

## Case information

<b>Case ID</b>	300017396		
<b>File Reference</b>	HGH/B/LA/496		
<b>Name of Site</b>	The former Corstorphine Hospital, 136 Corstorphine Road, Edinburgh		
<b>Local Authority</b>	City of Edinburgh Council		
<b>National Grid Reference</b>	NT 20653 79937		
<b>Designation No. (if any)</b>	N/A		
<b>Designation Type</b>	N/A	<b>Current Category of Listing</b>	N/A
<b>Case Type</b>	Designation: Certificate of Intention Not To List (COINTL)		
<b>Received</b>	27/08/2015		
<b>Decision Date</b>	11/01/2016		

## 1. Proposed Decision

In our current state of knowledge, the former Corstorphine Hospital may meet the criteria for listing at category C. It is proposed that the building will be designated (listed).

<b>Proposed Statutory address</b>	Former Corstorphine Hospital, including South Lodge, boundary wall and gatepiers, and excluding flat roofed wings to rear and glass curtain walling to front of hospital building, flat roofed section to west of South Lodge, and North Lodge, 136 Corstorphine Road, Edinburgh
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## 2. Designation Background and Development Proposals

### 2.1 Designation Background

There is no known review of this building since the resurvey in 1997 of the Northeast Corstorphine Ward, Edinburgh, where this building is situated. The building is not mentioned in the documentation for the resurvey.

### 2.2 Development Proposals

There are no known development proposals.

### 3. Assessment

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#### 3.1 Assessment information

The former Corstorphine Hospital was visited on 15/09/2015. The interior and exterior of the hospital and the lodge on Corstorphine Road were seen.

#### 3.2 Assessment against designation criteria

The building was found to meet the criteria for listing.

An assessment against the listing was carried out. Minor updates to the statutory address were made to the assessment following consultation. See **Annex A**.

*The designation criteria are found in the Scottish Historic Environment Policy (SHEP), pp. 71-85. <http://www.historic-scotland.gov.uk/shep-dec2011.pdf>*

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## ANNEX A – Assessment Against the Listing Criteria\*

**Former Corstorphine Hospital, including South Lodge, boundary wall and gatepiers, and excluding flat roofed wings to rear and glass curtain walling to front of hospital building, flat roofed section to west of South Lodge, and North Lodge, 136 Corstorphine Road, Edinburgh**

### 1. Description

The former Corstorphine hospital and lodge were designed by the notable Edinburgh architects practice of Peddie and Kinnear. The Italianate-style, T-plan hospital is dated 1866 and was extended in 1891 (by the same practice) adding 2-storey pavilions to the east and west. It has a number of later 20<sup>th</sup> century additions to the rear. In 1961-2, glass curtain walling was added to fill in the arcades and balconies to the front elevation. In accordance with Section 1 (4A) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the following are excluded from the listing: flat roofed wings to rear and glass curtain walling to front of hospital building, flat roofed section to west of South Lodge, and North Lodge.

The ashlar hospital building has channelled quoins, raised margins, cill courses, a dentilled cornice and key-arched architraves to the round-arched 1<sup>st</sup> floor windows. It is symmetrical with a central, advanced, 3-storey, 3-bay, piend-roofed entrance section, flanking 2-storey, 5-bay wings with square-plan, bulls-eyed towers at the east and west topped with louvred ventilators, and with advanced, gabled, 2-storey pavilions with bay windows to the ground at the outer ends.

There is an advanced, flat-roofed porch to the central block, with a consoled, key-stoned and architraved doorpiece. Round-arched, bi-partite windows, separated by colonettes at first floor level are set in key-stoned architraves with decorative roundels. The outer bays have Venetian type windows at the 1<sup>st</sup> floor, with bi-partite windows in the centre, separated by colonettes and with broken pediments above. There is foliate carving around the bulls-eye windows in the towers.

The windows are predominantly 4- over 4-pane timber sash and case. Those at the ground floor are boarded. There are grey slates to the roof.

The interior was seen in 2015. There are large open wards and some smaller rooms, some of which have simple corncicing. There are two staircases with a dividing wall between, with the right hand one rising to the upper storey.

The South Lodge, dating to 1866, is situated at the Corstorphine Road entrance and is a single-storey, piend-roofed, Italianate style lodge with a slightly advanced, off-centre porch with a key-stoned architrave and raised margins.

The interior of the lodge was seen in 2015. The lodge has been partitioned into smaller rooms and there are no apparent features of special architectural interest.

There is a low, coped boundary wall to the south with quadrant walls and square-plan gatepiers forming the entrance. There are taller, rubble boundary walls to the east, west and north.

The single-storey North Lodge of around 1930 is located to the northeast of the hospital building. It is excluded from the listing.

## **2. Assessment Against the Listing Criteria (SHEP, 2011) pp74-75**

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Criteria for determining whether a building is of 'special architectural or historic interest' for listing under the terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 [[www.legislation.gov.uk/ukpga/1997/9/contents](http://www.legislation.gov.uk/ukpga/1997/9/contents)]

*To be listed, a building need not meet all the listing criteria. The criteria provide a framework within which judgement is exercised in reaching individual decisions.*

### **2.1 Age and Rarity**

Corstorphine Convalescent Home was built to allow patients from the Royal Infirmary of Edinburgh a period of rest to recover fully from illness or surgery before returning home. At the time, the Royal Infirmary was located in High School Yards, off Infirmary Street in Edinburgh and the former hospital buildings now form part of the University of Edinburgh estate. It had been identified that patients were staying longer than expected in the Infirmary after treatment in comparison to other hospitals, and, whilst a number of factors were put forward as reasons, the managers discussed having their own convalescent home as a possible solution. At a time where infirmaries were largely dependent on voluntary contributions for their work, it was important to be well thought of in the local community and infirmaries had to function as effectively as possible. In 1864, an anonymous donor, identified later as William Seton Brown, offered to build a convalescent home for the Infirmary. Patients who were largely able to look after themselves were sent there for a standard period of three weeks.

Convalescent homes developed from around the middle of the 19<sup>th</sup> century to provide the sick poor with the means of recovering from illness in a period of 2-3 weeks. Various private homes were opened, often by religious societies, private individuals or temperance movements, but these were able to determine who they accepted and not all were permanently open. Dundee Convalescent Home, which was private, was the first permanent home to be opened in Scotland in 1860 and had beds for female patients over the age of 10. Corstorphine Convalescent Home was the first convalescent hospital in Scotland to be opened which was directly linked to an infirmary. Others quickly followed, including Paisley in 1868, Aberdeen in 1873 and Dundee in 1876.

The managers of the Royal Infirmary appointed the well-known Edinburgh firm of architects, Peddie and Kinnear, as the designers of the hospital. The firm had just completed the Chalmers Hospital on Lauriston Place (1864 and listed at category B) and this may have been a factor in their decision. The two hospitals follow the same Italianate style, but Corstorphine is more elaborately decorated. The site chosen for the home was a 5-acre site in the village of Corstorphine, around 2 miles from the

city centre. The philosophy of convalescent care at the time was based around the importance of the patient being away from the city with access to green space and country air – the Corstorphine site fulfilled these requirements.

The hospital opened in 1867 at a cost of £12,000 and had room for 50 beds. Plans dated 1861 from the Dick Peddie and McKay collection, held by Historic Environment Scotland show a T-plan building with long sections with wards and rooms and a service area at the rear. Two towers at the far ends of the ward provided toilet facilities. Further accommodation was soon required and the building was expanded in 1891-3 by the same architects. Wings to the east and west were added, together with an arcaded verandah and balcony to the front and the service area to the rear was enlarged. Plans dated 1892 show these wings with reading rooms to the ground floor, a smoking room to the east and a new advanced porch. Some other modifications were necessary and only one tower at each end was retained. The money for the expansion was given from a bequest from James Nasmyth of £13,000 and the extension provided an extra 40 beds. In 1960-1, the arcaded sections to the front elevations and the open balconies were covered in with glass curtain walling. It has not been confirmed whether the columns of the arcading are still in situ. The building has gradually been extended to the rear over the course of the 20<sup>th</sup> century, including the addition of two flat-roofed toilet blocks, and a number of fire escapes.

During the latter part of the 20<sup>th</sup> century, the use of convalescent homes declined. The building was transferred into NHS care in 1948 and continued as a hospital, caring for the elderly, until 2014.

By the 1860s, hospitals of different types were found in many areas in Scotland and the building type in general is not rare with many surviving examples from this period and earlier. However, Corstorphine Hospital is of interest as being the first convalescent hospital to be built which was related to a hospital rather than a private institution and is among the earliest of its building type in Scotland. There are buildings which functioned as convalescent homes still extant, but a number have been demolished and those which survive have been converted into flats. Schaw House in Bearsden (category B) and Hozier House in Lanark (category C) are examples which are now flatted. This building's interest is primarily derived from the quality of its architectural detail and design by a leading architectural firm of the time. This is discussed in more detail below.

## **2.2 Architectural or Historic Interest**

### ***Interior***

The interior of Corstorphine Hospital was seen in 2015. The general internal layout consists of open plan wards with some smaller rooms mostly at the centre of the building and is largely consistent with a 19<sup>th</sup> century layout (this is discussed in more detail in *Plan form* below). The former servants' area on the 2<sup>nd</sup> floor is still only accessed via the right hand stair, which was the female stair. There has been some alteration over the years with the extension of the wards into the former verandah and the change of use of rooms, but the overall layout of smaller rooms and large open wards has been retained.

In terms of internal features, the dividing wall between the two staircases, which served to separate the men and women's sides of the hospital is an unusual feature. Otherwise, in terms of decoration, there is some simple cornicing to some of the rooms, but this is not exceptional for a public building of this date and the relatively plain internal scheme here is standard.

### **Plan form**

The T-plan used in the original 1866 building was gradually enlarged over the 20<sup>th</sup> century. It is not innovative and can be seen in other, earlier, institutions of moderate size, where the front section was used for patients and staff accommodation, and the rear section was used for common services, such as the dining room, kitchen and laundry. These are indicated on plans (dated to 1865) for the building. Other buildings with similar plan forms included the Kirkcaldy poorhouse, which dates to 1849 and has been converted into housing.

The 1860s was a time of change for internal hospital design, as the acceptance of the importance of ventilation and light for patients was taking hold. This was a view that had been expressed earlier in the 19<sup>th</sup> century, but was particularly adhered to by Florence Nightingale. It advocated a sufficient amount of air for each patient, windows on either side of the ward and toilets and sculleries attached to each ward. The first large scale hospitals designed with this philosophy were built around this time, including St Thomas' London (1868). Some of this influence can be seen in the design of Corstorphine, with large, high, open wards with windows to the north and south and with the toilet facilities placed at the end of each ward.

The architects, Peddie and Kinnear had recently designed the Chalmers Hospital in Edinburgh (listed at category B), opened in 1864. This had open, airy wards and it is likely that the architects were aware of the latest trends in internal hospital design.

While the plan form is not exceptional, it does show an understanding of the contemporary theories of hospital design.

### **Technological excellence or innovation, material or design quality**

The Italianate style, ashlar stonework and raised quoins used for the Corstorphine Hospital was similar in style to the Chalmers Hospital in Edinburgh which the architects Peddie and Kinnear had completed in 1864. D W Walker, in his thesis, *Peddie and Kinnear (2002)*, notes that the masonry for both was done by the firm of W and D MacGregor and was 'beautifully executed'. High quality stonework is not unusual in hospitals, but the extent and detail at Corstorphine is less common, particularly in the detail around the windows and the foliate carving to the towers.

In stylistic terms, a variety of styles was used throughout the country for hospital buildings, including Neo-Jacobean for the Chalmers Hospital in Banff by William Lambie Moffat (1864), Tudor Gothic for the earlier Royal Asylum at Gartnavel in Glasgow (1842-3), and Classical for the Montrose Infirmary (1839). There was no ideal style for a hospital building and style was largely dictated by architect or owner preference and fashion. Photographs dating from around 1900, from *SCRAN*, show the round-arched arcading and balconies which was in front of the wards. These have been filled in by later curtain walling and the columns are presumed to no longer exist, but this has not been confirmed. The loss of this arcading feature has had an impact on the front elevation of the building, and the curtain walling is not included in the listing.

The South Lodge shares some of the characteristic decoration with the hospital in its raised margins and key-stoned arches around the door.

The partnership of John Dick Peddie and Charles George Hood Kinnear, based in Edinburgh, lasted from 1856-78 and was one of the most prestigious and successful practises in Scotland at the time. Peddie was the architect for the Royal Bank of Scotland and had been responsible for a number of United Presbyterian churches before taking Kinnear into partnership. The practice was very successful from the start and secured commission for many public and church buildings, including Aberdeen Sheriff Court, 1862, Morrison's Academy in Crieff, 1859 and much of Cockburn Street in Edinburgh. The firm was also responsible for designing the Chalmers Hospital, Edinburgh in 1861.

### **Setting**

The former hospital sits within its own grounds on sloping land facing south. The lodge and the associated quadrant walls and gatepiers provide a formal entrance to the building, but do not immediately suggest a hospital, as the design of the lodge could be that for a private house. This was perhaps in keeping with the philosophy of a convalescent home, where the patients were away from the medical environment of the infirmary and the bustle of the city and with access to country air. The former hospital building is largely screened from the road by trees and also by later 20<sup>th</sup> century hospital buildings and private houses and so is not a significant part of the streetscape visually. The buildings are not within a conservation area.

### **Regional variations**

There are no known regional variations.

## **2.3 Close Historical Associations**

None known at present.

## **3. Working with the Principles of Listing** (SHEP 2011, p76)

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In choosing buildings within the above broad headings particular attention is paid to:

- a. special value within building types*
- b. contribution to an architecturally or historically interesting group*
- c. the impact of vernacular buildings*
- d. authenticity*

When working with the principles of listing the former Corstorphine Hospital has particular interest under a and d.

a. Corstorphine Hospital was the first convalescent home to be built in Scotland associated with an infirmary and this gives it some historical interest. The extent and quality of the decorative detailing to the front elevation is of a high quality.

d. The internal layout of the buildings has undergone some change, but is still discernible as large, open wards with some smaller rooms. The concept of

Nightingale wards was just beginning to gain ground in hospital design and the plan form demonstrates that the architects were aware of new trends in hospital design.

#### **4. Summary of Assessment Against the Listing Criteria\*\***

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The former Corstorphine Hospital of 1866 was the first convalescent home associated with an infirmary to be built in Scotland. It was designed in an Italianate style by a notable architectural practice of the time, Peddie and Kinnear, and it has extensive decorative detailing to the stonework. The building sits in its own grounds, facing south and the associated lodge of 1866, which shares its architectural detailing with the main building, remains at the entrance to the site. The building has undergone some alteration, but the 1860s internal layout of large, airy wards and some smaller rooms is still discernible and was at the cutting edge of internal hospital design at the time.

In our current state of knowledge it meets the criteria for listing

#### **5. Category of Listing**

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Categories of listing are non-statutory and buildings are assigned a category (A, B or C) according to their relative importance following the assessment against the criteria for listing.

Category definitions are found at: [www.historic-scotland.gov.uk/heritage/historicandlistedbuildings/listing](http://www.historic-scotland.gov.uk/heritage/historicandlistedbuildings/listing)

The hospital has some good decorative detailing to the front elevation of the building, but the loss of the arcaded verandahs and the balconies have had an impact on the integrity of the design. Hospitals are not rare buildings types in Scotland, although Corstorphine is important as the first in Scotland to be linked to an infirmary. Internally, there is no exceptional decoration and category C is considered to be the most appropriate category.

#### **6. Other Information**

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N/A

#### **7. References**

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Canmore: <http://www.rcahms.gov.uk/canmore.html> CANMORE ID 130706

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[http://www.scottisharchitects.org.uk/architect\\_full.php?id=200119](http://www.scottisharchitects.org.uk/architect_full.php?id=200119) (accessed 19/10/2015)

SCRAN. Corstorphine Hospital

[http://www.scran.ac.uk/database/results.php?QUICKSEARCH=1&search\\_term=corstorphine+hospital](http://www.scran.ac.uk/database/results.php?QUICKSEARCH=1&search_term=corstorphine+hospital) (accessed 21/10/2015).

Historic Environment Scotland, The Dick Peddie and McKay Collection, Plans: DPN/1860/10/1/1-11, DPM/1860/10/2/1-10, DPM/1860/10/3/1-10, DPM/1860/10/5/1-10.

<b>Date of Assessment</b>	14 December 2015
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\* This assessment is based on our current state of knowledge and has been prepared for the purpose of consultation or to provide a view on the special interest of a building. This assessment is a consultation document and will form the basis of any new or updated listed building record should the structure be listed. The content of this assessment may change to take into account further information received as a result of the consultation process.

\*\* A building may be found to meet the listing criteria but in some circumstances may not be added to the list. See 'When might Historic Environment Scotland list a building' at [www.historic-scotland.gov.uk/historicandlistedbuildings/whatwelist](http://www.historic-scotland.gov.uk/historicandlistedbuildings/whatwelist)