Development Area



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Fig. No: 1 Report No: 3203

Title:
Location Map

Project:
**Roodlands Hospital,
 Haddington**

Client:
Morrison Construction

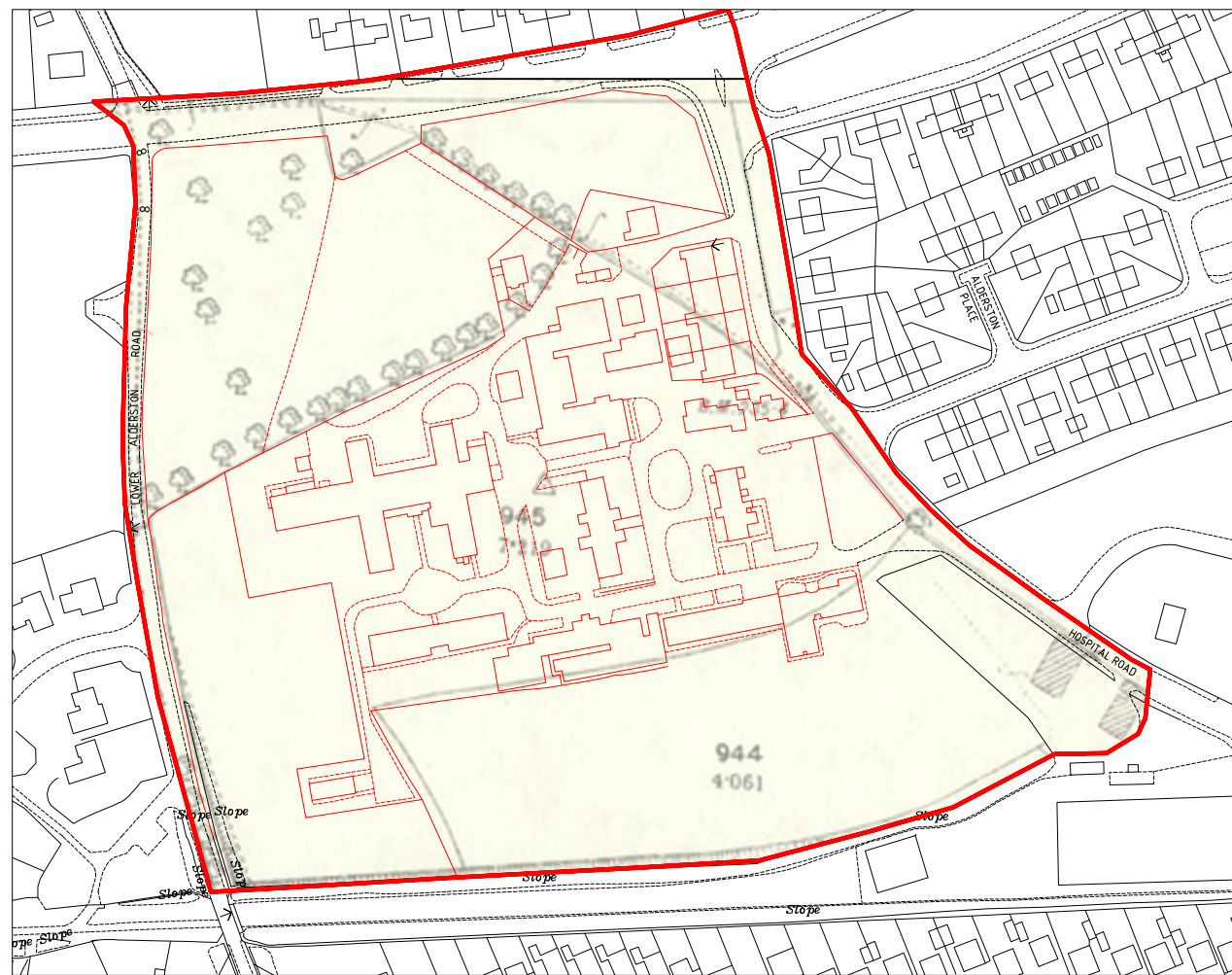
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Drawn by: LW Checked: LW Date: 28/08/14

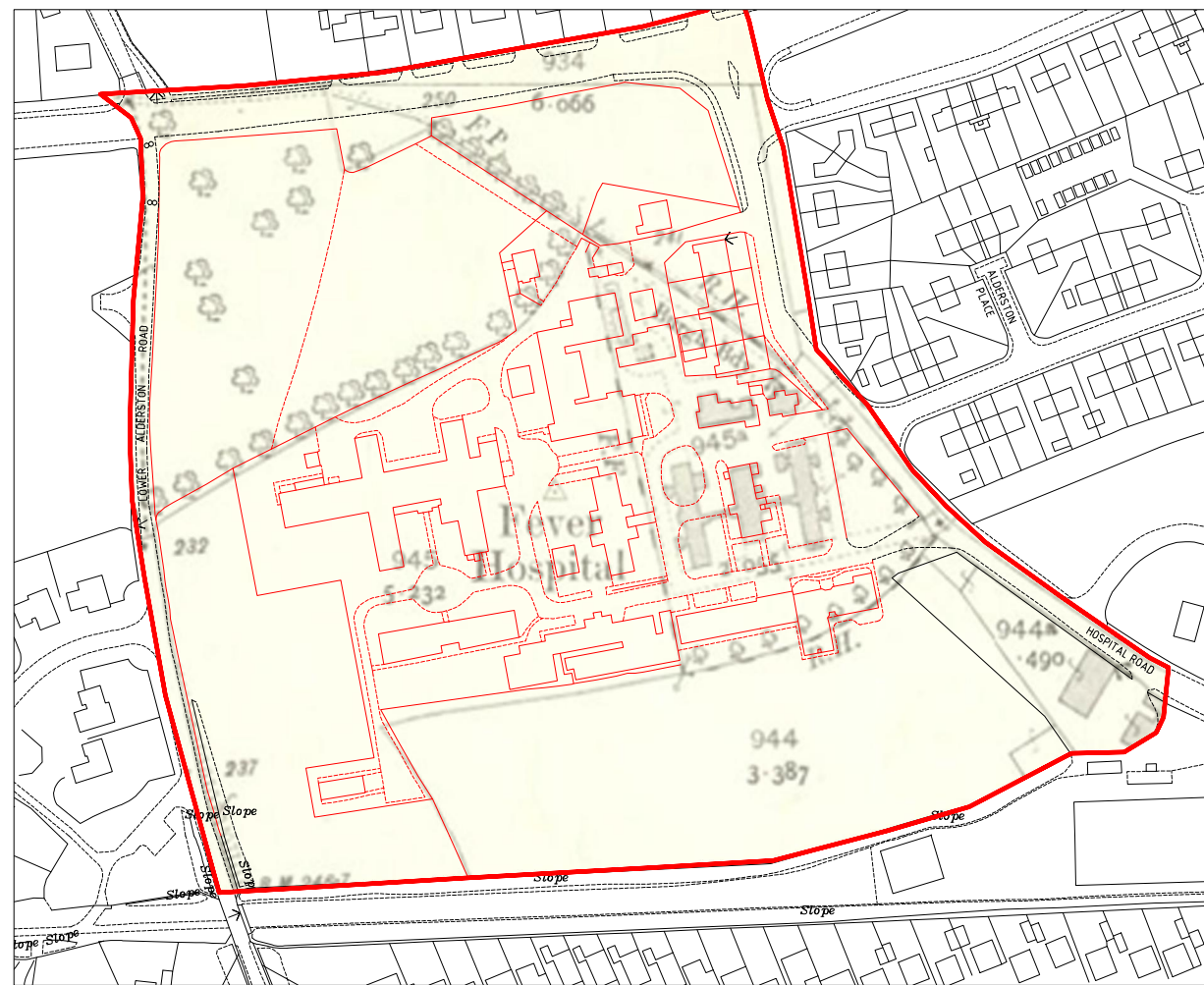
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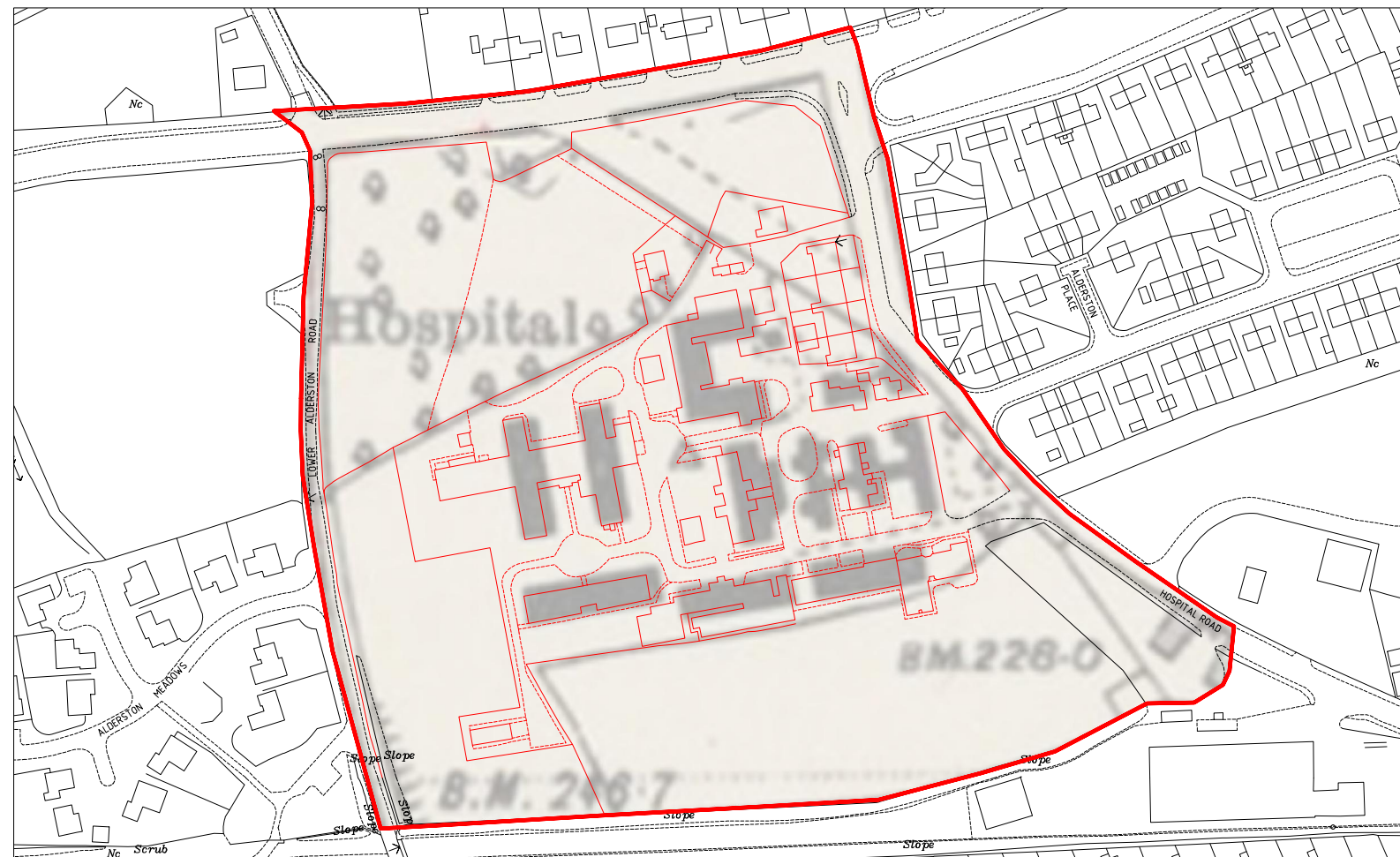




Ordnance Survey 1895



Ordnance Survey 1907



Ordnance Survey 1938

Key:

 Development Area



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Fig. No: 2 Report No: 3203

Title:
Map Regression

Project:
**Roodlands Hospital,
 Haddington**

Client:
Morrison Construction

Scale at A3:
1:2500



Drawn by: LW Checked: LW Date: 28/08/14

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