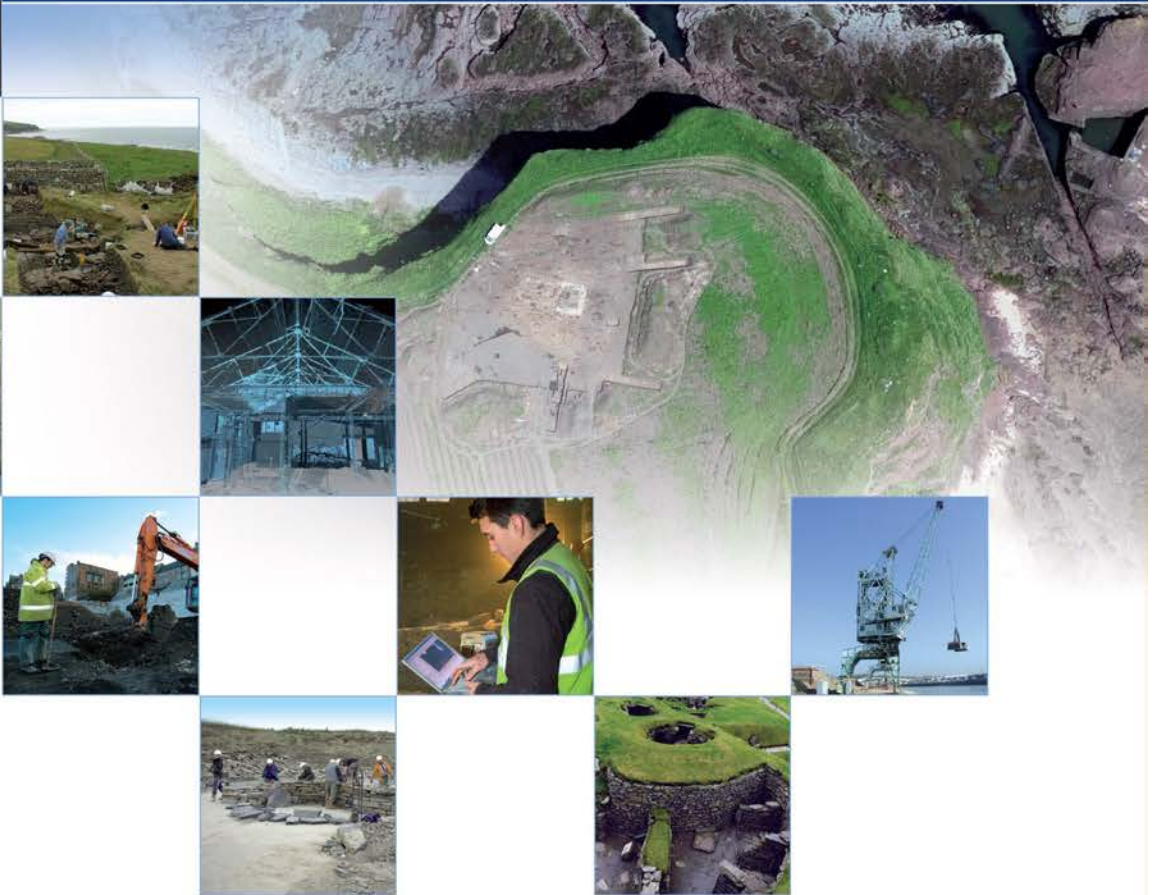


# Ashludie House, Monifieth, Angus: Historic Building Recording Report

AOC Project: 23302

8<sup>th</sup> January 2016



**AOC**  
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## Ashludie House, Monifieth, Angus: Historic Building Recording Report

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<b>On Behalf of:</b>	<b>Miller Homes Clydesdale House 300 Springfield Parkway Baillieston Glasgow G69 6GA</b>
<b>National Grid Reference (NGR):</b>	<b>NO 49537 33260</b>
<b>AOC Project No:</b>	<b>23302</b>
<b>Planning Application No:</b>	<b>15/00099/FULM</b>
<b>OASIS Reference:</b>	<b>235866</b>
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<b>Date:</b>	<b>8<sup>th</sup> January 2016</b>

This document has been prepared in accordance with AOC standard operating procedures.

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**Draft/Final Report Stage: Draft**

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Appendix 2: Discover & Excavation in Scotland (CES) Entry

### **Summary**

*AOC Archaeology Group was commissioned by Miller Homes to undertake an historic building survey of the abandoned Ashludie House, formerly part of Ashludie Hospital, which has now been largely demolished to make way for a new housing development. The survey was required as a condition of planning consent for the demolition of the later north and east hospital wings, and the conversion of the main house into flats.*

*Ashludie House was constructed in 1860s as a country mansion, although by 1916 had been converted for use as a sanatorium. Later wings were attached to the house to the north and east, and it was also joined by three tri-form hospital wards by the 1930s. The hospital slowly expanded into the mid and late 20<sup>th</sup> century, although by 2014 the hospital was abandoned. By early 2015 most of the hospital buildings had been demolished with the exception of Ashludie House and its attached wings. Although the later wings were generally modernised and revealed few features of interest, the main house retains some of its original splendour of a mid-Victorian country house, such as the highly decorative ceilings to the original ground floor receptions rooms and entrance and the finely carved timber staircase.*

*No further historic building recording is recommended prior to development, although this will need to be confirmed by Angus Council as advised by the Aberdeenshire Council Archaeology Service.*

## 1 INTRODUCTION

### 1.1 Project Background

- 1.1.1 AOC Archaeology Group was commissioned by Miller Homes to undertake an historic building survey of Ashludie House in Monifieth in Angus. The work was required as a condition of the planning consent for the part demolition and conversion of the building into flats (Planning Ref: 15/00099/FULM). The site lies within the administrative area of the Angus Council, which is advised on archaeological matters by the Aberdeenshire Council Archaeology Service. The programme of archaeological works was in keeping with the policies outlined in *Scottish Planning Policy* (2014) and *PAN 2/2011 Planning and Archaeology* (2011).
- 1.1.2 Ashludie House is a B Listed building, built in 1866 and designed by architect James MacLaren as a country mansion house in a Jacobean style which was later converted into a hospital building.

### 1.2 Site Location

- 1.2.1 Ashludie House is located to the centre-north of the former Ashludie Hospital complex and is centred on NGR: NO 49537 33260 (Figure 1).

## 2 OBJECTIVES

- 2.1 The objective of the historic building recording was to make a 'preservation by record' of the abandoned former house and hospital building prior to part demolition and conversion through written, photographic and drawn record for the National Monuments Record of Scotland (NMRS) and Angus Council Historic Environment Record (HER). A secondary objective was to create a general history and development of the building, placing the findings into context.

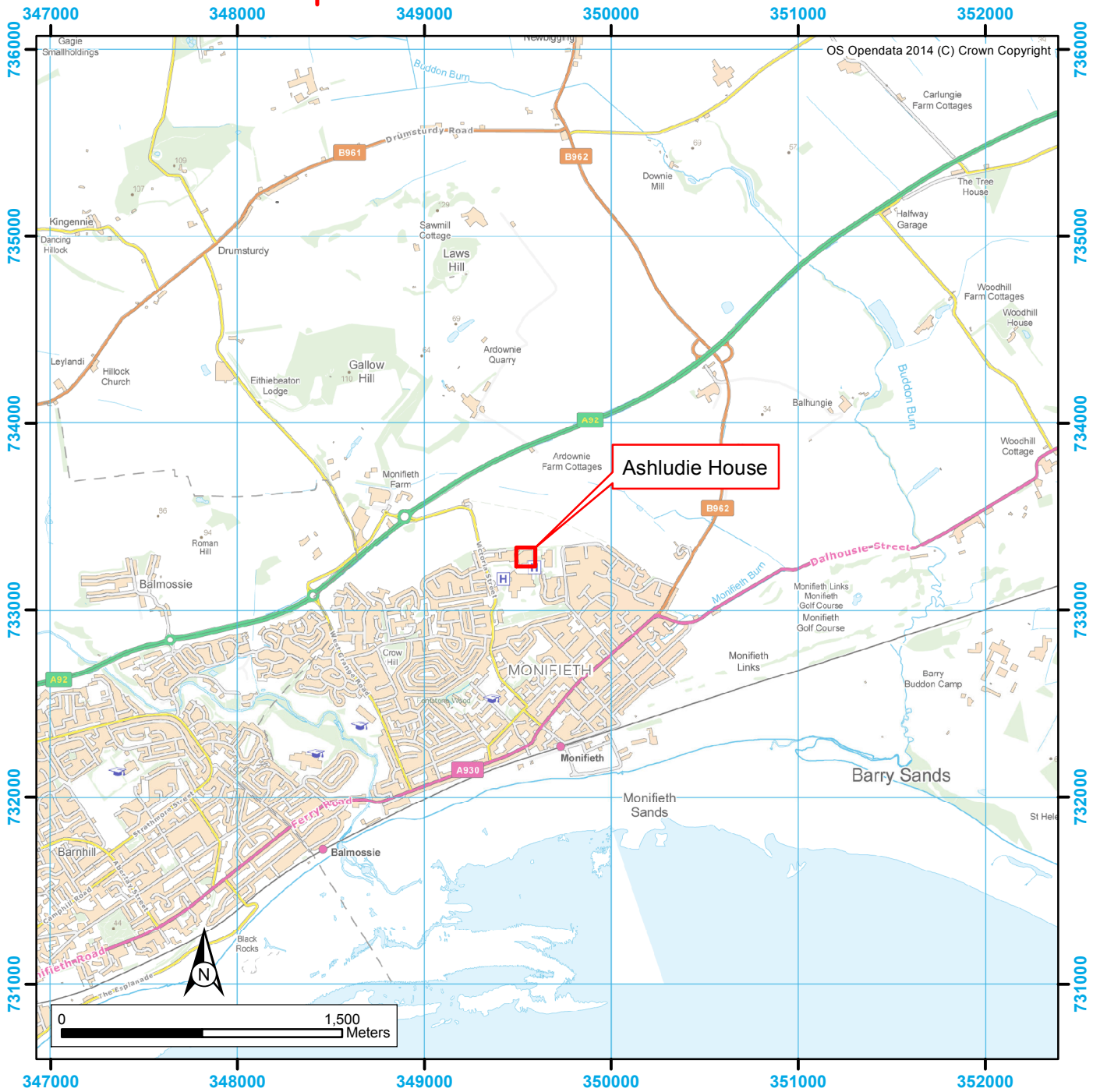
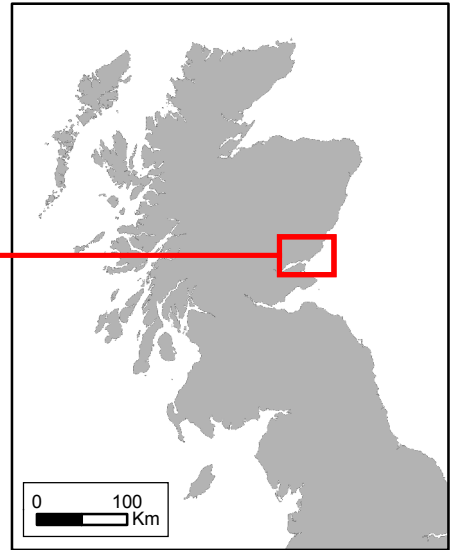
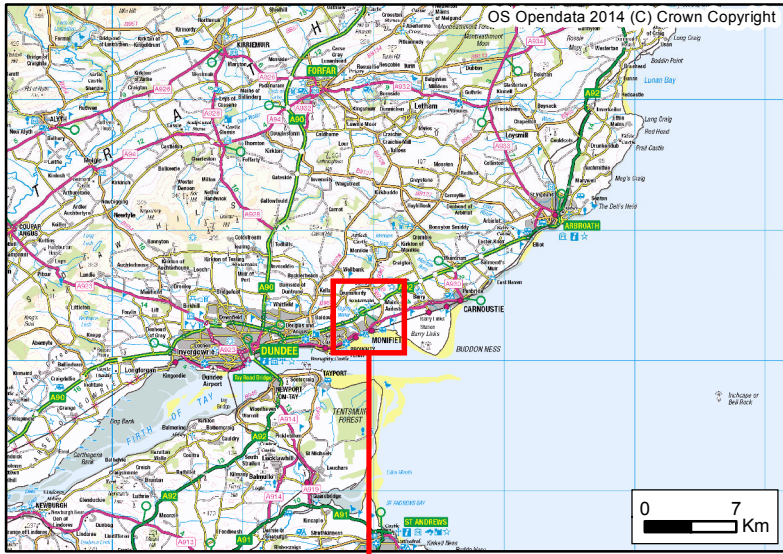


Figure 1: Site Location Plan

## 3 METHODOLOGY

### 3.1 Introduction

- 3.1.1 A 'Level 2' historic building survey was undertaken on Ashludie House which consisted of a detailed written, photographic and drawn record.

### 3.2 Photographic record

- 3.2.1 A general and detailed exterior and interior photographic survey was taken of the house in black and white print and colour digital using a 35mm SLR and digital SLR respectively to a minimum 10 mpixel resolution. A discreetly placed 2m or 1m ranging pole was placed in all shots where access and health and safety allowed for scale. General shots of each elevation were taken (both head-on and oblique) as well as the building in its setting. Detailed shots of individual features such as doors, windows, architectural detail, etc, was also undertaken. Internally, a general photographic record was taken of the building on a room-by-room basis. Internal detail shots were also taken of some features of architectural or historic interest such as doors, mouldings, cornices, windows, etc. A running register of photographs was taken on site which can also be found in Appendix 1. A selection of digital photographs has been used as plates to illustrate this report.

### 3.3 Written record

- 3.3.1 A written survey was undertaken of the exterior and interior (on a room-by-room basis) using AOC *pro forma* recording sheets with comment on condition, construction, architectural features, fixtures and fittings, modern interventions, and any evidence for phasing and function. Each building was given a unique identifying letter A through to F, which can be cross referenced with Figure 1, and can be summarised here:

A: Main House

B1: Annex to Main House (west side)

B2: Annex to Main House (east side)

C: East Wing

D: North Wing

E & F: Later Toilet Blocks to the south and west respectively

### 3.4 Drawn record

- 3.4.1 A drawn record of the house was also undertaken which took the form of annotated and architect's elevations and floor plan drawings, as well as archive NHS Trust plans provided of the East and North Wings (C & D).

### 3.5 Limitations

- 3.5.1 At the time of survey, no access was possible to the interior of Building B1, the annexe to the west side of the north elevation of the main house. In addition, a number of fireplaces in the building had been boarded over for their protection and thus could not be viewed at the time of survey.



## 4 HISTORICAL BACKGROUND

- 4.1 Prior to the construction of Ashludie House the land was open fields, probably associated with the adjacent Ashludie Farm to the east, as we can see on the Ordnance Survey map of 1858 (Figure 2). By 1788, George Ramsay owned the lands at Ashludie and held it until 1864. Ashludie House was then built in 1866 for Alexander Gordon, who bought the lands from Ramsay two years before. He was a flax spinning manufacturer from Arbroath. The 1903 Ordnance Survey map shows just how extensive the house and grounds were, with its own lodge to the west, and landscaped gardens and a walled garden the west of the house (Figure 3). The house was clearly meant to impress with its busy main south Jacobean-style elevation with many carved stone elements including monograms to either side of the front door, and the highly decorative ceilings to the ground floor and white marble fireplaces.
- 4.2 In June 1911, Alexander Gordon died at the age of 88. Two years later, the house and grounds were acquired by the Dundee Corporation and they later converted it into a sanatorium, as we can see on the 1923 Ordnance Survey map (Figure 4). It was opened on 9<sup>th</sup> February 1916. As you can see on Figure 4, two additional tri-form hospital wards were constructed to the south and south-east of the hospital respectively between its opening and the early 1920s, and there had been some small extensions to the east side of the main house. Figure 5 shows an archive photograph of Ashludie House in the early 20<sup>th</sup> century, and Figure 6 a later photograph showing the later hospital additions added in the 1930s onwards.
- 4.3 The 1947 Ordnance Survey map identifies the new Surgical Block built to the south of the house in 1932 as a thoracic and orthopaedic unit for tuberculosis (Figure 7). More emergency wards were then constructed in the 1940s during the War. Later hospital buildings were constructed from the mid-20<sup>th</sup> century onwards and, after the War, the hospital concentrated on treating patients suffering from respiratory complaints, later concentrating on the care of the elderly, after the construction of Ninewells Hospital in Dundee.



Figure 2: Extract from Ordnance Survey map, 1858



Figure 3: Extract from Ordnance Survey map, 1903

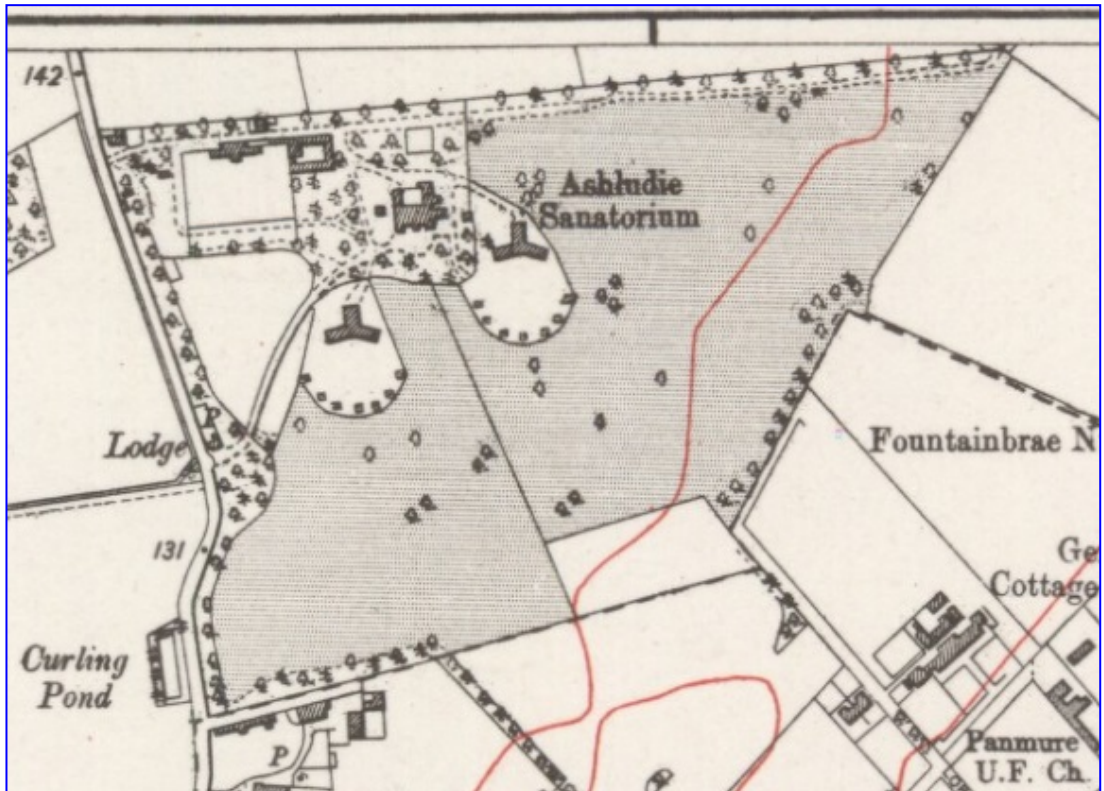


Figure 4: Extract from Ordnance Survey map, 1923





Figure 5: Archive photograph of Ashludie House in the early 20<sup>th</sup> century © RCAHMS



Figure 6: Archive photograph of Ashludie House from the SSW, ca. 1930s © RCAHMS – note east wing to the right and later porch to the north wing to the left

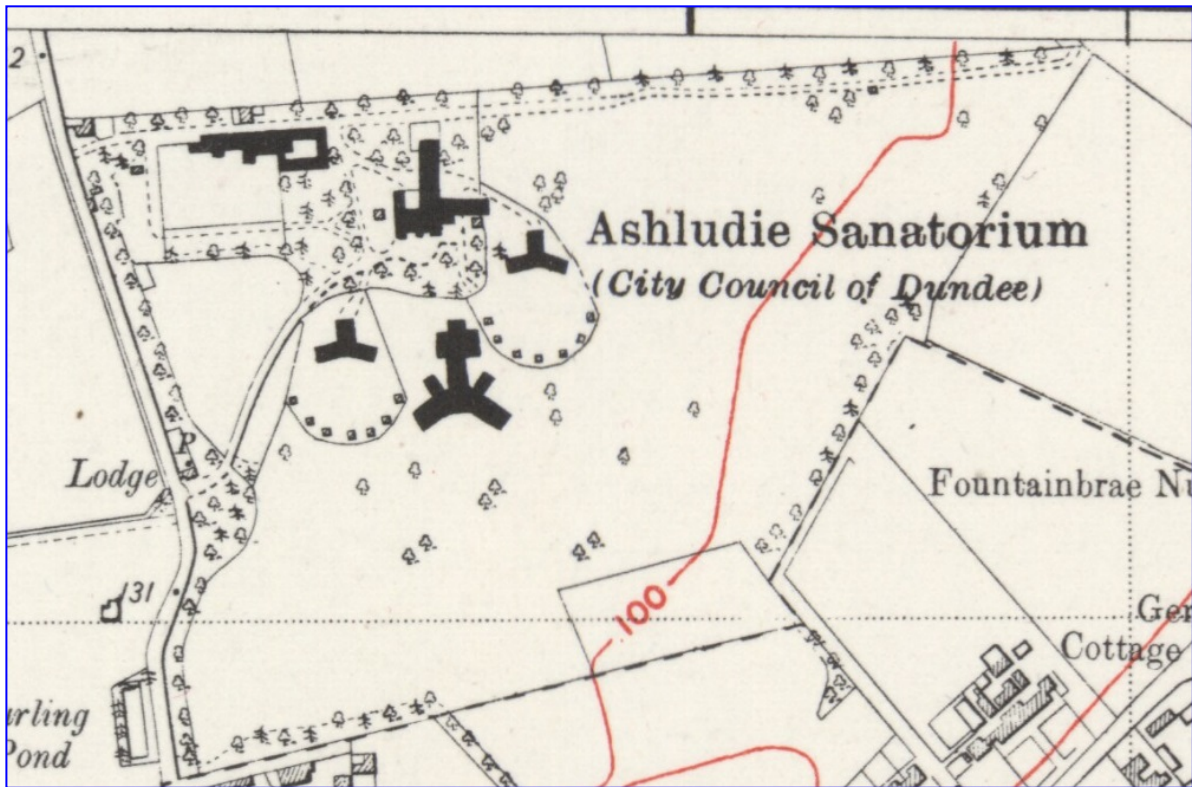


Figure 7: Extract from Ordnance Survey map, 1947

## 5 RESULTS

### 5.1 Introduction

5.1.1 The following offers a straightforward description of the house, its style and survival of original or early features. It deals with the exterior and interior of each building in order (A – F) and should be read in conjunction with the elevations and floor plans in Figures 8 – 15.

### 5.2 Building A: Main House (Exterior)

5.2.1 The original 1860s main house (excluding the later annexes to the north side, B1 & B2) is a seven-bay by three-bay three-storey former country house constructed in a Jacobean style and is very highly detailed, specifically to the main south elevation. Constructed in coursed stonework, it has dressed surrounds to the openings, in a lighter stonework throughout and is punctuated by Dutch gables.

#### 5.2.2 *The south elevation*

This main façade is a balanced (although not symmetrical) seven-bay elevation with flanking projecting Dutch gables and a central ground floor projecting portico (Plates 1 & 2). The central five bays have regular fenestration to each floor, with tall one-over-one timber sash-and-case windows with fine ashlar surrounds to the ground and first floor. The ground floor windows are afforded much more attention with an elaborate moulding over the lintel (Plates 3 & 4). Divided by a string course, the first floor windows also have some decoration with plain scrolls over. The attic floor windows are set into a carved parapet and are defined by a central larger shaped dormer flanked by two round-headed dormers to either side, all originally with ball finials, now removed. The original guttering appears to have survived to either side of this central bay also.

The central portico is one of the most elaborate pieces of architecture belonging to the house (Plates 5 - 11). The front of the ensemble is very heavy set, round-headed with keystone (forming a console bracket) and moulded round arches with composite capitals on stepped footings, the shaft completed in polished Peterhead granite. There is a large raised parapet with a central armorial-style carved shield of a stag with words below reading ANINO NON ASTUTIA (*'by soul not cunning'*). The main double front door behind the portico is also round-headed with flanking fixed-pane windows and plainly decorated pilasters, with an original doorbell intact on the east side (Plates 12 & 13).

The flanking Dutch gables have been executed in entirely different styles, most probably reflecting the difference in function of the rooms within. Both set forward, the ground floor quoins for both are slightly raised and chamfered (Plate 14). The east gable has a short bay window to the ground floor set in an ashlar surround distinguished from the main brown stonework in a dark cream paint (Plate 15). It has a plain parapet and a cast-iron decorative balustrade (Plate 16). Above this at first floor level above the moulded string course is a large tripartite window with raised double scroll pediment above the lintel with a carved stone plaque with the initials 'AG' for Alexander Gordon (Plate 17). The gable is also flanked by slender colonnettes. At attic level there is a smaller two-over-two timber sash and case window set in a moulded architrave with segmental pediment (Plate 18).

The west gable is, as with the east, a Dutch gable (Plates 19 & 20). However, the bay window to the ground floor here is much grander and square set with three on-over-one windows to the south face and another single of the same to the east and west. It is much grander than its east gable equivalent, the carved stonework reflecting that seen in the adjacent portico, with a raised stone balustrade and decorative footings at the corners (Plates 21 & 22). The first floor window here is also a bay window with a much wider single sash-and-case to each side and a hipped lead roof. Rising above the roof is a detailed oculus with heavy keystone, above which is another carved stone plaque with the initials ML, referring to Gordon's wife, Margaret Lindsay. The same colonnettes also feature here at the upper levels, as they do to the east side.

The roof is pitched slate with rising chimney stacks flanking the central five-bay wing.

### 5.2.3 *The north elevation*

This rear façade has largely been obscured by the later addition of Buildings B1 & B2 and the large three-storey wing Building D (Plate 23). It is dominated by the central angled bay here, which forms the main stairwell to the rear of the house, featuring the large stained glass windows at first floor level, depicting the position of the intermediate landing (Plate 24). Smaller windows feature to the ground floor level, as these depict areas consisting of small cupboards within (Plate 25). At attic level, there is a smaller single two-over-two window, and the whole is covered in a hipped slate roof with lead flashings going back to the main pitch. Flanking this to both sides is another single bay of windows, the first floor windows set slightly higher than the centre as these depict the true first floor level, all two-over-two timber sash-and-case.

To either side are then two gables, reflecting the symmetry of the front south elevation, the west side of which is plain with a tall wide chimney stack at the head and six terra-cotta chimney pots. There is only a single window to the west side at first floor level, and the pitched roof of Building B1 has obscured the ground floor. To the east side, the gable has disappeared at the lower levels due to the addition of the larger Building D to the north. However, looking at the upper levels it appears to be very similar to the west gable with a single window to the west side at first floor level and a wide chimney stack, although only five pots here (Plate 26). As with the east, there is also the Building B2 extension, itself obscured by later build, running northwards.

### 5.2.4 *The west elevation*

This side elevation to the west is three bays and most certainly not symmetrical (Plates 27 & 28). It has also been added to by way of a small porch to the centre bay at ground floor level. After a short return from the south elevation, there is another bay window, almost identical to that seen in the east side of the south elevation, in the southernmost bay. This sits below a slightly projecting Dutch gable above at first floor and attic level, defined by quoins, clearly mimicking that seen to the south façade, although the detailing is much plainer with no decoration to the first floor surround and a round-headed pediment over the attic window. A small chimney stack rises here with two pots. Adjacent to this in the centre bay would have originally been an exterior doorway through to the gardens, although now a small annexe has been added with another side door to the south side, highly glazed and panelled within, forming a store room, presumably added during the hospital phase of the building (Plates 29 & 30). A single window rises above to first floor level with a triangular pediment over the dormer to the attic.

The northernmost bay features a tripartite window at ground floor level with a double window to the first floor, the dormer here with a round-headed pediment matching the southernmost gable window.

### 5.2.5 *The east elevation*

The east elevation, as with the east side of the north elevation, is obscured by Building D. However, the upper levels can still be viewed (Plate 31). As with the west, this is a three bay façade which also features a central Dutch gable, although the ground floor of the two northernmost bays has been built over with a modern brick building, a much later extension to the hospital in the late 20<sup>th</sup> century (Plate 32). The doorway to the southernmost bay here is a later modern addition, the original a tall window, as can be seen by the surround stones (Plate 33). To the south, the decorative and raised shaped quoin stones also continue round from the south elevation (Plates 34 & 35).

The first and attic floor fenestration also mimic the west elevation, with a single window at first floor level to the two southernmost bays and a double to the north, the attic dormers also with round-headed pediments with a triangular pediment to the central gable. Another chimney stack rises here, this time with three pots.



### 5.3 Building A: The Main House (Interior)

#### 5.3.1 Introduction

The interior of the main house understandably has had many alterations since its conversion to a hospital in the early 20<sup>th</sup> century, specifically with regard to the ordinary furnishings. However, many original features have remained such as the staircase and the decorative ceilings and cornices, especially to the ground floor and outer gable wings of the first floor.

The ground floor remains roughly in the same layout as its original, although to the north-east it has been heavily modified to take in the kitchen wing which has disturbed the original character of the eastern room to the south. This was a later modification of an earlier service wing of the house which may have housed the kitchen area, the adjacent modified room consisting of the original main dining room.

The first floor of the main house and its early north wings has also been abutted by the first floor of the north wing via a small corridor, with a stairwell at its south end. The attic level of the main house is relatively intact – the original servants quarters.

The following is description of each room which should be read in conjunction with the elevations and floor plans (Figures 12, 14 & 15) and the accompanying plates.

#### 5.3.2 Room 0/1

This room is the main entrance to the south side of the main house with a moulded skirting and a large inset porch to the south wall (Plate 36). With one large inward-opening glazed and panelled door, this has modern door fittings, the originals removed and blocked. Flanking the porch are two small thin fixed-pane and panelled windows (Plate 37). Behind the porch door is the main entrance, a double timber-panelled door, with encaustic floor (Plate 38). Again, this has modern door fittings, a replacement of the removed originals.

To the north wall is a larger door ensemble into the main corridor, consisting of a set of double inward-opening doors, glazed and panelled with a diamond motif, the style copied to the flanking fixed pane glazing framed with decorative pilasters (Plate 39). They have single console brackets supporting a mock pediment, with more fixed pane glazing above.

There are few features elsewhere, apart from an inserted hatch to the adjacent reception room and modern radiators installed to the east and west walls respectively on the south side (Plate 40).

The ceiling is highly decorative with mini console brackets below a very stylised flower design and panelling to the corners of the ceiling. It also features a highly decorative central ceiling rose (Plate 41 – 43).

#### 5.3.3 Room 0/2

This large corridor links the main stairwell to the main entrance and the surrounding rooms, accessed through timber-panelled doors in moulded frames. To the north side is the large open well staircase with timber carved balusters and newel posts (Plates 44 - 46). The treads themselves have been covered in modern carpet with steel toes. At the half landing on the north wall is a tall round-headed tripartite window (cast-iron radiator below) in stained glass set back in a splayed bay with thin timber columns with Corinthian capitals with egg-and-dart framing above (Plates 47 – 50). The ensemble is flanked by windows in the same style, angled to the wall, as this splays back also.

To the east and west side of the stair are two small rooms, the westernmost featuring a small sink with a thin one-over-three sash window, the easternmost a small service cupboard (Plate 51).

The ceiling, as with the main entrance, is highly decorative and set in seven bays with a deep cornice and ceiling panels to each bay (Plate 52). In front of the main staircase, the main primary joist is panelled with decorative console brackets to the east and west side (Plate 53).

#### 5.3.4 Room 0/3

This is a small modernised toilet block to the west side of the main entrance with modern bathroom fittings and a suspended ceiling.

### 5.3.5 Room 0/4

There was no access to this room at the time of survey, although it could be viewed via the hatch in its east wall. To the immediate east of Room 0/3, this is a small reception room with a six timber panelled inward-opening door to the north wall with a tall moulded skirting and a splayed and timber panelled one-over-two timber sash-and-case window in the south wall, now boarded to the exterior. There is a modern radiator to the west wall and the hatch inserted into the east wall through to the main entrance 0/1.

### 5.3.6 Room 0/5

This is large two-bay office with a tall moulded skirting with access to the west side of the north wall and also though from Room 0/7 in the east wall. There are two splayed and timber-panelled one-over-one timber sash-and-case windows in the south wall with a cast-iron radiator surviving below each, serviced via a vertical pipe between the windows (Plate 54). It has a deep acanthus leaf cornice rising to a smaller egg-and-dart design and, as with 0/1, features a highly decorative ceiling rose (Plates 55 & 56).

### 5.3.7 Room 0/6

This large room to the far west side of the main house is a former reception room, later a boardroom, with a very tall moulded skirting (0.40m in height) with cast-iron pipes to serve the radiators running round the base of the room and up through the ceiling. There is a large square-set bay window to the south wall comprising one-over-one timber sash-and-case windows (Plate 57). There is an additional angled bay window to the west wall (Plate 58). Adjacent to this to the north side is another door through to small later-added room 0/15 (Plate 59).

The ceiling here is probably the most highly decorated in the building (Plates 60 - 68). It has a number of geometric and curved decorative borders around three rectangular central panels, each with a ceiling rose. Inset into the window bays are also smaller decorative plaques bearing the initials AG and ML, after Alexander Gordon and Margaret Lindsay. It also has a very deep cornice with at least four layers of detail, the main one being in acanthus leaf. This has been disturbed by a number of cast-iron pipes servicing the cast-iron radiators.

### 5.3.8 Room 0/7

This large former hospital dining room is located to the east side of the main house, the equivalent to Room 0/6 to the west, although here it has been disturbed by the later modern additions to the east and north with its north side, particularly, opened out and remodelled to take in the extensions. Access is through the west wall from corridor 0/2 (door removed) although there is another doorway to the south of this set back in a recessed area.

There is a large bay window in the south wall, mimicking that to the west wall of Room 0/6 (Plate 69). The east wall features three plain rectangular doorways through to what was clearly a former servicing area for the kitchens/dining room and forms the interior side of the more modern brick extension here, Room 0/11 (Plate 70). The north-east side of the room here has a suspended ceiling (Plate 71).

The ceiling, as with Room 0/6, is highly decorative, although here has been mainly restricted to the exterior sides of the room with a single central ceiling rose (Plates 72 - 77). The style is very geometric, with squares to each corner and crossed rectangular design to the sides. Again (as with 0/6), there is another moulded plaque bearing the initials AG to the bay windows. The deep cornice features double console brackets throughout with a base of egg-and-dart with a deep leaf and berry cornice above with diagonal mock ribbon.

### 5.3.9 Room 0/8

This former hospital office is located to the north-west of the main house and forms small reception area with modern reception fittings and cubicle to the east wall. It has a tall skirting throughout, identical to that in adjacent Room 0/6, with a wide splayed tripartite window to the west wall, cast-iron radiator below the bay, with associated piping to the base of the west wall, rising to the ceiling on the north side (Plate 78). Two more pipes run just below the cornice on the north and west walls. The east wall access is through a decoratively

panelled door, as elsewhere (Plate 79 & 80). Another adjacent door to the north side provides access to Room 0/9.

5.3.10 *Room 0/9*

This small office has a relatively plain skirting, a deep moulded cornice, with two access doors – to the east and west walls respectively, the latter leading to Room 0/9. There is a splayed timber-panelled window to the north wall with modern desk units in front (Plate 81). More cast-iron pipes run around the room and through to Room 0/8 to the west. To the south wall is a small blocked-off area in plasterboard.

5.3.11 *Room 0/10a & Room 0/10b*

This small room is now part of the later hospital kitchens, which has been totally modified. Now with no windows, skirting or cornice, the only evidence of it being part of the original house is the window set high in the north wall (Plate 82).

Room 0/10b is in fact a former stairwell located to the east of Room 0/10a, which is now completely blocked off, with only a boarded window to the east wall (Plate 83).

5.3.12 *Room 1/1*

This is the main landing/corridor to the first floor of the main house with a tall moulded skirting, suspended ceiling, concealing any evidence of a former cornice or ceiling, all four timber-panelled doors to the surrounding rooms (mostly all former bedsits), with the stair to the north side (Plate 84). The top of the landing here has a decorative baluster (Plate 85).

5.3.13 *Rooms 1/2 – 1/5*

These former bedrooms are all furnished the same, a central row of rooms to the south of the main house, all with splayed windows to the south wall, high skirtings and plain moulded cornice to all rooms, depicting an original arrangement (Plates 86 & 87). There is evidence of only one fireplace, however, to the west side of the south wall of Room 1/3, although of course any others could have been removed and blocked over.

5.3.14 *Room 1/6*

This large room is located over Room 0/6 to the south-west of the main house with a tall moulded skirting and a plain modern inward-opening fire door to the north wall and a large bay window to the south wall (Plate 88). In the west wall is a boarded-over fireplace (presumably marble) flanked by a window to the north side (Plate 89) and a recess to the south.

It has a highly decorative moulded ceiling, matching the quality of those seen to the ground floor with a deep rose and vine cornice with egg-and-dart detailing below and geometric patterns around a highly decorative ceiling rose (Plates 90 – 93).

5.3.15 *Room 1/7*

The south-east equivalent of Room 1/6, this large former bedroom has a high skirting with two access doors to the west wall – one to the north providing access from the main corridor and another to the centre of the wall – now blocked – through to Room 1/5, indicating 1/5 to be a possible en-suite bathroom (Plates 94 & 95). To the south wall is a tripartite window with a single window to the south side of the east wall (Plate 96). There is no decorative ceiling here, only a decorative cornice (Plate 97).

5.3.16 *Room 1/8 & Room 1/9*

Another bedroom, this has a tall skirting, access from the main corridor to the east wall and another boarded-over fireplace to the north wall. There is a double window to the west wall, with a modern radiator installed below and another single window to the west side of the north wall (Plate 98). It has a highly decorative cornice consisting of an acanthus leaf and flower design (Plate 99).

Room 1/9 to the east of Room 1/8 is accessed from the corridor to the south wall with a single splayed window to the north wall (Plate 100). It also features another smaller blocked fireplace to the north wall, to the immediate west of the window, identical to that seen in Room 1/3.

### 5.3.17 Room 1/10a & Room 1/10b

Located to the east side of the staircase, Room 1/10a has been latterly converted into a modern toilet block with two cubicles and modern bathroom fittings with a window surviving to the north wall (Plate 101). The adjacent 1/10b is a small store room.

### 5.3.18 Room 1/11 – 1/14

Located to the immediate north of Room 1/7, Room 1/11 has a short moulded skirting and plain moulded cornice throughout with a single window to the east wall (south side) with cast-iron radiator below (Plate 102). There is also an access to the north wall into Room 1/12 (a modern door) with another single window to the east wall, although this forms the southern part of a double window here, a later partition between this and Room 1/13 disturbing it (Plate 103). Both 1/12 and 1/13, as with 1/11, have plain skirting and plain moulded corning throughout indicating the original layout, however.

Room 1/14 is the main rear stairwell, partially concealed to this level. An additional stair to the west of this leads down into the later Building D (North Wing) indicating the change in floor levels between the different phases of the building.

### 5.3.19 Room 2/1 & Room 2/2

Moving to the attic level, this is the main east/west corridor, 2/1, accessed from the side stair to the east (1/14 as mentioned above), and which formed the original servants quarters (Plate 104). It has a plain moulded skirting – as do most rooms on this floor – with a plain moulded cornice and two large domed skylights, the easternmost of which has been truncated by the extension to the stairwell 2/8 (Plate 105).

Room 2/2 is a small open-well stair, again another access from the first floor only – with replacement treads and a carved wooden baluster and newel, painted pink (Plates 106 - 108).

### 5.3.20 Room 2/3 – Room 2/8

The largest of the attic rooms, Room 2/3, this is an L-shaped room (the north-east part forming the stair 2/2) with two single windows to the west wall, the southernmost splayed, the northernmost straight-set (Plate 109). To the south wall is the splayed oculus window seen to the exterior (Plate 110).

Room 2/4, to the north-west of the attic level, has another square-set window in the west wall with vertical timber-panelling in the window bay (Plate 111). To the east side, this smaller room has a splayed window to the north wall (Plate 112) with another small area blocked-off to the south-east corner of the room. Room 2/6 is located above the main stairwell and thus is angled to the north-west and north-east sides with a small square-set window to the north wall (Plate 113).

Room 1/7a has now been converted into toilets with modern bathroom fittings, with a small store room to east (1/7b), mimicking the arrangement of the rooms in the floor below. To the north of this, Room 1/7c, accessed through a small door to the east wall of 1/6, is a small store room with another small splayed window to the west side of the north wall. Room 2/8 is the top of the stair to the east side of the house from the first floor with a stair window to the north wall (Plate 114).

### 5.3.21 Room 2/9 – 2/11

To the east wing of the main house is a suite of the main house. Both Room 2/9 and 2/11 have straight-set windows to the east wall, the central Room 2/10 east wall a splayed window (Plates 115 & 116). The larger Room 2/11 also has another splayed window to the south wall (Plate 117).

### 5.3.22 Room 2/12 – 2/14

This suite of three rooms to the south of the main house forms two two-bay rooms flanking a central single-bay room, all with splayed windows to each bay to the south wall (Plates 118 & 119). The east wall of Room 2/12, and the west wall of Room 2/14, also has blocked fireplaces with timber surrounds (Plate 120).

## 5.4 Building B1: North Annexe of Main House (West Side)

### 5.4.1 Exterior

The two-storey annexe to the west side of the north elevation of the main house is comprised of a coursed stone rubble build, chisel-dressed stone to the quoins and surrounds to the dressings with a pitched slate roof and lead flashings. The east elevation to the original courtyard has two central doorways (now replacements) flanked by two-over-four timber sash-and-case windows, projecting sills, with exterior steel bars (Plates 121 & 122). The north-east corner of the building, however, does not have any quoins to the lower part of the building, suggesting that there was another east/west wall attached here – probably a boundary wall – which has been removed.

The west elevation is the much neater façade, facing outwards so as to be generally seen rather than the opposite courtyard elevation (Plate 123). There are two bays here – identical – with two tripartite windows with fine comb-dressed projecting surrounds (Plate 124). To the first floor are single two-over-two timber sash-and-case dormer windows to each bay with round-headed pediments rising above the eaves, a plainer version to that seen in the main house (Plate 125). There is also a triangular vent just below the apex of the roof in this side.

The north elevation is plain, with light pink quoins to the west side (Plates 126 & 127).

### 5.4.2 Interior

There was no access to the interior of the building at the time of survey.

## 5.5 Building B2: North Annexe of Main House (East Side)

### 5.5.1 Exterior

This building, mimicking Building B1, is heavily obscured by the later additions. The east elevation has been abutted by Building D and consists of a two-storey bay window to the south side, rising to a pediment (Plates 128 - 130). The east elevation is largely obscured by the flat roofed extension to the front (Plate 131). All that can be seen on this side is three small first floor windows (corresponding to a small corridor leading to the North Wing, Building D).

### 5.5.2 Interior

Only one room exists now belonging to this annexe to the ground floor, Room 0/11, which had been fully converted and altered to accommodate the main kitchens for this part of the former hospital (Plates 132 & 133). With tiled floors and walls, it contains no windows apart from the bay window to the north side of the east wall (Plate 134).

To the first floor, there is a corridor to the west side – Room 0/15 – with the aforementioned three splayed windows to the west wall (Plates 135 & 136). A series of rooms is then accessed to the east side – Rooms 1/16 – 1/18, all with simple moulded cornices. Room 1/16 is a large room, now covered in ventilation equipment, with a square-set window to the east wall and a blocked doorway to the east side of the south wall (Plate 137). Room 1/17 consists of a small room – another square-set window in the east wall (Plate 138), with a small store room to the west. Room 1/18 forms the upper level of the bay window on this side to the east wall with another additional store room to the west (Plate 139). A shorter stretch of corridor – to the north of 1/15, links to these rooms here, which also connect to the North Wing, Building D (Plate 140).

## 5.6 Building C: East Wing

### 5.6.1 Exterior

This wing was constructed in the 1930s and consists of an eight- by one-bay single-storey wing with a hipped slate roof, constructed of coursed stone, although is roughcast rendered throughout (Plates 141 & 142). It has modern replacement doors and UPVC windows throughout and a large glazed bay to the far easternmost bay of the north and south elevations creating a fire exit on both sides, each approached by a set of external steps (Plates 143 & 144). To the west side of the north and south elevations is a large sliding door accessed from a small ramp (Plate 145 & 146).

It is clear that this East Wing was originally separate from the main house and has been connected to it by the later addition of a double-height red brick building (Plates 147 & 148). With a lean-to roof, it has UPVC bottom-opening casements to Room 0/12 inside.

### 5.6.2 *Interior*

Internally it forms a main hall with rooms to east side, connected to the main house by Room 1/12 (Plate 149). Adjacent to Dining Room 0/7, it accesses and links from 0/7 to kitchen 0/11 with tiles floor and walls. There are two windows to the south wall and two to the east, all UPVC bottom-opening casements.

The main East Wing then links from kitchen Room 0/11 through an open doorway into Room 0/16, another linking and loading area with sliding doors to the north and south walls with two bottom opening casements to the east wall (Plates 150 & 151).

The East Wing then has a large former area of office space, 1/17, five bays wide, windows to the north and south walls of each bay with three doorways to ancillary rooms to the east side (Plates 152 & 153). Rooms 0/18a – consist of a kitchen to the south, toilets to the centre and more office space to the north side, with an arched door between (Plate 154). The fire exit doors are located to the east end of the north and south walls here.

## 5.7 **Building D: North Wing**

### 5.7.1 *Exterior*

This large three-storey wing is a fifteen- by one-bay building covered in roughcast render with a piended slate roof (Plates 155 - 160). Attached to the north side of the main house on the east side, all the windows are replacement one-over-one sash and case windows with projecting sills with a flat sill course above the ground floor level. Some of the original drainage features exist, although there has been a lot of replacement. To the south end of the west elevation is a projecting porch with a glazed timber-panelled door surrounded by further fixed pane glazing and a flat roof (Plate 161). On the same elevation, after the third bay from the north, is a row of smaller windows reflecting the toilet blocks within (eight to the ground floor and six to the first floor).

The east elevation is a slightly neater façade with a projecting three-bay porch to the south side (Plate 162). Above this, the building rises to a flat roof above consisting of the main stairwell. There is a single bay to the north elevation with a fire escape door to each floor level. Immediately in front of Building B2 – the North Annexe to the main house to the west side – is a single-storey flat-roofed extension also, covered in a roughcast render (Plate 163). It also has a number of its windows blocked up with a simple modern glazed door approached from a concrete ramp.

### 5.7.2 *Interior*

Internally, the ground floor has a range of rooms centred on a dog-leg corridor, with the first and second floors almost identical forming a series of ward rooms of a central north/south corridor (Figure 13). It links to kitchen 0/11 via a small doorway to the south side into the present main entrance – Room 0/19 – to the rear (west) side of which is a tiled washroom (Plate 164). The corridor then moves westwards. To the north side of this is Room 0/20, a small office room with glazing to the east wall which represents the projecting bays seen to the exterior (Plate 165). The western corridor then links to another short access area – Room 0/20a – which provides access to the rear stair here, rising eastwards to the first floor. It faces the porch area Room 0/20b (as seen to the exterior) which is heavily glazed with a leaded window between the division of it and the corridor (Plate 166). The main access corridor here then runs north/south (Room 0/22) with four windows along the western wall with plain rooms – 0/23 and 0/24 – to the east side (Plate 167). Whilst there are no windows in Room 0/23, Room 0/24 has three windows to the east wall with cast-iron radiators below (Plate 168). The corridor then kinks to the east to create another central north/south corridor, Room 0/22. Located off this are a number of rooms, all with one-over-one timber sash-and-case windows throughout and toilets and a washroom to the west side in Rooms 0/28 & 0/29 (Plates 169 - 171).




The first and second floors are virtually identical and are accessed via a large stair to the south side of the building – Rooms 1/20 and 2/15 respectively – with stair windows to the north wall in each (Plates 172 & 173). This leads through to a central north/south corridor providing access to the surrounding patient rooms, with a bathroom to the north end of the west side of each (Plates 174 – 176).

## **5.8 Buildings E & F: Toilet Blocks**

- 5.8.1 These two small toilet blocks are identical, located to the south (E) and west (F) respectively (Plates 177 & 178). They are both brick-built with a roughcast render and a hipped slate roof with stone ridge tiles, modern doors and timber-framed casement windows.



Figure 8: Ashludie House, South Elevation 

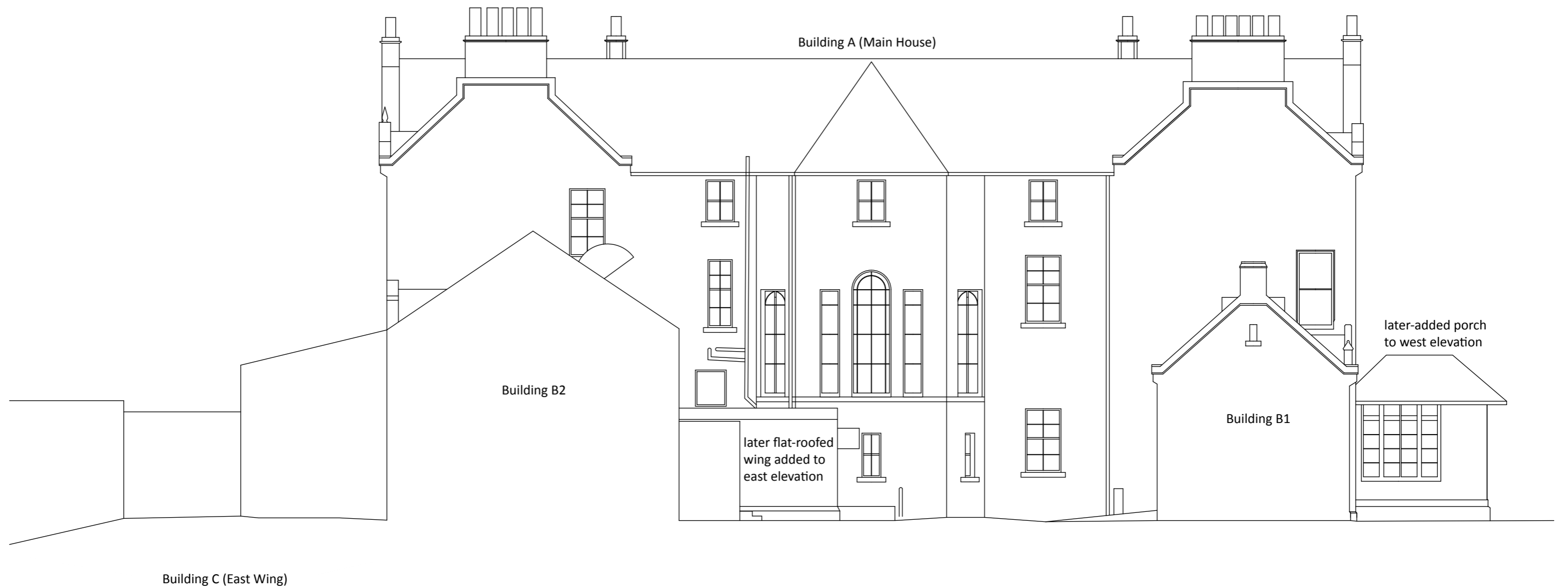

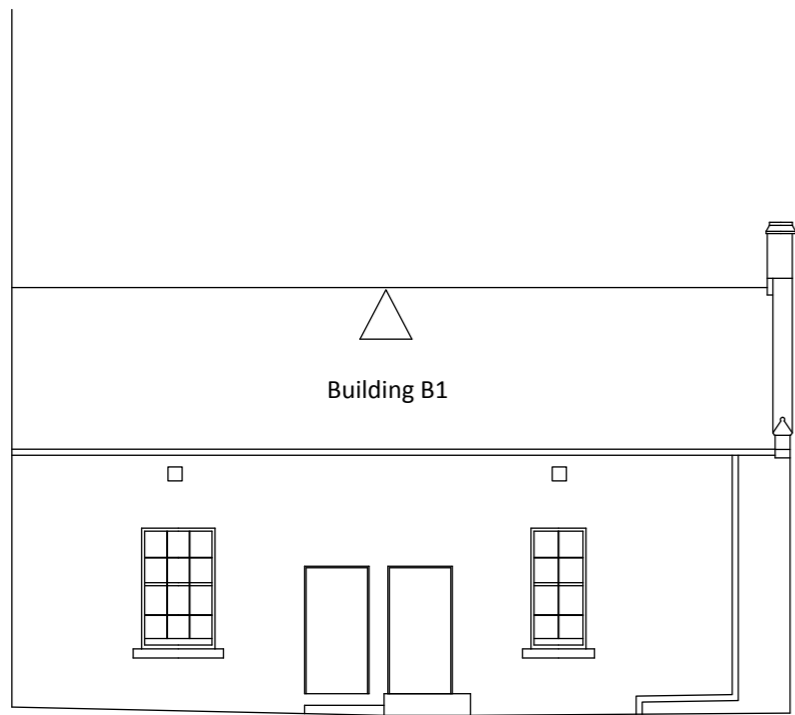


Figure 9: Ashludie House, North Elevation



Figure 10: Ashludie House, West Elevation 



East Elevation to Courtyard



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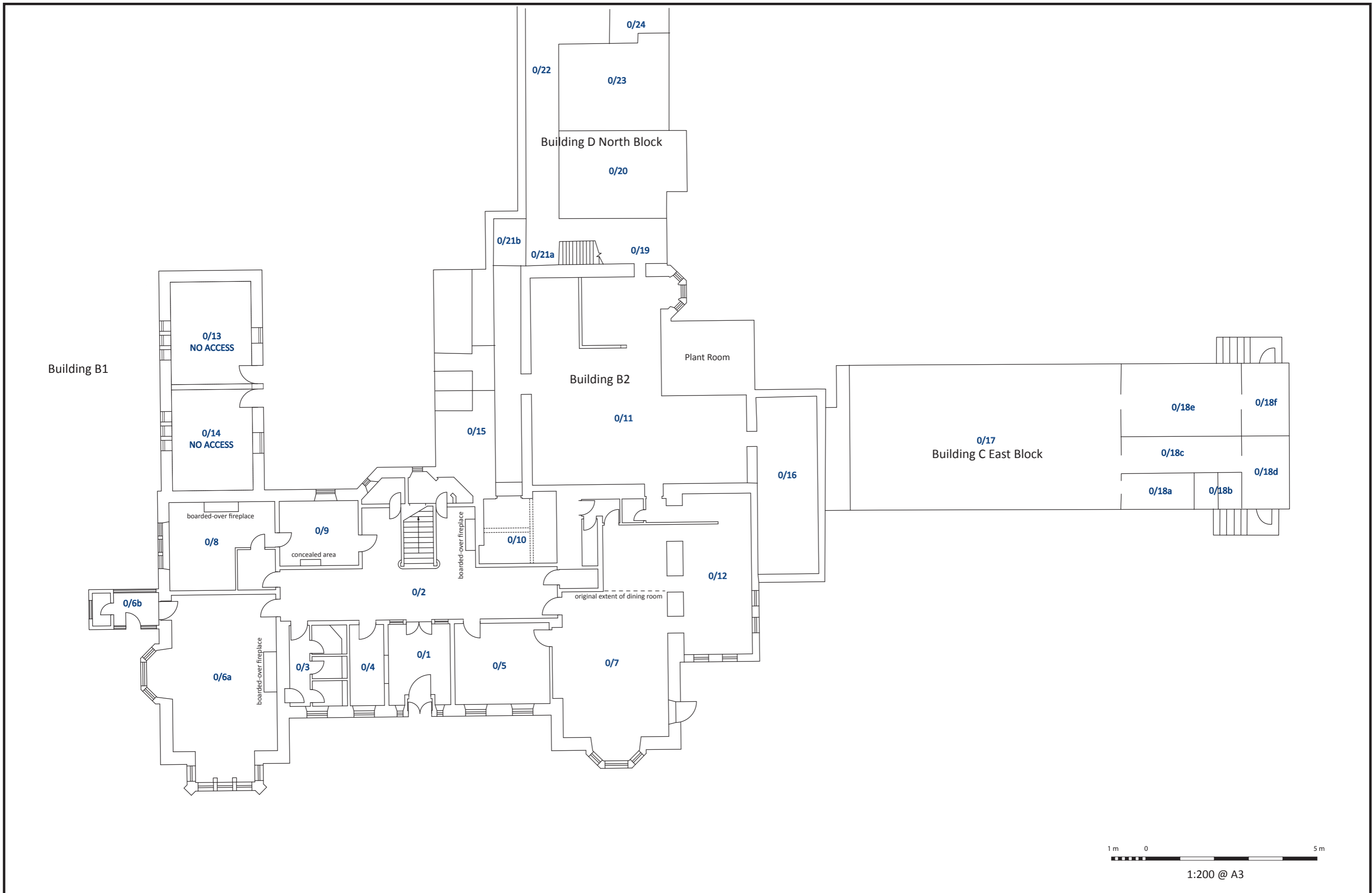



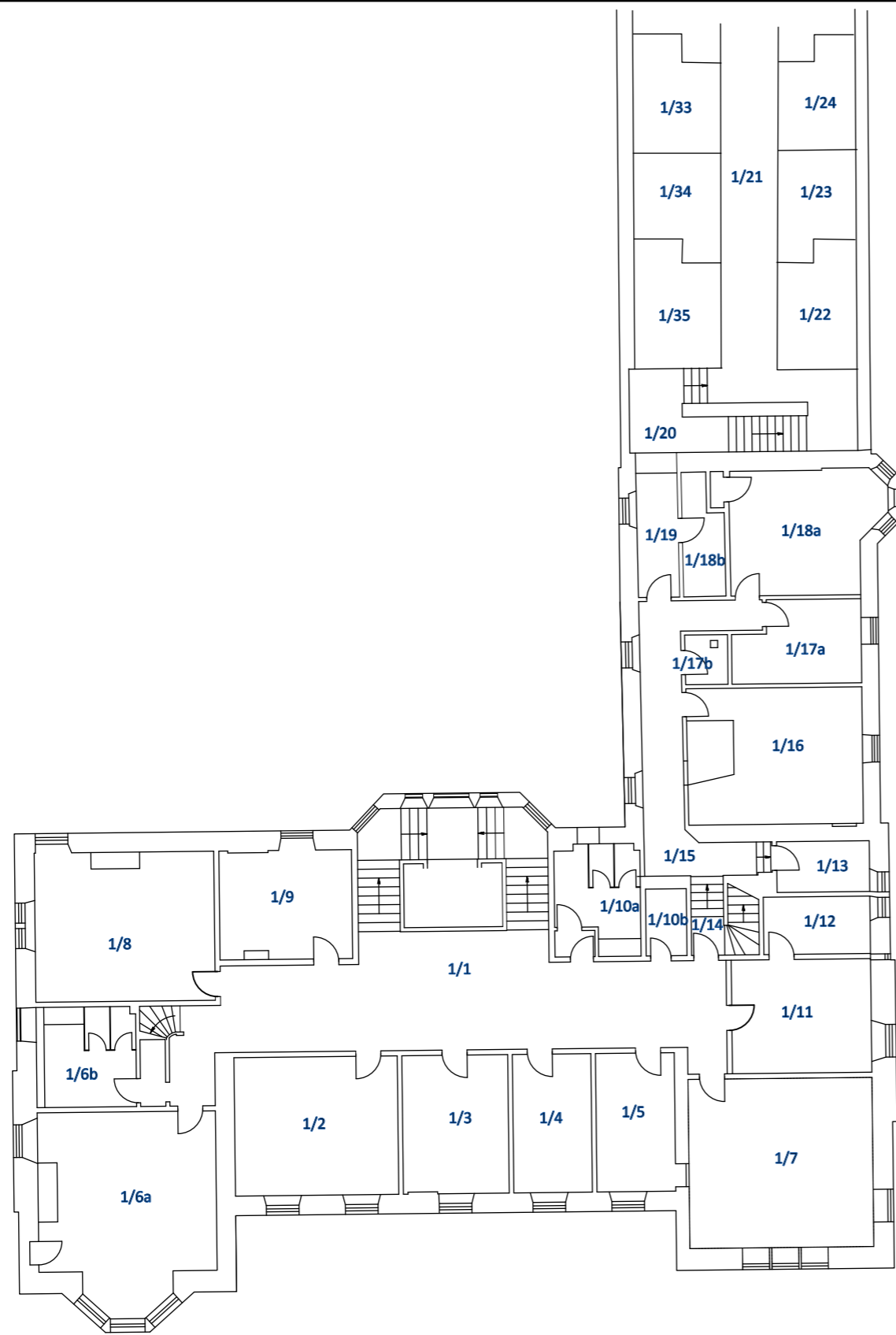
Figure 12: Ashludie House, Ground Floor Plan 





Figure 13: Ashludie House, Ground Floor Plan and First Floor Plan of Building D, North Block (provided by the NHS Trust)

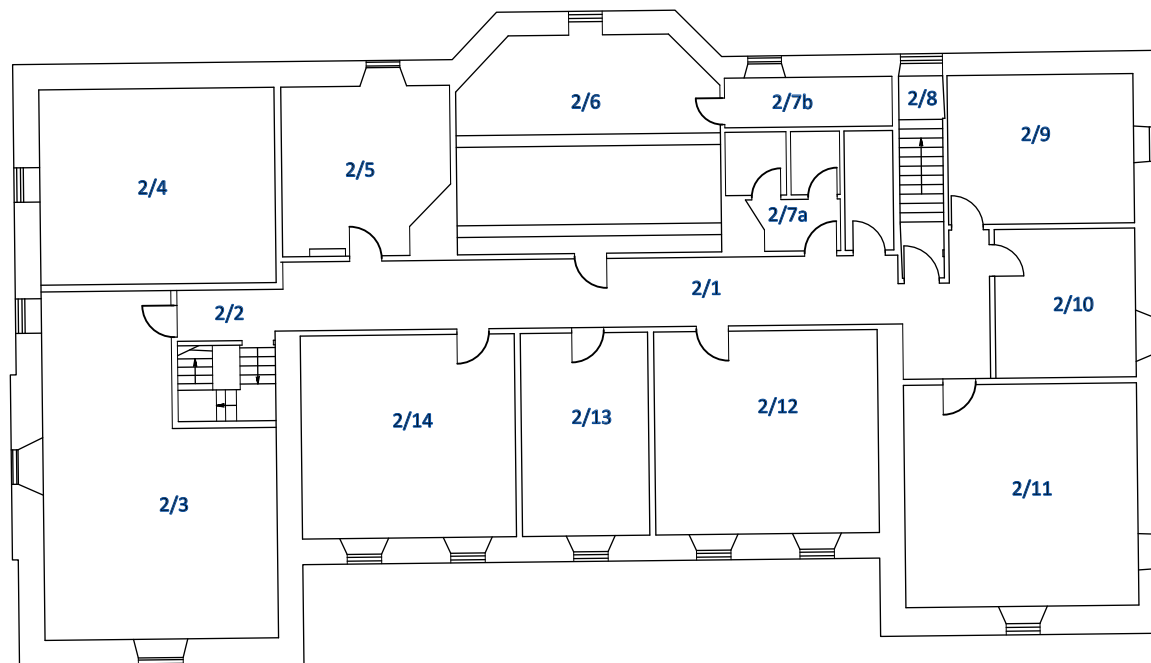


Building D North Block



1:200 @ A3

Figure 14: Ashludie House, First Floor Plan



1:200 @ A4


Figure 15: Ashludie House, Second Floor Plan 





Plate 1: General view from the south-west



Plate 2: Ashludie House, South Elevation, general view from the south





Plate 3: Ashludie House, South Elevation, detail of ground floor windows to the centre bays from the south



Plate 4: Ashludie House, South Elevation, detail of top of window to the centre bays from the south





Plate 5: Ashludie House, South Elevation, detail of portico from the south



Plate 6: Ashludie House, South Elevation, detail of balustrade above the portico from the south





Plate 7: Ashludie House, South Elevation, detail of the composite capital to the column of the portico, from the south-west



Plate 8: Ashludie House, South Elevation, detail of the foot of the column of the portico, from the south





Plate 9: Ashludie House, South Elevation, detail of footings to the outside of the portico from the south-west



Plate 10: Ashludie House, South Elevation, detail of portico to the west side from the south





Plate 11: Ashludie House, South Elevation, detail of the footings on the west side from the south-west



Plate 12: Ashludie House, South Elevation, detail of the pilaster to the main entrance from the south-east





Plate 13: Ashludie House, South Elevation, detail of doorbell to the main entrance from the south



Plate 14: Ashludie House, South Elevation, detail of quins to the east side from the south





Plate 15: Ashludie House, South Elevation, general view of the eastern gable from the south-west



Plate 16: Ashludie House, South Elevation, detail of ground floor of the eastern gable from the south



Plate 17: Ashludie House, South Elevation, detail of the first floor of the eastern gable from the south



Plate 18: Ashludie House, South Elevation, detail of second floor window on the eastern gable from the south





Plate 19: Ashludie House, South Elevation, general view of the western gable from the south-east



Plate 20: Ashludie House, South Elevation, general view of the western gable from the SSW



Plate 21: Ashludie House, South Elevation, detail of balustrade above the bay window to the western gable from the south-east



Plate 22: Ashludie House, South Elevation, detail of footing of the bay window to the western gable from the south-west





Plate 23: Ashludie House, North Elevation, general view from the north



Plate 24: Ashludie House, North Elevation, detail of central bay from the north



Plate 25: Ashludie House, North Elevation, detail of ground floor window to the centre bay from the north-west



Plate 26: Ashludie House, North Elevation, general view of eastern gable from the north-west





Plate 27: Ashludie House, West Elevation, general view from the west



Plate 28: Ashludie House, West Elevation, general view from the north-west



Plate 29: Ashludie House, West Elevation, detail of later porch from the SSW



Plate 30: Ashludie House, West Elevation, detail of later porch from the north-west





Plate 31: Ashludie House, East Elevation, general view from the east



Plate 32: Ashludie House, East Elevation, general view from the south-east



Plate 33: Ashludie House, East Elevation, detail of southernmost ground floor bay from the east



Plate 34: Ashludie House, East Elevation, detail of quoins to the south side from the east





Plate 35: Ashludie House, East Elevation, detail of quoin on the south side from the east



Plate 36: Room 0/1, detail of main door to the south wall from the NNE



Plate 37: Room 0/1, detail of flanking window in the south wall from the north



Plate 38: Room 0/1, detail of encaustic floor tiles in small porch from the north





Plate 39: Room 0/1, detail of northern doorway taken from the stairwell in Room 0/2, from the north



Plate 40: Room 0/1, detail of hatch in the west wall from the north-east



Plate 41: Room 0/1, detail of the decorative ceiling in the north-west corner from the south-east



Plate 42: Room 0/1, detail of cornice from the in the north-west corner from the south-east



Plate 43: Room 0/1, detail of ceiling rose

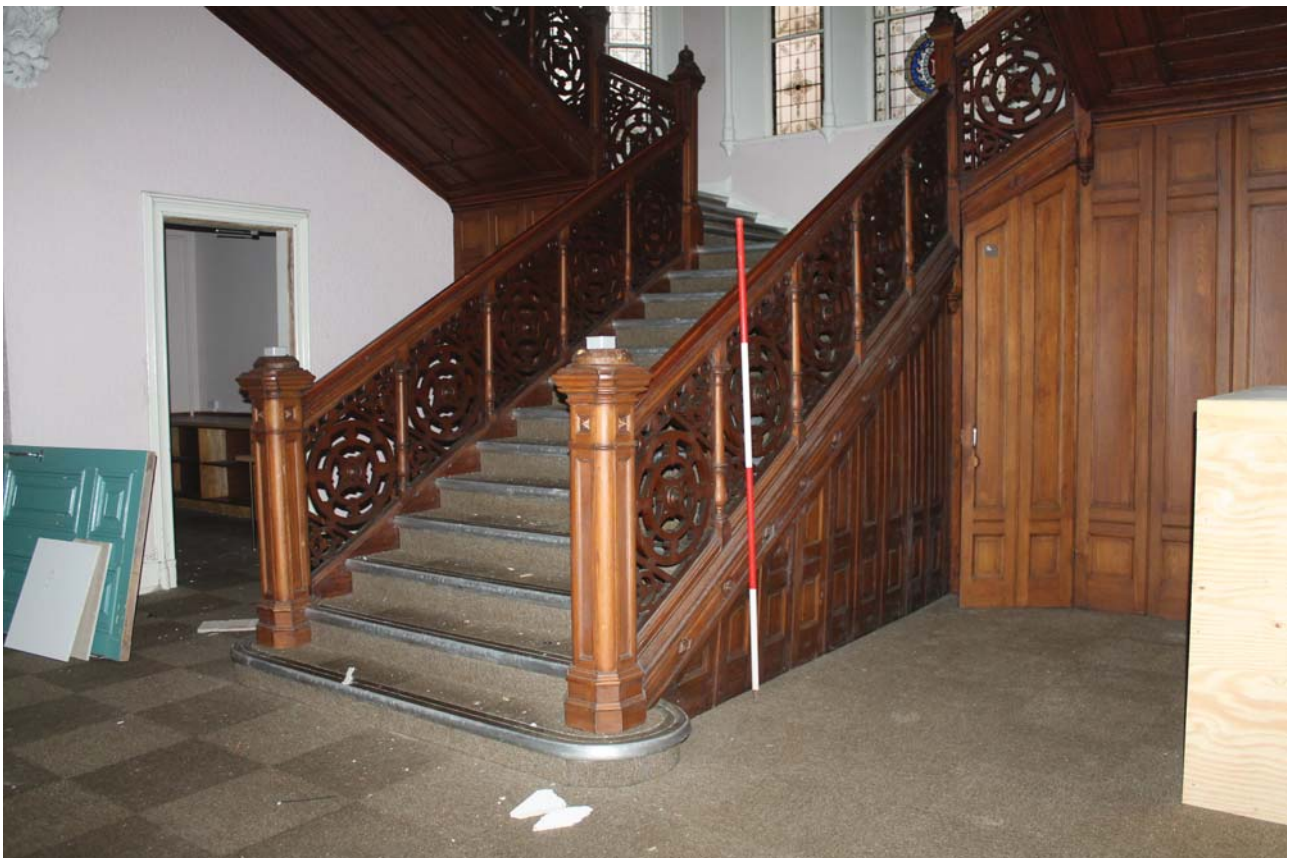


Plate 44: Room 0/2, detail of stair from the south-east





Plate 45: Room 0/2, detail of top of newel post to the stair from the south-west



Plate 46: Room 0/2, detail of top of newel post to the stair from the north-east





Plate 47: Room 0/2, general view of stained glass landing window in the north wall from the south



Plate 48: Room 0/2, general view of stained glass landing window in the north wall from the south-west





Plate 49: Room 0/2, general view of stained glass landing window in the north wall from the south-east



Plate 50: Room 0/2, general view of stained glass landing window in the north wall, taken from the first floor landing, from the south-west





Plate 51: Room 0/2, detail of the window in the westernmost 'cupboard' (now forming a small washroom), from the south-east



Plate 52: Room 0/2, detail of console bracket to the east side of the stair from the south-west



Plate 53: Room 0/2, detail of decorative ceiling from the south



Plate 54: Room 0/4, general view showing window in the south wall from the north-west



Plate 55: Room 0/5, detail of cornice



Plate 56: Room 0/5, detail of ceiling rose





Plate 57: Room 0/6, general view showing bay window in the south wall from the north



Plate 58: Room 0/6, general view of the bay window in the west wall from the north-east



Plate 59: Room 0/6, detail of the door in the west wall from the east



Plate 60: Room 0/6, general view of the ceiling from the north





Plate 61: Room 0/6, detail of ceiling



Plate 62: Room 0/6, detail of ceiling





Plate 63: Room 0/6, detail of ceiling



Plate 64: Room 0/6, detail of ceiling



Plate 65: Room 0/6, detail of cornice



Plate 66: Room 0/6, detail of cornice



Plate 67: Room 0/6, detail of ceiling rose



Plate 68: Room 0/6, detail of ceiling (carved emblem)







Plate 71: Room 0/7, general view from the SSW



Plate 72: Room 0/7, detail of ceiling from the north

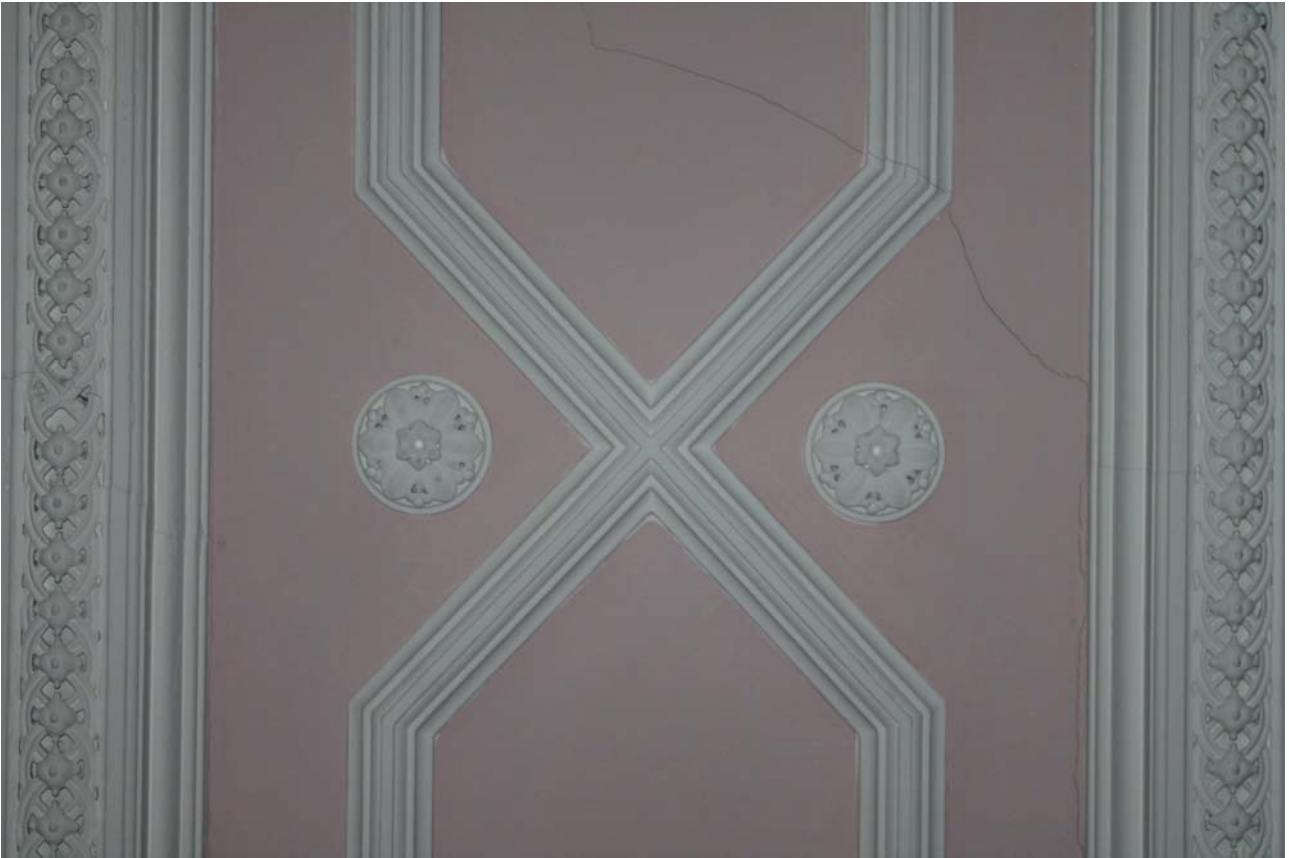


Plate 73: Room 0/7, detail of ceiling



Plate 74: Room 0/7, detail of ceiling





Plate 75: Room 0/7, detail of ceiling rose



Plate 76: Room 0/7, detail of ceiling (carved emblem)



Plate 77: Room 0/7, detail of cornice showing console brackets on the south wall from the north



Plate 78: Room 0/8, general view from the north-east



Plate 79: Room 0/8, detail of door in the east wall from the north-west



Plate 80: Room 0/8, detail on the side of the door in the east wall from the west





Plate 81: Room 0/9, general view from the south-west



Plate 82: Room 0/10a, detail of upper level window to the north wall from the SSE



Plate 83: Room 0/10b, detail of blocked-off stair from the SSW



Plate 84: Room 1/1, general view from the east



Plate 85: Room 1/1, detail of landing balustrade from the north



Plate 86: Room 1/3, general view showing window and fireplace in the south wall from the north





Plate 87: Room 1/3, detail of cornice



Plate 88: Room 1/16a, general view showing bay window in the south wall from the NNE



Plate 89: Room 1/6a, detail of window in the west wall form the SEE



Plate 90: Room 1/6a, detail of ceiling from the north-east



Plate 91: Room 1/6a, detail of cornice



Plate 92: Room 1/6a, detail of cornice





Plate 93: Room 1/6a, detail of ceiling



Plate 94: Room 1/7, general view of the west wall from the SEE



Plate 95: Room 1/7, detail of door in the west wall from the east



Plate 96: Room 1/7, general view from the north-west



Plate 97: Room 1/7, detail of cornice



Plate 98: Room 1/8, general view from the south-east





Plate 99: Room 1/8, detail of cornice



Plate 100: Room 1/9, general view showing window and fireplace in the north wall from the south-east



Plate 101: Room 1/10a, general view from the south-west



Plate 102: Room 1/11, general view from the NWW



Plate 103: Room 1/13, general view from the west



Plate 104: Room 2/1, general view from the east





Plate 105: Room 2/1, detail of stair truncating skylight to the east side from the west



Plate 106: Room 1/1, detail of the base of the Room 2/2 stairwell from the east



Plate 107: Room 2/2, detail of the stairwell baluster



Plate 108: Room 2/2, detail of the stairwell newel post



Plate 109: Room 2/3, general view from the south-east



Plate 110: Room 2/3, general view from the NNW





Plate 111: Room 2/4, general view from the east



Plate 112: Room 2/5, general view from the south



Plate 113: Room 2/6, general view from the south



Plate 114: Room 2/8, detail of stairwell from the south



Plate 115: Room 2/9, general view from the NWW



Plate 116: Room 2/10, general view from the north-west





Plate 117: Room 2/11, general view from the north-west



Plate 118: Room 2/12, general view from the north-west



Plate 119: Room 2/13, general view from the north



Plate 120: Room 2/12, general view of east wall showing fireplace from the west





Plate 121: Building B1, general view from the north-east



Plate 122: Building B1, East Elevation, general view from the east





Plate 123: Building B1, West Elevation, general view from the west



Plate 124: Building B1, West Elevation, detail of ground floor tripartite window from the west





Plate 125: Building B1, West Elevation, detail of dormer window from the west



Plate 126: Building B1, North Elevation, general view from the north



Plate 127: Building B1, North Elevation, detail of quoins from the north



Plate 128: Building B2, East Elevation, detail of ground floor and first floor bay windows to the south end from the east





Plate 129: Building B2, East Elevation, general view of the ground floor from the east



Plate 130: Building B2, East Elevation, detail of window in the north-east angle of bay window from the north-east





Plate 131: Building B2, West Elevation, general view from the NWW



Plate 132: Room 0/11, general view from the north



Plate 133: Room 0/11, general view from the east



Plate 134: Room 0/11, detail of the bay window to the north side of the east wall from the west





Plate 135: Room 1/15, general view from the south



Plate 136: Room 1/15, detail of corridor window in the west wall from the south-east



Plate 137: Room 1/16, general view from the NWW



Plate 138: Room 1/17a, general view from the NWW



Plate 139: Room 1/18a, general view showing the bay window in the east wall from the SWW



Plate 140: Room 1/19, general view from the south





Plate 141: Building C, East Wing, general view from the east



Plate 142: Building C, East Wing, general view from the north-east



Plate 143: Building C, East Wing, North Elevation, detail of easternmost bay from the north-east



Plate 144: Building C, East Wing, South Elevation, detail of easternmost bay from the south-east





Plate 145: Building C, East Wing, North Elevation, detail of westernmost bay from the north



Plate 146: Building C, East Wing, South Elevation, general view of the westernmost bays showing the later brick build, from the south-east





Plate 147: Building C, East Wing, North Elevation, detail of the westernmost bay showing the later modern lean-to, from the north



Plate 148: Building C, East Wing, general view of modern lean-to building from the south-east



Plate 149: Room 0/12, general view from the north-east



Plate 150: Room 0/16, general view from the south





Plate 151: Room 0/16, general view from the north-west



Plate 152: Room 1/17, general view from the north-east





Plate 153: Room 0/17, general view from the SWW



Plate 154: Room 0/18d, detail of archway from the west



Plate 155: Building D, North Wing, general view from the SEE



Plate 156: Building D, North Wing, general view from the north-east





Plate 157: Building D, North Wing, East Elevation, general view from the south-east



Plate 158: Building D, North Wing, general view from NNE





Plate 159: Building D, North Wing, North Elevation, general view from the NNW



Plate 160: Building D, North Wing, general view from the north-west





Plate 161: Building D, North Wing, West Elevation, detail of porch to the south side from the north-west



Plate 162: Building D, North Wing, East Elevation, detail of bay window to the south side from the south-east





Plate 163: Building D, North Wing, West Elevation, detail of flat-roofed extension to the south side from the NWW



Plate 164: Room 0/19, detail of tiled room and sink to the west side from the east





Plate 165: Room 0/20, general view from the south-west



Plate 166: Room 0/21, general view looking down stairwell from the east



Plate 167: Room 0/22, general view from the south



Plate 168: Room 0/24, general view from the SWW



Plate 169: Room 0/22, general view of the northern section from the south



Plate 170: Room 0/26, general view from the west





Plate 171: Room 0/30, general view from the east



Plate 172: Room 1/20, general view from the NWW



Plate 173: Room 2/15, general view from the NWW



Plate 174: Room 1/21, general view from the south



Plate 175: Building D first floor, general view of room from the west



Plate 176: Building D, second floor, general view of room from the east





Plate 177: Building E, Toilet Block, general view from the east



Plate 178: Building F, Toilet Block, general view from the north-east

## 6 DISCUSSION

### 6.1 Phasing

6.1.1 The phasing of Ashludie House is represented in Figure 16, and can be summarised below:

#### 6.1.2 *Phase 1a (Main House) – 1866*

The original house (A) was constructed in 1866 and consists of the main seven by three bay building, consisting, to the ground floor Rooms 0/1 – 0/10, to the first floor Rooms 1/1 – 1/14 and to the attic level 2/1 – 2/14, albeit with a few alterations of function and later additions to the furnishings such as bathrooms.

#### 6.1.3 *Phase 1b (North Annexes B1 and B2 to the east and west side of the main house) – 1866- 1903*

These smaller wings to the east and west of the north elevation of the house appear to simply abut the main build, so it implies that they were a later addition to the main house, probably service wings. The eastern wing – now heavily modified to meet the needs of a modern kitchen to a large hospital block – could conceivably have been an early kitchen block to accommodate the dining room 1/7 adjacent. The western block appears to be more ancillary, possibly used for storage. Whilst they conceivably appear to be later additions, clearly abutting the main house, the positioning of the first floor windows in the respective north gables of the main house imply that they could be part of the original build. Without more cartographic evidence or more detailed archive research into the building of the house, however, we can only speculate that they were constructed between 1866 and 1903, the map in which they first appear.

#### 6.1.4 *Phase 2a & 2b (East Wing) – 1932*

The East Wing (C) looks to have been constructed in two phases with the main build as a single-storey wing (Rooms 1/17 and 1/18) being the first build, Phase 2a. The wing to the west – consisting of Room 0/16 – looks to have been a later addition to the east side providing an in/out access for goods and services through sliding doors on the north and west sides, Phase 2b.

#### 6.1.5 *Phase 3 (North Wing) – ca. 1932*

The North Wing is a large hospital block added in 1932 and abuts the main house to the south side, although access to it appears to have been fully controlled – that is, not easily accessible with movement controlled from it to the main house.

#### 6.1.6 Phase 4 – Post 1947/modern interventions

Looking at the cartographic evidence it appears that the flat roof extension to Building B2 to the west side – Room 0/15 – was a later addition to the complex to provide more storage and ancillary rooms to the kitchens. The linking building between the East Block (C) and the main house (A) – Room 0/12 and the eastern half of Room 0/11 – also looks to be very modern in build and perhaps replaced another build here. It provides a servery located between the kitchen and the dining room and was perhaps added when the kitchen and dining area were re-modelled to accommodate a much larger staff at the hospital. Other smaller additions within the main house (A) consist of modern toilet/bathroom fittings and various divisions within the later kitchen areas.

### 6.2 Architecture

#### 6.2.1 *The Main House (A, B1 & B2)*

The architectural style of the house has been described as Jacobean and has been finished in a balanced (but not symmetrical) arrangement. It is highly detailed, especially to the main south elevation, with a mix of square-set and splayed window bays with Dutch gables. Many new country mansions – especially those built by relatively new industrialists – were grand affairs and also very personalised in some way. The carved stone initials over the portico (AG and ML referring to Alexander Gordon and his wife Margaret Lindsay) are echoed



within the two main reception rooms in the house (Rooms 0/6 and 0/7) in the ceilings set into the bay windows, as well as the fine stained glass window to the main stairwell (see below).

The decorative ceilings, however, are clearly one of the main features of interest in the house, not least because of their survival, condition and detail. No expense appears to have been spared in Rooms 0/6 and 0/7, the former (possible) drawing room and dining room respectively, clearly an attempt to both express wealth and impress visitors. The style and arrangement of the ceilings are fairly standard for the early-mid Victoria period (geometric patterns punctuated by smaller details, acanthus leaf ceiling roses) and, as mentioned above, managed to incorporate the personal touches of the Gordon family. The stairwell is also equally elaborate with a large open-well stair with almost every detail in carved timberwork. Even the servants' stair, Room 2/2, also has a decorative balustrade and newel. This may have been due to its partial visibility to the main first floor landing, but often in Victorian country houses seemingly unnecessary.

Unfortunately, as is the case with many hospitals, the original door fittings have been lost and replaced with modern ones. The windows, also, are possibly a replacement of earlier sashes which may have had more panes, possibly two-over-two or larger depending on the size of the window. The surviving fireplaces were blocked at the time of survey for their protection and security, and these still exist in Rooms 0/2, 0/6, 0/8, 1/6a and 1/8. They are presumably marble. There was no doubt a larger number of fireplaces within the building; several plainer ones with timber surrounds have survived to the servants quarters, albeit blocked with only the surrounds remaining.



Detail of the initials ML to the stained glass window in the intermediate landing of the main stairwell

#### 6.2.2 *The East Block (C)*

The single-storey East Block is both very functional with little architectural merit, and the interior has been re-furnished in a modern style, with some alteration of the original layout at the east end. No original furnishings appear to have survived.

#### 6.2.3 *The North Block (D)*

As with the East Block, the North Block has little architectural merit both externally and internally. The exterior is very plain, roughcast rendered with no attempt at architectural detail or flair. Constructed at the very end of the era where some architectural flair would have been expected, this building is both functional and basic. Many of the cast-iron radiators (and indeed other) fittings appear to have been replaced.



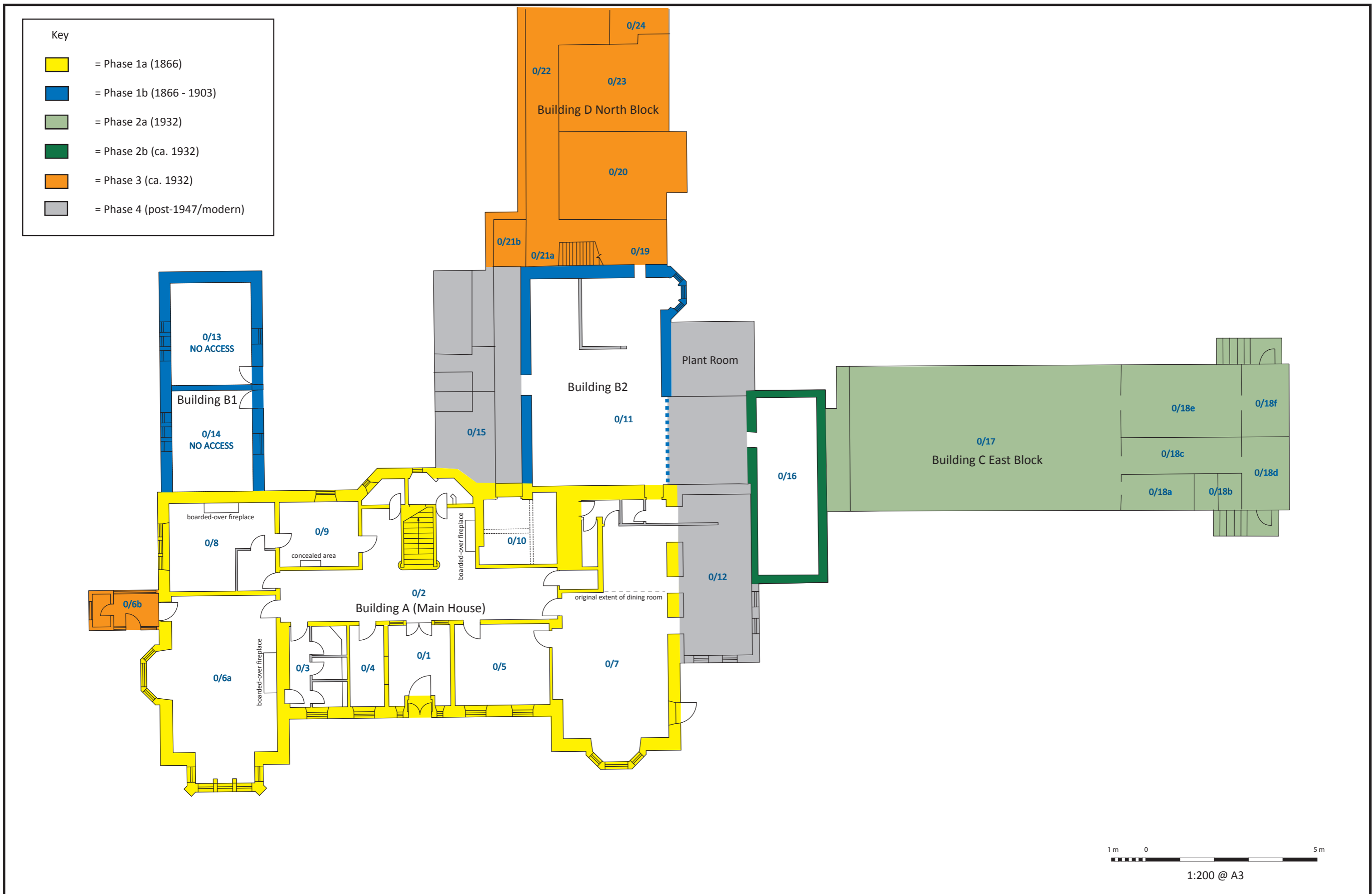


Figure 16: Ashludie House, Phased Ground Floor Plan

## 7 CONCLUSIONS

- 7.1 Ashludie House has undergone many changes since its conversion to a hospital in the early part of the 20<sup>th</sup> century, something which has both compromised its setting and some of original fixtures and fittings. However, due to careful and sensible care over the years by the owners of the hospital and later the NHS Trust, as well as good maintenance since its abandonment to keep it wind and watertight, the main original features – decorative ceilings, fireplaces, main stairwell - remain in good condition and more or less complete. With its typical fussy mid-Victorian Jacobean-style architecture, the exterior of the building, including both its often eclectic contrasts to the main elevations and its fine carved stonework throughout, are also fine examples of the work of the period and – also due to their good condition – provide the building with merit and will form the centrepiece to a new generation of the development of this site.
- 7.2 No further historic building recording is recommended prior to development, although this will have to be confirmed by the Angus Council on advisement from the Aberdeenshire Council Archaeology Service.

## 8 REFERENCES

### 8.1 Bibliographical references

Scottish Planning Policy SPP23. 2008 *Archaeology and Planning*. Scottish Government Nov 2008.

Scottish Government 2011 *Planning and Archaeology 2/2011*.

### 8.2 Cartographic references

1858	Ordnance Survey	<i>Forfarshire, Sheet LV</i>
1903	Ordnance Survey	<i>Forfarshire Sheet LV.NW</i>
1923	Ordnance Survey	<i>Forfarshire Sheet LV</i>
1947	Ordnance Survey	<i>Forfarshire Sheet LV.NW</i>

# Ashludie House, Monifieth, Angus

## Appendices



## APPENDIX 1: PHOTOGRAPHIC RECORD

## Black and white print and Colour Digital Film #1

Frame	Building	Elevation	Description	Taken From	Date
1	C	E	Detail of door to S end	SE	15/12/2015
2 – 5	C	-	General view	NE	15/12/2015
6	A	S	General view behind Block C	SE	15/12/2015
7 – 8	C	E	General view	E	15/12/2015
9 – 10	A	S	General view behind Block C	SE	15/12/2015
11 – 12	D	E	General view	NE	15/12/2015
13 - 14	A	S	Detail of bay window	S	15/12/2015
15 – 16	D	S	General view	SE	15/12/2015
17	D	S	General view	S	15/12/2015
18 – 19	D	S	General view	SW	15/12/2015
20 – 21	D	S	Detail of projected bay to the W side	SW	15/12/2015
22 – 23	A	S	Detail of NW side if gable	SE	15/12/2015
24 – 25	D	S	General view	SW	15/12/2015
26 – 27	A	S	Detail of bay window	S	15/12/2015
28 – 29	C	E	General view	SEE	15/12/2015
30 – 31	C	E	Detail of sliding door to N side	E	15/12/2015
32 – 34	C	E	Detail of window	E	15/12/2015
35	C	E	General view	NE	15/12/2015
36	-	-	Registration	-	15/12/2015

## Black and white print and Colour Digital Film #2

Frame	Building	Elevation	Description	Taken From	Date
1	A	S	Quoin detail to the E side	S	15/12/2015
2 – 3	A	S	Detail of N-most bay second floor window	S	15/12/2015
4 – 5	A	S	Detail of N-most bay first floor window	S	15/12/2015
6 – 7	A	S	Detail of N-most bay ground floor window	S	15/12/2015
8 – 9	A	S	General view	SE	15/12/2015
10 – 11	A	E	Close detail of quoins to the S side	E	15/12/2015
12 - 13	A	E	Detail of quoins to S side	E	15/12/2015
14 – 16	A	E	General view of S side	E	15/12/2015
17 – 18	A	E	General view	SE	15/12/2015
19	D	E	Detail of stair tower	SE	15/12/2015
20 – 21	A	E	General view	SE	15/12/2015
22 – 23	C	S	General view	SW	15/12/2015
24 – 25	A	E	General view of the main house behind Block C to S side	SSE	15/12/2015
26 – 27	E	E	General view	E	15/12/2015
28 – 29	C	S	General view	SE	15/12/2015
30 – 31	-	-	General view	SE	15/12/2015
32 – 33	A	-	General view	NE	15/12/2015
34 – 35	C	E	General view	E	15/12/2015
36-	-	-	Registration	-	15/12/2015

**Black and white print and Colour Digital Film #3**

<i>Frame</i>	<i>Building</i>	<i>Elevation</i>	<i>Description</i>	<i>Taken From</i>	<i>Date</i>
1 – 2	A	S	Detail of balustrade above porch	SW	15/12/2015
3 – 4	A	S	Detail over balustrade to porch	S	15/12/2015
5 – 6	A	S	Detail of plaque to W side	S	15/12/2015
7 – 8	A	S	Detail of plaque to E side	S	15/12/2015
9 – 10	A	S	Detail of capital to interior of porch	SE	15/12/2015
11 – 12	A	S	Detail of doorbell to E side of porch	S	15/12/2015
13 – 16	A	S	Detail of foot to outer porch	SW	15/12/2015
17 – 18	A	S	Foot of capital to pillar to front of porch	S	15/12/2015
19 – 20	A	S	Detail of capital to pillar to front of porch	SW	15/12/2015
21 – 22	A	S	Detail above porch	S	15/12/2015
23 – 26	A	S	General view of porch	S	15/12/2015
27 – 28	A	S	Detail over ground floor window to the E side	S	15/12/2015
29 – 30	A	S	Detail of ground floor to E side	S	15/12/2015
31 – 32	A	S	Detail of bay window to E side	SW	15/12/2015
33 – 34	A	S	Detail of chamfer to bay window on the E side (not digital)	SE	15/12/2015
35	A	S	Detail of quoins to E side	S	15/12/2015
36	-	-	Registration	-	15/12/2015

**Black and white print and Colour Digital Film #4**

<i>Frame</i>	<i>Building</i>	<i>Elevation</i>	<i>Description</i>	<i>Taken From</i>	<i>Date</i>
1	B	N	Detail of quoin to the W side	N	15/12/2015
2 – 3	B	N	General view	N	15/12/2015
4 – 5	B	W	Detail of ground floor window	W	15/12/2015
6 – 8	B	W	Detail of window to first floor	W	15/12/2015
9 – 10	B	W	General view	W	15/12/2015
11 – 12	A	-	General view	NW	15/12/2015
13	A	-	General view	NW	15/12/2015
14 – 17	A	W	General view of later porch extension	SW	15/12/2015
18 – 19	A	W	General view	SW	15/12/2015
20 – 21	A	W	Detail of S-most bay window to ground floor level	W	15/12/2015
22 – 23	A	W	Corner detail of SW quoins	SW	15/12/2015
24 – 25	A	S	Detail of SW corner	SW	15/12/2015
26 – 27	A	-	General view	SW	15/12/2015
28 – 29	A	S	Detail of footing to SW side of bay window to ground floor level	SW	15/12/2015
30 – 31	A	S	Detail of balustrade over the W gable	SE	15/12/2015
32 – 33	A	S	General view of W gable	SE	15/12/2015
34 – 35	A	S	General view of the ground floor of the W gable	S	15/12/2015
36	-	-	Registration	-	15/12/2015

**Black and white print and Colour Digital Film #5**

<i>Frame</i>	<i>Building</i>	<i>Elevation</i>	<i>Description</i>	<i>Taken From</i>	<i>Date</i>
1	A	N	Detail of small ring to base of wall	N	15/12/2015
2 – 3	-	-	General view	NE	15/12/2015
4 – 5	A	N	General view	N	15/12/2015
6 – 7	D	-	General view	NW	15/12/2015
8 – 9	-	-	General view	N	15/12/2015
10 – 11	-	-	General view	NW	15/12/2015
12 – 13	D	W	Detail of window	W	15/12/2015
14 – 15	D	W	General view	SW	15/12/2015
16 – 17	D	W	Detail of porch to S side	NW	15/12/2015
18 – 19	A	W	General view of W side	NWW	15/12/2015
20 – 21	A	N	Detail of ground floor window	NW	15/12/2015
22 – 23	A	W	Detail of N-most bay of main house	NWW	15/12/2015
24 – 29	A	W	General view of NE side of the house	NW	15/12/2015
30 – 31	B	E	General view	E	15/12/2015
32 – 35	B	-	General view	NE	15/12/2015
36	-	-	Registration	-	15/12/2015

**Black and white print and Colour Digital Film #6**

<i>Frame</i>	<i>Building</i>	<i>Room</i>	<i>Description</i>	<i>Taken From</i>	<i>Date</i>
1	A	0/5	Detail of ceiling	SW	15/12/2015
2	A	0/5	Detail of ceiling rose	W	15/12/2015
3	A	0/5	Detail of cornice	SE	15/12/2015
4 – 5	A	0/5	General view	NE	15/12/2015
6 – 7	A	0/7	Detail of door in E wall	W	15/12/2015
8 – 9	A	0/7	Detail of ceiling	SSW	15/12/2015
10 – 11	A	0/7	Detail of ceiling	N	15/12/2015
12 – 13	A	0/7	Detail of ceiling	N	15/12/2015
14 – 22	A	0/7	General detail shots of ceiling	N	15/12/2015
23	A	0/7	General view of E wall	SW	15/12/2015
24	A	0/7	General view	S	15/12/2015
25	A	0/11	General view	N	15/12/2015
26	C	0/18e	Detail of arch to N side	W	15/12/2015
27	C	0/17	General view	NE	15/12/2015
28	C	0/17	General view	SW	15/12/2015
29	D	0/16	General view	NNW	15/12/2015
30	D	0/16	General view	S	15/12/2015
31	A	0/10	Detail of window on the upper wall	S	15/12/2015
32 – 33	A	0/12	General view	SE	15/12/2015
34	A	0/12	General view	NNE	15/12/2015
35	A	0/12	Detail of bay window in the E wall	W	15/12/2015
36	-	-	Registration	-	15/12/2015



**Black and white print and Colour Digital Film #7**

<i>Frame</i>	<i>Building</i>	<i>Room</i>	<i>Description</i>	<i>Taken From</i>	<i>Date</i>
1	A	0/6	Detail of ceiling	N	15/12/2015
2 – 3	A	0/6	General view	N	15/12/2015
4 – 11	A	0/1	Detail of ceiling	-	15/12/2015
12 – 13	A	0/2	General view looking up at the stained glass window of stairwell	SE	15/12/2015
14 – 15	A	0/2	General view looking up at the stained glass window of stairwell	SW	15/12/2015
16 – 17	A	0/2	General view looking up at the stained glass window of stairwell	S	15/12/2015
18	A	0/2	Detail of newel post at middle landing	NE	15/12/2015
19 – 20	A	0/2	Detail of the landing rail at the top of the stairs	N	15/12/2015
21 – 22	A	0/2	Looking down to Room 0/2 at the main corridor	N	15/12/2015
23 – 32	A	0/2	Architectural detail in the hallway	-	15/12/2015
33 – 35	A	0/2	Detail of stair	SE	15/12/2015
36	-	-	Registration	-	15/12/2015

**Black and white print and Colour Digital Film #8**

<i>Frame</i>	<i>Building</i>	<i>Room</i>	<i>Description</i>	<i>Taken From</i>	<i>Date</i>
1 – 2	A	1/1	General view	E	15/12/2015
3 – 4	A	1/1	General view of stairwell	SW	15/12/2015
5 – 6	A	1/1	General view of stairwell		15/12/2015
7 – 8	A	0/2a	Detail of the window in the NW wall of the small washroom to the W of the stairwell	SE	15/12/2015
9 – 10	A	0/9	General view	SW	15/12/2015
11	A	0/8	Detail on the door to the E wall	W	15/12/2015
12 – 13	A	0/8	Detail of door in the E wall	NW	15/12/2015
14 – 15	A	0/8	General view	NE	15/12/2015
16 – 17	A	0/15a	General view	E	15/12/2015
18	A	0/6	Detail of door to the N of the W wall	E	15/12/2015
19 – 30	A	0/6	Various shots of the detail of the ceiling	-	15/12/2015
31 – 32	A	0/6	Detail of ceiling	NE	15/12/2015
33 – 34	A	0/6	General view	NE	15/12/2015
35	A	0/6	Detail of ceiling	N	15/12/2015
36	-	-	Registration	-	15/12/2015

**Black and white print and Colour Digital Film #9**

<i>Frame</i>	<i>Building</i>	<i>Room</i>	<i>Description</i>	<i>Taken From</i>	<i>Date</i>
1	D	1/15	Detail of corridor window in the W wall	SE	16/12/2015
2 – 3	D	1/15	General view of corridor	S	16/12/2015
4 – 5	D	1/12	General view	NWW	16/12/2015
6 – 7	A	1/14	General view	NWW	16/12/2015
8 – 9	A	1/11	General view	NWW	16/12/2015
10 – 11	A	1/7	General view of W wall	E	16/12/2015
12	A	1/7	Detail of cornice	SW	16/12/2015
13 – 14	A	1/7	General view	NW	16/12/2015
15	A	1/3	Detail of cornice	SE	16/12/2015
16 – 17	A		General view of S wall, including fireplace	N	16/12/2015
18 – 19	??	??	??		16/12/2015
20	A	1/8	Detail of cornice	SE	16/12/2015
21 – 22	A		General view	SE	16/12/2015
23 – 24	A	1/6b	General view	SE	16/12/2015
25 – 26	A	1/6a	General view including window in the W wall	SEE	16/12/2015
27 – 31	A	1/6a	Various detail shots of ceiling	-	16/12/2015
32 – 33	A	1/6a	Detail of ceiling	NE	16/12/2015
34 – 35	A	1/6a	General view	NE	16/12/2015
36	-	-	Registration	-	16/12/2015

**Black and white print and Colour Digital Film #10**

<i>Frame</i>	<i>Building</i>	<i>Room</i>	<i>Description</i>	<i>Taken From</i>	<i>Date</i>
1 – 2	A	2/6a	General view	S	16/12/2015
3 – 5	A	2/5	General view	S	16/12/2015
6 – 7	A	2/4	General view	E	16/12/2015
8 – 9	A	2/3	General view	SE	16/12/2015
10 – 11	A	2/3	General view	N	16/12/2015
12 – 13	A	2/2	Detail on stair	NE	16/12/2015
14 – 15	A	2/2	General view of stair	NE	16/12/2015
16 – 17	A	1/12	General view	NW	16/12/2015
18 – 19	D	1/26	Example of a Block D first floor room	W	16/12/2015
20 – 21	D	1/21	General view of main corridor	S	16/12/2015
22 – 23	D	1/21	General view of main stairwell to the S side	NWW	16/12/2015
24 – 25	A	1/19	General view of N end of corridor	S	16/12/2015
26 – 27	A	1/18a	General view	NE	16/12/2015
28 – 29	A	1/18a	General view	SW	16/12/2015
30 – 31	A	1/17a	General view	NW	16/12/2015
32 – 33	A	1/16	General view	NW	16/12/2015
34 – 35	A	1/16	General view	W	16/12/2015
36	-	-	Registration	-	16/12/2015

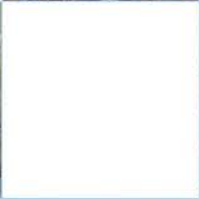
**Black and white print and Colour Digital Film #11**

<i>Frame</i>	<i>Building</i>	<i>Room</i>	<i>Description</i>	<i>Taken From</i>	<i>Date</i>
1 – 2	D	0/24	General view	SW	16/12/2015
3	D	0/21b	Detail in SW corner	NE	16/12/2015
4	D	0/21b	General view of door	E	16/12/2015
5	D	0/20	General view	SW	16/12/2015
6	A	1/14	Detail of blocked stair	SW	16/12/2015
7	A	0/7	Detail of NW corner showing blocked window	SE	16/12/2015
8 – 9	A	0/1	Detail of encaustic floor tiles in the porch to the S side	N	16/12/2015
10 – 11	D	2/28	Detail of a second floor room	E	16/12/2015
12 – 13	D	2/16	Detail of central corridor	N	16/12/2015
14 – 15	D	2/26	Detail of second floor room	NE	16/12/2015
16 - 17	A	2/1	Detail of skylight to the E side	W	16/12/2015
18 – 19	A	2/1	General view	E	16/12/2015
20 – 21	A	2/8	General view looking down stair	S	16/12/2015
22 – 23	A	2/9	General view	W	16/12/2015
24 – 25	A	2/10	General view	NW	16/12/2015
26 – 27	A	2/11	General view	NW	16/12/2015
28 – 29	A	2/12	General view	W	16/12/2015
30 – 31	A	2/12	General view	N	16/12/2015
32 – 33	A	2/13	General view	N	16/12/2015
34 – 35	A	2/14	General view	NE	16/12/2015
36	-	-	Registration	-	16/12/2015



## APPENDIX 2: DISCOVERY AND EXCAVATION IN SCOTLAND (DES) REPORT

<b>LOCAL AUTHORITY:</b>	Angus Council
<b>PROJECT TITLE/SITE NAME:</b>	Ashludie House
<b>PROJECT CODE:</b>	AOC 23302
<b>PARISH:</b>	Monifieth
<b>NAME OF CONTRIBUTOR:</b>	Diana Sproat
<b>NAME OF ORGANISATION:</b>	AOC Archaeology Group
<b>TYPE(S) OF PROJECT:</b>	Historic Building Recording
<b>NMRS NO(S):</b>	NO43SE 107
<b>SITE/MONUMENT TYPE(S):</b>	Country House / Hospital
<b>SIGNIFICANT FINDS:</b>	None
NGR (2 letters, 6 figures)	NO 49537 33260
<b>START DATE (this season)</b>	15 <sup>th</sup> October 2015
<b>END DATE (this season)</b>	17 <sup>th</sup> October 2015
<b>PREVIOUS WORK (incl. DES ref.)</b>	None
<b>MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)</b>	AOC Archaeology Group was commissioned by Miller Homes to undertake an historic building survey of the abandoned Ashludie House, formerly part of Ashludie Hospital, which has now been largely demolished to make way for a new housing development. The survey was required as a condition of planning consent for the demolition of the later north and east hospital wings, and the conversion of the main house into flats. Ashludie House was constructed in 1860s as a country mansion, although by 1916 had been converted for use as a sanatorium. Later wings were attached to the house to the north and east, and it was also joined by three tri-form hospital wards by the 1930s. The hospital slowly expanded into the mid and late 20 <sup>th</sup> century, although by 2014 the hospital was abandoned. By early 2015 most of the hospital buildings had been demolished with the exception of Ashludie House and its attached wings. Although the later wings were generally modernised and revealed few features of interest, the main house retains some of its original splendour of a mid-Victorian country house, such as the highly decorative ceilings to the original ground floor receptions rooms and entrance and the finely carved timber staircase.
<b>PROPOSED FUTURE WORK:</b>	None
<b>CAPTION(S) FOR ILLUSTRS:</b>	None
<b>SPONSOR OR FUNDING BODY:</b>	Miller Homes
<b>ADDRESS OF MAIN CONTRIBUTOR:</b>	AOC Archaeology Group; Edgefield Road Industrial Estate; Loanhead, Midlothian EH20 9SY
<b>EMAIL ADDRESS:</b>	admin@aocarchaeology.com
<b>ARCHIVE LOCATION</b>	Archive to be deposited in NMRS



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