

# DESIGN STATEMENT



## Site Summary

Craighouse Campus consists of 50.8 acres (20.57 hectares) of Easter Craiglockhart Hill, situated to the south west of Edinburgh city centre. The site was originally a small estate surrounding a tower house, but was developed in the late 19th century as an extension of the Royal Edinburgh Asylum to provide hospital and residential accommodation for fee-paying patients. The area is on a lower slope of one of the seven hills which make up the topography of the City of Edinburgh, and views to and from the site are of outstanding importance. The landscape has been denuded of most of its therapeutic character as a result of the institutional usage. The site contains a very large former hospital building, built in the late 19th century for the Royal Edinburgh Asylum, four detached accommodation and hospital blocks, and a gate lodge. The earliest building on the site is a 16th century tower house with later additions. All these buildings have been adapted for office or academic use. A poor quality late 20th century building (Learning Resource Centre) was added to the south of the site by Napier University and a further planning consent in 2002 was previously granted for a significant new building to house the Napier University Scottish Centre for Creative Industries.

## Statutory Listing Information:

HISTORIC SCOTLAND EDINBURGH, CITY OF COUNCIL Information Supplementary to the Statutory List (This information has no legal significance)

EDINBURGH BURGH STATUTORY LIST

HB Number 27736 Item Number: 141 A

CRAIG HOUSE, NAPIER UNIVERSITY, CRAIGHOUSE ROAD AND MORNINGSIDE DRIVE

Group with Items:

Map sheet: Category: A

Group Category: Date of Listing 28-AUG-1979

Description: Sydney Mitchell based on sketch designs by Dr Clouston the physician superintendent, designed 1887, begun 1889, E half of main building; hospital and 3 villas built by 1894, all in a Free Renaissance style of mixed Francois Premier to Henri Quatre inspiration showing also the influence of the Nesfield-Champneys and Anderson & Browne manners. The buildings are of red coursers with biscuit coloured dressings and small-paned windows and are roofed in green slates throughout.

## HISTORIC SCOTLAND

EDINBURGH, CITY OF COUNCIL

Information Supplementary to the Statutory List (This information has no legal significance)

EDINBURGH BURGH STATUTORY LIST

HB Number 28046 Item Number: 333 - CRAIG HOUSE (OLD) OFF CRAIGHOUSE ROAD,  
NAPIER UNIVERSITY Group with Items:

Map sheet: Category: A

Group Category: Date of Listing 14-DEC-1970

Description: Original house dated LCSP 1565, 3-storey and attic rubble built, 72' x 25' 8" with square tower near W end of N front; main gables have 18th century club skew, tower has original crowsteps. Ground floor vaulted. NW wing dated 1746 added to re-entrant angle of tower (forming L-plan) 3-storey 4-window to E, 2 crows tepped chimney gables and large S crow stepped gable to W. Harled with margins. Minor alterations at early 19th century restoration, more extensive alterations late in century (Sydney Mitchell) for hospital purposes; some further alterations since. Poor modern wooden verandah encloses original doorways. Original gate piers built into garden wall.

References: Inv 224 (Midlothian);

MacRae Her 32

C & D Arch v IV p.102

Notes: Built by the Symsounes of Craighouse; belonged to the Dicks from at least 1685. In the 19th century it was the residence of John Hill Burton, historian

## PROPOSALS:

### A: Gate Pillar Removal and Reinstatement

It is proposed that the most Southerly gate pillar and gates are carefully taken down, protected and safely stored for the duration of the construction works. This will increase the width of the opening allowing site traffic safe entrance and egress through separate points from the site on to Craighouse Road.

On completion of the major construction works the gate pillar and gates will be reinstated with the original gates and pillar in the original location.



## B: Chimney reduction in height

The central chimney on the New Craig building is reduced in height due to the Northerly deviation from the vertical. If the movement was to continue, the chimney would eventually collapse onto the New Craig building.

It is proposed that the existing capping to the chimney is carefully removed and safely stored for re-use. The chimney stack would then be reduced in height to the point where the deviation starts.

The wall head is then levelled using the existing stone and the previously removed original capping re-bedded with new clay pots to match existing.

