

City of Edinburgh Council

Edinburgh

Survey of Gardens and Designed Landscapes

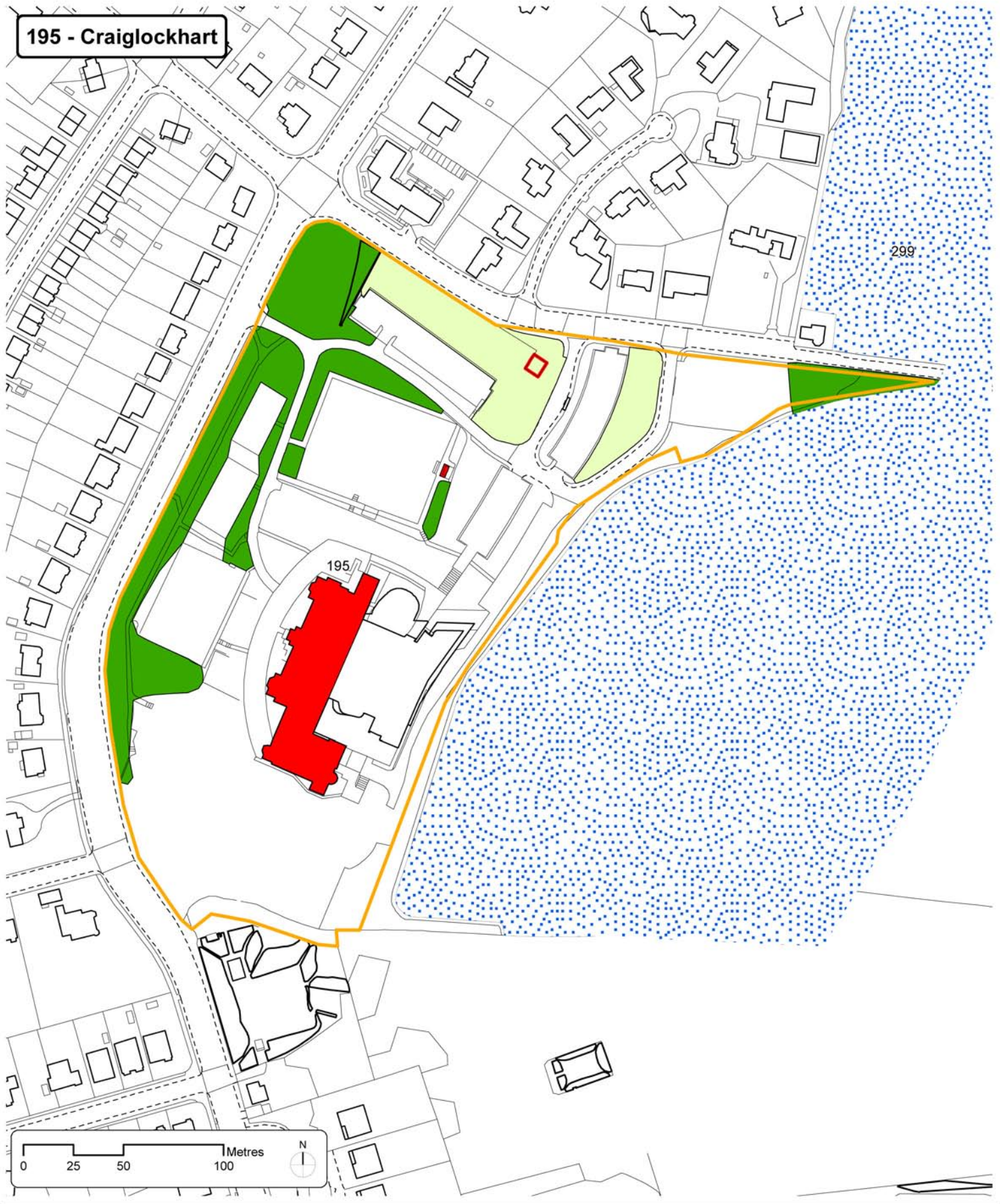
195 Craiglockhart Campus, Napier University
(Edinburgh Hydropathic Hospital)














Consultants

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This report by Peter McGowan
Survey visit: September 2007

195 - Craiglockhart



Key			
	Site boundary		Essential setting
	Ruined buildings		Site of former house
	Principal buildings		Main drive
	Gardens		Principal views or vista
	Water		Panoramic View
	Woodlands		Walled Garden
	Parkland		

EDINBURGH
THE CITY OF EDINBURGH COUNCIL

**SURVEY OF GARDENS AND
DESIGNED LANDSCAPES**

Peter McGowan
Associates with
Christopher Dingwall

195 Craiglockhart Campus, Napier University
(Edinburgh Hydropathic Hospital)

Parish Colinton now Edinburgh

NGR NT 2261 7012

Owners Napier University

Designations

Listing Main building and Chapel, Napier University, 219 Colinton Road,
Craiglockhart B

Scheduled Ancient Monuments
Craiglockhart Castle NGR NT227 702

Craiglockhart Hills Conservation Area

Area of Great Landscape Value

Local Nature Conservation Site

Tree Preservation Order (road boundary trees)

REASONS FOR INCLUSION

A small but prominent campus site that has a strong wooded presence on Colinton Road, has the backdrop of Wester Craiglockhart Hill and is of interest for several reasons: Craiglockhart Castle, the hydropathic hospital, WW1 use and the war poets, and its present use as a Napier University campus with notable contemporary development.

LOCATION, SETTING AND EXTENT

Located in the south-west of the city on the lower north-west slope of Wester Craiglockhart Hill at the junction of Colinton Road and Glenlockhart Road. The south part of the Merchants of Edinburgh Golf Club lies outwith site on the hill to west. Site area 6.0ha.

MAIN PHASES OF DEVELOPMENT

Craiglockhart Castle 13th century; Craiglockhart or Edinburgh Hydropathic Hospital 1880-1915; Craiglockhart War Hospital (military psychiatric hospital for shell-shocked officers) 1916-1919; the Society of the Sacred Heart (convent) 1920-1965; Craiglockhart College of Education (a Catholic teachers' training college) 1965-1984; Napier College of Commerce & Technology later Napier University Craiglockhart campus 1986-date.

HISTORY OF LANDSCAPE DEVELOPMENT

The lands of Craiglockhart can be traced as far back as the 13th century – around 1250 Lockhart of Lee is recorded as living there. The hills – East and West Craiglockhart – were originally called the Craggis of Gorgin (Scottish records 1226) and perhaps the origin of the name was Creag Loch Ord (Gaelic: Creag = rock/hill), due to the area of water at the base of East Craiglockhart Hill.

The Lockhart family held the Craiglockhart lands from the mid 13th century until 1324, when the estate was given to John of Cowie. In 1505 the lands were granted to Thomas Kincaid and the Kincaid family held the estate until the early 17th century. The many owners in the 17th century included the following known names: Foulis (1609), John Gilmour of Craigmillar (1661), Lockharts (again) and Porteous. From 1726-73 John Parkhill owned the estate.

In 1773, Craiglockhart was bought by the first of three generations of the Monro family to own it. At this time Craiglockhart House and policies were on the north-west side of Colinton Road. When the last of these died in 1859, the estate was feued for building. In 1863 Craiglockhart Estate was sold to the City of Edinburgh Parochial Board who established the New City Poorhouse in 1867. In 1873 the parochial board sold much of the west part of the estate to the Craiglockhart Estate Company for residential development.

The Craiglockhart Estate Company feued 13 acres of land between Colinton Road and the Wester Craiglockhart Hill to the Craiglockhart Hydropathic Company in 1877. The existing farmhouse and other buildings on this site were demolished and the hospital in the form of 'giant Italian villa' was erected by architects Kinnear & Peddie in a commanding position on the north-west side of Wester Craiglockhart Hill between 1878-80. The building's west-facing main façade is 280 feet long, Italianate in style and three storeys high, with two blocky end towers.

The hydropathic movement was a 19th century alternative health care, which comprised a hotel with baths used for water treatment. Patients sought a cure through rest and water therapy. The Craiglockhart Hydropathic opened in 1880 and, with its proximity to the city, was ideally placed to become an attractive resort. An illustrated brochure for the Hydro dated 1903 reads:

The Establishment affords to its residents all the amenities and retirement of quiet country life ... a spacious suite of Public Rooms consisting of large Dining-Hall, Drawing-room, Reception-Room, Doctor's consulting room and a magnificent Recreation Hall ... there are several luxuriously furnished parlours and detached suites of private apartments, commanding extensive and charming views.

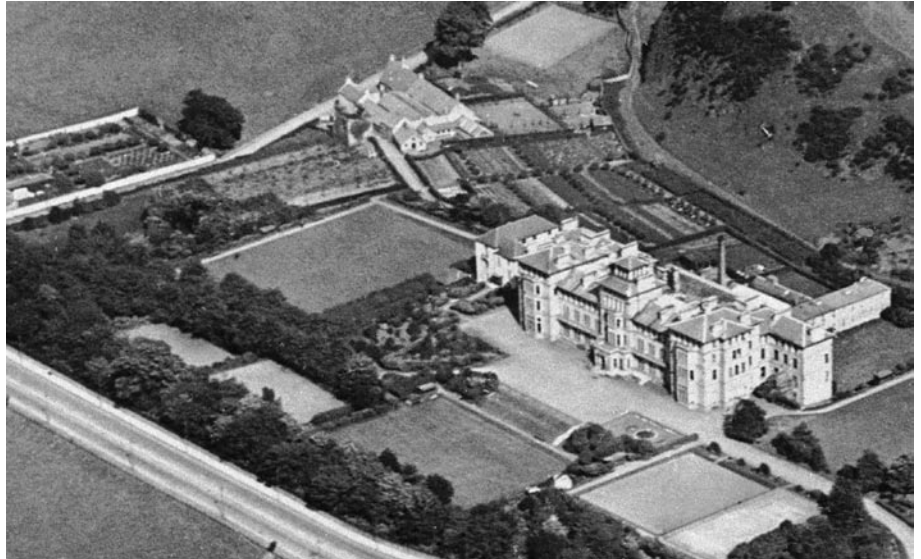
Bedrooms are spacious and light and are most comfortably and elegantly furnished and the entire accommodation is suited to modern requirements and the most fastidious tastes.

The Baths which form a special feature in this Establishment comprise a large and luxuriously fitted up Turkish Bath: a spacious and lofty swimming pool, with a water surface measuring 50ft by 22ft ... special Bath rooms with all the varieties of hot and cold plunge, vapour, spray, needle, douche and electrical baths ...

The gardens extending to about twelve acres have been tastefully laid out with lawn, shrubberies and ornamental plantation, interspersed with agreeable walks leading to various points which command the finest views of the City ... there are also courts for Tennis and Croquet, with Archery-grounds and Bowling greens."



Ordnance Survey 6" map
1877-85



Aerial photograph 1933

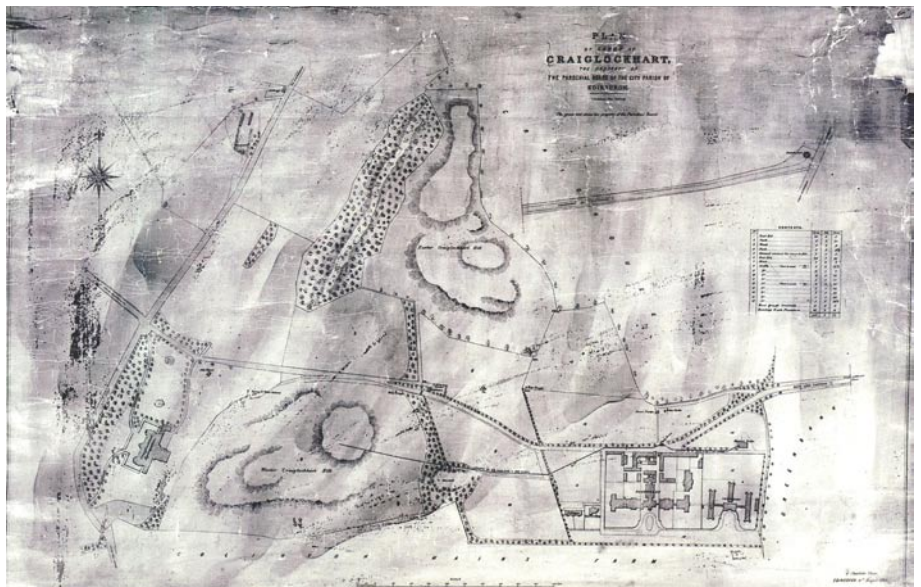
Despite these attractions the Hydropathic was not profitable and soon there were funding problems. In 1891, it was bought by James Bell of the Dunblane Hydrotherapy Company Limited (www.napier.ac.uk/warpoets/1920.htm).

From 1916-19, Craiglockhart provided shelter for First World War officers with what would today be termed 'post-traumatic stress syndrome.' Its two best known patients, in 1917, were the poets Wilfred Owen and Siegfried Sassoon, who called it 'Dottyville'. After the end of the war 'the Hydro' opened again, but its success was short-lived and in 1920 the company went into voluntary liquidation and the building was sold, to be used for the next forty-five years as a convent. A chapel was built in 1933 to a design by Fairlie & Cameron (DSA).

The building's next manifestation was as a Catholic teachers' training college – the Craiglockhart College of Education, 1965-1984. It then became the Napier College of Commerce & Technology, which changed first to Napier Polytechnic and then to Napier University, Craiglockhart campus and was officially opened by the then Prime Minister, Margaret Thatcher, in 1987. In 2004 the 'egg' lecture theatre opened (*Evening News* 7 April 2004) and the site is now home to the law and business school; the building is also used as a conference centre.

The Merchants of Edinburgh Golf Club is located either side of Glenlockhart Road, on both the valley and the hills of Wester and Easter Craiglockhart. The club was founded in 1907, when North Berwick's Ben Sayers designed the course. James Braid further amended the course in 1936, being paid £5 for his efforts.

*Plan of the Lands of
Craiglockhart the Property of
The Parochial Board of the
City Parish of Edinburgh 1880*





Edinburgh Hydropathic building today

Maps and Graphic Evidence

Early maps (eg. Adair manuscript 1682) show the castle of Craiglockhart, which by the time of the 1st edition Ordnance Survey maps (1850s) had a large complex of farm buildings including a *Thrashing Machine* to it west with Craiglockhart House lying on the far side of Colinton Road. At this time Glenlockhart Road had not been constructed and the surroundings were open countryside. The *Plan of the Lands of Craiglockhart the Property of The Parochial Board of the City Parish of Edinburgh* dated to 1880, shows Edinburgh Hydropathic with drives from the road corner and from the north and west side and a tree belt along Colinton Road. Glenlockhart Road had now been completed, leading to a large complex of poorhouse and infirmary buildings. Subsequent OS mapping shows the gradual expansion of the buildings on the site under successive owners and uses.

There are many photographs of the Hydro from various periods of use including early 20thC postcards and an aerial view of 1933 showing the extensive vegetable and fruit growing ground to the east of the main building.

COMPONENTS OF THE DESIGNED LANDSCAPE

Architectural Features

Craiglockhart Castle

A 13th century medieval keep associated with the Lockhart of Lee family that stands close to Glenlockhart Road. It is nearly square in plan, measuring approximately 8.5m by 7.2m with walls between 1.5 and 1.8m deep. The most comprehensive description of the tower is in the tenth report of the Royal Commission on the Ancient Monuments of Scotland, 1929. The report notes that in 1505 the King granted to Thomas Kincaid on resignation by Patrick Kincaid of Craiglockhart, the lands of the same with tower and fortalice. The castle ruins now stand as a square of coursed rubble approximately 4 to 5m high topped by small trees and ivy, incongruously in an area of mown grass and car parking to the west side of the main approach to the University buildings, and contrasting with the Hydropathic building and *egg* lecture theatre to the south.

Edinburgh Hydropathic

Built 1877-80 to the design of Peddie & Kinnear. Described by Gifford as 'A giant Italian villa' with a 'central tower with high loggia and lantern, pavilions and links with solemn Neo-Classical antae under the deep eaves' (Gifford 1984). Undergoing restoration and conversion at the time of survey visit in 2007.

Similar in design to Dunblane Hydro, also by Peddie & Kinnear.

Early 20th century OS maps and the aerial photograph dated to 1933 in *The Napier Estate, past and present* shows a large group of buildings on the east side



Craiglockhart Castle

Edinburgh Hydropathic building in early 20thC



Edinburgh Hydropathic building seen across its former bowling green

View from Glenlockhart Road to the Napier University development, including egg lecture theatre, and the Hydro building across a foreground of car parking



Chapel from 1933 and outdoor altar from 1954

of the castle on Glenlockhart Road, presumably service buildings related to the Hydro and the growing areas on the west side of the main building (present in 1933 and presumably earlier).

Society of the Sacred Heart Convent

The principal building of the convent era in the chapel located on the south side of the hospital built to the design of Reginald Fairlie and J Chisholm Cameron in 1933. A simple building with mix of copper main roofs and slate roofs over porches and apse with snecked stone walls. Remains although current use unknown.

Also during this period an outdoor altar covered by a semi-circular arched porch in buff brickwork located to the north of the hospital block and at the east side of a large lawn; a stone inscription records its donors and erection in the 'Marian Year 1954'. Now designated a *Smoking Area*.

Craiglockhart College of Education

Six-storey hall of residence, a lecture block, hall and gymnasium added in 1966. Some of these buildings appear to have been demolished for the latest development.

Napier University

The iconic egg-shaped and titanium covered lecture theatre was completed in 2004, designed by Building Design Partnership. The egg house a 200-seat lecture theatre with another 400-seat theatre behind and a three-storey slab block of administration and staff accommodation on the east facing Wester Craiglockhart Hill, all as a continuous building mass linked with the east side of the hospital.



Compact grouping of development phases seen from Wester Craiglockhart Hill



Approach to new building complex dominated by car parking

Estate walls

A low boundary wall up to 1.5m high in rubble with half-round cope runs beside Colinton Road and round the corner to just short of the castle, with stone gatepiers at the old entrances. A heavy cast-iron railing with peeling puce paint tops a lower section of wall at the road corner, with a Napier University sign behind; similar gates remain at the old drive entrance to the south.

Circulation and car parks

Much of the space to the north of the building complex is taken up with a series of car parks running parallel with Glenlockhart Road or with the main car and bus access from the same road. This includes parking either side of the main pedestrian approach to the new entrance to the complex at the egg. More older car parking areas lie on former terraced lawns beside the west boundary tree belt enclosed by trees. A separate service road runs from Glenlockhart Road along the east boundary of the development at the foot of the hill to a service court behind the chapel.

Footpaths

The main footpaths link the car parks and bus stop to the main entrance and link into the older system of paths associated with the terraces on the west of the hospital building and alter lawn on the north. Beside the west boundary a track leads on to Wester Craiglockhart Hill although disappear when it reaches the golf course.

A footpath links the Craiglockhart campus with the Craighouse campus on the far side (NE) of Easter Craiglockhart Hill and joins with nature trails within the Local Nature Reserve on the hill. A leaflet produced by the university and city council describes the trail and its features.

Gardens and Policy Planting

Gardens and Lawns

Grass terraces and a lawn lie between the west façade of the hospital and boundary tree belt enclosed by golden privet and cherry laurel hedges, with paths through the tree belt on its west side. A rubble-faced retaining wall has sycamore trees growing in the line of the wall. The 1933 photograph shows that the spaces now occupied by car parks to the north were also terraced lawns and an earlier picture of the Hydro shows a bowling green at the higher side to the south.

On the north of the hospital block, grass terraces drop down to a large lawn with a perimeter path and low cherry laurel hedge, at the west side of which lies the outdoor altar. Rows of small pleached limes line the path along the base of



Railings at corner of Colinton Road and Glenlockhart Road

Terraced ground and boundary tree belt on west of site



*Site seen from Wester
Craiglockhart Hill*



*Colinton Road boundary and
tree belt*

the terrace slope. The 1933 photograph shows this lawn present so it is likely to be an original feature. The same picture shows shrubberies at the north-west corner of the building between the two main lawns and an extensive area of vegetable and fruit growing, perhaps dating from the First World War use when Hospital facilities included allotments for officers and gardens extending to 13.5 acres, and also bowling, tennis, archery and croquet.

Tree Belts and Woodlands

The principal tree belt is that dating from the original hospital along the west Colinton Road boundary were mature trees typical of 130-year size include beech, horse chestnut, limes, Scots pine and yew with laurel shrubbery; limes line the route of the original drive.

Elsewhere, rows of standard tree and hedges line the new car parking areas. Along the north boundary beside Glenlockhart Road there is little planting of any sort, apart from one large sycamore.

Views and Vistas

The most obvious view of note in the modern site is that from Glenlockhart Road to the odd juxtaposition of built forms and characters that is the main building complex, within which the egg building is the eye-catcher. Unfortunately the dramatic view is seen across the foreground of parked car parks and waiting buses.

The westward view from the hospital frontage is now largely screened by the growth of trees, although will be still possible from the upper stories.

The views from Wester Craiglockhart Hill over the campus and across the city to the city centre, the Firth of Forth, Corstorphine Hill and the Pentlands and other areas are outstanding.

Visual Intrusions

The visual impact of the highly visible car parks seen from the Glenlockhart Road open frontage will reduce to a degree as the tree rows and hedges mature, but the orientation of the parking rows means that some will always intrude while the tree will also interfere with the view of the buildings. These may be the inevitable results of building on a small site in an out-of-centre location, with significant conservation restrictions, but one wonders whether, rather than devoting the frontage to cars, a more radical solution to car parking could have been possible.

Area of Influence

Scenically Craiglockhart campus is one with Wester Craiglockhart Hill that is on outstanding viewpoint over the city. The golfing use of the Hill continues on Easter Craiglockhart Hill, on the opposite side of Glenlockhart Road, with the larger Napier Craighouse campus on its north side. Wooded paths link the two sites along the west side of the hill.



*Long view of Craiglockhart
campus seen from Easter
Craiglockhart Hill*

Archaeology

The site is significant on account of the 13th century castle although later uses will have obliterated any associated remains, particularly on its north side.

PUBLIC ACCESS

The grounds are freely accessible to the public although their limited extent and degree of development mean that there is not much to attract other than local people. The external spaces are a valuable asset for the student population, particularly in the spring and summer months. The footpath link with Easter Craiglockhart Hill is a notable asset.

FUTURE MANAGEMENT POTENTIAL

Replacement planting for the west tree belt will be necessary in the near future. Providing an alternative to surface car parking on the north frontage may be a long-term aim.

ASSESSMENT OF SIGNIFICANCE

Overall

A small but highly significant site in terms of its history and architecture, with close links to Craighouse (196) in terms of its history and modern function.

Work of Art

Some

Historical

High

Horticultural / Arboricultural / Sylvicultural

Little

Architectural

High

Scenic

High

Nature Conservation

Some

Archaeological

Outstanding

Recreational

Some

Sources – Primary

Maps

Adair *A map of Midlothian* - Counties of Scotland manuscript version c. 1682 NLS

Armstrong, *Map of the Three Lothians*, 1773 NLS

Ordnance Survey 1877/1885 Sheet 6 NLS

Ordnance Survey 1895 www.british-history.ac.uk

Parish map OS (1898-1904) NLS

Ordnance Survey (1919) Sheet III SW NLS – paper copies

Ordnance Survey (1923/1926 'Popular' edition: Edinburgh Sheet 74 NLS

NLS National Library of Scotland www.nls.uk

NMRS National Monuments Record of Scotland

SCRAN Scottish Cultural Resource Access Network www.scran.ac.uk

Plan of the Lands of Craiglockhart the Property of The Parochial Board of the City Parish of Edinburgh 1880. Photocopy held at RCAHMS EDD/491/2

History of the site

www.napier.ac.uk/warpoets/1920.htm

http://en.wikipedia.org/wiki/Craiglockhart_Hydropathic

<http://info.ox.ac.uk/jtap/hydra/> Journal of the Craiglockhart War Hospital

Report on new university lecture theatre *Evening News* 7 April 2004

Merchants of Edinburgh Golf Course

www.dmsc18916.pwp.blueyonder.co.uk/Clib%20History.htm

Sources – Secondary

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Dictionary of Scottish Architects Accessed at www.codexgeo.co.uk/dsa, 30.11.06

Gifford, John et al 1984 *The Buildings of Scotland, Edinburgh*: Harmondsworth, Penguin

Harris, Stuart 1996 *The Place Names of Edinburgh*, Gordon Wright Publishing, Edinburgh

Historic Scotland Listed Building Report Accessed via PASTMAP, on the RCAHMS website www.rcahms.gov.uk 26.2.07

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Additional Sources not Consulted

RHP 94014 1775 *Plan of Craiglockhart and Craighouse and some adjacent ground*, variously marked

RHP 42783 1819 *Plan of part of the estate at Craiglockhart, the property of the late Dr Monro*

RHP 1758 1819 Plan of part of the estate of Craiglockhart, the property of Dr Alexander Monro; Lithographed plan of Craiglockhart House and policies.

RHP 1757 1819 Plan of part of the estate of Craiglockhart, the property of Dr Alexander Munro; plan of Craiglockhart House and policy. Plantations, carriageways, gardens & fields.

Register of Companies

BT2/749 Edinburgh Hydropathic Company Ltd 1877-1887

BT2/1986 Edinburgh Hydropathic Company Limited 1890-

Nuttgens, P 1959 *Reginald Fairlie (1883-1952): a Scottish architect* Edinburgh, 25
