

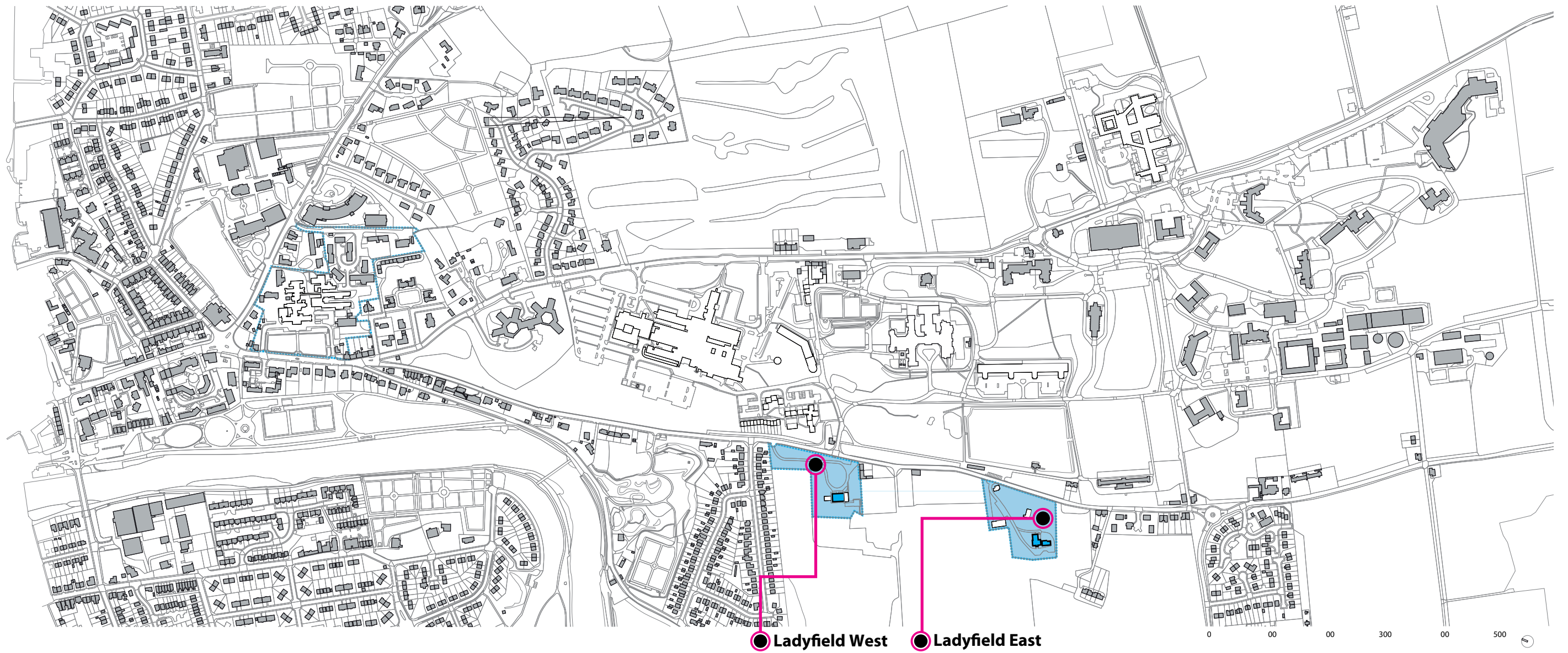
Austin-Smith:Lord

LADYFIELD EAST & WEST

Feasibility Options

June 2018

LADYFIELD EAST & WEST



LADYFIELD - SITE APPRAISAL



Ladyfield is owned by NHS Dumfries & Galloway and sit on the opposite side of Glencaple Road to the west of the Crichton.

As with the other listed building within the NHS estate, new complimentary use/ conversion/ extension needs to be found to safeguard their future.

Ladyfield West was designed Walter Newall in 1812, it is a significant building because of its early date, the importance of its architect and its Greek Revival style. It is Category B-listed. It has been vacant since the early 2000s.

Interest has been shown and an initial design & feasibility concept has been developed by a housing association to create an Autism residence with links to healthcare academic partners.

Ladyfield East is a good representative of a relatively small number of classical style early 19th century villas on the outskirts of Dumfries, a Royal Burgh and market town in the south of Scotland. It was built in the 1820s or 1830s.

Interest has been shown and an initial design & feasibility concept has been developed by a housing association to create a dementia residence with links to healthcare & academic partners.



LADYFIELD WEST - SITE APPRAISAL



LADYFIELD (WEST)

Historic description from Buildings at Risk Register for Scotland Single storey with concealed attic on raised east facing basement, symmetrical, 3-bay, rectangular-plan Greek Revival style villa, set on sloping ground in a wooded area. The principal elevation has a distinctive classical central pedimented Ionic porch, with the entrance behind flanked by pilasters and a semi-circular fanlight (blocked) above. Predominantly polished ashlar dressed stone in upper part, and rusticated ashlar to the basement level, all painted. There is a band course between floors, a string course at cill level in the upper floor, with a cornice and blocking course above. Exterior windows are largely blocked. There are shallow round-headed recesses to the central upper bay window openings, and all window openings have moulded architraves and cornices. There are non-traditional materials to the roof. Interior was seen in 2013. Much of the interior detailing has been removed, though the general early 19th century room layout is evident.

Ladyfield West is a significant building because of its early date, the importance of its architect and its Greek Revival style. Although much of the interior of this villa has been lost, the principal elevation of this building is a stylish and well-detailed example of early 19th century domestic architecture. Ladyfield West is relatively rare as it is one of a small number of Greek Revival urban villas which survive in Scotland. Its small scale invites comparison with villas such as Walton Hall in Kelso (see separate listing) with which it shares a number of features including the layout of the rooms. It also has much in common with some villas in the Blacket area of Edinburgh.

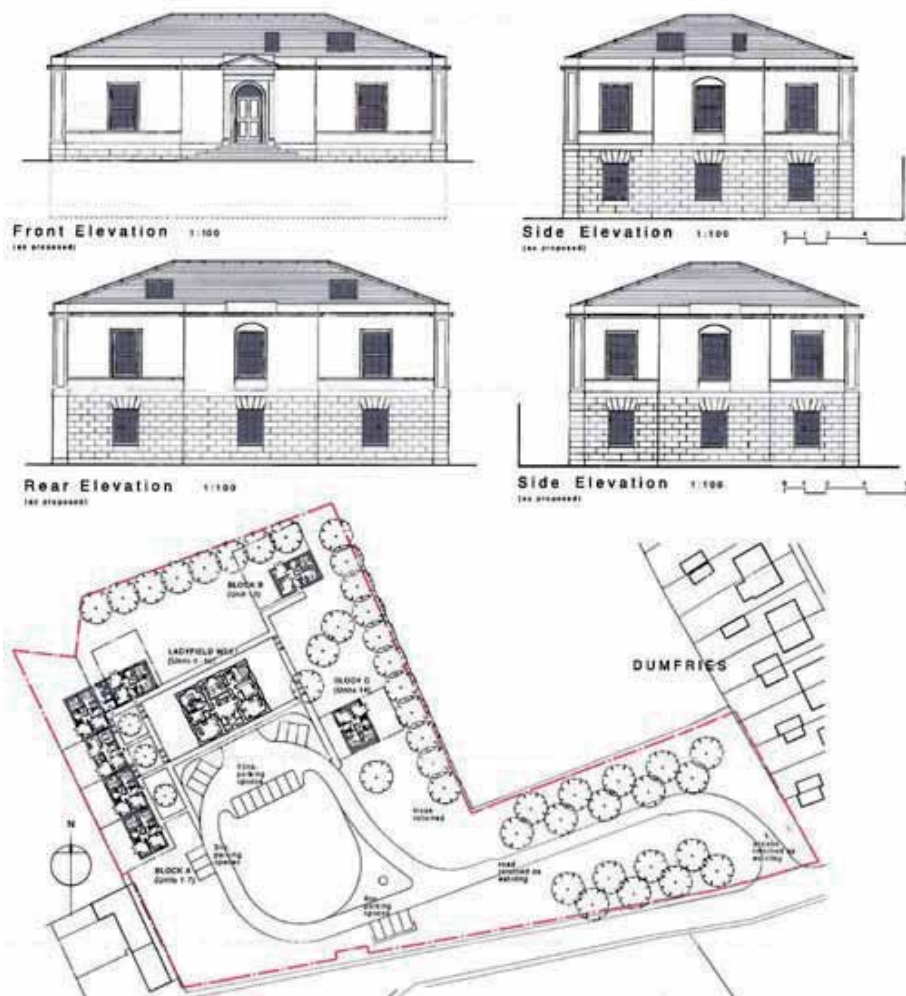
Originally called Hannahfield, Ladyfield West was built in 1812. Although the villa lies just outwith the area covered in John Wood's 'Plan of the Towns of Dumfries and Maxwelltown from actual survey', 'Hannahfield' is shown on the 1832 Reform Act Plan. The first reference to Hannahfield in newspapers is in 1832 when the owner, John Hannah, attended the funeral of the wife of Robert Burns. The house was designed by Walter Newall (1780-1863) who was the leading architect in Dumfries from about 1820 until his retirement in the 1860s. It is one of Newall's earliest domestic designs.

The client, John Hannah, whose family had made their fortune in the West Indies, had spent the earlier part of his life in Kingston, Jamaica. However he must have soon become acquainted with Newall on his return to Scotland to entrust an untried architect with the design of his house.

The house and estate were also deemed to be suitable for inclusion in John Claudius Loudon's 'Encyclopaedia of Cottage Farm and Villa Architecture' of 1831. Many exterior features including the Ionic porch are noteworthy. Internally the plasterwork, groin vault in the lobby and central hallway with alcove were of particularly high quality. However, the tall decorative groups of stacks have been removed and many of the interior features have been removed.

The basement at the front has been roofed over. When John Hannah died in 1841 he left no will and Thomas Wood, his nephew and nearest relative, inherited his uncle's estate. Wood was living in the nearby Ladyfield (Ladyfield East, see separate listing) and moved to Hannahfield at some point in the 1850s but died soon thereafter. His widow, Elizabeth Brooks, continued to live there until her death in 1868. She too died intestate and the estate of Hannahfield became the property of the Crown.

Thus there is an interesting historical connection between the villas of Hannahfield and Ladyfield (Ladyfield West and Ladyfield East). The Crown arranged that the estate would be gifted to the Burgh of Dumfries. However there was a lapse of time and a new Government rescinded on this agreement. The estate was given to the War Department. In 1889 the Crichton Royal Hospital leased Ladyfield West to the War Department and it was used as a residence for some of the 'First House gentlemen' who were inmates at the hospital. In the 1890s the western part of the estate was divided off and a new entrance was formed to the north east of the house. This part became the poultry farm of the hospital. In 1929 Hannahfield was finally purchased by the Crichton Royal Hospital. It was closed in the early 2000s and at the time of review (2013). Listed building record updated and category changed from A to B (2014). The previous planning application envisaged the restoration and conversion into a 5-bed residential property.



LADYFIELD EAST - SITE APPRAISAL



LADYFIELD (EAST)

Historic description from Buildings at Risk Register for Scotland 2-storey, 3-bay approximately T-plan classical villa with semi-sunk basement, situated within large wooded grounds with a west facing entrance elevation. The west elevation has a classicised central porch with pilasters to chamfered angles, a frieze, cornice and blocking course flanked by a curved flight of steps on either side of the door. This elevation has a base course with a banded cill course at first floor, an eaves course and cornice. There is a Venetian style window above in a recessed, gabled panel. The entrance elevation is of broached ashlar and elsewhere the elevations are predominantly rubble-built with ashlar margins, all painted. There are raised margins to the windows. Piended slate roof, the stacks have been removed. The interior was seen in 2013, it is largely altered. The vestibule is classically decorated, doric columns frame the entrance into the elevated hall which is reached by steps. A cantilevered stair with decorative cast-iron balusters remains at the end of the hall.

Ladyfield East is a good representative of a relatively small number of classical style early 19th century villas on the outskirts of Dumfries, a Royal Burgh and market town in the south of Scotland. The villa has some connections to regional figures and its history is closely related to Ladyfield West (see separate listing). Ladyfield East is relatively rare in terms of building type as it is one of a handful of classical style villas of this date in the region recognised in Gifford's 'Buildings of Scotland: Dumfries & Galloway'.

The fabric has undergone some early changes, though apart from the single storey 20th century addition to the south, the footprint of the villa remains much as it was in 1843. Originally simply called Ladyfield, it was built in the 1820s or early 1830s. The property of 'Ladyfield' is shown on the 1832 Reform Act Plan although it is possible that the farm of that name to the south may well have existed some time before the villa. The 1840s additions are well documented. 'The Dumfries & Galloway Standard' of 27 January 1847 states that the villa was 'built and partially renewed four years ago' when the villa was advertised as a 'desirable residence to let'.

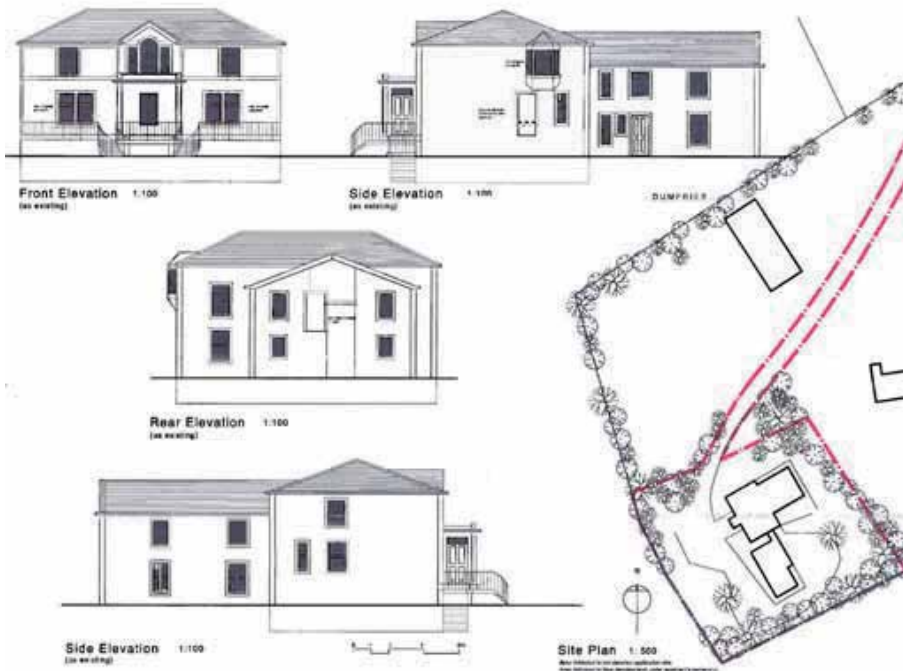
William Forsyth, who spent most of his working life abroad, bought the property in about 1842 and was responsible for commissioning the 1840s extension and rebuilding of the villa to accommodate his large family thus the rear wing may have been added at this time.

The building appears on the 1st edition OS map, surveyed 1856. The villa has some interesting historical connections. William Forsyth was almost certainly a relative of Provost Philip Forsyth.

By 1851 Thomas Wood and his wife were living in the house. Thomas Wood was the nephew of John Hannah (his sister's son) who owned the adjacent estate of Hannahfield, now Ladyfield West (see separate listing). John Hannah's family had made their fortune in the West Indies and the Wood family seems to have also had business interests there too as James Wood, brother of Thomas, died in Jamaica. When John Hannah died in 1841 he left no will and Thomas Wood, as the nearest relative, inherited his uncle's estate. He moved to Hannahfield at some point in the 1850s but died soon thereafter. His widow Elizabeth Brooks continued to live there until her death in 1868. She too died intestate and the estate of Hannahfield became the property of the Crown.

Ladyfield passed through various hands during the remainder of the 19th century. A sale of contents of the house was held in 1860 and it would seem likely that the Forsyth family had owned the house up to this time. James Hotchkis, a 'distributor of Stamp and Collector of Taxes' purchased the estate around this time. From the 1880s the McTier family who were wealthy farmers owned the property and did so until at least 1901. (Mrs McTier left £18,571 at her death that year). Ladyfield was purchased by the Crichton Royal in 1932 and opened the following year. It was closed in the late 1990s and at the time of review (2013). Listed building record updated (2014). (Historic Scotland).

The previous planning application envisaged the existing converted into 5 residential units with an additional 7 flatted residential units and two standalone cottage units within the grounds.



LADYFIELD WEST - DEVELOPMENT OPTION

Ladyfield East & West

Both Ladyfield East and West are Category B-listed properties that have been subject to separate, now historic, planning applications which have never been determined and, as a consequence, both properties have fallen into significant disrepair. Indeed, much of the interior of Ladyfield West has been lost due to the rot and eventual collapse of its roof.

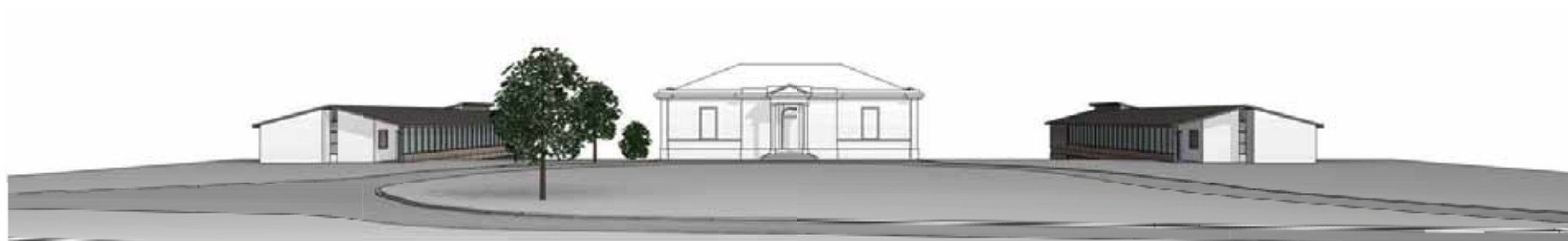
The viability of both properties, given their remote location and current condition, is a significant issue that needs to be carefully addressed. Whilst a return to residential use offers the most likely solution this needs to be considered within the Dumfries and D&G regional housing market with the eventual cost of restoration measured against the eventual property value. With that basic principle established, alternative uses have been considered for both properties that would allow sympathetic conversion and/or extension; either for complimentary use should Crichton Hall be successfully developed as a hotel or alternatively standalone developments.

Ladyfield West

Whilst extension and expansion to create a number of specialist residential and day care health related uses; including an elderly care home, dementia care centre and/or residential facilities for children/young adults with Autism, following initial consultation with Historic Environment Scotland there is a strong preference to see Ladyfield West returned to its' former use as an individual dwelling house set within its' original landscaped garden. On that basis, indicative restoration costs are outlined together with a valuation of what the completed development could be sold for in relation to the Dumfries housing market.



LADYFIELD WEST - DEVELOPMENT OPTION



LADYFIELD EAST - DEVELOPMENT OPTION

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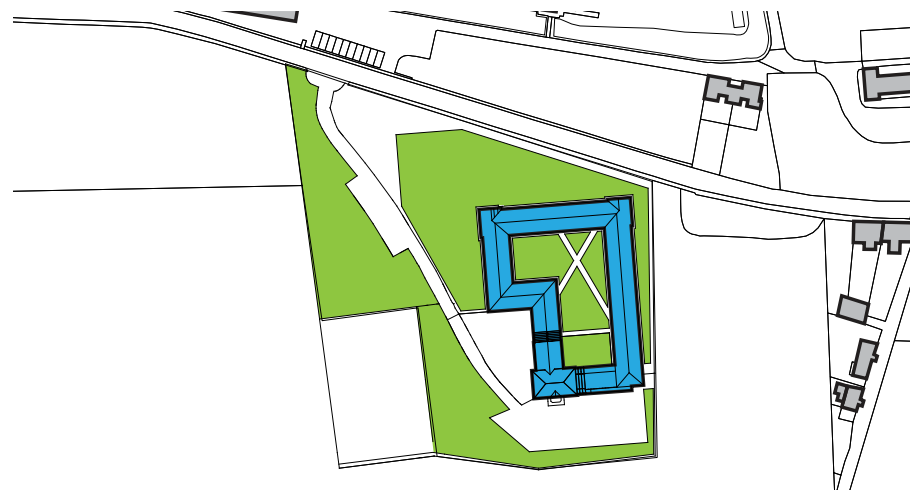
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Ladyfield East

Initial discussions with Historic Environment Scotland in respect of alternative uses and the potential alteration/ extension of Ladyfield East were much more positive; giving wider scope to accommodate any of the complimentary care facilities suggested or as overspill lodge/ residential accommodation associated with a hotel development.

An outline cost and market appraisal has been prepared by Allen & Hanel and Ryden respectively to underpin the various refurbishment and extension scenarios.



LADYFIELD EAST - DEVELOPMENT OPTION



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