

**A Building Appraisal of the
Mansfield Community Hospital,
Stockwell Gate, Mansfield,
Nottinghamshire
(centre SK 5324 6081)**

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A Building Appraisal of the Mansfield Community Hospital, Stockwell Gate, Mansfield, Nottinghamshire (centre SK 5324 6081)

Summary

University of Leicester Archaeological Services were commissioned by Mr P. Doshi of Skanska Integrated Projects to undertake an initial building appraisal of the surviving 19th century buildings of the former Victoria Hospital, now Mansfield Community Hospital, Stockwell Gate, Mansfield, Nottinghamshire (SK 5324 6081). Skanska Integrated Project Services will be submitting plans to update the Mansfield Community Hospital as part of the Public Finance Initiative (PFI) bid they are proposing for the Sherwood Forest Hospital Trust. The proposals potentially include demolition of these earlier buildings on the site.

The former Victoria Hospital originated from the Mansfield Union Workhouse infirmary that lay to the east of the surviving buildings. Three elements of the former hospital still survive at the site, two smaller buildings that would have served as nurse stations, day rooms and offices, and a larger former ward wing to the east. The buildings were erected between 1897/8 with elements possibly dating from an earlier phase of construction in 1883. The Victoria Hospital was designed by local architect Robert Frank Vallance.

The majority of the buildings are in a good state of repair, although have been modernised and added to throughout the 20th century, and few internal features survive. The original plan of the Victoria Hospital would have been based on the pavilion design with ward wings, a typical hospital design for this date. The buildings are considered to have local significance, having been associated with the former Mansfield Union Workhouse and Victoria Hospital, as well as being designed by a local architect.

1 Introduction

1.1 This document presents the results of an archaeological building appraisal of the surviving buildings of the former Victoria Hospital at Mansfield Community Hospital, Stockwell Gate, Mansfield, Nottinghamshire (centred on SK 5324 6081).

1.2 The buildings currently form part of the Mansfield Community Hospital, part of the Sherwood Forest Hospitals NHS Trust. "Mansfield Community Hospital is located on the edge of Mansfield town centre. The hospital is managed by Mansfield District Primary Care Trust, with the Sherwood Forest Hospitals providing Health Care of the Elderly services from four wards with 112 beds. These services are supported by a small X-ray unit, pharmacy and therapy services."

(http://www.northnotts.nhs.uk/sherwood_forest/)

1.3 The hospital is presently made up of a range of hospital and ancillary buildings ranging in date from the late 1900s to the present.

1.4 University of Leicester Archaeological Services have been commissioned to undertake the Building Appraisal on behalf of Skanska Integrated Project Services, as part of

an initial assessment of the site area to provide information for a Public Finance Initiative (PFI) bid to demolish older and out-dated hospital buildings and rebuild with a modern state-of-the-art building.

1.5 The hospital lies on the southern side of Stockwell Gate, Mansfield (centred on NGR SK 5126 6005; figs. 1 and 2). The Mansfield Community Hospital was formerly known as the Victoria Hospital, a 19th century addition to the infirmary to the former Mansfield Union Workhouse that stood to the east.

1.6 *Historical Background*

1.6.1 The surviving Victorian buildings at the Mansfield Community Hospital were originally constructed as an extension to the infirmary at the Mansfield Union Workhouse.

1.6.2 The workhouse was originally built in 1837 by Samuel Kempthorne using the standard 'Square' plan (RCHME 1999, 60), as set up by the Poor Law Guardians of Mansfield. The original building would have included an infirmary to care for inmates of the workhouse.

1.6.3 As changes in the Poor Law occurred during the latter part of the 19th century the Workhouse infirmaries were opened up to the surrounding community who were under the jurisdiction of the Poor Law but did not need to live in the workhouse. This increased demand on its services led to expansion of the infirmaries. It is recorded that an additional 85-bed infirmary block was added to the west of the Workhouse in 1883. These new additions are said to have included a number of other buildings as well, although specific details are not detailed.

1.6.4 On July 23rd 1897 the foundation stone was laid at the new Workhouse hospital. This hospital was renamed as the Victoria Hospital, built at a cost of over £13,000. The new building was said to double the available hospital accommodation to over 160 patients. The new Victoria Hospital was opened on 15th September 1898 by Lady Laura Ridding, wife of the Bishop of Southwell. The new facility was designated to accommodate 68 female patients (*Mansfield In The News Website*). The demand for this further increase in the size of the infirmary would have been a result of the ever-expanding local community.

1.6.5 The Workhouse buildings were demolished in the mid to late 20th century. The surviving Victorian buildings at the site are of later 19th century date, although as stated below it is uncertain whether these date from the 1883 or 1897/8 phase of building.

1.6.6 The Victoria Hospital buildings were designed by the local Mansfield architect Robert Frank Vallance (1856 – 1908). R. F. Vallance often worked in association with another Mansfield architect, Louis Alfred Westwick. They also designed St. Laurence Church in Mansfield (built between 1907-09) (*Church Plans Online Website*). Vallance and Westwick were also responsible for remodelling the Bowl in Hand public house on Leeming Street in 1899 for the Mansfield Brewery Company. Robert Frank Vallance was also Mansfield Borough Surveyor in the latter years of the 19th century (*Mansfield In The News Website*).

1.6.7 The workhouse and the associated Victoria Hospital Buildings were included in the survey of Workhouses carried out by the RCHME in the late 1990s (RCHME 1999; 60, 208). The National Monuments Record (NMR) at Swindon (English Heritage) contains various documentary references to the buildings at the site (NMR reference No. 100896; see appendix).

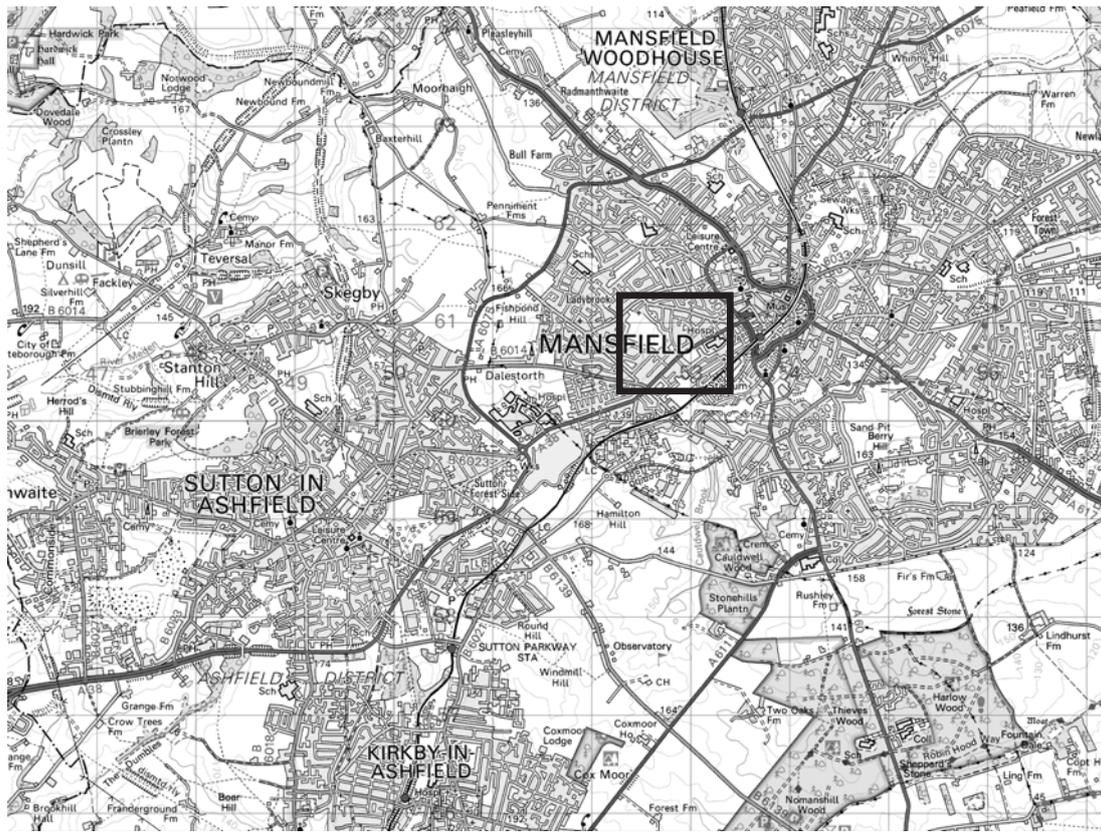


Figure 1: Site location

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2 Aims and Objectives

2.1 The aim of the building appraisal is to provide information on the extent, character, date, integrity, state of preservation and relative quality of three buildings on the eastern side of the Mansfield Community Hospital. The aim of the appraisal will be to get a better understanding of the date, state of preservation and significance of the building. The results of the appraisal will suggest, in the opinions of ULAS, the mitigation strategies that should be adopted regarding the Victorian building and the redevelopment proposals of the hospital site presently being forwarded by Skanska Integrated Project Services.

2.2 The building appraisal follows the Level 1 record as defined in the Royal Commission on the Historic Buildings of England '*Recording Historic Buildings; A Descriptive Specification (Third Edition)*' 1996 with elements of the Level 2 record also incorporated.

3 Methodology

The following sources have been consulted to assess previous land use and archaeological potential.

- 1) Building records (National Monuments Record, Swindon).

- 2) Previous maps of the area (Mansfield Library - Local Studies; Old-maps.co.uk).
- 3) Historical background material (University of Leicester Library).
- 4) Site plans (Skanska Integrated Project Services)

An initial photographic survey of the exterior of the building, supplemented by a number of internal shots was undertaken during a site visit on 14th July 2004. Photographs were taken using a colour print film rated at 400ASA, using 35mm format SLR cameras. For the purposes of this report, selected images have been scanned and included in the report.

4 Geology and Topography

4.1 The underlying geology of the area is boulder clays overlying sandstone. Deeper geological strata include coal measures.

4.2 A site visit was undertaken on 14.07.2004 which included an assessment of the topography of the hospital site. In general terms the hospital lies at the top of a north facing slope overlooking Mansfield town centre. The hospital stands on relatively level ground with steps down to the north towards the former location of the Mansfield Union Workhouse, and to the west onto Stockwell Gate. There is a slighter slope in the ground to the east. It is likely that there has been some significant landscaping of the site area to create the level platform for the surviving part of the former Victoria Hospital.

5 Building Appraisal:

5.1 Introduction

5.1.1 An inspection of the buildings and site was made on 14 July 2004; all of the buildings were in use at this time.

5.1.2 The buildings proposed for demolition under the current scheme range in date from the late 19th to the late 20th century. Most are relatively recent in date, including a number of prefabricated structures, and are of no historic or architectural significance. Three structures, all erected in the last two decades of the 19th century, are of some interest, however, and are described below.

5.2 A (on Figure 2): Former 'Nightingale' wards (Photos 1-6)

5.2.1 A long and narrow (approx. 75m x 6.8m) two storey brick built block with hipped slate roof, its long axis aligned approximately north-north-west to south-south-east (hereafter north to south for convenience). The west front is the principal elevation, with projecting gabled entrances either side of a central 11 bay section. Beyond the gabled sections the pattern of fenestration changes. Lower and narrower two storey outer ends have similar hipped and slate covered roofs. At the north end this block is rendered. The southern projecting gabled section has a round-headed doorway with hoodmould, panelled door and overlight (Photo 1). An equivalent northern doorway, (assuming there was one) is masked by a later addition. In the apex of both gables is a circular vent with, to the south, a series of blocked slit vents also. Windows are 6 over 3 pane timber sashes with painted stone sills and heads. There is a moulded brick stringcourse at first floor level and a moulded brick course

above the first floor window heads. A chamfered brick course surmounts a brick plinth. The rendered block at the north end lacks the stringcourse, possibly indicating an earlier building phase (see Photo 2 and below). The roof has terracotta finials with the remains of decorative ridge tiles between. To the rear (east) are various projecting wings housing sanitary accommodation, a lift (modified staircase), etc. (Photos 3 & 4). These have been altered and extended at various times. At either end iron fire escapes are supported on cast columns and decorative brackets.

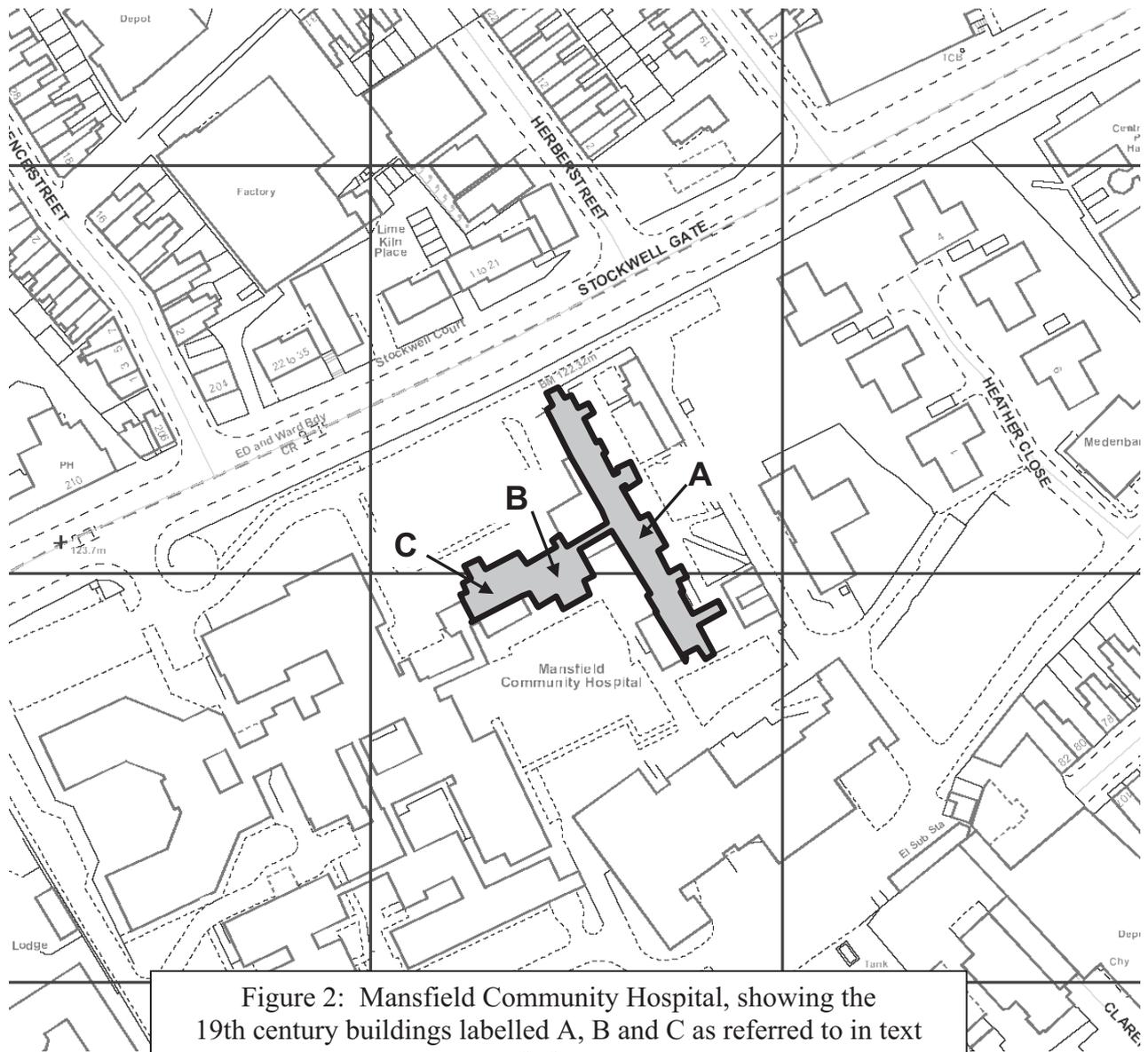


Figure 2: Mansfield Community Hospital, showing the 19th century buildings labelled A, B and C as referred to in text below

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5.2.2 Internally decoration is minimal, as would be expected. Early door architraves survive in one or two places on the ground floor and there are panelled ceilings on the first floor. Some of the former wards are subdivided to form offices, although a sense of the original layout is gained in rooms now used for the storage of equipment and records (Photo 6). Some of the wards were in use as recently as the early 1990s. Access to the first floor is via a staircase, off the round-headed entrance doorway. This is of pre-cast concrete type with integral structural iron balustrade and handrail. At some stage the lower section of the balustrade and handrail has been removed, leading to structural problems; the lower section of staircase is now propped from below (Photo 5).

5.3 *B (on Figure 2): Former nursing accommodation or admin block (Photos 7-9)*

5.3.1 This is a two storey brick building with hipped slate roof, its principal elevation facing north (Photo 7). It is similar in style to block 'A', with similar windows, plinth, stringcourse, finials and ridge. On the south elevation at the west end is a canted bay-window (Photo 8). Between this and a rear wing housing the sanitary accommodation is a modern, single storey extension. Internal access was limited as most of the rooms are presently in use as offices; however there is an early timber staircase with balusters boxed in and a plain newel (Photo 9), some skirting on the ground floor and one or two part glazed panelled doors with original surrounds.

5.3.2 Originally detached from 'A', a link corridor had been added by 1914 and there is now a late, single storey flat roofed block on the north side of this.

5.4 *C (on Figure 2) Former day room/ward? (Photos 7, 10 & 11)*

5.4.1 A tall, single storey block attached to the west side of 'B' (Photo 7). In a similar style to A & B. There is a late extension to the rear (south) (Photo 10), with the original rear wall now forming one side of an internal corridor (Photo 11). Internally there is a panelled ceiling similar to those on the first floor of 'A'.

5.5 *Chronology*

5.5.1 All three buildings were extant by 1900, evidenced by their inclusion on the Ordnance Survey map of that year, forming part of a larger complex including another long ward range to the west (no longer extant). This arrangement was the result of additions to the earlier infirmary by the Mansfield Architect R.F. Vallance in 1897/8.

5.5.2 A building occupying the same position as the northern part of block 'A' is shown on the 1884 OS map. This may relate to the original infirmary, constructed in 1883, though this is not certain at this stage. Based on the appraisal there is no clear evidence to suggest that the northern part of the ward range is earlier than the southern part, however, it is notable that the stringcourse which otherwise runs right round the building, is absent on the rendered section at the north end. It is entirely possible that the structure is two phase, with the later section copying the style of the earlier, though a more detailed study of the building and/or documentation would be required to confirm this.

6 Photographs:



1. Block A: south part of the west elevation with principal entrance and to right a later flat-roofed addition.



2. Block A: north part of the west elevation with rendered northern section to the left. Note lack of stringcourse on this section of the building.



3. Block A: south part of the east elevation. Note ?earlier stone boundary wall.



4. Block A: north part of the east elevation.



5. Block A: staircase. Note replacement timber handrail and balusters to modified lower section.



6. Block A: interior of former 'Nightingale' ward, now used for equipment storage.



7. Blocks B (left) & C (right): north elevation.



8. Block B: south elevation with canted bay window on left.



9. Block B: staircase.



10. Block C: south elevation, showing later extension.
The roof lights light the corridor shown in photo 11.



11. Block C: corridor with original external face of south wall of block C on right.

7 Cartographic Evidence

7.1 1887 Ordnance Survey Map

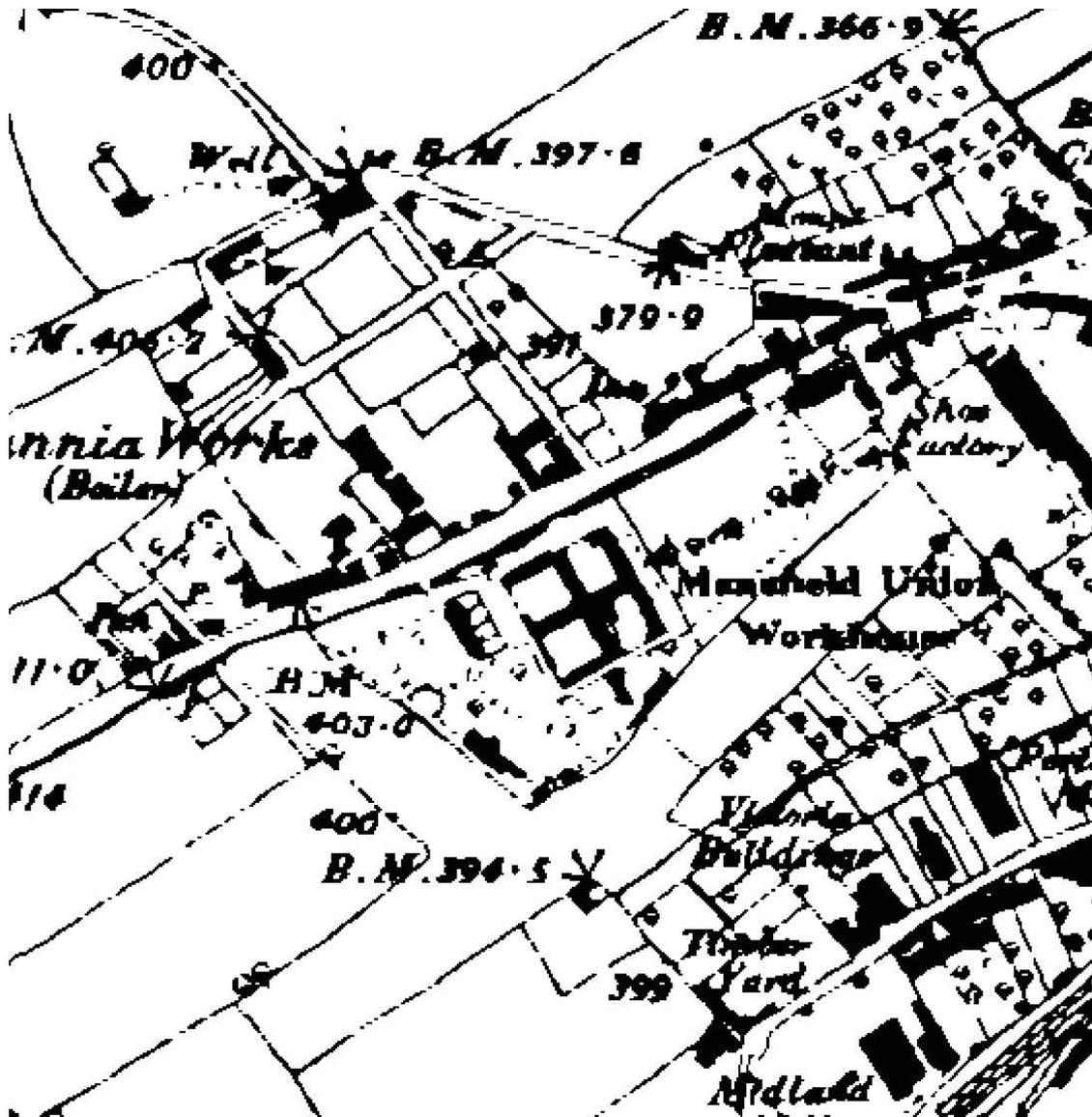


Figure 3: 1887 Ordnance Survey map 6" showing location of Mansfield Union Workhouse and Victoria Hospital

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7.1.1 The 1887 Ordnance Survey map of Mansfield is recorded as having been surveyed after the construction of the initial additional infirmary block to the Mansfield Union Workhouse in 1883. The plan of the site clearly shows the layout of the workhouse with subsidiary buildings to the south, west and south-west. The building to the west would certainly lie within the footprint of the existing block A at the site.

7.2 1900 Ordnance Survey Map

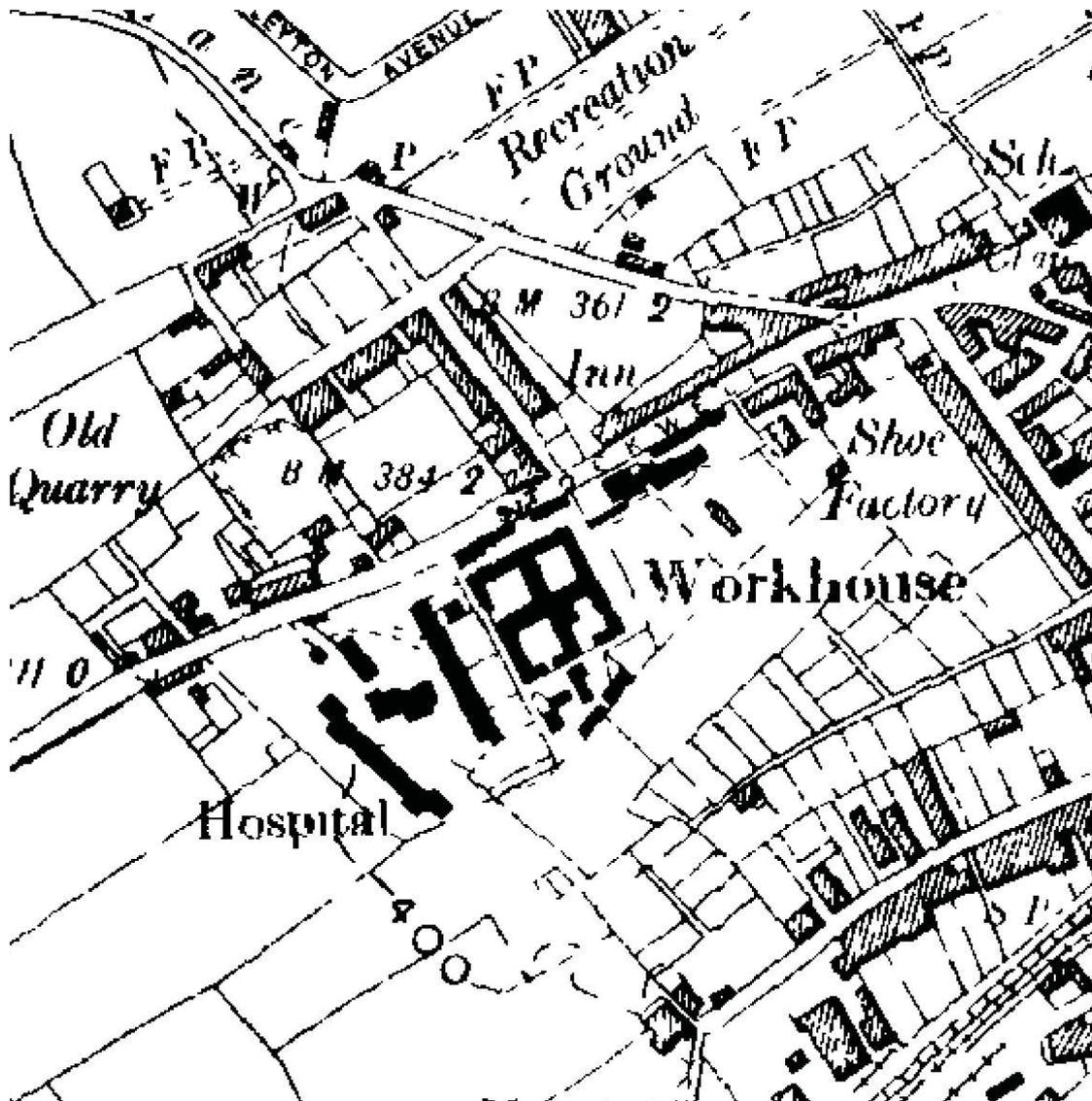


Figure 4: Detail of 1900 Ordnance Survey map 6" showing location of Mansfield Union Workhouse and Victoria Hospital

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7.2.1 The 1900 Ordnance Survey map was surveyed after the construction of the Victoria Hospital Building in 1897/8. The layout of the workhouse to the east of the hospital is still clearly visible, with additional buildings having been constructed to the south. The layout of the Victoria Hospital includes the existing blocks A, B and C (only B and C are attached, with A being an unconnected wing to the east. The former south-western wing of the hospital is also shown, and is similarly unconnected to the other buildings.

7.3 1914 Ordnance Survey Map



Figure 5: Detail of 1914 Ordnance Survey map 25" showing location of Mansfield Union Workhouse and Victoria Hospital

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7.3.1 The 1914 Ordnance Survey map shows the site area in more detail. The Workhouse itself is portrayed in more detail, and includes the labelling of the location of the chapel in the central part of the western side. The Victoria Hospital buildings are indicated with connecting passages linking the structures. Possible additions to the main buildings are also indicated on the southern ends of both the south-western and eastern wings of the hospital.

7.4 1938 Ordnance Survey Map



Figure 6: Detail of 1938 Ordnance Survey map 6" showing location of Mansfield Union Workhouse and Victoria Hospital

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7.4.1 The 1938 Ordnance Survey map shows little difference in the general layout of the hospital buildings or the workhouse.

7.5 Modern Layout of the Mansfield Community Hospital

7.5.1 All traces of the workhouse, save for the probable western boundary wall have been demolished. The south-western wing of the former Victoria Hospital was demolished in the 1980s and replaced by modern hospital buildings. The three surviving parts of the former Victoria Hospital have been added to and altered over the years, but in general their original form is still visible.

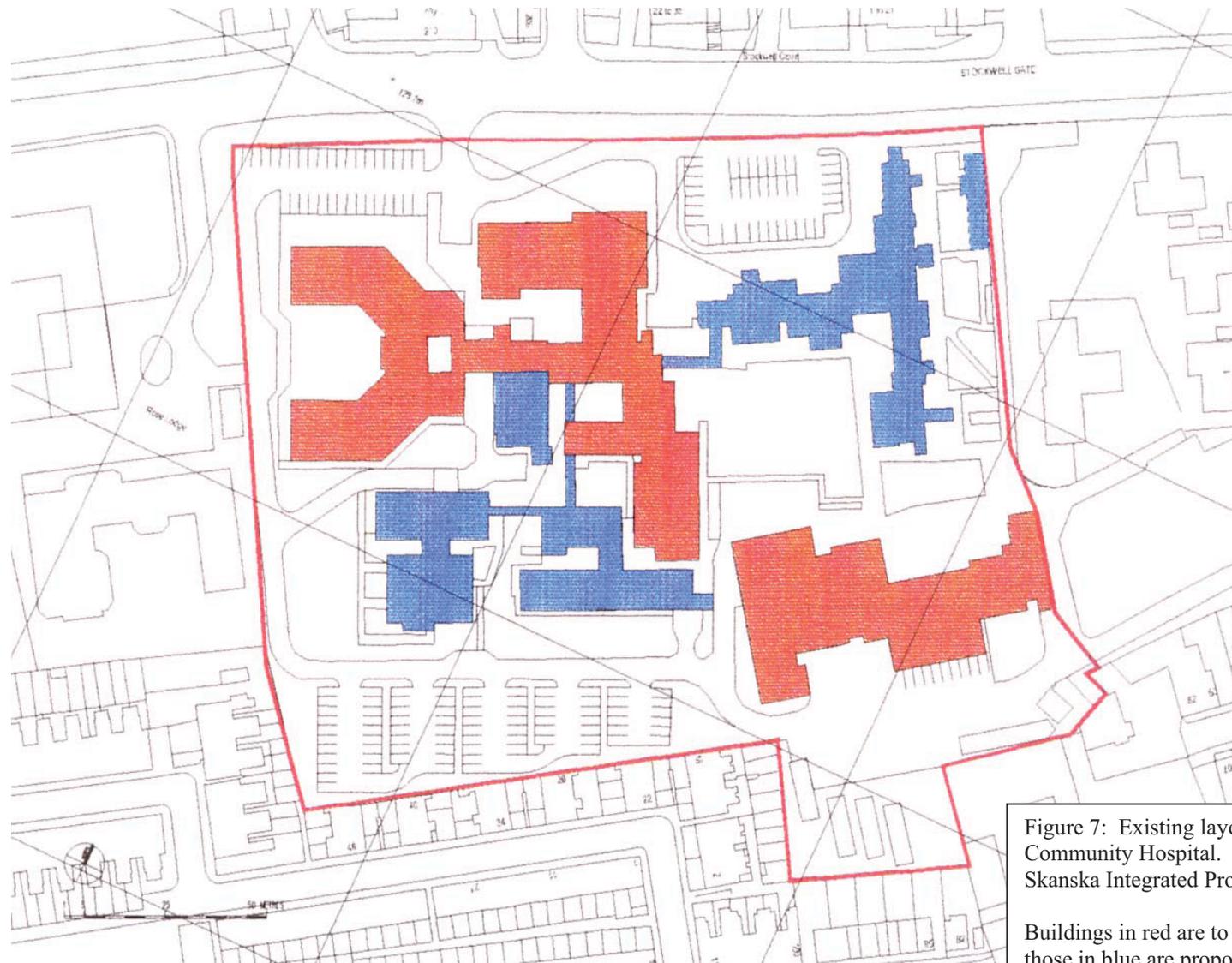


Figure 7: Existing layout of Mansfield Community Hospital. (Plan supplied by Skanska Integrated Project Services)

Buildings in red are to be retained and those in blue are proposed to be demolished.

8 Conclusion

8.1 Readily available documentary and cartographic evidence is sufficient to indicate that three of the buildings proposed for demolition were constructed in the last two decades of the 19th century and are of some historic/architectural significance; the remaining buildings are all much later in date and of no consequence.

8.2 Blocks 'B' and 'C' were added as part of the additions made by R.F Vallance in 1897/8. Block 'A' was part of the same scheme, but may have incorporated an earlier structure, possibly built in 1883, though further analysis would be required to confirm this.

8.3 All three buildings survive in a reasonable state of repair although there are evidently structural issues relating to the northernmost section of block 'A'; various later accretions mask parts of all three structures. Interiors have been altered and updated over the years and few early interior fittings are likely to survive.

8.4 In general the surviving elements of the 19th century hospital are a typical example of a hospital of the period. The hospital would have originally been laid out with offices, nurse blocks, day rooms and perhaps maternity wards in the central part of the site (surviving buildings B and C) with ward wings to the east (surviving building A) and south-west. The hospital is based on the typical late 19th century pavilion plan design. 'The pavilion plan is characterised by a greater degree of separation and segregation (*of patients*) than earlier designs, featuring wards (commonly called Nightingale Wards) in long, rectangular pavilions, cross ventilated by opposing windows' (RCHME 1998, 5). The design of these hospitals was greatly influenced by Florence Nightingale, with her experience of the Crimean War leading to her reorganisation and reform of hospitals, which resulted in 'significantly improving patients' chances of successful treatment and recovery by creating an environment which was both sanitary for the patient and convenient for the nurse' (RCHME 1998). The wards wings would have been separated by wash rooms, water closets and nurse stations, and would have divided the wards between different sexes and ages, with subsidiary wards for infectious diseases ('itch' wards) and venereal diseases.

8.5 The existing building A has a typical Nightingale Ward layout. The main central part of this block is characterised by numerous windows, and would have formed the bulk of the wards in this building. Beyond the gabled entrance ways to the north and south of the building are ward units that are separated from the remainder of the building, being accessed via a door. Both ends also have less windows than the central area. It is very likely that these parts of the buildings would have been specifically segregated for infectious disease (itch wards), venereal diseases etc.

8.6 None of the buildings are listed, nor is the site located within a Conservation Area.

8.7 The significance attached to the buildings will relate to their association with the Mansfield Union Workhouse, formerly located to the east of block A, but now completely demolished, save perhaps for the stone built boundary wall seen in photographs 3 & 4, which will be retained as part of the proposed development scheme.

8.8 Some significance may also be attached to the fact that the architect was a local man, Robert Frank Vallance.

8.9 This building appraisal should be submitted to the Mansfield District Council Conservation Officer, Mark Wilkinson, for his comment. Initial discussion with the Conservation Officer has confirmed that the building is not Listed and nor does it lie within a Conservation Area. He expects that the building is likely to have significance to the heritage of Mansfield, but cannot comment further until he has seen the appraisal.

8.10 The building appraisal should also be submitted for inclusion in the National Monuments Record (NMR) to be included in the building file NMR No. 100896. An initial discussion was made with the English Heritage East Midlands Regional Office Buildings Specialist who has stated that they cannot make any specific comments on the building at this stage without having seen the appraisal. As the building is not Listed it is unlikely that they would be automatically consulted regarding any planning application.

9 Acknowledgements

9.1 Thanks are due to Marios Demetriou and Paloo Doshi of Skanska Integrated Projects for their assistance during the site appraisal and their help and cooperation throughout the project. Thanks are also due to Lorraine Overton of the Mansfield District Primary Care Trust for allowing access and guiding us around the hospital building, Mark Wilkinson (Mansfield Conservation Officer), Anne Bond (English Heritage East Midlands Regional Office), and Emma Whinton/Neil Stevenson (National Monuments Record).

Neil Finn and James Meek
University Of Leicester Archaeological Services
July 2004

References

- RCHME 1998 *English Hospitals 1660-1948, A Survey of Their Architecture and Design*, ed. Harriet Richardson, Royal Commission on the Historical Monuments of England, BPC Wheatons: Exeter
- RCHME, 1999 *The Workhouse; A Study of Poor Law Building In England*, by Kathryn Morris, Royal Commission on the Historical Monuments of England, BAS printers: Over Wallop, Hampshire,

Mansfield in the News Website -
<http://web.ukonline.co.uk/lost-mansfield/mnews/index.htm>

Church Plans Online Website -
http://www.churchplansonline.org/introduction_p1.htm

Contacts

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| Mark Wilkinson Conservation Officer Mansfield District Council Civic Centre, Chesterfield Road South, Mansfield, Notts. NG19 7BH Tel: 01623 463700 | Louise Brennan/Anne Bond English Heritage East Midlands Region 44 Dergate Northampton NN1 1UH Tel: 01604 735400 |
| Emma Whinton/Neil Stevenson National Monuments Record Great Western Village Kemble Drive Swindon SN2 2GZ | |

Appendix

Documentary References including material from the National Monuments Record, Swindon.

Kelly's Directory of Nottinghamshire 1941

The County Institution, Stockwell gate, a building of stone, built in 1837, to hold 297 inmates, with infirmary erected in 1882 to hold 90 patients. A hospital was added in 1898 to hold 70 patients, and a tuberculosis ward and isolation hospital in 1903.

Extracts from **The Builder**

The Builder, Vol 72, 210

Feb 27 1897. Contract for Mansfield (Notts) Union. R.F. Vallance, Architect, Mansfield, tenders Mar 17.

The Builder, Vol 72, 389

April 24, 1897. Tenders for erection of an infirmary, etc., at the Workhouse for the Union Guardians. Mr. R. F. Vallance, Architect, Mansfield, Notts.
Range £10,798 to £9,314.14s

The Builder, Vol 68, 385

May 18, 1895, Tenders for additions to workhouse for the Union Guardians, Mr. R. Frank Vallance, architect, Mansfield. Range £2,677 to £2,336

Extract from **The Builder** – Sept 24, 1898

Workhouse Hospital, Mansfield – On the 15th inst. a hospital erected in connexion with the Workhouse at Mansfield was opened. It is a two-story building to accommodate sixty-eight female patients. There is already an older block of infirmary buildings, erected in 1883, which accommodates about 100 patients, but the new premises have been built to meet increased requirements owing to the growth of the population in the Poor Law district. An adjoining block contains maternity wards and accommodation for the medical and nursing staffs. The new building will be known as the Victoria Hospital. The estimated cost of the whole is 12,000l. The contractors were Messrs. Blake and Beeley, of Mansfield, and Mr. D. Ireson was clerk of the works. The architect was Mr. R. F. Vallance, of Mansfield.

Extract from **The Builder**, October 16th, 1909

The Building Committee of the Mansfield Board of Guardians have instructed Mr. L. A. Westwick, architect, to prepare plans for a building to accommodate thirty children at the Dallas Street end of the workhouse grounds. The cost of the scheme is estimated at 1,150l.

Extract from **The Builder**, September 8th, 1911

Mansfield (Notts) - Additions to workhouse; Messrs Vallance and Westwick, architects, Mansfield; Messrs. Moore and Son, builders, Mansfield.

Unreferenced entries

1876 Guardians authorized to spend £1000 erection detached infections wards and alterations at workhouse LGB 6 (1877 XXXVII) 282

1877 Plans for itch wards, for 4 male and 4 female, and venereal wards for 4 male and 4 females approved. Estimate £1000. LGB 7 (1878 XXXVII.I) 433

1883 May spend £12000 erection infirmary and other work, workhouse LGB 13 (1884 XXXVII) 272

1885 May spend £1106 erection of infirmary. LGB 15 (1886 XXX(V?)I) 182.

1886 May spend £1 extra on infirmary. LGB 16 (1887 XXXVI) 310.

1896 May spend £10,150 additional building at infirmary. LGB 26 (1897 XXXVI) 406

1902 May spend £1433 alterations at infirmary LGB 32 (1903 XXIV) 412