

Former Union Workhouse
Hexham, Northumberland

Historic Building Recording

Planning Ref: 19/01380/FUL



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Planning Ref: 19/01380/FUL

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TABLE OF CONTENTS

Acknowledgements	1
Executive Summary	2
1. Introduction	5
1.1 Project Background	5
1.2 Site Location and Description	5
1.3 Previous Work	5
2. Methodology and Sources	7
2.1 Drawn Record	7
2.2 Written Description	7
2.3 Photographic Recording	7
3. Results of the Historic Building Recording	8
3.1 Building A	8
3.2 Building A - External Elevations	8
3.3 Building A – Internal Rooms	19
3.4 Building B	55
3.5 Building B – External Elevations	55
3.6 Building B – Internal Rooms	72
3.7 Building C	113
3.8 Building C – External Elevations	113
3.9 Building C – Internal Rooms	125
4. Discussion and Recommendations	156
4.1 Discussion	156
4.2 Phase 1: 1839	156
4.3 Phase 2: 1840s	157
4.4 Phase 3: c.1860	157
4.5 Phase 4: 1876–1880	158
4.6 Phase 5: 1883	158
4.7 Phase 6: Early 20 th Century	159
4.8 Phase 7: Later 20 th Century	159
4.9 Current Status and Recommendations	159
5. Bibliography	161
Appendix 1 – Drawings	162
Appendix 2 – Photograph Register	169
Appendix 3 – Heritage Statement	185



LIST OF FIGURES

Figure 1 Site location	6
Figure 2 Eastern end of the south elevation of Building A, facing north-west. Scale 1x2 m	9
Figure 3 Detail of eastern end of south elevation of Building A, facing north. Scale 1x2 m	9
Figure 4 Detail of eastern end of south elevation of Building A, facing north. Scale 1x2 m	10
Figure 5 Detail of the eastern elevation of the southward projection of the 1883 extension on the south elevation of Building A, facing north-west. Scale 1x2 m	10
Figure 6 South elevation of the gabled projection on the 1883 extension of Building A, facing north. Scale 1x2 m	10
Figure 7 Detail of the western elevation of the southward projection of the 1883 extension on the south elevation of Building A, facing north-east. Scale 1x2 m	11
Figure 8 Western end of south elevation of Building A, facing north. Scale 1x2 m	12
Figure 9 Western elevation of Building A, facing north-east. Scale 1x2 m	13
Figure 10 Western elevation of Building A, facing south-east. Scale 1x2 m	13
Figure 11 Eastern end of the north elevation of Building A, facing south-west. Scale 1x2 m	14
Figure 12 Eastern end of north elevation of Building A, facing south-east. Scale 1x2 m	15
Figure 13 Eastern end of the north elevation of Building A, facing south-west. Scale 1x2 m	15
Figure 14 Eastern end of the north elevation of Building A, facing south. Scale 1x2 m	16
Figure 15 Eastern elevation of the north/south aligned corridor linking Building A to Building B, facing west. Scale 1x2 m	17
Figure 16 Western elevation of the north/south aligned corridor linking Building A to Building B, facing east. Scale 1x2 m	18
Figure 17 North elevation of the western end of Building A, facing south-west. Scale 1x2 m	18
Figure 18 Detail of two-storey projection on the north elevation of the western end of Building A, facing south-east. Scale 1x2 m	19
Figure 19 East elevation of Building A, facing west. Scale 1x2 m	20
Figure 21 East wall of Room G6, showing inserted opening to Room G20, facing north-east. Scale 1x2 m	20
Figure 20 South wall of Room G5, facing south. Scale 1x2 m	20
Figure 22 Room G8, looking north-west. Scale 1x2 m	21
Figure 23 North wall of Room G10, facing north-east. Scale 1x2 m	21
Figure 24 East wall of Room G10, facing east. Scale 1x2 m	22
Figure 25 Stairwell Room G12/F38, looking north. Scale 1x2 m	23
Figure 26 East wall of Room G13, facing east. Scale 1x2 m	23
Figure 27 West wall of Room G13, facing west. Scale 1x2 m	24
Figure 28 West wall of Room G14, looking north-west. Scale 1x2 m	24
Figure 29 Room G16, facing north. Note blocked lunette window at right and supporting arch. Scale 1x2 m	25
Figure 30 East wall of Room G19, facing east. Scale 1x2 m	25
Figure 31 South wall of Room G20, facing south. Note angled corner to room at right. Scale 1x2 m	26
Figure 32 West wall of Room G20, facing north-west. Note angled corner to room at left. Scale 1x2 m	27
Figure 34 Room G21, looking south-east with current door in splayed doorway. Scale 1x2 m	27
Figure 33 Room G21, looking south. Note inserted window and splayed doorway to left. Scale 1x2 m	27
Figure 35 Room G22, facing west. Scale 1x2 m	27
Figure 36 Room G23, facing north. Scale 1x2 m	28
Figure 37 Room G24, facing south. Scale 1x2 m	28
Figure 38 Room G26, facing south. Scale 1x2 m	29
Figure 39 Room G27, facing east. Scale 1x2 m	29
Figure 41 Room G29, facing south. Scale 1x2 m	30
Figure 40 Room G28, facing west. Scale 1x2 m	30
Figure 42 East wall of Room G30, facing south-east. Note the angled stud walling to create deep cupboard space in each of the two rooms. Scale 1x2 m	31
Figure 43 Room G31, facing south. Scale 1x2 m	31
Figure 44 South wall of Room G32, looking south-west. Scale 1x2 m	32
Figure 45 North wall of Room G33, facing north-east. Scale 1x2 m	32
Figure 46 West wall of Room G33, facing west. Scale 1x2 m	33
Figure 47 South wall of Room G33, facing south. Scale 1x2 m	33
Figure 48 Room G34, facing west. Scale 1x2 m	34
Figure 49 Room G35, facing north. Scale 1x2 m	34
Figure 50 Room G37, facing south. Scale 1x2 m	34
Figure 51 North wall of Room G38, facing north-east. Scale 1x2 m	35



Figure 52 South wall of Room C38, facing south. Scale 1x2 m	35
Figure 53 West wall of Room C38, facing west. Scale 1x2 m	36
Figure 54 Room C39, facing south. Scale 1x2 m	36
Figure 55 North wall of Room C40, facing north-east. Scale 1x2 m	37
Figure 56 East wall of Room C40, facing east. Scale 1x2 m	37
Figure 57 South wall of Room C40, facing southeast. Scale 1x2 m	38
Figure 58 West wall of Room C40, facing west. Scale 1x2 m	38
Figure 59 North wall of Room C41, facing north. Scale 1x2 m	39
Figure 60 South wall of Room C41, facing south. Scale 1x2 m	39
Figure 61 North wall of Room F37, facing north. Scale 1x2 m	40
Figure 62 South wall of Room F37, facing south. Scale 1x2 m	40
Figure 63 West wall of Room F37, facing south. Scale 1x2 m	41
Figure 64 East gable wall of Room F37, facing east	41
Figure 65 East wall of Room F1, looking north-east. Scale 1x2 m	42
Figure 66 West wall of Room F1, looking south-west. Scale 1x2 m	42
Figure 67 South wall of Room F4, facing south. Scale 1x2 m	43
Figure 68 View of staircase with original balustrade, facing south-west. No scale	44
Figure 69 North wall of Room F12, facing north-west. No scale	45
Figure 70 East wall of Room F13, facing south-east. Scale 1x2 m	45
Figure 71 South wall of Room F16, facing south-east. Note angled wall for probable blocked corner fireplace to right. Scale 1x2 m	46
Figure 72 West wall of Room F16, facing west. Note angled wall for probable blocked corner fireplace. Scale 1x2 m	46
Figure 73 Room F18, facing east. Scale 1x2 m	47
Figure 74 South wall of Room F22, facing south. Scale 1x2 m	48
Figure 75 West wall of Room F24, facing north-west. Scale 1x2 m	49
Figure 76 East wall of Room F25, facing south-east. Note blocked doorway at right. Scale 1x2 m	49
Figure 77 South wall of Room F25, facing south. Scale 1x2 m	50
Figure 78 West wall of Room F26, facing west. Scale 1x2 m	50
Figure 79 East wall of Room F26, facing east. Note blocked doorway to right. Scale 1x2 m	51
Figure 80 Room F27, looking east. Note inserted wall overlaying earlier window opening. Scale 1x2 m	51
Figure 81 Room F32, looking south. Scale 1x2 m	51
Figure 82 Room F33, looking south-west. Note the window and the cupboard which now masks the former blocked doorway to Room F32. Scale 1x2 m	52
Figure 83 East wall of Room F35, facing east. Note blocked doorway to right. Scale 1x2 m	53
Figure 84 South wall of Room F36, facing south-west. Scale 1x2 m	54
Figure 85 East wall of Room F36, facing east. Scale 1x2 m	54
Figure 86 Eastern end of the south elevation of Building B, facing north-east. Scale 1x2 m	55
Figure 87 Eastern end of the south elevation of Building B, facing north-west. Scale 1x2 m	56
Figure 88 Detail of eastern end of south elevation of Building B, facing north. Scale 1x2 m	56
Figure 89 The western elevation of the southern section of the north/south aligned wing at the east end of Building B, facing east. Scale 1x2 m	57
Figure 90 South elevation of the north/south aligned range at the east end of Building B, facing north. Scale 1x2 m	58
Figure 91 Detail of ranges with clerestory glazing in the 1883 portion of the south elevation of Building B, facing north-west. Scale 1x2 m	59
Figure 92 Detail of ranges with clerestory glazing in the 1883 portion of the south elevation of Building B, facing north-east. Scale 1x2 m	59
Figure 93 Detail of ranges with clerestory glazing in the 1883 portion of the south elevation of Building B, facing north-west. Scale 1x2 m	60
Figure 94 South elevation of the dining hall in Building B, facing north. Scale 1x2 m	60
Figure 95 South elevation of the Master's House in Building B, facing north-east. Scale 1x2 m	61
Figure 96 South elevation of the Master's House in Building B, facing north-west. Scale 1x2 m	61
Figure 97 West elevation of the Master's House in Building B, facing east. Scale 1x2 m	62
Figure 98 Detail of the entrance in the west elevation of the Master's House in Building B, facing east. Scale 1x2 m	62
Figure 99 Detail of the shield and ribbon decoration above the entrance in the west elevation of the Master's House in Building B, facing east. No scale	63
Figure 100 Detail of the moulded shield and ball finials on the gabled bays of the west elevation of the Master's House in Building B, facing east. No scale	63



Figure 101 Eastern end of the north elevation of Building B, facing south-east. Scale 1x2 m	64
Figure 102 Eastern end of the north elevation of Building B, facing south-west. Scale 1x2 m	65
Figure 103 Detail of eastern end of north elevation of Building B, facing south-west. Scale 1x2 m	65
Figure 104 Detail of the west elevation of the north/south aligned wing at the east end of Building B, facing west. Scale 1x2 m	66
Figure 105 Detail of the north elevation of the north/south aligned wing at the east end of Building B, facing west. Scale 1x2 m	67
Figure 106 Detail of ranges with clerestory glazing in the 1883 portion of the north elevation of Building B, facing south-east	67
Figure 107 Detail of east elevation of the corridor linking Building B to Building C, facing west. Scale 1x2 m	68
Figure 108 Detail of west elevation of the corridor linking Building B to Building C, facing east. Scale 1x2 m	69
Figure 109 North elevation of the dining hall in Building B, facing south-east. Scale 1x2 m	69
Figure 110 North elevation of the Master's House in Building B, facing south. Scale 1x2 m	70
Figure 111 East elevation of Building B, facing north. Scale 1x2 m	71
Figure 112 East elevation of Building B, facing south. Scale 1x2 m	71
Figure 113 South wall of Room G1, facing south-east. No scale	72
Figure 114 North wall of Room G1, facing north. No scale	73
Figure 115 West wall of Room G1, facing west. No scale	73
Figure 116 Room G2, looking south. Scale 1x2 m	74
Figure 117 Room G2, looking north-east. Note scar of former staircase on east wall. Scale 1x2 m	74
Figure 118 Room G3, facing east. Scale 1x2 m	75
Figure 119 Room G3, facing west. Scale 1x2 m	75
Figure 120 Room G5, facing south. No scale	76
Figure 121 Room G7, looking south. No scale	77
Figure 122 Room G8, looking south. No scale	77
Figure 123 North wall of Room G9, facing north. Scale 1x2 m	78
Figure 124 South wall of Room G9, facing south. Scale 1x2 m	78
Figure 125 West wall of Room G9, facing west. Scale 1x2 m	79
Figure 126 Room G10, looking south-west. No scale	80
Figure 127 Inserted mezzanine floor at the west end of Room G11, facing south-west. No scale	80
Figure 128 Detail of southern window in Room G11, facing south. No scale	81
Figure 129 Detail of surviving timber doorcase and window at south side of Room G11, facing south. No scale	81
Figure 130 General view of arrangement of murals on east wall of Room G11, facing east. No scale	82
Figure 131 Detail of stag mural. No scale	82
Figure 132 Detail of ship mural. No scale	83
Figure 133 Detail of triptych mural. No scale	83
Figure 134 Corridor G12, facing east. Scale 1x2 m	84
Figure 135 Room G14, facing south. Scale 1x2 m	84
Figure 136 Room G17, facing west. Scale 1x2 m	85
Figure 137 The blocked arch in the north wall of Room G15a, facing north-west. No scale	85
Figure 138 Room G16, looking south-east. No scale	86
Figure 139 Room G15, facing north-west and showing doorway and clerestory windows. Scale 1x2 m	86
Figure 140 West wall of Room G18, looking west. Note chimney projection to right. Scale 1x2 m	87
Figure 141 Detail of clerestory windows in north wall of Room G19, facing north. No scale	87
Figure 142 South wall of Room G20, facing south. Scale 1x2 m	88
Figure 143 Room G21, looking west. Scale 1x2 m	88
Figure 144 Room G22, facing west. Scale 1x2 m	88
Figure 145 Room G23, facing south-east. Scale 1x2 m	89
Figure 146 Room G23, facing south-west. Scale 1x2 m	89
Figure 147 Room G24, facing east. Scale 1x2 m	90
Figure 148 Room G24, facing west. Scale 1x2 m	90
Figure 149 Room G25, facing east. Scale 1x2 m	91
Figure 150 Room G26, facing north. Scale 1x2 m	91
Figure 151 Room G26, facing south-west. Note break in modern plasterboard to examine blocked fireplace. Scale 1x2 m	91
Figure 152 Room G27, facing north-east. Scale 1x2 m	92
Figure 153 East wall of Room G29, facing east. Scale 1x2 m	93
Figure 154 North wall of Room G30, facing north. Scale 1x2 m	93
Figure 155 South wall of Room G30, facing south. Scale 1x2 m	94
Figure 156 Room G36, looking east. Scale 1x2 m	95



Figure 157 Room G36, looking north-east. Note blocked fireplace in the centre of the wall. Scale 1x2 m	95
Figure 158 Room G37, facing east. Note blocked door to right and two phases of construction in north wall to left. Scale 1x2 m	96
Figure 160 Room G38 facing west. Note the edge of projecting earlier chimney breast visible in the back left corner. Scale 1x2 m	96
Figure 159 View of inserted stair with blocked door in north wall behind, facing north-east. No scale	96
Figure 161 West wall of Room G39, showing inserted staircase mirrored in Room G41 to the south. Scale 1x2 m	97
Figure 162 West wall of Room G40, looking north-west. Note blocked chimney breast to right. Scale 1x2 m	97
Figure 163 Room G41, looking east and showing inserted door and window. Scale 1x2 m	98
Figure 164 East wall of Room G45. Note inserted timber lintel above door. Scale 1x2 m	99
Figure 165 Room G46, facing north. Scale 1x2 m	100
Figure 166 View of Room G49, looking south. No scale	100
Figure 167 Room F10, facing west. Note blocked fireplace. Scale 1x2 m	101
Figure 168 Room F10, facing east. Scale 1x2 m	102
Figure 169 South wall of Room F11, facing south-west. Scale 1x2 m	102
Figure 170 West wall of Room F12, facing south-west and showing fireplace. Scale 1x2 m	103
Figure 171 North wall of Room F12 showing window matching that in the south wall of this room and in Room F13. Scale 1x2 m	103
Figure 172 East wall of Room F16, facing north-east. Scale 1x2 m	104
Figure 173 South wall of Room F16, facing south. Scale 1x2 m	105
Figure 174 East wall of Room F17, facing east. Scale 1x2 m	105
Figure 175 Room F19, looking north. Note brickwork construction. Scale 1x2 m	106
Figure 176 South wall of Room F19, facing south. Scale 1x2 m	106
Figure 177 East wall of Room F20, facing east. Scale 1x2 m	107
Figure 178 South wall of Room F20, facing south-east. Scale 1x2 m	108
Figure 179 Looking south along the length of Room F22. Scale 1x2 m	108
Figure 180 Room F24, facing south-east. Scale 1x2 m	109
Figure 181 North wall of Room F25. Note blocked fireplace to left. Scale 1x2 m	109
Figure 182 East wall of Room F25. Scale 1x2 m	110
Figure 183 Room F37, facing east. Scale 1x2 m	111
Figure 184 North and east walls of Room S1. Scale 1x2 m	112
Figure 185 Eastern end of the south elevation of Building C, facing north. Scale 1x2 m	113
Figure 186 Eastern end of the south elevation of Building C, facing north-west. Scale 1x2 m	114
Figure 187 Eastern end of the south elevation of Building C, facing north-east. Scale 1x2 m	115
Figure 188 Eastern end of the south elevation of Building C, facing north-west. Scale 1x2 m	115
Figure 189 Eastern end of the south elevation of Building C, facing north-east. Scale 1x2 m	116
Figure 190 Detail of the gabled bay marking the junction between the older phases of the workhouse and the 1883 extension on Building C, facing north-east. Scale 1x2 m	117
Figure 191 Western end of south elevation of Building C, facing north-east. Scale 1x2 m	118
Figure 192 Western end of south elevation of Building C, facing north. Scale 1x2 m	118
Figure 193 Western elevation of Building C, facing east. Scale 1x2 m	119
Figure 194 Western elevation of Building C, facing south-east. Scale 1x2 m	119
Figure 195 Eastern end of the north elevation of Building C, facing south-east. Scale 1x2 m	120
Figure 196 Eastern end of the north elevation of Building C, facing south. Scale 1x2 m	120
Figure 197 Eastern end of the north elevation of Building C, facing west. Scale 1x2 m	121
Figure 198 Eastern end of the north elevation of Building C, facing south-east. Scale 1x2 m	121
Figure 199 Eastern end of the north elevation of Building C, facing west. Scale 1x2 m	122
Figure 201 Eastern elevation of the northward projecting bay of the 1883 extension to north elevation of Building C, facing south-west. Scale 1x2 m	122
Figure 200 Eastern end of the north elevation of Building C, facing south-east. Scale 1x2 m	122
Figure 202 Detail of 1883 addition to the north elevation of Building C, facing south-east. Scale 1x2 m	123
Figure 203 Detail of the north elevation of the projecting bay of the 1883 extension to the north elevation of Building C, facing south-west. Scale 1x2 m	123
Figure 204 Detail of the west elevation of the extension to the north-west corner of the projecting bay of the 1883 extension to the north elevation of Building C, facing east. Scale 1x2 m	123
Figure 205 Western end of the north elevation of Building C, facing south-east. Scale 1x2 m	124
Figure 206 Western end of the north elevation of Building C, facing south. Scale 1x2 m	124
Figure 207 Detail of the north elevation of the projecting bay of the 1883 extension to the north elevation of Building C, facing south-west. Scale 1x2 m	125

Figure 208 North wall of Room LG1, facing north-west. Scale 1x2 m	125
Figure 209 East wall of Room LG1, facing east. Scale 1x2 m	126
Figure 210 South wall of Room LG1, facing south-east. Scale 1x2 m	126
Figure 211 Room LG1, facing west. Scale 1x2 m	127
Figure 212 Room G1, looking north-west. Note inserted external doorway to left. Scale 1x2 m	128
Figure 213 North wall of Room G2, facing north-west. Note former window lintel above inserted opening. Scale 1x2	128
Figure 214 South wall of Room G2, facing south. Scale 1x2 m	129
Figure 215 North wall of Room G3 showing location of original fireplace between the windows. Scale 1x2 m	129
Figure 216 South wall of Room G4, facing south-west. Scale 1x2 m	130
Figure 217 East wall of Room G4, facing east. Scale 1x2 m	130
Figure 218 South wall of Room G11, facing south. Scale 1x2 m	131
Figure 219 Facing north-west in Room G11, showing original window and angled wall concealing blocked fireplace. Scale 1 x 2 m	132
Figure 220 Looking south-east up the stairwell in Room G12. Scale 1 x 1 m	132
Figure 221 Looking south-west up the stairwell in Room G12. Scale 1 x 1 m	132
Figure 222 Looking east towards Rooms G6 and G7 and across the access to stairwell Room G12. Scale 1x2 m	133
Figure 223 Facing south into Room G13. Scale 1x2 m	133
Figure 224 Facing north into Room G14. Scale 1x2 m	134
Figure 226 West wall of Room G16, facing south-west. Scale 1x2 m	134
Figure 225 Facing north-east into Room G15. Scale 1x2 m	134
Figure 227 North wall of Room G17, facing north-east. Scale 1x2 m	135
Figure 228 West wall of Room G18, facing west. Scale 1x2 m	135
Figure 229 West wall of Room G20, facing west. Scale 1x2 m	136
Figure 230 Facing south-west in Room G22. Scale 1 x 2 m	137
Figure 231 Facing north-east in Room G23. Scale 1 x 2 m	137
Figure 232 East wall of Room G23. Note window with angled sill to left. Scale 1x2 m	138
Figure 233 South wall of Room G23 showing window (left) and window in former blocked door (right). Scale 1 x 2 m	138
Figure 234 East wall of Room G24, facing east. Scale 1x2 m	139
Figure 235 West wall of Room G24, facing west. Scale 1x2 m	139
Figure 236 North wall of Room G24, facing north-east. Scale 1x2 m	140
Figure 237 West wall of Room G27, facing north-west. Scale 1x2 m	140
Figure 238 South wall of Room G30, facing south. Scale 1x2 m	141
Figure 239 West wall of Room G30, looking south-west. Note blocked door to right. Scale 1x2 m	142
Figure 241 North wall of Room F3, facing north-west. Scale 1x2 m	143
Figure 240 Paired windows in the north wall of Room F1, facing north-west. No scale	143
Figure 242 South wall of Room F5, facing north-west. Scale 1x2 m	144
Figure 243 South wall of Room F7, facing south-east. Note inset hearth in floor and inserted window. Scale 1x2 m	144
Figure 244 North wall of Room F8, facing north. Scale 1x2 m	145
Figure 245 East wall of Room F8, facing east. Note scar of former Room F9. Scale 1x2 m	145
Figure 246 North wall of Room F10, facing north-east. Scale 1x2 m	146
Figure 247 Room F11, facing north-west. No scale	146
Figure 248 Room F12, facing south. Scale 1x2 m	147
Figure 249 Room F12, facing north-west. Scale 1x2 m	147
Figure 250 Room F14, facing west. Scale 1x2 m	148
Figure 251 Room F14, facing east. Scale 1x2 m	149
Figure 252 Room F14, facing north-west. Scale 1x2 m	149
Figure 253 Room F15, facing north-east and also showing the fireplace location in Room F16. Scale 1x2 m	150
Figure 254 Room F17, facing east and showing inserted cupboards. Scale 1x2 m	151
Figure 255 Room F18, facing south showing window and portion of the original chimney breast. Scale 1x2 m	151
Figure 256 Room F20, facing west. Scale 1x2 m	152
Figure 257 Room F20, facing east. Scale 1x2 m	152
Figure 258 Room F22, facing north-west. Scale 1x2 m	153
Figure 259 Room F22, facing east. Scale 1x2 m	153
Figure 260 Room F23, facing east. Scale 1x2 m	154
Figure 261 Room F24, facing south. Scale 1x2 m	155
Figure 262 Ground-floor plan of the workhouse	163
Figure 263 First-floor plan of the workhouse	164



Figure 264 Elevations of the workhouse.....	165
Figure 265 Plan of the workhouse showing phasing.....	166
Figure 266 Ground-floor plan of the workhouse showing photograph locations.....	167
Figure 267 First-floor plan of the workhouse showing photograph locations.....	168



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EXECUTIVE SUMMARY

This Historic Building Recording (HBR) has been commissioned by Acanthus Darbyshire Architects on behalf of 79th Luxury Living Two Ltd, in advance of a proposed development at the former Hexham Workhouse. The works were required by Northumberland County Council under condition 15 of planning permission 19/01380/FUL, to provide a full analytical record of the former workhouse, prior to the building's redevelopment.

The proposed development is located at The Former Union Workhouse, Corbridge Road, Hexham, NE46 1QJ (NGR NY 94100 64012). The workhouse is a non-designated heritage asset that sits within the Hexham Conservation Area (Tynedale Council 2009).

The workhouse has been the subject of extensive background research, including a detailed map regression and archival research, carried out during the production of the Heritage Statement for the proposed development (Scott 2019). Given the extensive nature of this previous work, an historic background and map regression have been omitted here, with the previous heritage statement appended as Appendix 3 instead.

PHASE 1: 1839

The construction of the first phase of Hexham workhouse took place in 1839 in response to the Poor Law Amendment Act of 1834, though the architect is not known. The original plan was principally a T-shape with additional ranges attached to the north and east sides. Further detached buildings were within the courtyards. Using a combination of the building's wings and fences/walls, four courtyards were provided for girls, men, women and boys (clockwise from north-west). Its plan appears based on the popular 'square-plan' workhouse (see Morrison 1999, 60–66), but with fewer ranges around the enclosing walls and without a central hub and entrance range. This style of workhouse was more common in rural areas.

In Building A, only the gabled stub of the north/south aligned west wing of the 'T' survived, and the north elevation of the stub was rebuilt in 1883 when most of the west wing of the 'T' was taken down to allow for the westward extension of the workhouse and to create larger men's and women's yards. In Building B more of the original workhouse survives, comprising most of the east/west aligned wing and part of the north/north aligned wing at the east end of the building. The complex system of access to the interior spaces of this building range can be explained by considering that the accommodation here would be used by both men (accessing from the north yard) and women (accessing from the south yard). This system was linked with the identification of an architectural cue whereby doorways that led to the first-floor level were taller than the standard height doorways that led to the ground floor spaces. There was no functional reason for this difference, but it allowed the access system to be 'read' by those within the yard, who may not yet be familiar with the workhouse's layout. At each floor level, rooms were accessed through one another with no separating corridors present originally. The building recording also concluded that that easternmost end of the range, and the north/south aligned range on the east end of the building, were originally single-storey, as opposed to their two-storey arrangement currently. In Building C, the stub of the former north/south aligned west wing survives in the same truncated state as that seen in Building A.

PHASE 2: 1840S

A schematic interpretative plan, produced for a Newcastle University MLitt thesis (Cadman 1976), is intended to depict the workhouse in November 1845 after the addition of fever wards to the east side. The fever wards have been demolished, but they were subject to a separate building recording (Wessex Archaeology 2022). In Building A, the ranges labelled in Cadman's plan as the lying-in room (for women recovering from childbirth) and bakehouse survive; however, little evidence of the interior survives except for the presence of a fireplace in the bakehouse and the absence of one from the lying-in room. In Building C, the girl's school survives but in a much-altered state as its south wall was entirely rebuilt following the removal of a projecting wing on that side. The north elevation contains a regular arrangement of windows, and a fireplace was provided in the room's west wall. The range labelled on Cadman's plan as intended for the reception of aged and infirm married couples also survives, it too having had a fireplace in its west wall.

PHASE 3: C. 1860

The first edition Ordnance Survey map of 1860 shows some extensive developments at the workhouse, with extensions having been added along the north and south sides of the girl's and boy's schools on the west side of the workhouse and to the east end of the original buildings. These are of similar construction style and scale to the existing building and therefore likely served working and administrative purposes on the ground floor and accommodation on the first floor. In Building A, the development comprised extensions to the west of the original 1839 range and to the east of the 1840s lying-in room and bakehouse. In Building B, it comprised adding an additional storey to the single-storey east end and north-south-aligned eastern wing of the 1839 phase, as well as extending the latter to the south. In Building C, it comprised extending the 1839 range further to the east and infilling a space between the 1839 range and the 1840s intake range for aged and infirm married couples. Altogether these additions increased the size of the workhouse by around a third.

PHASE 4: 1876–1880

In 1871 the 'Act to Regulate and Control the Discharge of Paupers from Workhouse-Wards provided for the Casual Poor' was passed and it provided additional powers to the new Local Government Board to deal with vagrancy, including additional powers of detention. This led to pressure being put on the

Board to Guardians to provide additional accommodation for vagrants within the workhouse (Cadman 1976, 140). In 1878 five acres of land at the west end of the workhouse were purchased to make way for an extension of the core buildings which would take place in 1883.

The building recording identified some evidence of an intermediary phase dated to between 1876 and 1880 which can be seen as an initial stage in the preparation of the site for the proposed addition. On Buildings A and C this comprised the removal of projecting ranges that were formerly present towards the west end of the north elevation of Building A and the south elevation of Building C. The resultant gaps in the elevation were then made-good with sandstone masonry and the provision of windows. On Building B, this comprised the removal of part of the north-south-aligned western wing of the original T-shaped workhouse, which effectively removed the dividing wall between what was the boy's and women's yard on the south side, and the girl's and men's yard on the north side. The removal of the dividing wall thus enlarged the men's and women's yard with the provision for boys and girls now having moved to the buildings provided to the south of the workhouse. As with Buildings A and C, the resultant gaps in the elevation were then made-good with sandstone masonry and the provision of windows.

PHASE 5: 1883

The architect J. H. Morton of South Shields was appointed to design a large-scale extension to the workhouse, and in 1882 plans were approved that provided a porter's lodge, new dining hall, kitchens and a master's house. The new ranges also provided extra accommodation for ordinary inmates, vagrants and the infirm, although the recording of the interior determined that it was too far altered to differentiate such functions internally. After the extension, the workhouse could accommodate up to 330 inmates.

The new layout of the workhouse is shown on the OS map of 1897 comprising three parallel ranges, with linking corridors towards the west side. The central part of the extension contained the dining hall and master's house, and this was flanked either side by infirmaries built onto the west ends of the earlier phase of the workhouse. The building recording recorded Morton's extension as comprising the entire west ends of Buildings A, B, and C. The main ranges are still readable, and they are easily identifiable as belonging to this phase of work due to the superior quality of the masonry and the greater degree of architectural embellishment provided in this phase of work. This reflects wider trends in late Victorian investment in the quality of municipal buildings as a symbol of the care of the state for its citizens.

The Master's House at the west of Building B was entirely integrated with the workhouse to its east side with access provided directly between the two via single-storey corridors running the length of Building B. This is also a common feature of Victorian institutions where the grander houses provided for the likes of a workhouse master, asylum master, headmasters, mill manager etc., would be closely juxtaposed with the poorer accommodation provided to others. This served architecturally to reinforce the hierarchy within the workhouse and maintain control.

PHASE 6: EARLY 20TH CENTURY

Despite the upgrading of the workhouse at the end of the 19th century, its piecemeal construction meant that the workhouse layout was never quite ideal, and continually changing attitudes towards how best to provide for the poor made it difficult for the Guardians to keep up with increasing demands and costs. Small-scale alterations did take place, however, and evidence of an early 20th-century phase of work was identified in the building recording in Buildings A and B. In Building A this comprised the addition of a two-storey bow-fronted extension to the west end of the 1883 phase, having the appearance of board rooms or meeting rooms with the fireplace in the east wall and the curving west wall contain three large windows looking towards Hexham town centre. In Building C, this phase is represented by the water tower and chimney in the north-south-aligned wing at the east end of the building.

In 1930 the workhouse era officially ended, and the workhouse closed in 1939. During the Second World War the workhouse was adapted for administrative use, and the land to the south side was developed as a wartime hospital, necessitating the demolition of the workhouse school and farm offices and building over the former workhouse garden. The wall paintings in the dining hall of Building B are attributed in the Historic England designation assessment to an Italian prisoner of war who was being treated in the hospital. The source of that information is not provided, and no independent verification has been found. The wall paintings, three in total, depict a stag with antlers, a sailing vessel and a triptych containing a waterfall, a stone bridge and a lighthouse. The wall paintings surround the space for a canvas painting of the Royal Arms of Queen Victoria, signed E or G Swinburne, that has been removed.

PHASE 7: LATER 20TH CENTURY

The hospital to the south of the workhouse became Hexham General Hospital in 1948, and the workhouse was also transferred to the hospital's ownership at this time. It continued in permanent NHS use until the 1990s, finally closing in 2004 when the present new hospital was built. Small-scale alterations dating to the NHS use of the buildings have been identified in all three buildings. In Building A, the later 20th-century work comprises the small-scale addition of two large rooms to the north side of the 1883 range in a single-storey lean-to extension. In Building B, the later-20th century work provided a new boiler house at the north end of the north-south-aligned east wing. This likely corresponded with the creation of new corridors in the interior of the older ranges of the workhouse where the building recording also identified the insertion of central heating pipework in the floors of the corridors. This was a relatively major intervention to provide central heating to the building, and it allowed for the former fireplaces within the rooms to



be boarded up. In Building C, the later 20th-century work comprised minor additions to the north and south elevations of the 1883 range to reconfigure access arrangements and, on the north side, to provide what is assumed to be a two-storey office block with several windows taking advantage of elevated views north and west outside the confines of the workhouse buildings.

TO THE PRESENT DAY

After the closure of the workhouse in 2004 it went into decline. The isolation hospital to the south of Maiden's Walk had already been demolished prior to 2002, and the former fever wards were removed between 2002 and 2011. Helen McArdle Care purchased part of the workhouse in 2005, along with land at Maiden's Walk, and the remainder was purchased at a later date. The Maiden's Walk site was developed as a Care Home in 2008, and at around the same time several unsympathetic buildings constructed around the core workhouse buildings were demolished, leaving Buildings A, B, and C and the former 1840s fever wards to their east side (since demolished). The workhouse buildings were leased to the Therapy Centre until 2015, but they have been vacant since then. The former fever wards were demolished in 2022.

1. INTRODUCTION

1.1 PROJECT BACKGROUND

This Historic Building Recording (HBR) has been commissioned by Acanthus Darbyshire Architects on behalf of 79th Luxury Living Two Ltd, in advance of a proposed development at the former Hexham Workhouse. The works were required by Northumberland County Council under condition 15 of planning permission 19/01380/FUL, to provide a full analytical record of the former workhouse, prior to the building's redevelopment.

1.2 SITE LOCATION AND DESCRIPTION

The proposed development is located at The Former Union Workhouse, Corbridge Road, Hexham, NE46 1QJ (NGR NY 94100 64012). The workhouse is a non-designated heritage asset that sits within the Hexham Conservation Area (Tynedale Council 2009).

1.3 PREVIOUS WORK

The workhouse has been the subject of extensive background research, including a detailed map regression and archival research, carried out during the production of the Heritage Statement for the proposed development (Scott 2019). Given the extensive nature of this previous work, an historic background and map regression have been omitted here, with the previous heritage statement appended as Appendix 3 instead.

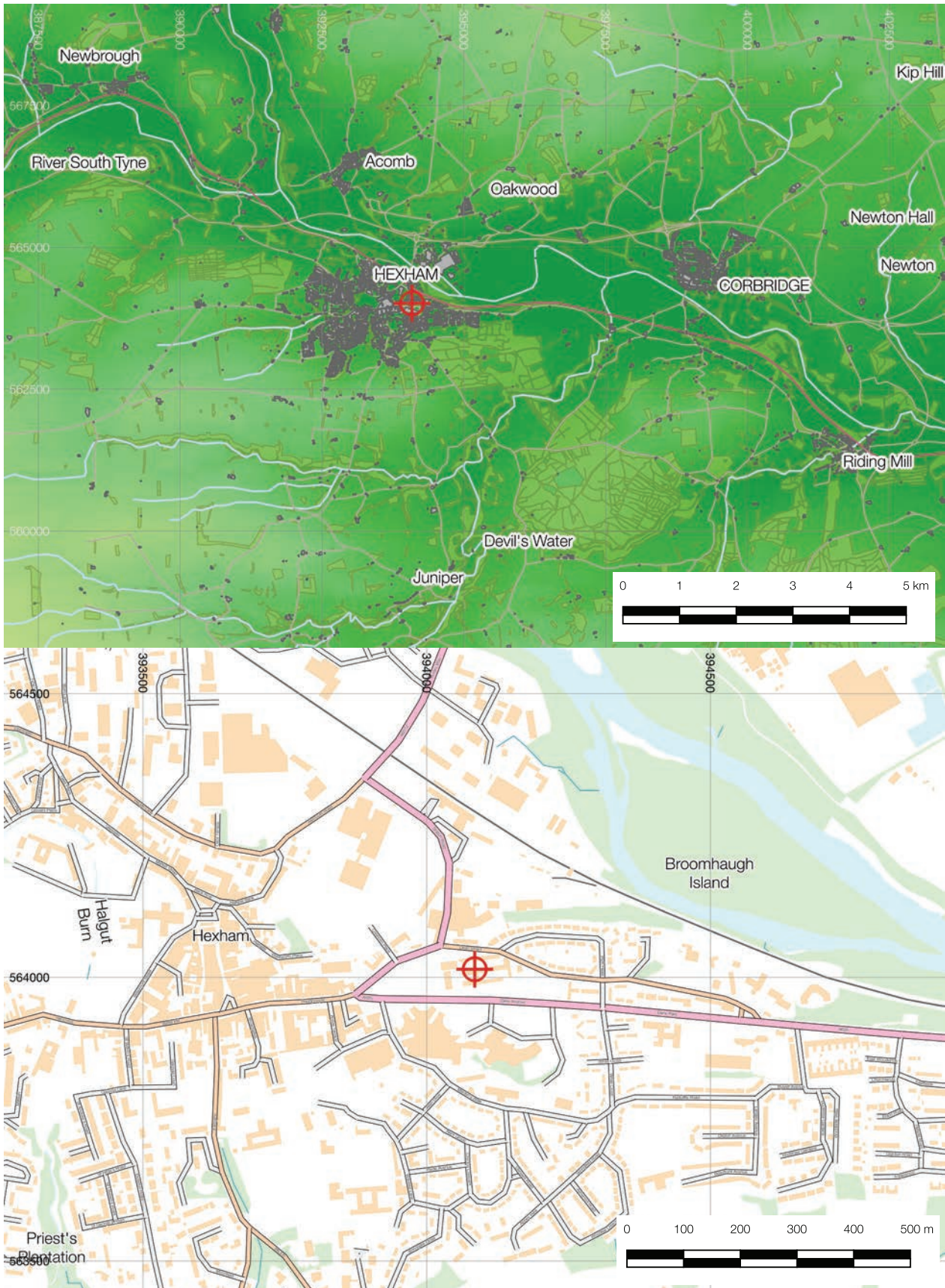


Figure 1 Site location

2. METHODOLOGY AND SOURCES

An historic building survey to Historic England Level 3 standard (Menuge and Lane 2016) was carried out by Chris Scott MCifA of Solstice Heritage LLP in May 2022. This level of survey provides a detailed descriptive account of the building, together with a systematic analysis of its origins, development and use. The survey consisted of a written, drawn (measured) and photographic account involving the following:

2.1 DRAWN RECORD

The drawn record comprised: measured plans of each of the floors, together with drawings of the principal elevations. The plans and elevations were created from on-site measured survey undertaken during the building recording providing checks and corrections to existing drawings supplied by Acanthus Darbyshire Architects. The plans show the form and location of features such as blocked windows and doors, and evidence for fixtures of significance.

The data capture, compilation, presentation and archiving of all survey drawings follows best practice guidance, in particular *Understanding Historic Buildings: A Guide to Good Recording Practice* (Menuge and Lane 2016), *Measured and Drawn: Techniques and Practice for the Metric Survey of Historic Buildings* (Andrews et al. 2015), and *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (CIfA 2014a).

2.2 WRITTEN DESCRIPTION

The recording of the structures is an analytical record (Level 3) as defined by Historic England (Menuge and Lane 2016) and includes the following as a minimum in terms of the written description and supporting text to the visual record:

- Basic 'metadata' including structure location, grid reference, designations, date of record, names of recorder and location of stored archive material.
- An account of overall structural forms including materials, layout, roof form and development, supported by discussion of evidence.
- An account of previous and current uses, including the evidence represented by extant fixtures and fittings.
- An account of evidence for demolished, blocked or removed structures, fixtures or fittings.
- Discussion of the building's past and present setting and relationship to other local structures and landscapes.
- Map regression analysis.

2.3 PHOTOGRAPHIC RECORDING

The drawn and written records are accompanied and augmented by a full photographic record of the structures investigated. The photographic archive was compiled in digital format using a Canon EOS1200D DSLR (18-megapixel sensor) mounted on a tripod. All photography includes a graduated scale (where possible), and the location and direction of photographs has been plotted on a structural plan for reproduction in the final report and archive. In line with the scope of an analytical record (Level 2/3) as defined by Historic England (Menuge and Lane 2016, 19–20), the photographic record includes views of the following:

- The structures in their wider setting.
- External appearance. Where possible, this comprises oblique and perpendicular views for all elevations.
- Specific features or parts of the external appearance which reflect original design intentions or uses.
- Overall appearance of principal rooms internally.
- External and internal structural and/or decorative detail relevant to the buildings' design, development and use.
- Machinery, plant, fixtures or fittings which provide evidence for former and current uses.
- Inscriptions, signage, graffiti or other elements which contribute to an understanding of the building.
- Maps, drawings, views or photographs present in the building which illustrate historical development and uses.

In some rooms (principally Building B Room G11 and Building C Room F22), there has been degradation of significant features since earlier recording work. The relevant earlier images have been reproduced in the appendices of the earlier AECOM Heritage Statement (Scott 2019), itself attached to the appendices of this report. In addition, the highest resolution version of the Heritage Statement will be contained within the digital archive forming the principal archived record of the recording work undertaken.

3. RESULTS OF THE HISTORIC BUILDING RECORDING

The results of the photographic survey are presented for each building (Buildings A, B, and C) with exterior elevations described first, followed by interior rooms. This account identifies all features, fixtures and fittings relevant to the original and subsequent uses of the site. Phased construction plans, elevations and sections, derived from architect's drawings, have also been produced and are included in Appendix 1.

Due to the building's differing phases of development, there is a notable difference in the construction style between the buildings on the east side of the workhouse, the earliest ranges, and those on the west, comprising Morton's extension of 1883. The split is visible across all three of the parallel ranges (Buildings A–C).

The earliest phases of the workhouse are of two storeys, constructed in sandstone rubble and squared masonry, with sandstone quoins, under Welsh slate roofs, and generally rendered chimney stacks and cast-iron rainwater goods. The windows are boarded up, but generally comprise regularly placed, timber-framed, hung sashes with cut stone lintels and sills. In contrast, the later phases of the workhouse are constructed in randomly coursed, squared, tooled sandstone masonry with cut stone quoins, and although they are also two-storeys, they are higher than the earlier ranges. These are also under Welsh slate roofs with cast-iron rainwater goods and timber hung sashes. There is a demi-basement level at the west end of the Building C facilitated by the different topography in that area. Architectural embellishments on the parallel ranges are limited to some recessed stonework features at the apex of gable ends, however, the master's house and dining hall (both parts of the later phase in Building B) are treated differently.

The arrangement of the building ranges provides for two enclosed yards; that on the north was the men's yard and that on the south was the women's yard. The east end of Building B forms the end of the yards on that side and the linking corridors of Morton's extension, on Buildings A and B, forms their western extent. Beyond the linking corridor on the west side of the workhouse there are two yards that are open on their western side. These would not have been used in the same way as those on the east side (by the time of Morton's extension the boy's and girl's yards had moved to the school on the land to the south of the workhouse). The yard surfaces are a mix of concrete and tarmac.

3.1 BUILDING A

Building A is the southern wing of the workhouse with its long axis aligned east/west. It contains evidence of five phases of construction. A clear distinction is apparent between the earlier phases of development, to the east, and Morton's extensions to the west, which is marked by a north/south aligned gabled projection and a shift in the alignment of the building southward.

3.2 BUILDING A - EXTERNAL ELEVATIONS

3.2.1 EXTERNAL SOUTH-FACING ELEVATION

Focusing first on the earlier, eastern, portion of the elevation, the building is constructed in sandstone rubble and squared masonry under a pitched Welsh slate roof (Figure 2). The façade shows several periods of heavy repointing, and a rendered external damp proofing skirt has been added along the base of the elevation.

The earliest phase dates to the initial 1839 construction of the workhouse and is represented by a gabled bay towards the centre of the eastern wing of the elevation (Figure 3). It originally formed the south end of the north/south aligned western wing of the T-shaped original 1839 workhouse, as shown on the Hexham Tithe map of 1844. This gabled bay has been extensively remodelled. It contains two inserted rectangular windows on each floor with cut stone lintels and sills that match the style of windows present in the 1860s extension to its west side. The apex of the gable also contains an inserted decorative motif of recessed stonework that references the decoration seen in the later 1883 extension to the workhouse. These alterations demonstrate a desire for the workhouse to present a regular façade despite it being of several different phases of construction. The ground floor windows have renewed lintels and sills.

The next phase of construction seen in the south elevation of Building A comprises the two bays to the east of the gabled section, which historic map evidence dates to the 1840s and Cadman detailed as comprising a small rooms like stores or dry closets, a lying-in room (for women recovering from childbirth), and a bakehouse, on the ground floor, and sleeping accommodation on the first floor (Cadman 1976, 137). This portion of the building is constructed of roughly squared sandstone masonry and its extents are marked by the junction with the gabled bay to the west and the presence of a ridge stack to the Welsh slate roof, which would originally have been an end stack (Figure 3). It is fitted with two clay chimney pots. Repointing of the elevation obscures any evidence of construction breaks that may have been apparent. The windows in this portion of the building comprise two



Figure 2 Eastern end of the south elevation of Building A, facing north-west. Scale 1x2 m



Figure 3 Detail of eastern end of south elevation of Building A, facing north. Scale 1x2 m



Figure 4 Detail of eastern end of south elevation of Building A, facing north. Scale 1x2 m



Figure 5 Detail of the eastern elevation of the southward projection of the 1883 extension on the south elevation of Building A, facing north-west. Scale 1x2 m



Figure 6 South elevation of the gabled projection on the 1883 extension of Building A, facing north. Scale 1x2 m

small square openings, one to each floor, at the west end. That to the ground floor has a renewed cut stone lintel and sill, whilst that to the first floor has its original stone lintel and sill which are much narrower than the renewed stonework to the window below. To the west of these square openings there is a single rectangular window with cut stone lintels and sills to each floor. The upper window is not boarded up and it is fitted with a timber six-over-six sliding sash window with horns. These windows have not been remodelled to match the 1860s extensions. The small square windows correspond to the location of the stores or dry closets on Cadman's plan, whilst the other windows likely lit the lying-in room and sleeping accommodation.

The final phase in the earlier development of the elevation was completed by 1860 as shown on the first edition OS map of 1860. It comprises extensions to the east and west sides of the gabled bay and bakehouse ranges. These extensions were in sandstone rubble and squared masonry under slate pitched roofs. To the west of the gabled bay there is a stone ridge stack fitted with two clay chimney pots. The 1860 extension presents uniform fenestration of three bays, each with paired rectangular windows with cut stone lintels and sills to the ground and first floors (Figure 4). The ground floor windows are taller than those on the first floor and their lintels and sills have been renewed. The westernmost ground floor window is shorter than the remaining windows. The scar of the roof of a former adjoining structure can be seen between the easternmost and central bays of this portion of the building. The adjoining structure is first shown on the 1897 OS map and continued to be depicted in mapping through to the mid-20th century. It has been removed by the time of the first GoogleEarth™ satellite image of the workhouse in 2002.

To the east of the lying-in room and bakehouse range, the c.1860 extension contains irregular fenestration comprising three rectangular windows with cut stone lintel and sills to the ground floor, and four such windows to the first floor (Figure 3). The ground floor windows are taller than those on the first floor. The east end of the building has sandstone quoins and a stone end stack fitted with two clay chimney pots.

Moving on to the 1883 extension at the west end of the building, this is marked by a southward gabled projection and the shift in the building line southward. The extension is constructed in randomly coursed, squared, tooled sandstone masonry with cut sandstone quoins under a Welsh slate roof with moulded ridge tiles and stone copings. It is of two storeys, but it is higher than the earlier phase of the workhouse to the east. The ground and first floor levels are marked by projecting cut sandstone string courses. The extension joins the western end of the earlier structure at which point it projects southward in a gabled bay. The east elevation of the projecting bay contains a ground floor doorway with a moulded sandstone surround and a blank sandstone fielded panel above (Figure 5). The door is accessed via a short external ramp fitted with a model steel hand-rail. There is a rectangular window to the north of the door with a sandstone lintel and sill and cut sandstone quoins. It sits awkwardly in the junction between the old and new buildings. On the first floor there is a large rectangular window over the door and a smaller rectangular window to the north. Both have cut sandstone lintels, sills and quoins.

The south elevation of the gabled bay contains a large rectangular window to the ground and first floor levels, each with cut sandstone lintel, sill and quoins (Figure 6). To the east of the ground floor window, a smaller rectangular window has been inserted, its form matching those of the original windows. In the apex of the gable there is a recessed stone decorative motif, that appears to have been copied in the remodelling of the earlier phase of the workhouse to tie the two phases together. The ridge line of this gabled projection shows evidence of a ridge stack that has been removed. An OS benchmark is present on the east corner of this projection.

The west elevation of the projecting bay is shorter than the east because the building line of the extension to the workhouse is bought further south. It is featureless (Figure 7). The south elevation of the range to the west of the gabled projection has regular fenestration



Figure 7 Detail of the western elevation of the southward projection of the 1883 extension on the south elevation of Building A, facing north-east. Scale 1x2 m



Figure 8 Western end of south elevation of Building A, facing north. Scale 1x2 m

comprising six large rectangular windows on the ground and first floors, each with cut sandstone lintels, sills and quoins (Figure 8). The westernmost windows are set a bit apart from the rest, likely reflecting the internal room layout.

At the west end of the 1883 extension an early 20th-century bowed extension was added to the west end of the building. The extension is pebble-dashed. On the south side it is featureless with a flat roof (Figure 8).

3.2.2 EXTERNAL WEST-FACING ELEVATION

The west elevation of Building A is composed of the early 20th-century bowed extension to the 1883 range. It is of two storeys with a flat roof. The curved western elevation contains three large rectangular windows to the ground and three shorter, almost square windows to the first floor (Figure 9). The windows are within moulded sandstone surrounds with mock-quin detailing. A cut sandstone plinth and cornice are also present. Behind the flat-roofed projection, a chimney flue and stack has also been added to the former end wall the 1883 range. It is pebble-dashed as with the bowed extension.

To the north of the bowed extension, a lean-to extension was added to the north elevation of the 1883 range, probably also in the early 20th century. It is single storey with an attic, constructed in randomly coursed squared sandstone masonry with cut sandstone quoins and coping (Figure 10). It has a single-pitched slate roof. Its west elevation contains a single-width door with a sandstone quoin surround with a single small rectangular window in a sandstone quoin surround to the attic level above.

3.2.3 EXTERNAL NORTH-FACING ELEVATION

As with the south elevation of Building A, the north elevation also displays evidence of several phases of construction. The earliest sections are to the east end, with the later sections to the west end.

Focusing first on the earlier, eastern, portion of the elevation, the façade shows several periods of alteration, repair and repointing. The earliest phase dates to the initial 1839 construction of the workhouse and is represented by a projecting gabled bay towards the centre of the eastern wing of the elevation (Figure 11). It originally formed part of the north/south aligned western wing of the T-shaped original 1839 workhouse, as shown on the Hexham Tithe map of 1844. Mapping evidence shows that this west wing survived intact until the 1883 extension was added. At this point it was cut through to create the enlarged men's and women's yards that are still apparent today. The removal of a part of this west wing left the stub of part of it remaining as the bay



Figure 9 Western elevation of Building A, facing north-east. Scale 1x2 m



Figure 10 Western elevation of Building A, facing south-east. Scale 1x2 m

projecting northward into the yard. The east and west elevations of this projecting bay are therefore part of the 1839 building, whilst the north gable wall would have been added after the removal of the rest of the structure in 1883. Evidence of this junction is present in the building where the quoins to the north-east and north-west corners of the projecting bay have an awkward relationship with the original rubble stone masonry of the projecting wing (Figure 11 and Figure 12). The east wall of the projecting wing contains a single tall doorway at ground floor level with a sandstone lintel (Figure 11). The doorway appears to be original to the 1839 build, as the lintel is built over by an 1840s extension to its east side. The tall door opening is fitted with a timber louvre over the door. At first floor level there is a single rectangular window with a cut sandstone lintel and sill fitted with a timber six-over-six sash window with horns. Extraction fans have been inserted to the north of the ground floor doorway. The west elevation of the projecting bay contains a rectangular window with cut sandstone lintel and sills to the ground and first floors (Figure 12). To the north of the ground floor window there is an inserted doorway with a long timber lintel that has been subsequently blocked with random squared sandstone masonry.

The northern gable end of this projection, which was rebuilt in 1883, shows several phases of intervention (Figure 11 and Figure 12). The first phase, of 1883, had two large rectangular windows on each floor, each with a cut sandstone lintel and still. These are still present. The second phase is the insertion of a central chimney flue, evidenced by vertical construction joints running the full height of the centre of the gable, infilled with sandstone masonry. This would have allowed for central fireplaces in the ground and first floor rooms internally, between the two windows. The third phase sees the fireplaces removed and replaced with a small square window in the centre of each floor with sandstone lintels and sills. This must have corresponded with alteration to the configuration of the internal rooms, perhaps subdividing what was one large space into several smaller spaces.

To the east of the projecting bay, the next phase of construction of Building A was the addition of the two bays to the east of the gabled section, which historic map evidence dates to the 1840s (Cadman 1976, 137). This portion of the building is constructed of roughly squared sandstone masonry and its extents are marked by the junction with the gabled projection to the west and the presence of a ridge stack to the Welsh slate roof, which would originally have been an end stack (Figure 11). Repointing of the elevation obscures any evidence of construction breaks that may have been apparent, although this wing is clearly built over the lintel of the ground floor door in the east wall of the projecting bay to its west side. The 1840s range contains a single-width doorway with a cut sandstone lintel on the ground floor, to the west of a single small rectangular window with a cut sandstone lintel and still. The first floor contains two small rectangular windows with cut stone lintels and sills.



Figure 11 Eastern end of the north elevation of Building A, facing south-west. Scale 1x2 m



Figure 12 Eastern end of north elevation of Building A, facing south-east. Scale 1x2 m



Figure 13 Eastern end of the north elevation of Building A, facing south-west. Scale 1x2 m

The final phase in the earlier development of the elevation was completed by 1860 as shown on the first edition OS map of 1860. It comprises extensions to the east and west sides of the gabled projection and 1840s ranges. These extensions were in sandstone rubble and squared masonry under slate pitched roofs. To the west of the gabled projection the first edition OS map shows the c.1860 extension as comprising a long east-west range with a short projection northward into the yard at its west end. The projection is also shown on an 1875 map of the extent of the workhouse. It has been removed, but evidence of its former location is present in the form of a vertical construction break towards the west end of the north wall (Figure 13), where the west end of the earlier building has been rebuilt in rubble masonry following the removal of the projecting range. This rebuilding would have occurred between 1875 and the addition of Morton's extension in 1883. The rough character of the masonry suggests it was not done at the same time as Morton's extension, which is of much higher quality work.

The western end of the earlier part of the workhouse therefore displays two phases of construction, the c.1860 portion, and a rebuilding of the late-1870s (Figure 12 and Figure 13). The 1860s portion contains two original rectangular windows with cut sandstone lintels and sills at the east and west ends of its ground floor. Between those there are two windows that have been formed from original doorway, as evidenced by sandstone blocking masonry beneath the inserted new cut sandstone sills. The first floor contains three rectangular windows with cut sandstone lintels and sills, irregularly spaced, probably to reflect the internal room layout. The c.1870s portion also contains a ground floor window that has been created from a door, this one with a sandstone quoin surround. It has an original rectangular window with cut sandstone lintel and sill to its west side. On the first floor contains two small rectangular windows with sandstone lintel and sills.

At the east end of the north elevation of Building A, another part of the c.1860 extension was added to the east end of the 1840s range. Its ground floor level has been extensively altered as a former lean-to extension that wrapped around the to the north and east elevations of this part of the building has been removed (Figure 14). The scar of the roofline of the lean-to is present as a plywood boxing running between the ground and first floors for much of the length of this extension. The ground floor currently contains three windows and a door, however the westernmost window is contained within a sandstone blocking of a former double-width doorway, that itself was an enlargement of an original single width doorway, the sandstone quoins of which survive a short distance to the west of the inserted window. The windows to the east of the inserted window and the doorway appear to be original. The doorway is a tall opening with sandstone quoins to the surround. There is a blocked original window to its east side. On the first floor there are four small rectangular windows with cut stone lintels and sills, irregularly placed, probably to reflect



Figure 14 Eastern end of the north elevation of Building A, facing south. Scale 1x2 m

the internal layout. The ground floor windows are taller than those on the first floor. The east end of the building has sandstone quoins and a stone end stack fitted with two clay chimney pots.

Moving on to the 1883 extension at the west end of the building, this is largely obscured on the north elevation by later, early-20th century additions. A more original version of the 1883 scheme is seen in the south elevation of Building C. The 1883 extension comprised the east-west aligned main range, a two-storey north-south aligned gabled projecting bay, and a single storey linking corridor that joins Building A to Building B creating access from the interior of Building A to the dining hall in Building B, and externally creating the western end of the newly enlarged men's and women's yards to the east of the corridor.

Beginning with the corridor, the east elevation faces into the women's yard. It is constructed in randomly coursed sandstone masonry with cut sandstone quoins. It comprises the flat-roofed corridor with a gabled projection to the east, featuring sandstone copings and decorative string courses (Figure 15). The corridor is obscured at its south end by a flat-roofed extension that infills the same between the north elevation of Building A and the south side of the projecting bay in the corridor. This extension is pebble-dashed in the same way as the bowed extension to the west elevation of Building A and is therefore likely to be of the same phase of construction in the early 20th century. It contains a single rectangular window with a sandstone quoined surround. The central projecting bay of the corridor contains a long four-light window within a single quoined opening with a single sandstone lintel. It is to the north of a small rectangular window that is set within its own quoined surround. To the north of the projection, the corridor contains a double-width doorway with an arched head (now boarded up externally), that has been partially blocked with sandstone masonry to create a Diocletian window. This large doorway probably originally served as the main access from the yard to the dining hall in Building B.

The west elevation of the corridor is obscured by the early 20th century extension. This comprises a single-storey flat-roofed extension to the west of the corridor containing a door at its north end, and three large square windows and one rectangular window along its length (Figure 16). All are set within moulded sandstone surrounds and the wall is pebble-dashed with a sandstone plinth.

The north elevation of the two-storey gabled bay, that marked the junction between the 1883 extension and the earlier workhouse is only visible externally at first floor level above the corridor (Figure 15). At this level it contains a tall fire-scape door



Figure 15 Eastern elevation of the north/south aligned corridor linking Building A to Building B, facing west. Scale 1x2 m



Figure 16 Western elevation of the north/south aligned corridor linking Building A to Building B, facing east. Scale 1x2 m



Figure 17 North elevation of the western end of Building A, facing south-west. Scale 1x2 m



Figure 18 Detail of two-storey projection on the north elevation of the western end of Building A, facing south-east. Scale 1x2 m

leading onto the flat roof of the corridor, fitted with a modern steel handrail. A rectangular window with a cut sandstone lintel and sill is located to its west side. In the apex of the gable there is a recessed stone decorative motif, that is also present on its south elevation. The ridge line of this gabled projection shows evidence of a ridge stack that has been removed.

The north elevation of the east-west range, to the west of the gabled projection, is largely obscured by a 20th century lean-to extension. This comprises a single-storey extension along the length of the north wall of the 1883 range (Figure 17). This contains a double-width doorway at its west end and seven rectangular windows along its length. A sandstone sill band is the only architectural embellishment. The lean-to is rendered, but not pebble-dashed as per the early 20th century work, it therefore appears to have been added later in the 20th century. At first floor level above the lean-to the north elevation of the 1883 range can be seen. This contains four square windows in sandstone quoined surrounds. These have likely been shortened from their original extents when the lean-to was added. At the junction between the lean-to, the corridor and the gabled bay, there is a two-storey, flat-roofed square-plan projection forming part of the 1883 building that sits at the junction between these different phases of construction (Figure 18). It is largely featureless except for a small inserted square window in the north wall of its ground floor and rectangular window in the west wall of its first floor.

At the west end of the 1883 extension an early-20th century bowed extension was added to the west end of the building. The extension is pebble-dashed. On the north side it is featureless with single-pitch roof (Figure 17).

3.2.4 EXTERNAL EAST-FACING ELEVATION

The east elevation of Building A is part of an extension to the original workhouse constructed in c.1860 (Figure 19). It is partially obscured by rendering to the lower level associated with a former extension that wrapped around this elevation and the western end of the north elevation. A sandstone build-out forming part of this former extension is still extant on the west side of the ground floor of this elevation. The elevation comprises the gable end of the 1860 building featuring sandstone coping and an end stack fitted with two clay chimney pots. It is otherwise featureless.

3.3 BUILDING A – INTERNAL ROOMS

Internally, Building A includes 43 ground-floor spaces (Rooms G1 to G43) and 38 first-floor spaces (Rooms F1 to F38).

3.3.1 ROOMS G1, G2, G11 AND G44

These rooms lie at the western end of the range of Building A, accessed via the central corridor G42 (although there was access from the building's northern elevation from G11). Due to the degradation of this part of the building caused by dry rot, these rooms could not be safely accessed and so were not surveyed. These areas were examined as part of a *Statement of Significance* undertaken by Archaeo-Environment in 2012 (Hardie 2012, 140), reproduced in part along with the current *Heritage Statement* (Scott 2019) in Appendix 3 below. Rooms G1 and G2 are part of the same phase of subdivision of a previous large ward space as Rooms G3–G6 to their east. The previous *Statement of Significance* recorded that the only features of interest are the windows, visible externally, and matching those in Rooms G3–G6. Room G44 is a later extension on the western end of the ground floor. Within the *Statement of Significance* it was given the identifier Fairington Centre Room 10 and was summarised in the following way: "Extension to the 1883 build with three windows forming a bay. Attached to Morton's west gable end. Three 4/6 sashes [visible externally]. Partial survival of sash lifters, two with original concentric circle fasteners and one with small knob replacement fastener" (*ibid.*, 139). Room G11 is discussed below in relation to Room G10.



Figure 19 East elevation of Building A, facing west. Scale 1x2 m



Figure 20 South wall of Room G5, facing south. Scale 1x2 m



Figure 21 East wall of Room G6, showing inserted opening to Room G20, facing north-east. Scale 1x2 m



Figure 22 Room G8, looking north-west. Scale 1x2 m

3.3.2 ROOMS G3 TO G5

These almost identical rooms lie within the western part of the ground floor of Building A, located at its southern side. The rooms were clearly entirely modern creations in a repeated pattern that almost certainly did not reflect any historic layout in this part of the building. All of the rooms were accessed by a doorway at the eastern end of their northern wall from corridor G42 and included an historic 12-light timber sash window in a splayed reveal at the eastern end of their south wall (Figure 20). The rooms were otherwise featureless modern spaces. The figure included above of the window in Room G5 is an exemplar of the windows in all of these rooms.

3.3.3 ROOM G6

This room, to the east of Room G5, was a further repeat of the pattern of Rooms G3 to G5, aside from the addition of a modern, inserted opening at the southern extent of its eastern wall, giving access to Room G20 beyond.

3.3.4 ROOM G7

Room G7 is accessed by a doorway in its southern wall from corridor G42. Beyond this doorway, the west, south and east walls of the room are featureless. The north wall of the room includes two doorways, to Rooms G8 and G9 respectively. The north wall of the room is most likely a modern insertion, which does not reflect the historic layout of the space. The room has been latterly used as a



Figure 23 North wall of Room G10, facing north-east. Scale 1x2 m

lobby and changing room for a shower and toilet suite including Room's G8 and G9. No historic doorways or windows have been included within the subdivision of this space.

3.3.5 ROOM G8

Room G8 is accessed by a doorway from Room G7 at its southern side. The room, which has been most recently used as a toilet, includes an inserted four-light timber window in its northern wall (Figure 22). The space was otherwise featureless.

3.3.6 ROOM G9

Room G9 is accessed by a doorway from Room G7 at its southern side. The room, which has been most recently used as a shower cubicle/wet room, includes modern ceramic tiles across all of its walls. The space was otherwise featureless, with no historic features present or visible evidence of structural development.

3.3.7 ROOMS G10/G11

Room G10 is accessed by an inserted doorway at the centre of its southern wall, from corridor G42 beyond. This southern wall is the former external wall of this part of the building, which has been extended to create Rooms G10 and G11 at this northern side. Beyond the central doorway, the southern wall of the room is featureless. The room's west wall is also featureless. The north wall of the room includes a symmetrical row of four modern timber sash windows, each of 12 lights (Figure 23). The eastern wall of the room, which includes an alcove at its southern end, shows evidence in the plasterwork of a blocked window at its northern extent, presumably a former external window belonging to Room G8, which was enclosed when this part of the building was latterly added (Figure 24). Room G11 was inaccessible at the time of survey, but in plan form and layout it clearly forms the western extension of the space which has been latterly subdivided into Rooms G10 and G11. Externally, it can be seen that the window arrangement and style is the same as for Room G10, with the westernmost of the four original windows replaced with a modern access door and short covered porch. A photograph of a window within G11 was taken as part of a *Statement of Significance* undertaken by Archaeo-Environment in 2012 (Hardie 2012, 140), reproduced in part along with the current *Heritage Statement* (Scott 2019) in Appendix 3 below. In that report, Room G11 was given the identifier Fairington Centre Room 12 and was summarised in the following way: "Later single storey extension to 1883 building of limited interest. Three 6/6 sashes, modern fittings of no interest. Glazing bars clumsy in comparison to originals so of limited interest" (*ibid.*).

3.3.8 ROOM G12/F38

Rooms G12 and F38 form a modern stairwell at the north-western extent of Building A. The dog-leg stair has a plain metal hand-rail and balustrade, with a landing accessed from Room F1 at its upper extent (Figure 25). At the bottom of the stair, a timber



Figure 24 East wall of Room G10, facing east. Scale 1x2 m



Figure 25 Stairwell Room G12/F38, looking north. Scale 1x2 m

door gives access to the exterior of the building through the west elevation of the building. The stairwell is a wholly modern space with no visible evidence of historic features or structural development.

3.3.9 ROOM G13

Room G13 lies at the northern extent of the northern projection of Building A. The room is accessed by a double doorway from Room G17 at the eastern extent of its south wall. The remainder of the wall is a modern stud wall and is featureless. The room's north wall is also featureless. The room's east wall includes an original timber lunette window of 12 lights (Figure 26). The lunette window finishes at height, suggesting it once lit a corridor, or similar space. At the room's western side, is an inserted external doorway, to the south of which are two original timber windows of 20 lights each (Figure 27), which do not match the style of the lunette in the opposing wall, suggesting they once occupied different spaces. This discrepancy in the room's fenestration can be explained by the prominent supporting beam, boxed in within the room's ceiling and running north to south through the space. This beam illustrates the location of a former supporting wall (depicted on the plans in Appendix 1), showing that the larger room has been created by the removal of a partition between a formerly smaller room to the west and an adjacent extension to corridor G17 to the east.



Figure 26 East wall of Room G13, facing east. Scale 1x2 m



Figure 27 West wall of Room G13, facing west. Scale 1x2 m



Figure 28 West wall of Room G14, looking north-west. Scale 1x2 m



Figure 29 Room C16, facing north. Note blocked lunette window at right and supporting arch. Scale 1x2 m



Figure 30 East wall of Room G19, facing east. Scale 1x2 m

3.3.10 ROOM G14

Room G14 lies to the south of Room G13 and is accessed by a doorway from Room G17 at the southern extent of its east wall. Beyond the doorway, the room's east, south and north walls are all featureless. The room's west wall includes two original timber windows, one sash window of 12 lights and one of 20 lights (Figure 28).

3.3.11 ROOM G15

Room G15 is a small storage cupboard accessed by a doorway from Room G16 at its eastern side. The room is featureless with no historic detail visible.

3.3.12 ROOM G16

Room G16 is a corridor space with a stairway to the building's first floor at its south-west corner. The corridor gives access to Room G19 at its south side, Rooms G15 and G43 at its west side, Room G17 at its north side and Room G22 to the east. The room includes a supporting archway, aligned east-west close to its centre, and features a blocked lunette window at the northern extent of its east wall, suggesting that the building containing Rooms G23 and G24 beyond has been latterly added, covering this former window and necessitating its blocking (Figure 29).

3.3.13 ROOM G17

Room G17 is a corridor space at the north side of Room G16. The corridor gives access to Room G16 at its south side, Room G14 at its west side, Room G13 at its north side and Room G18 to the east. Beyond the doorways, the room is featureless, with no historic detail evident. It has been formed by the subdivision of the larger original linking corridor with two sets of modern double doors which have no inherent heritage value.

3.3.14 ROOM G18

Room G18 lies to the east of Room G17. The room is accessed by a doorway from Room G17 at the centre of its west wall. Photographic recording of the space was not possible due to the advanced state of decay in this space and the room was not entered. The plan of the space shows two toilet cubicles either side of a central lobby space, lit by a large window in the room's east wall. A smaller window lights the northern cubicle in the room's north wall.

3.3.15 ROOM G19

Room G19 is a former lobby area lying to the south of Room G16. The room's north wall includes a doorway from Room G16 at its eastern extent. The west wall includes a doorway to corridor G42 at its northern extent. The room's south wall includes a set of double doors to foyer area Room G21 at its eastern end. The room's east wall includes an original window set within a splayed alcove, which has no parallels in the building elsewhere (Figure 30). There is no obvious reason for this arrangement, which is presumably a feature related to the nearby presence of one of the building's principal entrances in Room G21.

3.3.16 ROOM G20

Room G20 is an entirely modern space created with stud walls at its north and east sides, suggesting that the area now encompassing Rooms G20, G21 and G19 was originally one larger space, presumably a reception area. The room's east and north walls are featureless, whilst its west wall includes an inserted entrance opening from Room G6 to the west. The room's south wall includes a timber sash window of 12 lights in an



Figure 31 South wall of Room G20, facing south. Note angled corner to room at right. Scale 1x2 m



Figure 32 West wall of Room G20, facing north-west.
Note angled corner to room at left. Scale 1x2 m



Figure 33 Room G21, looking south. Note inserted window and splayed doorway to left. Scale 1x2 m



Figure 34 Room G21, looking south-east with current door in splayed doorway. Scale 1x2 m



Figure 35 Room G22, facing west. Scale 1x2 m



Figure 36 Room G23, facing north. Scale 1x2 m



Figure 37 Room G24, facing south. Scale 1x2 m

original splayed reveal, to the west of which is an angled corner at the south-west extent of the room (Figure 31). This suggests that presence of a blocked corner fireplace, although no chimney is present externally.

3.3.17 ROOM G21

Room G21 is a small foyer area to the south of Room G19. The room is accessed by a set of modern double doors at its northern side, and includes a blank, inserted, modern wall at its western side. The room includes a small, inserted sash window of eight lights in a splayed reveal at its southern side and an original large entrance doorway with a splayed reveal and later timber door at its eastern side (Figure 33). The insertion of the small window at the room's southern side suggests an historic, but inserted, subdivision of this likely reception area, which may or may not reflect the existing arrangement.

3.3.18 ROOM G22

Room G22 is a small corridor space at the eastern side of Room G16. The corridor gives access, via a short flight of steps, to Room G16 at its western side (Figure 35). At its southern side are doorways to Rooms G25 and G26, and at its northern side are inserted doorways giving access to the latterly added Rooms G23 and G24. At the room's eastern side is a doorway to corridor G27.

3.3.19 ROOM G23

Room G23 is accessed by an inserted doorway from corridor G22 at its south side. The room's eastern and northern walls are featureless. At its western side, the room includes a large, blocked lunette window, illustrating that this part of the building has been added onto that at its western side (Figure 36).

3.3.20 ROOM G24

Room G24 is accessed by an inserted doorway from corridor G22 at its south side. The room's western and northern walls are featureless. At its eastern side, the room includes a four-light casement window in a rounded reveal. The room appears to have always been used as a toilet. Given the extremely cramped access into this space, the above figure represents the best possible angle for photography, and no face-on photograph could be taken of the interior of the window.



Figure 38 Room G26, facing south. Scale 1x2 m



Figure 39 Room G27, facing east. Scale 1x2 m

3.3.21 ROOM G25

Room G25 is accessed by a doorway from corridor G22 at its north side. The room's other walls are featureless. The room appears likely to have always been used as a toilet since its creation, and the plan form clearly demonstrates it is a modern space contemporary with the creation of Rooms 26 and 29. There are no features of heritage value within the room.

3.3.22 ROOM G26

Room G26 is accessed by a doorway from corridor G22 at its north side. At its southern side, the room includes a six-light sash window in a rounded reveal with privacy glass. The room's other walls are featureless. The room appears likely to have always been used as a toilet and is likely to be a more modern creation in terms of its layout.

3.3.23 ROOM G27

Room G27 is a long, narrow corridor at the northern side of the eastern part of Building A. The corridor gives access to Rooms G29, G30, G31 and G32 at its southern side, Room G22 at its western end and Room G28 at its eastern end. The north wall of the corridor includes a row of six timber sash windows in splayed reveals, three of which were originally built as doorways (discussed above) and all of which are more clearly visible on the exterior. The corridor itself seems most likely to be a later creation, with this part of the building beginning life as a series of interconnecting rooms.

3.3.24 ROOM G28

This room forms the eastern section of corridor at the eastern end of Building A. The room is accessed by an external doorway at the western end of its north wall, which leads to the eastern courtyard area between Buildings A and B. In addition, the corridor is accessible from the eastern internal doorway from stairwell G41/F37 and the western internal doorway connecting to the western section of corridor in the eastern range G27. Room G34 is accessible via a timber-framed doorway in the north wall and Rooms G32 and G33 and G37 to G40 are accessible via timber framed doorways in the inserted south wall from west to east respectively. The floor of the corridor G28 is concrete. Along the length of the north wall, there are four timber-framed twelve light sash windows. As with Room G27, the historic window settings are more clearly visible on the exterior of the building.

3.3.25 ROOM G29

Room G29 is accessed by a doorway from corridor G27 at the western extent of its north wall. The room's east wall is featureless. The south wall of the room includes a 12-light timber sash window in a splayed reveal. The room's west wall, an inserted studwork partition, includes a central, built-in cupboard. The room includes no other detail of significance.

3.3.26 ROOM G30

Room G30 is accessed by a doorway from corridor G27 close to the centre of its north wall. The room's west wall is featureless. The south wall of the room includes a 12-light timber sash window in a splayed reveal. The room's east wall is a later inserted stud wall with a cranked and irregular form in plan to accommodate the presence of deep cupboards opening into both Rooms G30 and G31 (Figure 42). This arrangement of later subdivision is replicated in Rooms F20–25 on the floor above. The room includes no other detail of significance.

3.3.27 ROOM G31

Room G31 is accessed by a doorway from corridor G27 at the western extent of its north wall. The room's east wall is featureless. The south wall of the room includes



Figure 40 Room G28, facing west. Scale 1x2 m



Figure 41 Room G29, facing south. Scale 1x2 m

a 12-light timber sash window in a splayed reveal. The window is identical to those in the rooms to either side (see Figures 41, 47, 54 and 57). The room's west wall includes a central, modern cupboard within inserted stud walling (see Room G30 above). The room includes no other detail of significance.

3.3.28 ROOM G32

Room G32 is accessed by a doorway from corridor G27 in its north wall. The room's east and west walls are featureless. The south wall of the room includes two 12-light timber sash windows in splayed reveals (Figure 44).

3.3.29 ROOM G33

This room is accessed through a timber-framed doorway at the eastern end of the inserted north wall which leads to corridor G28. The floor is concrete and the walls of this room are largely featureless and papered with white wallpaper. The inserted north wall is largely featureless aside from the single painted timber moulded doorway (Figure 45). The west wall is decorated in the same manner as the rest of this room though it features an inserted/altered fireplace (Figure 46). This fireplace is comprised of white-tiled facing within a white-painted, moulded timber surround, and surmounted by a timber mantle and shelf in the same style. The remaining concrete-built hearth has been stripped of decoration. The south wall features two timber-framed sash window of 12 lights (Figure 47), as well as a plastic conduit running along the length of the wall. The east wall is plain and undecorated, and the ceiling is composed of plain, white-painted plaster, featuring two fluorescent tube lighting fixtures.

3.3.30 ROOMS G34 TO G36

These rooms are formed by latterly inserted walls in the north-projecting gabled section of the eastern part of Building A. Room G34 is accessed through a timber-framed doorway in the eastern end of the inserted south wall which leads to corridor G28. The room's east wall is featureless, whilst its west wall includes a 12 light sash window in a splayed reveal. Its north wall includes a doorway which gives access to Room G35 beyond. Room G35 includes the access doorway from Room G34 in its southern wall, and a blocked window in a splayed reveal in its northern wall. The remainder of the room is featureless. Room G36, which could only be viewed from the doorway at the time of survey, is accessed via an original doorway which leads to the eastern courtyard between Buildings A and B. The room includes two windows in its northern wall and is otherwise featureless. The modern fittings within this space mean that the two windows are considerably clearer in the exterior elevation.



Figure 42 East wall of Room G30, facing south-east. Note the angled stud walling to create deep cupboard space in each of the two rooms. Scale 1x2 m

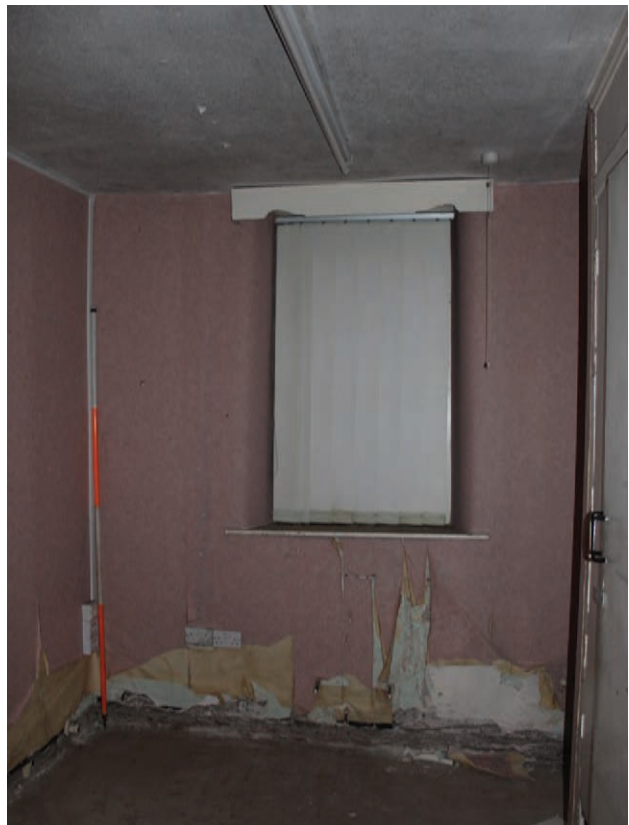


Figure 43 Room G31, facing south. Scale 1x2 m



Figure 44 South wall of Room G32, looking south-west. Scale 1x2 m



Figure 45 North wall of Room G33, facing north-east. Scale 1x2 m



Figure 46 West wall of Room G33, facing west. Scale 1x2 m



Figure 47 South wall of Room G33, facing south. Scale 1x2 m



Figure 48 Room G34, facing west. Scale 1x2 m



Figure 49 Room G35, facing north. Scale 1x2 m

3.3.31 ROOM G37

Room G37 is accessed through a timber-framed doorway at the north wall which leads to corridor G28. The floor is concrete and the walls of this room are largely featureless (Figure 40). The south wall features the pipework and the connections which feed into the attached gas meter for the building. Beyond the pipework, there is a blocked window which remains visible on the south elevation of Building A.

3.3.32 ROOM G38

This room lies within the two-storey element of the east range of Building A. The room is accessed through a timber-framed doorway at the eastern end of the inserted north wall which leads to corridor G28. The floor is concrete and the wall of this room are largely featureless and papered with white wall paper. The inserted north wall is largely featureless aside from the doorway and a single painted timber panel located above it (Figure 51). The east wall is inserted and is decorated in the same manner as the rest of this room. The south wall features a timber-framed sash window of 12 lights (Figure 52), as well as a plastic conduit running along the length of the wall. The west wall features a timber, white painted inbuilt storage unit in the south-west corner of the room (Figure 53).



Figure 50 Room G37, facing south. Scale 1x2 m



Figure 51 North wall of Room G38, facing north-east. Scale 1x2 m



Figure 52 South wall of Room G38, facing south. Scale 1x2 m



Figure 53 West wall of Room G38, facing west. Scale 1x2 m



Figure 54 Room G39, facing south. Scale 1x2 m

3.3.33 ROOM G39

This room is accessed through a timber-framed doorway at the north wall which leads to corridor G28. The floor is concrete and the walls of this room are largely featureless (Figure 54).

The inserted north wall and the east wall are both largely featureless. The south-east corner features a painted cast pipe and the south wall features a plastic toilet seat cover dispenser. The inserted west wall is tiled with a four-course band of white square glossy tiles across its centre, to which, a plaster paper towel dispenser and a soap dispenser are attached.

3.3.34 ROOM G40

This room is accessed through a timber-framed doorway at western end of the north wall which leads to corridor G28. The inserted north wall is largely featureless aside from the doorway and two painted timber panels; one each at its western and eastern end (Figure 55). The east wall features a blocked fireplace and a blocked doorway which is occupied by an inbuilt storage unit of painted timber in the south-east corner (Figure 56), with the south wall, which features two timber-framed sash windows of twelve lights (Figure 57). The west wall features an inbuilt storage unit, which also occupies a blocked doorway, in the south-west corner of the room as well as a blocked fireplace (Figure 58).



Figure 55 North wall of Room G40, facing north-east. Scale 1x2 m



Figure 56 East wall of Room G40, facing east. Scale 1x2 m



Figure 57 South wall of Room G40, facing southeast. Scale 1x2 m



Figure 58 West wall of Room G40, facing west. Scale 1x2 m



Figure 59 North wall of Room G41, facing north. Scale 1x2 m



Figure 60 South wall of Room G41, facing south. Scale 1x2 m

3.3.35 ROOM G41/F37

This stairwell lies within the two-storey element of the east range of Building A, located at its eastern end. The room is accessed externally via the ground floor through a doorway within the north wall and internally via the ground floor through a timber-framed doorway in the west wall leading to corridor G28. The north external doorway is capped by a transom window comprised of three lights (Figure 59). The concrete floor of the room features the remains of vinyl tiles since removed. The north wall and the inserted east wall are largely featureless, rendered in plaster and painted white, with a white-painted timber moulded skirting board. The ground floor south wall features a timber-framed sash window of twelve lights (Figure 60).

The room is occupied by an inserted staircase at the north, east and south walls which leads to the first-floor landing F37. This staircase featured plain white painted timber riser, newel and balusters which supported a moulded timber handrail. Two quarter landings were located in ascending order in the south-east and the north-east corners. At the ground floor, a small storage area was located below the north-east quarter landing accessed by timber-framed entryway.

The first-floor landing F37, as noted below, is accessed to the east via the staircase from G41. The landing is accessed from the first floor via an inserted timber framed doorway in the west wall which leads to corridor F19. As on the ground floor, the walls up to the ceiling joists are rendered and painted white. Both the north and south walls feature a single timber-framed sash window of twelve lights (Figure 61 and Figure 62). Two brick-built flues are visible in the west wall of the first-floor landing F37 visible above the ceiling joists derived from the blocked fireplaces in Rooms G40 and F36 (Figure 63). The stone-built east gable visible beyond the inserted east wall of Room G41/F37 also contains the remains of two brick-built flues at the northern end and at its centre utilising similar brick to that visible above the ceiling line in the opposite wall (Figure 64). The timber ceiling joists feature the visible remains of the lath and plaster ceiling which has been removed.

3.3.36 ROOM G42

Room G42 is a long corridor space at the western end of Building A. The space is a largely modern creation using an inserted southern wall line to give this space its separation from the rooms at its south side. Its northern wall, which features two inserted doorways to Rooms C11 and G10, and an original doorway to Room G7, is mostly the former external wall of this part of the building. The corridor's western extent also includes an inserted doorway to Room G1 beyond.



Figure 61 North wall of Room F37, facing north. Scale 1x2 m



Figure 62 South wall of Room F37, facing south. Scale 1x2 m



Figure 63 West wall of Room F37, facing south. Scale 1x2 m



Figure 64 East gable wall of Room F37, facing east



Figure 65 East wall of Room F1, looking north-east. Scale 1x2 m



Figure 66 West wall of Room F1, looking south-west. Scale 1x2 m



Figure 67 South wall of Room F4, facing south. Scale 1x2 m

3.3.37 ROOM G43

Room G43 is a small, featureless understairs cupboard, lying beneath the upper run of the building's main staircase.

3.3.38 ROOM F1

Room F1 lies at the extreme western end of Building A. The room includes a blocked fireplace within a chimney breast at the centre of its eastern wall, with an inserted door to the north of this (Figure 65). Its south wall is featureless. The room's west wall is a curved front with three symmetrically placed timber sash windows of nine lights (Figure 66). The room's north wall includes a doorway to stairwell F39 beyond. This room, and the stairwell to the north, lie in a later extension to the building range to the east, with the room's east wall formed by the former external end of the earlier section of Building A to the east.

3.3.39 ROOMS F2 TO F7

This suite of almost identical rooms lies within the western part of the first floor of Building A, located at its southern side. The rooms are clearly entirely modern creations in a repeated pattern that almost certainly does not reflect any historic layout in this part of the building. All of the rooms are accessed by a doorway within their northern wall from corridor F11 and include an historic 12-light timber sash window in a splayed reveal within their south wall (Figure 67). The rooms are otherwise featureless modern spaces.

3.3.40 ROOM F8

Room F8 is a small lobby area, giving access to toilets F9 and F10 beyond. The room is accessed by an original doorway from corridor F11 at its southern side and includes an original window opening with a timber six-light casement window within its western wall. The north wall of the room includes two original doorways to Rooms F9 and F10. The room's east wall is featureless. Overall, the room includes no significant historic detail.

3.3.41 ROOM F9

Room F9 is accessed by a doorway from Room F8 at its southern side and includes an original window opening with a timber six-light casement window within its western wall. The room's north and east walls are featureless. The room appears always to have been intended to function as a toilet.

3.3.42 ROOM F10

Room F10 is accessed by a doorway from Room F8 at its southern side. The room's remaining walls are featureless. The room appears always to have been intended to function as a toilet.

3.3.43 ROOM F11

Room F11 is a long corridor space at the western end of Building A. The space is a largely modern creation using an inserted southern wall line to give this space its separation from the rooms at its south side. Its northern wall, which features an original doorway to Room F8 at its eastern end and four original windows west of this is the original external wall of this part of the building. The corridor's western extent also includes an inserted doorway to Room F1 beyond. Its eastern extent includes an opening to lobby area F13.

3.3.44 ROOM F12

Room F12 is the building's principal staircase, including a half-landing at its western side and a landing at first-floor level to the east. The staircase almost certainly includes its original timber moulded balustrade although the treads themselves have been recovered (Figure 68). The space is lit by an original window with a splayed reveal within the space's north wall, to the east of which is an original doorway to a flat roof beyond (Figure 69). The south wall of the room includes an original doorway to Room F13 beyond.

3.3.45 ROOM F13

Room F13 lies to the south of Room F12 and includes a doorway from that room in its northern wall, which is otherwise featureless. The room's east wall includes an original, small timber window of eight lights (Figure 70). The south wall includes a central



Figure 68 View of staircase with original balustrade, facing south-west. No scale



Figure 69 North wall of Room F12, facing north-west. No scale



Figure 70 East wall of Room F13, facing south-east. Scale 1x2 m



Figure 71 South wall of Room F16, facing south-east. Note angled wall for probable blocked corner fireplace to right. Scale 1x2 m



Figure 72 West wall of Room F16, facing west. Note angled wall for probable blocked corner fireplace. Scale 1x2 m

doorway to Room F16, whilst the west wall includes an opening to corridor F11. The south-west corner of the room includes a small space encompassing Room F14, which is almost certainly a later insertion into this space.

3.3.46 ROOM F14

Room F14 is a small, inserted server cupboard at the south-western corner of Room F13. This small space includes an entrance doorway from Room F13 at its northern side and is otherwise featureless.

3.3.47 ROOM F16

Room F16 lies to the south of Room F13 and is accessed by a central doorway in its northern wall which is otherwise featureless. The room includes a likely blocked corner fireplace at its south-west corner, although no chimney was apparent externally. The room's south and east walls both include original, central sash windows, both of 12 lights.

3.3.48 ROOM F18

Room F18 is a long corridor space within the central section of Building A. The space is a largely modern creation using an inserted southern wall line to give this space its separation from the rooms at its south side. Its northern wall, which features an inserted wall with doorway to Room F27 at its eastern end and five original windows west of this is the original external wall of this part of the building. The corridor's western extent also includes an inserted doorway, accessed by a short flight of steps, to Room F12 beyond. Its eastern extent includes an opening to corridor area F19. The form and phasing of the windows in the north wall of Rooms F18 and F19 is considerably more evident on the exterior elevation.

3.3.49 ROOM F19

Room F19 is a further long corridor space at the eastern end of Building A. The space is a largely modern creation using an inserted southern wall line to give this space its separation from the rooms at its south side. Its northern wall, which features five original windows is the original external wall of this part of the building. The corridor's western extent joins to corridor Room F18 beyond. Its eastern extent includes an opening to stairwell area F37.

3.3.50 ROOM F20

Room F20 lies at the south side of corridor F18 and is accessed from that space by a doorway in its inserted north wall, which is otherwise featureless. The room includes an original splayed window opening in its south wall with a timber sash window of 12 lights. The room's inserted east wall includes a central cupboard, and the west wall is featureless. The windows along this range of rooms (F20–F25) are all the same in form, with the surround visible from the exterior and the internal detailing displayed in an exemplar shot of Room F22 below.

3.3.51 ROOM F21

Room F21 also lies at the south side of corridor F18 and is accessed from that space by a doorway in its inserted north wall, which is otherwise featureless. The room includes an original splayed window opening in its south wall with a timber sash window of 12 lights. The room's inserted west wall includes a central cupboard, while its east wall is featureless.

3.3.52 ROOM F22

Room F22 also lies at the south side of corridor F18 and is accessed from that space by a doorway in its inserted north wall, which is otherwise featureless. The room includes an original splayed window opening in its



Figure 73 Room F18, facing east. Scale 1x2 m

south wall with a timber sash window of 12 lights (Figure 74). The room's inserted east wall includes a central cupboard, while its west wall is featureless.

3.3.53 ROOM F23

Room F23 also lies at the south side of corridor F18 and is accessed from that space by a doorway in its inserted north wall, which is otherwise featureless. The room includes an original splayed window opening in its south wall with a timber sash window of 12 lights. The room's inserted west wall includes a cupboard, while its original east wall includes a probable blocked doorway at its southern extent. This blocked doorway, one of a number at this southern side of the suite of rooms in this part of the building, illustrates an older, probably original, layout in this part of the building where rooms were accessed one after the other, with no corridor.

3.3.54 ROOM F24

Room F24 also lies at the south side of corridor F18 and is accessed from that space by a doorway in its inserted north wall, which is otherwise featureless. The room includes an original splayed window opening in its south wall with a timber sash window of 12 lights. The room's inserted east wall includes a cupboard, while its original west wall includes a blocked doorway at its southern extent, to the south of a central blocked fireplace (Figure 75). The blocked doorway, one of a number at this southern side of the suite of rooms in this part of the building, illustrates an older, probably original, layout in this part of the building where rooms were accessed one after the other, with no corridor.

3.3.55 ROOM F25

Room F25 also lies at the south side of corridor F18 and is accessed from that space by a doorway in its inserted north wall, which is otherwise featureless. The room includes an original splayed window opening in its south wall with a timber sash window of 12 lights. The room's inserted west wall includes a cupboard at its northern extent, while its original east wall includes a blocked doorway at its southern extent, to the south of a central blocked fireplace (no longer visible) (Figure 76). The blocked doorway, one of a number at this southern side of the suite of rooms in this part of the building, illustrates an older, probably original, layout in this part of the building where rooms were accessed one after the other, with no corridor.



Figure 74 South wall of Room F22, facing south. Scale 1x2 m



Figure 75 West wall of Room F24, facing north-west. Scale 1x2 m



Figure 76 East wall of Room F25, facing south-east. Note blocked doorway at right. Scale 1x2 m



Figure 77 South wall of Room F25, facing south. Scale 1x2 m



Figure 78 West wall of Room F26, facing west. Scale 1x2 m



Figure 79 East wall of Room F26, facing east. Note blocked doorway to right. Scale 1x2 m



Figure 80 Room F27, looking east. Note inserted wall overlaying earlier window opening. Scale 1x2 m



Figure 81 Room F32, looking south. Scale 1x2 m

3.3.56 ROOM F26

Room F26 also lies at the south side of corridor F18 and is accessed from that space by a doorway in its inserted north wall, which is otherwise featureless. The room includes two original splayed window openings in its south wall with timber sash windows of 12 lights. The room's original west wall includes a central fireplace with a later insert and surround (Figure 78), and a probable blocked doorway to the south, while its original east wall includes a blocked doorway at its southern extent (Figure 79). The blocked doorway, one of a number at this southern side of the suite of rooms in this part of the building, illustrates an older, probably original, layout in this part of the building where rooms were accessed one after the other, with no corridor.

3.3.57 ROOMS F27–F31

These rooms are formed by latterly inserted walls in the north-projecting gabled section of the eastern part of Building A. Room F27 is accessed through a timber-framed doorway in the centre of the inserted south wall which leads to corridor F18. The room's east and west walls include 12 light sash windows in splayed reveals, that to the east partly overlain by the inserted south wall (Figure 80). The north wall includes four doorways which give access to Rooms F28, F29, F30 and F31 beyond. These four toilet rooms have been created by a series of inserted partitions, which create four separate spaces sharing three historic window openings in the north wall between them. Beyond this, no other historic detail is apparent.

3.3.58 ROOM F32

Room F32 is a small space accessed at its northern side by a doorway from corridor F19. The room includes a small original window at its south side and includes a pair of opposing blocked doorways at the southern extents of its east and west walls (Figure 81). The room seems likely to represent a fossilised stairway space, with historic, now blocked, accesses to the suites of rooms running to the east and west. The current walling and render means the former doorways are not visible from within the space, but their locations are visible through the alcoving of the walls in the adjacent Rooms F26 and F33 to which this space adjoined.

3.3.59 ROOM F33

Room F33 also lies at the south side of corridor F19 and is accessed from that space by a doorway at the eastern extent of its inserted north wall, which is otherwise featureless. The room includes an original splayed window opening at the eastern end of



Figure 82 Room F33, looking south-west. Note the window and the cupboard which now masks the former blocked doorway to Room F32. Scale 1x2 m

its south wall with a timber sash window of 12 lights. The room's original west wall includes a blocked doorway to the south, now used as a cupboard, while its inserted east wall is featureless. The blocked doorway, one of a number at this southern side of the suite of rooms in this part of the building, illustrates an older, probably original, layout in this part of the building where rooms were accessed one after the other, with no corridor.

3.3.60 ROOM F34

Room F34 also lies at the south side of corridor F19 and is accessed from that space by a doorway at the eastern extent of its inserted north wall, which is otherwise featureless. The room includes featureless west and south walls, with the west wall being a later insertion. The room's east wall includes a blocked doorway at its southern extent and a possible blocked fireplace centrally. The blocked doorway, one of a number at this southern side of the suite of rooms in this part of the building, illustrates an older, probably original, layout in this part of the building where rooms were accessed one after the other, with no corridor.

3.3.61 ROOM F35

Room F35 also lies at the south side of corridor F19 and is accessed from that space by a doorway at the western extent of its inserted north wall, which is otherwise featureless. The room includes an original splayed window opening at the centre of its south wall with a timber sash window of 12 lights. The room's original west wall includes a blocked doorway to the south, now used as a cupboard, while its original east wall also includes a blocked doorway at its southern extent (Figure 83). The blocked doorways, two of a number at this southern side of the suite of rooms in this part of the building, illustrate an older, probably original, layout in this part of the building where rooms were accessed one after the other with no separating corridor.

3.3.62 ROOM F36

Room F36 also lies at the south side of corridor F19 and is accessed from that space by a doorway at the eastern extent of its inserted north wall, which is otherwise featureless. The room includes two original splayed window openings in its south wall with timber sash windows of 12 lights (Figure 84). The room's original east wall includes a blocked doorway to the south, now used as a cupboard (Figure 85), while its original west wall also includes a blocked doorway at its southern extent. The east wall also includes a probable blocked fireplace centrally. The blocked doorways, two of a number at this southern side of the suite



Figure 83 East wall of Room F35, facing east. Note blocked doorway to right. Scale 1x2 m



Figure 84 South wall of Room F36, facing south-west. Scale 1x2 m



Figure 85 East wall of Room F36, facing east. Scale 1x2 m

of rooms in this part of the building, illustrate an older, probably original, layout in this part of the building where rooms were accessed one after the other with no separating corridor.

3.4 BUILDING B

Building B is the central wing of the workhouse with its long axis aligned east/west and a shorter wing aligned north/south at its east end. It contains evidence of four main phases of construction. A clear distinction is apparent between the earlier phases of development, to the east, and Morton's extension to the west, which is marked by the change in height of the buildings and the presence of single-story corridors around the main ranges.

3.5 BUILDING B – EXTERNAL ELEVATIONS

3.5.1 EXTERNAL SOUTH-FACING ELEVATION

Focusing first on the earlier, eastern, portion of the elevation, the building is constructed in sandstone rubble and squared masonry under a pitched Welsh slate roof. The façade shows several periods of heavy repointing.

The earliest phase dates to the initial 1839 construction of the workhouse and comprises most of the eastern end of the elevation, up to and including some of the north/south aligned wing at the east end (Figure 86). Towards the west end of the earlier work, there is a construction break indicating the location of the former west wing which was removed after 1875 to make way for Morton's extension (Figure 87). The bay to the west of the construction break has therefore been rebuilt post-1875, but pre-1883 when Morton's work was added to its west side. Similar patching was observed on the north elevation of Building A.

The 1839 work begins to the east of the construction break. It is of roughly squared sandstone masonry under a pitched slate roof featuring one stone ridge stack fitted with two clay chimney pots. The ground floor level contains a series of doors and windows to the ground floor that provided access from the yards to the ground floor rooms, via standard height single-width doorways, and to the first-floor rooms, via taller single-width doorways that led directly to stairs beyond (Figure 86 and Figure 87). The differing height of the doors was not functional but was an architectural queue indicating where the doorway gave access to. There are two original tall doorways and two blocked standard height doorways in the central section, each with sandstone lintels and



Figure 86 Eastern end of the south elevation of Building B, facing north-east. Scale 1x2 m



Figure 87 Eastern end of the south elevation of Building B, facing north-west. Scale 1x2 m



Figure 88 Detail of eastern end of south elevation of Building B, facing north. Scale 1x2 m

quoined surrounds, interspersed with a total of five small rectangular windows with sandstone lintels and thin sandstone sills. Towards the east end of the range, the eastern two bays have seen a greater degree of alteration, and this is linked with a vertical construction break that can be seen running the length of the first floor. This indicates that the eastern end of this building was originally single storey (Figure 88). It was most likely heightened to provide additional accommodation during the c.1860 phase of extension to the workhouse. The addition of the top floor created the need to mimic the arrangement of tall and short doorways seen elsewhere on this elevation, and the ground floor of this portion of the building has an inserted tall doorway in a quoined surround, that has since been remodelled into a window, located adjacent to an inserted standard height doorway, without quoins, that has been widened and fitted with a new concrete lintel. To the east of those doorways there is an original doorway in a quoined surround that has been partially blocked and remodelled into a window. The first floor of the 1839 range contains a total of seven rectangular windows with sandstone lintels and sills along its length. They are irregularly spaced probably reflecting the arrangement of internal rooms. Two windows have been lengthened and the resultant scar contains brick infill.

The first floor of the additional storey added to the east end of the building in c.1860 is constructed in coursed squared sandstone under a slate pitched roof, featuring a buff brick chimney stack fitted with a terracotta chimney pot (Figure 88). It contains two original small rectangular windows adjacent to a blocked original window that has been replaced with an inserted window at a slightly lower level. This alteration appears to be related to the addition of an extension onto the west face of the adjacent north/south aligned wing, which is discussed further below.

The post-1875 repair of the westernmost bay of the earlier phase of the workhouse comprises a single bay that is partially obscured at the ground floor by the addition of the corridor in the 1883 phase. It contains a single rectangular window with cut sandstone lintel and sill to the ground and first floors (Figure 87). These windows differ in size and form from those in the adjacent 1839 work, providing further evidence of the difference in construction date.

The north/south aligned wing at the east end of Building B contains evidence of four phases of construction, but most of this evidence is obscured by later additions (Figure 89). The southern half of the west elevation is of two-storeys and contains part of the original 1839 workhouse, to the north of a two-storey extension added during the c.1860 phase, as shown on the first edition OS maps of 1860. The junction between the two phases is, however, obscured by a later lean-to addition added to the north end of the west elevation. The lean-to is built onto the first-floor level of the south elevation of Building B, that was only added



Figure 89 The western elevation of the southern section of the north/south aligned wing at the east end of Building B, facing east. Scale 1x2 m



Figure 90 South elevation of the north/south aligned range at the east end of Building B, facing north. Scale 1x2 m

to the building in c.1860, so it dates either to the same phase of construction, or later. The heavy repointing of the stonework precludes phasing the lean-to based on the evidence of the character of the stonework. However, a logical phasing of this part of the building may be that the original 1839 portion of the north/south range was also originally single storey (as with the east end of Building B), then during the c.1860 phase of work, it was heightened to two storeys. At the same time, the two-storey extension was added to its south side and the two-storey lean-to was added to its west side. All evidence of this on the west elevation of the north/south range is obscured and the only visible stonework in this elevation is therefore likely to be of c.1860.

The lean-to contains an inserted door at its north end with brick infill around the opening, leading to a passage that runs all the way through the building (Figure 89). There is a blocked doorway, without quoins, in the centre of the ground floor and an inserted doorway at the south end. On the first-floor level there is a small window with a sandstone sill and no lintel which may be inserted. To the south of the lean-to, the southern two bays of the building are much-altered on the ground floor due to a previous single-storey structure that was built against the wall but has been removed. The scar of its shallow-pitched roof can still be seen. The ground floor contains a blocked original doorway with a sandstone lintel and quoined surround adjacent to an inserted window with a sandstone lintel and part-quoined surround, that has been shortened into a square-shaped window and then subsequently blocked. To the south of those is a large, inserted double-width opening with a timber lintel which has been subsequently partially blocked with bricks to form a single-width door. The first floor contains two small original rectangular windows with sandstone lintels and sills. The south elevation of the north/south aligned wing is a featureless gable end with sandstone quoins (Figure 90).

Moving on to the 1883 extension at the west end of the workhouse, this is marked by a much wider footprint to the building, which is part comprises single-storey corridors that wrap around the main ranges. In Building B the 1883 extension contains the Master's House, at its west end, followed by the dining hall range, followed by two ranges with clerestory windows. These ranges step down in height eastward following the topography of the site. These are constructed in randomly coursed, squared, tooled sandstone masonry with cut sandstone quoins under a Welsh slate roof with moulded ridge tiles and stone copings.

The south elevation of the two ranges with clerestory glazing are contained within the women's yard. At ground floor level these ranges have a contemporary single-storey lean-to corridor (Figure 91 and Figure 93). The corridor contains regularly spaced, square windows with sandstone lintels, sills and quoins; one of which, towards the east end of the corridor, is blocked with sandstone masonry. The corridor has a southward, flat-roofed, projecting bay into the yard which has windows on the same style in its east and west elevations and a featureless south elevation (Figure 92). Entry to the corridor is provided at the east end of the corridor in a build-out around the south elevation of the earlier phase of the workhouse (Figure 93). This contains a single-width doorway with a sandstone quoined surround adjacent to another of the square windows. Above the corridor, the clerestory glazing comprising a continuous row of square windows in sandstone quoins surrounds; five to the westernmost range and seven to the easternmost range (Figure 91 and Figure 92). Between the two ranges there is a large square-plan sandstone chimney stack without pots (Figure 91), and at the east end another chimney stack in brick, fitted with two terracotta pots (Figure 92). This stack is built on a sandstone base and likely replaces an original stone stack.

The ground level of the dining hall range is obscured firstly by the extension to the north/south aligned linking corridor of Building A, and secondly by a rendered panel marking the location of an original former corridor that has been removed (Figure 94). The upper level of the dining hall range, however, features two very large, three-light windows with flattened arched heads in cut sandstone surrounds within pitched roofed gable dormers.



Figure 91 Detail of ranges with clerestory glazing in the 1883 portion of the south elevation of Building B, facing north-west. Scale 1x2 m



Figure 92 Detail of ranges with clerestory glazing in the 1883 portion of the south elevation of Building B, facing north-east. Scale 1x2 m



Figure 93 Detail of ranges with clerestory glazing in the 1883 portion of the south elevation of Building B, facing north-west. Scale 1x2 m



Figure 94 South elevation of the dining hall in Building B, facing north. Scale 1x2 m



Figure 95 South elevation of the Master's House in Building B, facing north-east. Scale 1x2 m



Figure 96 South elevation of the Master's House in Building B, facing north-west. Scale 1x2 m

To the west of the dining hall, the south elevation of Building B comprises the south elevation of the Master's House (Figure 95 and Figure 96). The Master's House is of two storeys constructed in randomly coursed, squared, tooled sandstone masonry with cut sandstone quoins under a Welsh slate roof with moulded ridge tiles and stone copings. The house faces west and its south elevation is largely featureless. It contains a rectangular window with sandstone quoined surround in the ground floor and one on the first floor. A string course marks out the floor level (Figure 95). At the south-east corner of the building there is an original single-pitch projection that contains a doorway with a sandstone quoined surround in its west wall and a small square window with sandstone lintel and sill in its east wall. To the north of it there is another short flat-roofed corridor containing an arch-headed doorway in its east wall that has been partially blocked to create a window. This would originally have led from the Master's House into the corridor running along the south wall of the dining hall. Above it, at first floor level, there is an arch-headed doorway in the south elevation of the Master's House which gave access to a structure that has since been removed (Figure 96). The outline of the single-pitch roof of the structure can still be seen. These features were likely related to linking the Master's House with the dining hall and yards without using the main entrance on the west elevation.

3.5.2 EXTERNAL WEST-FACING ELEVATION

The west elevation of Building B is formed by the front elevation of the Master's House (Figure 97). It is of Neo-Jacobean style and comprises three bays; the central bay containing the entrance, flanked by two slightly-projecting, tall gabled window bays. The windows are sandstone mullion and transoms, those to the north and south bays are of four lights with straight hood moulds above, whilst the window above the door in the central bay is of three lights with a moulded stone cornice above. The door is accessed up a short flight of stone steps fitted with low stone parapet walls with copings. The entrance is an arch-headed timber plank door set within a glazed surround with stone mullions and transoms and multi-pane leaded windows (Figure 98). A string course marks the first-floor level and above the entrance it includes a curved arch pediment with a shield and ribbon device bearing the name 'Master's House 1883' (Figure 99). The tall gables to the north and south bays contain blank sandstone shields and ball finials to the stone copings (Figure 100). The roof is pitched Welsh slate with stone copings and ball finials to the kneelers. It has stone end stacks in on the north and south sides.



Figure 97 West elevation of the Master's House in Building B, facing east. Scale 1x2 m



Figure 98 Detail of the entrance in the west elevation of the Master's House in Building B, facing east. Scale 1x2 m

3.5.3 EXTERNAL NORTH-FACING ELEVATION

Focusing first on the earlier, eastern, portion of the elevation, the building is constructed in sandstone rubble and squared masonry under a pitched Welsh slate roof. The façade shows several periods of heavy repointing.

The earliest phase dates to the initial 1839 construction of the workhouse and comprises most of the eastern end of the elevation, up to the north/south aligned wing at the east end (Figure 101 and Figure 102). Towards the west end of the earlier work, there is a construction break indicating the location of the former west wing which was removed after 1875 to make way for Morton's extension (Figure 102). The bay to the west of the construction break has therefore been rebuilt post-1875, but pre-1883 when Morton's work was added to its west side. Similar patching was observed on the south elevation.

The 1839 work begins to the east of the construction break. It is of roughly squared sandstone masonry under a pitched slate roof featuring one stone ridge stack fitted with two clay chimney pots. As with the south elevation, the ground floor level contains a series of doors and windows to the ground floor that provided access from the yards to the ground floor rooms, via standard height single-width doorways, and to the first-floor rooms, via taller single-width doorways that led directly to stairs beyond (Figure 101 and Figure 102). The differing height of the doors was not functional but was an architectural queue indicating where the doorway gave access to. There is one original tall doorway,



Figure 99 Detail of the shield and ribbon decoration above the entrance in the west elevation of the Master's House in Building B, facing east. No scale



Figure 100 Detail of the moulded shield and ball finials on the gabled bays of the west elevation of the Master's House in Building B, facing east. No scale

one blocked tall doorway (now a window) and one blocked standard height doorway in the central section, each with sandstone lintels and quoined surrounds. These are interspersed with a total of four rectangular windows with sandstone lintels and sills. There is one inserted doorway with a sandstone lintel and no quoins, which has subsequently been blocked. Towards the east end of the range, the eastern two bays have seen a greater degree of alteration, and this is linked with a vertical construction break that can be seen running the length of the first floor. This indicates that the eastern end of this building was originally single storey as described in the south elevation (Figure 101). The addition of the top floor created the need to mimic the arrangement of tall and short doorways seen elsewhere on this elevation, and the ground floor of this portion of the building has an inserted tall doorway, with a sandstone lintel and no quoins, and with single rectangular window to its east side. The remainder of the ground floor of this section is obscured by an extension built onto the west wall of the north/south wing that adjoins the east end of this building. first floor of the 1839 range contains a total of six rectangular windows with sandstone lintels and sills along its length. They are irregularly spaced probably reflecting the arrangement of internal rooms. Two windows are taller than the rest and this same irregularity was seen on the south elevation. On the south elevation there was evidence of the windows having been lengthened, but on this elevation all such evidence is obscured by heavy repointing.

The first floor of the additional storey added to the east end of the building in c.1860 is constructed in coursed squared sandstone under a slate pitched roof, featuring a buff brick chimney stack fitted with a terracotta chimney pot (Figure 101). It contains a single original small rectangular window with a sandstone lintel and sill.

The post-1875 repair of the westernmost bay of the earlier phase of the workhouse comprises a single bay that is partially obscured at the ground floor by the addition of the corridor in the 1883 phase. It contains a single rectangular window with cut sandstone lintel and sill to the ground and first floors (Figure 103). These windows differ in size and form from those in the adjacent 1839 work, providing further evidence of the difference in construction date.

The north/south aligned wing at the east end of Building B contains evidence of four phases of construction, but most of this evidence is obscured by later additions (Figure 104). The northern half of the west elevation was added to the structure in the early-20th century. Its construction style is similar to the bow fronted extension to the west end of the Building A. It is rendered and has cut sandstone detailing. The main body of the extension is of two storeys, but it also includes a four-storey water tower and chimney. It is surrounded at ground floor level by a single-storey boiler room and two-stepped lean-to addition to its west



Figure 101 Eastern end of the north elevation of Building B, facing south-east. Scale 1x2 m



Figure 102 Eastern end of the north elevation of Building B, facing south-west. Scale 1x2 m



Figure 103 Detail of eastern end of north elevation of Building B, facing south-west. Scale 1x2 m

side. The ground floor level comprising a lean-to addition at the south end and a flat-roofed boiler room extension to the north, both are rendered as one, obscuring any evidence of a construction break between the two elements. The lean-to contains a single-width doorway at the south end in a sandstone quoined surround with two square windows to its north side with sandstone lintels and sills. The boiler room contains a single width opening at its south end with a large double width opening to the north. The openings are fitted with timber plank doors. Small areas of damaged render reveals that the boiler room is constructed of brick. To the rear of the lean-to the first-floor level of the water tower is also a single-pitch lean-to onto the tower. It contains a single rectangular window with a sandstone lintel and sill, fitted with a timber six-over-six sliding sash window with horns. A brick course is also visible here above the ridge line of the ground floor lean-to and similarly above the first-floor lean-to. This suggests that the lean-to extensions to the water tower are also constructed of brick. The third floor of the water tower contains a square window with sandstone quoin detailing beneath a pitched slate roof with sandstone kneelers. A chimney adjoins the north side of the water tower which is rendered with sandstone coping and quoin detailing.

The north elevation of the north/south aligned wing faces onto Peth Head and it presents a largely featureless high rendered wall onto the road (Figure 105). Behind the water tower and chimney rise up to third floor level and the only feature is a small rectangular window with mock-quoin detailing at first floor level fitted with a six-over-six sliding sash window with horns.

Moving on to the 1883 extension at the west end of the workhouse, this contains the Master's House, at its west end, followed by the dining hall range, a corridor linking Building B to Building C, followed by two ranges with clerestory windows. These ranges step down in height eastward following the topography of the site. These are constructed in randomly coursed, squared, tooled sandstone masonry with cut sandstone quoins under a Welsh slate roof with moulded ridge tiles and stone copings.

The north elevation of the two ranges with clerestory glazing are contained within the men's yard. At ground floor level these ranges have a contemporary single-storey lean-to corridor (Figure 106). The corridor contains six regularly spaced, square windows with sandstone lintels, sills and quoins; one of which, at the west end of the corridor has been opened out to form a door. The corridor originally had a northward projecting bay into the yard, as per that seen on the south elevation, but this has been removed and the gap rebuilt with modern randomly coursed sandstone masonry. Entry to the corridor is provided at the east end of the corridor in a build-out around the south elevation of the earlier phase of the workhouse (Figure 103). This contains a single-width doorway without any architectural embellishment; however, the end wall of corridor appears to have been rebuilt.



Figure 104 Detail of the west elevation of the north/south aligned wing at the east end of Building B, facing west. Scale 1x2 m



Figure 105 Detail of the north elevation of the north/south aligned wing at the east end of Building B, facing west. Scale 1x2 m



Figure 106 Detail of ranges with clerestory glazing in the 1883 portion of the north elevation of Building B, facing south-east. Scale 1x2 m

Above the corridor, the clerestory glazing comprising a continuous row of square windows in sandstone quoins surrounds; five to the westernmost range and seven to the easternmost range (Figure 106). Between the two ranges there is a large square-plan sandstone chimney stack without pots, and at the east end another chimney stack in brick, fitted with two terracotta pots. This stack is built on a sandstone base and likely replaces an original stone stack.

At the west end of the men's yard the 1883 extension contains a linking corridor that joins Building B to Building C creating access from the interior of Building C to the dining hall in Building B, and externally creating the western end of the newly enlarged yard. The east elevation of the corridor faces into the men's yard (Figure 107). It was originally single-storey, but it has been heightened with a timber-plank first floor with a pitched slate roof. The original ground floor level is constructed in randomly coursed sandstone masonry with cut sandstone quoins. It comprises the flat-roofed corridor with a projection to the east, featuring sandstone string courses. The projection has also been heightened an extra storey. The rendered construction probably dating the intervention to the early 20th century. The corridor contains two arch-headed openings either side of the projection; that on the south side is fitted with Diocletian window, whilst that on the north side appears to have been originally a double-width, arch-headed opening but it has been partially blocked to create a single-width doorway. The central projecting bay of the corridor contains a long four-light window within a single quoined opening with a single sandstone lintel in its east elevation and a single square window with a quoined surround in its north and south sides; that on the north elevation is now blocked. The first floor rendered extension to the projecting bay contains a single rectangular window with a sandstone lintel and sill in its east elevation and two small square windows with sandstone sills in its north elevation. It has a slate pitched roof with sandstone coping. The timber-plank first floor extension to the corridor contains a modern, single-glazed, tri-partite window at its north and south ends.

The west elevation of the corridor contains four Diocletian windows at ground floor level in the original single-storey flat-roofed portion (Figure 108). The timber-plank first floor addition is supported on five timber brackets springing from inserted stone corbels. It contains four modern, single-glazed, tri-partite windows along its length.

The north elevation of Building B retains the corridor running along the ground level of the dining hall range that had been removed on the south elevation (Figure 109). The single-storey corridor is of similar style to the linking corridor between Buildings B and C. It contains five arches, but it appears that only three of them were originally fitted with Diocletian windows; the other



Figure 107 Detail of east elevation of the corridor linking Building B to Building C, facing west. Scale 1x2 m



Figure 108 Detail of west elevation of the corridor linking Building B to Building C, facing east. Scale 1x2 m



Figure 109 North elevation of the dining hall in Building B, facing south-east. Scale 1x2 m



Figure 110 North elevation of the Master's House in Building B, facing south. Scale 1x2 m

two being built blind. This is evidenced by the stonework within the arches which is of the same style and date as that seen elsewhere in the construction of the 1883 work. The three openings that were probably fitted with Diocletian windows originally have all been partially blocked with brickwork to create smaller rectangular window openings fitted with modern single-glazed bi-partite windows. The upper level of the dining hall range, beyond the corridor features two very large, three-light windows with flattened arched heads in cut sandstone surrounds within pitched roofed gable dormers.

To the west of the dining hall, the north elevation of Building B comprises the north elevation of the Master's House (Figure 110). The Master's House is of two storeys constructed in randomly coursed, squared, tooled sandstone masonry with cut sandstone quoins under a Welsh slate roof with moulded ridge tiles and stone copings. The house faces west and its north elevation is largely featureless. It contains an enlarged rectangular window with sandstone quoined surround in the ground floor and another enlarged window on the first floor. A string course marks out the floor level, but it has been cut off towards the east end during remodelling of the north-eastern corner of the building. This likely removed an original single-pitch projection containing a doorway as seen on the south elevation of the Master's House. The reworking contains a rendered patched area and two single-width doorways at ground floor level. Above it, at first floor level there is an arch-headed doorway which gave access either to a structure that has since been removed, or onto the flat-roof of the corridor along the dining hall (Figure 109 and Figure 110).

3.5.4 EXTERNAL EAST-FACING ELEVATION

The east elevation of Building B is formed by the east elevation of the north/south aligned wing. This wing contains evidence of four phases of construction, but much of this is obscured by later reworking of the facades and repointing. The photography of this wing was limited by the space available on site to the east of the building, but detailed inspection of its features was made. Further photography of this elevation, taken before the site became constrained, is contained within the Heritage Statement appended to this report.

Historic map evidence indicates that the southern two bays of this building were added in c.1860 and a vertical construction break is visible to confirm this, but it only exists at ground floor level. This adds weight to the interpretation offered in the discussion of the south elevation of Building B, that the original 1839 workhouse was single storey at its east end and in this north/south aligned wing. The heightening would have taken place at the same time as the addition to the south side of the building, hence there is no construction break at first floor level.



Figure 111 East elevation of Building B, facing north. Scale 1x2 m



Figure 112 East elevation of Building B, facing south. Scale 1x2 m

Historic map evidence and the style of the structure also indicates that the water tower at the north end of this elevation was added in the early-20th century. A vertical construction break should therefore be present towards the north end of this elevation. However, the place where the construction break should be located has been obscured by later alterations to the doors and windows on the ground and first floor and by repointing of the stonework between the floors. The evidence of this junction between three phases of building (1839 ground floor, c. 1860 first floor, and early 20th-century water tower) has therefore been lost.

Beginning with the 1839 ground floor central portion of the elevation, this contains the only original ground floor door in this elevation, comprising a single-width door with a sandstone lintel and sandstone quoins (Figure 111). It has an original large rectangular window to its south side with a sandstone lintel and sill. To the north of these features there is an inserted single-width doorway to the south of an inserted pebble-dashed section of walling containing a mirrored arrangement of a single-width doorway and adjacent small rectangular window (Figure 112). The northern extent of this pebble-dashed area is the location where the junction between the 1839 workhouse and the early 20th-century water tower should be.

The c. 1860 extension to the south side of the elevation contains no surviving original features at ground floor level. Instead, it contains inserted double-width doorway with monolithic sandstone surround (a style not seen elsewhere in the workhouse)

at its south end, an inserted single-width doorway with a timber lintel to the north of it (Figure 111), and a window contained within patched masonry that may indicate the location of a former door, to the north of that. The northern extent of the patched masonry forms part of the construction break between the c. 1860 extension and the 1839 phase of work. At first floor level the c. 1860 phase runs all the way to the water tower, over the ground floor 1839 range. It contains five original small rectangular windows with sandstone lintels and sills and one small square inserted window with a concrete lintel and timber sill. The windows are irregularly placed probably reflecting the arrangement on internal rooms. At the north end of the c. 1860 first floor there is a large inserted double window with a sandstone sill, no lintel and a brick mullion between the two windows (Figure 112). This window is at the location where the junction between the 1839 workhouse and the early 20th-century water tower should be.

The early 20th-century water tower and chimney is a rendered four-storey addition to the north end of this elevation (Figure 111). The render has fallen away in places to reveal sandstone masonry construction beneath. The ground floor of the water tower contains an inserted doorway at its south end, and two windows with sandstone lintels and sills. The southernmost window appears to have been a door that has been partially blocked to create the window. Above these the first floor of the water tower contains a large almost-square window with sandstone quoin detailing. The second floor contains a smaller rectangular window of the same style, whilst the third floor contains a small single light window of the same style. The tower has a pitched roof, and the chimney rises a further stage above that, with sandstone quoin detailing and sandstone coping. To the north of the water tower, the single-storey boiler shop extension completes the elevation. It is rendered and largely featureless except for one single-width door.

3.6 BUILDING B – INTERNAL ROOMS

Internally, Building B includes 49 ground-floor spaces (Rooms G1 to G49), 39 first-floor spaces (Rooms F1 to F39) and one second floor space (Room S1).

3.6.1 ROOM G1

Room G1 sits at the north-western corner of the Master's House. The room is accessed by an original doorway from hallway G8 at the eastern end of its south wall. The doorway includes a replacement door within an original moulded surround, beneath an original moulded picture rail and cornice which encircle the entire room, illustrating it conforms to its original plan (Figure 113).



Figure 113 South wall of Room G1, facing south-east. No scale



Figure 114 North wall of Room G1, facing north. No scale



Figure 115 West wall of Room G1, facing west. No scale



Figure 116 Room G2, looking south. Scale 1x2 m

The room's east wall is featureless aside from the picture rail and cornice. The north wall includes a central fireplace with chimney breast and replacement timber surround and stone insert (Figure 114). The west wall includes a central projecting bay window with an original mullioned window of eight lights (Figure 115). The room likely historically functioned as the principal domestic reception room of the Master's House. This room, along with all of the others within the Master's House was heavily fire-damaged at the time of survey.

3.6.2 ROOM G2

Room G2 lies to the east of Room G1 and is also accessed by a doorway from hallway G8 at its southern side. This southern wall includes a cornice, suggesting it is original, however, the doorway through it sits in a thinner section of wall, suggesting a studwork infill within a former larger opening leading off the hallway to the south (Figure 116). The room's east wall includes a prominent mark illustrating the former location of a staircase (Figure 117), presumably the original for this part of the building, now removed. The north wall of the room includes a window, which has been latterly widened at its eastern side to create a larger opening, presumably after the adjacent staircase was removed. The room's west wall is featureless.

3.6.3 ROOM G3

Room G3 is the historic hallway of the Master's House, and remains recognisable as such. The room includes a moulded



Figure 117 Room G2, looking north-east. Note scar of former staircase on east wall. Scale 1x2 m



Figure 118 Room G3, facing east. Scale 1x2 m



Figure 119 Room G3, facing west. Scale 1x2 m

cornice, dado and skirting and provides access to Rooms F1, G2, G4, G5, G7 and G9 (Figure 118). Towards its western extent, the hallway preserves an original timber-built glazed screen with decorative stained glass above fielded timber panels with a central part-glazed door (Figure 119).

3.6.4 ROOM G4

This room lies at the rear of the Master's House and is accessed by an original doorway at the southern extent of its west wall. The room could not be accessed due to structural decay in this part of the building but can be seen from architectural plans to be a divided space now principally forming the underside of the inserted access to the first floor, which replaced the original stair removed from Room G2. The room is likely originally to have been a route of through access into the workhouse complex, via corridor G12.

3.6.5 ROOM G5

This room lies at the rear of the Master's House and is accessed by an original doorway at the northern extent of its west wall, which is otherwise featureless. The north and east walls of the room are also blank. The south wall includes an original doorway to Room G6 beyond. The historic use of this room is uncertain, although some form of service space seems most likely.

3.6.6 ROOM G6

This room lies at the rear of the Master's House and is accessed by an original doorway within its north wall, which is otherwise featureless. The south and west walls of the room are also blank. The east wall includes a window, which was formerly a doorway to a connecting corridor that has been removed externally (discussed above). The historic use of this room is uncertain, although it appears to have functioned as some form of internal porch between the now removed corridor and the main body of the domestic house beyond. The poor access into this space during the recording has meant that it has been added to the additional recording work to be undertaken subject to an additional WSI and phase of works.

3.6.7 ROOM G7

Room G7 sits at the south side of hallway G3 and is accessed by a doorway at the eastern end of its north wall, which is otherwise featureless. The doorway includes a replacement door within an original moulded surround illustrating it is the original doorway



Figure 120 Room G5, facing south. No scale



Figure 121 Room G7, looking south. No scale

into the room. The room's west wall is featureless. The south wall includes a large original window opening with splayed reveals hosting a 12-light timber sash window. To the east of this is an original doorway to Room G8 beyond (Figure 121). The east wall includes a central blocked fireplace with a shelved alcove cupboard to its southern side. The room likely historically functioned as the kitchen for the Master's House.

3.6.8 ROOM G8

Room G8 lies to the south of Room G7 and is accessed from there by a doorway at the western end of its north wall. The walls of the room are featureless aside from a small, original window opening in its east wall and an original external doorway in its west wall. The room almost certainly functioned as an external porch at this side of the house. The poor access into this space during the recording has meant that it has been added to the additional recording work to be undertaken subject to an additional WSI and phase of works.

3.6.9 ROOM G9

Room G9 sits at the south-western corner of the Master's House. The room is accessed by an original doorway from hallway G8 at the eastern end of its north wall. The doorway includes a replacement door within an original moulded surround, beneath an original



Figure 122 Room G8, looking south. No scale



Figure 123 North wall of Room G9, facing north. Scale 1x2 m



Figure 124 South wall of Room G9, facing south. Scale 1x2 m



Figure 125 West wall of Room G9, facing west. Scale 1x2 m

moulded picture rail and cornice which encircle the entire room, illustrating it conforms to its original plan (Figure 123). The room's east wall is featureless aside from the picture rail and cornice. The south wall includes a central fireplace with chimney breast the fire surround and insert having been removed (Figure 124). The west wall includes a central projecting bay window with an original mullioned window of eight lights (Figure 125). The room likely historically functioned as the dining room of the Master's House.

3.6.10 ROOM G10

Room G10 is a ground floor room created by the insertion of a modern mezzanine floor into the western end of Room G11 (Figure 126). The floor of this room was unsafe at the time of survey, and the space was observed only from the doorway. The room is accessed by a wide, original doorway from corridor G12 at the eastern end of its northern wall. The walls of the room are featureless painted brick aside from the east wall, which is formed of modern studwork. The room is best considered as part of Room G11, with the mezzanine interpreted as a modern insertion, presumably creating more space for storage.

3.6.11 ROOM G11

Room G11 lies to the east of Room G10 and is also accessed by a further wide doorway at the eastern end of its northern wall. As with Room G10, much of this room was unsafe at the time of survey, and so only limited access was possible. The main later alteration to this large space has been the insertion of a large mezzanine floor at its western end, accessed by a stair at its eastern side and creating a separate room, G10, beneath (Figure 127). Without this modern insertion, Rooms G10 and G11 can be seen to form one large hall space, lit at its north and south sides by a pair of tall, round-arched, mullioned windows of six lights (Figure 128). These sit partly into the roof structure, which is formed of four cranked collar trusses supporting a vaulted ceiling with a pair of central ventilators. At the north and south sides of the room, broken by the windows, is a timber cornice, which matches timber doorcases around the principal entrances at the north and south (Figure 129). The east wall of the space, which has had a theatre projection slot cut into it, preserves an impressive collection of wall murals, painted in oil (Figure 130). These are attributed in the Historic England designation assessment, to an Italian prisoner of war who was being treated in the hospital, although the source of that information is not provided, and no independent verification has been found in the course of this study. The wall paintings, three in total, depict a stag with antlers (Figure 131), a sailing vessel (Figure 132), and a triptych containing a waterfall, a stone bridge, and a lighthouse (Figure 133). The wall paintings surround the space for a canvas painting of the Royal Arms of



Figure 126 Room G10, looking south-west. No scale



Figure 127 Inserted mezzanine floor at the west end of Room G11, facing south-west. No scale



Figure 128 Detail of southern window in Room G11, facing south. No scale

Queen Victoria, signed E or G Swinburne, that has been removed. This large hall is considered to have acted as a dining hall and chapel space during the working life of the workhouse. Photography of the wall paintings and the canvas showing the Royal Arms was undertaken as part of the *Statement of Significance* prepared by Archaeo-Environment in 2012 (Hardie 2012, 88–92), in which the images have experienced considerably less degradation than in their current condition. These images have been reproduced as part of the current *Heritage Statement* (Scott 2019) in Appendix 3 below. In that report, Room G11 was given the identifier Room 7, and the relevant images are in Appendix C, Plates 19–24.

3.6.12 ROOM G12

Room G12 is a corridor space at the north side of Rooms G11 and G10. The corridor gives access to corridor G15 at its eastern end, corridor G14 at its northern side, Rooms G10 and G11 to the south, and to Room G48 to the west. The corridor space was originally lit by a series of lunette windows at its northern side, all of which have now been blocked. At its western end, it connected the Master's House to the rest of the complex, and provided internal circulation space between the different rooms to its south side. The floor is concrete and the walls are of painted brickwork. The ceiling is formed by a plastered barrel vault (Figure 134).

3.6.13 ROOM G13

Room G13 is a small room accessed by a central doorway in its west wall from corridor G14. The room is entirely featureless



Figure 129 Detail of surviving timber doorcase and window at south side of Room G11, facing south. No scale



Figure 130 General view of arrangement of murals on east wall of Room G11, facing east. No scale



Figure 131 Detail of stag mural. No scale



Figure 132 Detail of ship mural. No scale



Figure 133 Detail of triptych mural. No scale



Figure 134 Corridor G12, facing east. Scale 1x2 m

aside from a bank of four four-light timber windows in its east wall, which are original to the space. The room contains no other features of note.

3.6.14 ROOM G14

Room G14 is a corridor space connecting to the north side of corridor G12. The corridor gives access to Room G13 at its eastern side and Building C at its northern end. The corridor space was originally lit by a series of four lunette windows at its western side and another at its eastern side, located to the south of the doorway to Room G13. At its northern end, an inserted partition and doorway terminates the space, while at its southern end, a probably original timber partition is present (Figure 135). The floor is concrete and the walls are of painted brickwork. The ceiling is formed by a plastered barrel vault.

3.6.15 ROOM G15

Room G15 is a corridor space at the north side of Rooms G16, G17 and G19. The corridor gives access to corridor G12 at its western end, an external doorway at its northern side, Rooms G16, G17, G19 and G24 to the south, and to the exterior of the building at its eastern end. The corridor space was originally lit by a series of five windows at its northern side, all of which have now been boarded over. The floor is concrete and the walls are of painted brickwork. The ceiling is formed by a plastered barrel vault. The westernmost bay of this section of corridor has been latterly subdivided by a brick wall (G15a).



Figure 135 Room G14, facing south. Scale 1x2 m



Figure 136 Room G17, facing west. Scale 1x2 m

3.6.16 ROOM G16

Room G16 is a large room to the east of Room G11. A large mezzanine floor has been inserted at its eastern end, above doorways to Rooms G17 and G18 in its east wall. At its south side is a doorway to corridor G22 and at its north side is a doorway to corridor G15. In the room's west wall are a pair of original doorways to Room G11. The space is lit by a row of five clerestory windows at both its north and south sides, these sitting above single-storey corridor projections at these sides of the building range. The room has bare brick walls, and inserted ceiling and a concrete floor. Although a large space, it is not immediately obvious how this space was used historically.

3.6.17 ROOM G17

Room G17 lies to the east of Room G16 and includes a doorway to that room in its west wall, which is otherwise featureless. An inserted doorway to corridor G15 sits at the centre of the room's north wall beneath a row of three clerestory windows. Its east and south walls are featureless. Although a large space, it is not immediately obvious how this space was used historically.

3.6.18 ROOM G18

Room G18 lies to the east of Room G16 and includes a doorway to that room in its west wall. To the north



Figure 137 The blocked arch in the north wall of Room G15a, facing north-west. No scale



Figure 138 Room G16, looking south-east. No scale

of this, the room's west wall includes a large masonry projection, the base of a large chimney noted externally, but now presumably reduced from its original size and enclosed. A row of three clerestory windows sits within the upper portion of the room's south wall. Its east and north walls are featureless. Although a large space, it is not immediately obvious how this space was used historically.

3.6.19 ROOM G19

Room G19 lies to the east of Room G17. The room includes a doorway to corridor G15 within its north wall beneath a row of four clerestory windows (Figure 141). The room's east and west walls are featureless. The south wall of the room includes a doorway to Room G20 at its eastern extent. Although a large space, it is not immediately obvious how this space was used historically.

3.6.20 ROOM G20

Room G20 is a large room to the east of Room G18. The room's east and west walls are featureless. At its south side is a doorway to corridor G22, to the east of which is a further doorway, this one blocked. At the room's north side is a doorway to Room G19. The space is lit by a row of four clerestory windows at its south side, these sitting



Figure 139 Room G15, facing north-west and showing doorway and clerestory windows. Scale 1x2 m



Figure 140 West wall of Room G18, looking west. Note chimney projection to right. Scale 1x2 m



Figure 141 Detail of clerestory windows in north wall of Room G19, facing north. No scale



Figure 142 South wall of Room G20, facing south. Scale 1x2 m



Figure 143 Room G21, looking west. Scale 1x2 m



Figure 144 Room G22, facing west. Scale 1x2 m

above the doorways in this wall (Figure 142). The room has bare brick walls, and inserted ceiling and a concrete floor. Although a large space, it is not immediately obvious how this space was used historically.

3.6.21 ROOM G21

Room G21 is a corridor space at the south side of Room G16. The corridor is accessed from corridor G22 at its eastern end, and now arrives only at a blocked original timber partition and doorway at its western extent (Figure 143). The corridor space is lit by two original timber casement windows of four lights at its southern side and is separated by an inserted partition and doorway from corridor G22 to the east. The floor is concrete and the walls are of painted brickwork. The ceiling is formed by a plastered lean-to construction.

3.6.22 ROOM G22

Room G22 is a corridor space at the south side of Rooms G18 and G20. The corridor is accessed from these rooms at its northern side, and provides access to corridor G21 to the west and to the exterior at its eastern extent. The corridor space is lit by two original timber casement windows of four lights at its southern side and is separated by an inserted partition and doorway from corridor G21 to the west. The room's south wall also includes an inserted doorway to extension Room G23 in its south wall. The floor is concrete and the walls are of painted brickwork. The ceiling is formed by a plastered lean-to construction.

3.6.23 ROOM G23

Room G23 is a small room accessed by a central, inserted doorway in its north wall from corridor G22. The room is entirely featureless aside from a one timber window in each of its east and west walls, which are original to the space. The room contains no other features of note.

3.6.24 ROOM G24

Room G24 lies to the east of Rooms G20 and G19 and is accessed by a short flight of steps from corridor G15 at the western extent of its north wall. A further doorway leads to an internal porch giving access to a stair to the first floor, before exiting the space into an alley through this building range at the southern extent of the room's east wall (Figure 147). The room's north and south



Figure 145 Room G23, facing south-east. Scale 1x2 m



Figure 146 Room G23, facing south-west. Scale 1x2 m



Figure 147 Room G24, facing east. Scale 1x2 m



Figure 148 Room G24, facing west. Scale 1x2 m



Figure 149 Room G25, facing east. Scale 1x2 m



Figure 150 Room G26, facing north. Scale 1x2 m

walls feature a paired arrangement of four-light timber casement windows in original splayed openings, whilst its west wall includes a central chimney breast with blocked fireplace (Figure 148). The room's floor is concrete and its walls and ceiling are bare plaster.

3.6.25 ROOM G25

Room G25 lies to the east of Room G24, on the other side of an alley through this building range. The room is a small corridor space formed from a larger historic space through the insertion of walls at its north and east sides. To the north, the room gives access to Rooms G26 and G27 through doorways in the inserted partition walls. Within the south wall is a four-light timber casement window in an original splayed opening. The room's floor is covered in modern floor tiles and its walls and ceiling are painted plaster.

3.6.26 ROOM G26

Room G26 lies to the north of Room G25 and is accessed by a doorway at the eastern end of its inserted south wall from that room. The room is a small space formed from a larger historic space through the insertion of walls at its south and east sides. The room's east wall is a featureless modern insertion. Within the north wall is a four-light timber sash window in an original splayed



Figure 151 Room G26, facing south-west. Note break in modern plasterboard to examine blocked fireplace. Scale 1x2 m

opening. At the centre of the west wall is a blocked fireplace in a projecting chimney breast. The room's floor is concrete and its walls and ceiling are painted plaster.

3.6.27 ROOM G27

Room G27 lies to the east of Room G26 and is accessed by a doorway at the western end of its inserted south wall from that room. The room is a small space formed from a larger historic space through the insertion of walls at its south and west sides. The room's west wall is a featureless modern insertion. Within the north wall is a four-light timber sash window in an original splayed opening (Figure 152). At the northern extent of the east wall, which is original to this range of the building, is an original opening leading to Room G29 beyond. The room's south wall includes the doorway to Room G25, and a further doorway to the east of this, which gives access to Room G28. The room's floor is concrete and its walls and ceiling are painted plaster.

3.6.28 ROOM G28

Room G28 lies within the south-east corner of Room G27 and is accessed by a doorway at the western end of its inserted north wall from that room. The room is a small space formed from a larger historic space through the insertion of walls at its north and west sides. The room's west wall is a featureless modern insertion. Within the south wall is a four-light timber sash window in an original splayed opening. The room's east wall, which is original to this range of the building, is also featureless. The room has clearly been created in modern times to serve as a toilet facility.

3.6.29 ROOM G29

Room G29 lies to the east of Rooms G27 and G28 and is accessed by a doorway from Room G27 at the northern extent of its west wall. Beyond this doorway, the west wall is featureless. The room's north and south walls both include two four-light timber sash windows in original splayed openings, whilst its east wall includes a central chimney breast with blocked fireplace, to the south of which is an inserted opening to Room G30 beyond (Figure 153). The room's floor is concrete and its walls and ceiling are painted plaster.



Figure 152 Room G27, facing north-east. Scale 1x2 m



Figure 153 East wall of Room G29, facing east. Scale 1x2 m



Figure 154 North wall of Room G30, facing north. Scale 1x2 m



Figure 155 South wall of Room G30, facing south. Scale 1x2 m

3.6.30 ROOM G30

Room G30 lies to the east of Room G29 and is accessed by an inserted doorway from Room G29 at the southern extent of its west wall. Beyond this doorway, the west wall is featureless. The room's north wall includes a four-light timber sash window in an original splayed opening, to the west of which is an original doorway with a replacement door beneath a four-pane overhead (Figure 154). The room's south wall includes a four-light timber sash window in an original splayed opening, to the east of which is an inserted set of double doors utilising a smaller, original door opening (Figure 155), as noted externally. The room's east wall includes a single, possibly inserted, doorway to Room G40 beyond. The room's floor is concrete and its walls and ceiling are painted plaster.

3.6.31 ROOM G31

Room G31 is an irregularly shaped, flat-roofed, entirely modern, plant room, accessed by large, wooden double doors at its western side from the building exterior. The mechanical plant once present here had been removed at the time of survey. The room has bare brick walls and a concrete floor. The space holds no historic interest.

3.6.32 ROOM G32

Room G32 is a further irregularly shaped, flat-roofed, entirely modern, plant room, accessed through double doors at its western side from the building exterior. The mechanical plant once present here had been removed at the time of survey. The room has bare brick walls and a concrete floor. The space holds no historic interest.

3.6.33 ROOM G33

Room G32 is an entirely modern washroom facility accessed by a doorway at the western end of its northern wall from Room G32. A timber casement window of 12 lights is present in the room's west wall, while its south wall includes a doorway to Room G34. The room's west wall is taken up by a built-in storage cupboard. The space holds no historic interest.



Figure 156 Room G36, looking east. Scale 1x2 m



Figure 157 Room G36, looking north-east. Note blocked fireplace in the centre of the wall. Scale 1x2 m



Figure 158 Room G37, facing east. Note blocked door to right and two phases of construction in north wall to left. Scale 1x2 m



Figure 159 View of inserted stair with blocked door in north wall behind, facing north-east. No scale



Figure 160 Room G38 facing west. Note the edge of projecting earlier chimney breast visible in the back left corner. Scale 1x2 m

3.6.34 ROOM G34

Room G34 is a small, modern shower room with a six light timber casement window in its west wall and a doorway from Room G33 at its northern side. The space is entirely modern and holds no historic interest.

3.6.35 ROOM G35

Room G35 is a small, modern toilet room with a four light timber casement window beneath an extractor fan mounted in the window frame in its west wall. The room is accessed by a doorway at its eastern side from stairwell G47. The room has bare brick walls and a concrete floor. The space is entirely modern and holds no historic interest.

3.6.36 ROOM G36

Room G36 lies to the eastern side of stairwell G47. The room's south wall, which is part of the older stone-built range here, is featureless, whilst its north wall includes a possible blocked fireplace at its centre. The west wall of the room includes an entrance doorway from G47 within a splayed opening, which is likely to be original. The east wall of the room includes two 12-light timber sash windows in splayed reveals.

3.6.37 ROOM G37

Room G37 is a corridor space providing access through an exterior doorway at its western end to stairwell G47 at its northern side



Figure 161 West wall of Room G39, showing inserted staircase mirrored in Room G41 to the south. Scale 1x2 m



Figure 162 West wall of Room G40, looking north-west.
Note blocked chimney breast to right. Scale 1x2 m

and to Room G38 at its southern side. A further external doorway, now blocked, is present at the corridor's eastern end. The room is an entirely modern space with a concrete floor and painted masonry walls. At its south side, the room includes two blocked doors, visible as patches in the rendered surface, leading to Rooms G38 and G39. These blocked doorways most likely represent historic openings, present before the addition of the modern range at this north-east side of Building B. Further evidence of this addition is present in the room's northern wall, where the western half of the wall, up to the doorway to stairwell G47, is constructed of modern brick and the eastern half, after the door, is rendered masonry, a part of the older north-south range (Figure 158).

3.6.38 ROOM G38

Room G38 is accessed by an inserted doorway from corridor G37 within its north wall. To the east of the inserted doorway is an inserted staircase construction carrying a stair from the adjacent Room G39 to the first floor of the building. This stair covers an original door opening in the room's north wall, which has been blocked to accommodate the passage of the stair (Figure 159). This is presumably the reason for the insertion of the room's existing door. At the room's east side, a short section of partially rendered masonry wall is visible, which is presumably a remnant of the earlier north-south range here. At the room's west side, the southern extent of its west wall includes half of a chimney breast, built over by the line of the room's partially inserted south wall. The remainder of this chimney breast is present in the west

wall of Room G40 to the south, indicating that these two rooms, and likely Room G48 to the south-east also, were originally one space, with a central fireplace at its west end. The room's partially inserted south wall, which seems to be older masonry at its eastern side and brickwork to the west, includes a further inserted doorway to Room G48 close to its centre.

3.6.39 ROOM G39

Room G39 lies to the east of Room G38, and includes an inserted staircase in its west wall, which is otherwise featureless. The room's south wall is also featureless. The north wall of the room includes a blocked door close to its western extent, although this is only visible from the other side of the wall in corridor G37. Within this room it has been entirely hidden behind new plaster. At its eastern end, the room includes an inserted or reworked window and doorway leading out through the building's east elevation. The room is entirely modern internally and preserves little historic detail.

3.6.40 ROOM G40

Room G40 lies to the east of Room G30 and is accessed by an inserted doorway from that room at the centre of its west wall. To the north of the inserted doorway is the southern portion of a blocked chimney breast (Figure 162), the other half of which lies within the west wall of Room G38 to the north. The room's inserted north wall is constructed across the centre of the chimney breast and is otherwise featureless, as is the room's east wall. The south wall of the room includes a four-light timber sash window in a splayed opening at its eastern extent. This window was originally a doorway, as noted externally, although there is no obvious sign of this internally. The form of the window opening suggests the change is an historic one. The room's east wall meets the edge of the eastern side of this reveal, with no space between the two, suggesting that this eastern wall is also inserted.

3.6.41 ROOM G41

Room G41 lies to the east of Room G48, and includes an inserted staircase in its west wall, which is otherwise featureless. The room's north and south walls are also featureless. At its eastern end, the room includes an inserted or reworked window and doorway leading out through the building's east elevation, similar to the changes made to the eastern end of the adjacent Room G39. The room is entirely modern internally and preserves little historic detail.



Figure 163 Room G41, looking east and showing inserted door and window. Scale 1x2 m

3.6.42 ROOM G42

Room G42 lies to the south of an historic passageway through this range of the building, which could not be investigated due to a lack of access. The room could only be viewed from the external doorway at its eastern side, as access through the partially blocked doorway was not possible. The room could be seen to be an entirely modern space with no historic detail. The east wall of the room included the entrance doorway, which was an enlarged opening created from a smaller historic doorway, and an original window opening, which was made longer at its sill.

3.6.43 ROOM G43

Room G43 lies to the south of Room G42. The room's north, west and south walls are boarded with modern waterproof boarding and are featureless. At its eastern end, the room includes an inserted or reworked window and doorway leading out through the building's east elevation. The room is entirely modern internally and preserves no historic detail.

3.6.44 ROOM G44

Room G44 lies to the south of Room G43. The room is an entirely modern space with an inserted north wall, inserted doorway at its eastern wall and inserted south wall. The west wall of the room is largely an inserted partition creating a cubby space in Room G45 to the south, with the remainder of the wall covered in modern shelving. The room is largely modern internally and preserves no significant, visible historic detail.

3.6.45 ROOM G45

Room G45 lies at the south side of Room G44. The inserted north wall of the room includes a doorway to Room G44 at its eastern end, and a cubby space at its western extent, hosting an electrical fuse box. The west wall of the room is an inserted brick reconstruction, infilling an inserted opening on the line of the historic west wall of this part of the building. The room's south and east walls are original masonry walls, the south wall being featureless. The east wall of the room encompasses an inserted doorway, which itself lies within a larger inserted opening for a set of double doors, which would originally have encompassed the full size of this existing doorway as well as the doorway in the adjacent Room G44 to the north (Figure 164). The whole wider opening can be seen to have been supported by a large timber lintel, which remains in place.



Figure 164 East wall of Room G45. Note inserted timber lintel above door. Scale 1x2 m

3.6.46 ROOM G46

Room G46 is an historically inserted, external, stone-built stair added to the western face of the north-south range at the eastern end of Building B. The room is accessed by a stone-built doorway at the southern extent of its western wall. The door leads to a straight flight of worn stone steps leading to an inserted doorway in the face of the building (Figure 165). The walls of the stairway are plastered and the lean-to roof is boarded beneath.

3.6.47 ROOM G47

Room G47 is a modern stairwell leading to the first floor at the eastern end of Building B. Entirely modern in construction, and accessed from an inserted doorway at the northern side of corridor G37, the space contains no historic detail.

3.6.48 ROOM G48

Room G48 is a small space attached to the western end of corridor G12. This room, originally part of corridor G12, includes a blocked lunette window in its northern wall, a continuation of those in G12, and an inserted wall at its western side, enclosing this space and separating it from the Master's House to the west, with which it was historically connected. Another inserted wall and doorway make up the room's eastern wall, creating a small storage area from a part of the western extent of corridor G12. As with the rest of the corridor, the floor is concrete and the walls are of painted brickwork. The ceiling is formed by a plastered barrel vault.

3.6.49 ROOM G49

Room G49 is a small understairs storage space, accessed by a door at its northern side leading from a small corridor between Rooms G27 and G29. The room is plastered in original lime plaster, almost certainly illustrating this space has remained unchanged since this earliest phase of the workhouse was built. The space includes the underside of the stone steps leading to the first floor, and the walls are plastered masonry (Figure 166). The evidence of this space illustrates that a part of the original layout of the workhouse involved stairs leading from the yards directly to the first floors of the buildings, with no opportunity to access the ground floor without going outside.



Figure 165 Room G46, facing north. Scale 1x2 m



Figure 166 View of Room G49, looking south. No scale

3.6.50 ROOMS F1 TO F9

These rooms are all located on the first floor of the Master's House, and are shown on architectural plans of the workhouse complex. Originally, the rooms would have been accessed by a stair located within Room G2 below, leading to Room F2 above, however, this was latterly removed, and an access created from the adjacent external flat roof to the north (described above). The internal stair to the first floor had collapsed and was fire-damaged at the time of survey and so no access was possible to the first floor of this part of the complex. Due to the clear evidence of fire within the rooms below, it was also considered highly likely that the floors of these upper rooms would not be safe to use. The architectural plans for this part of the building suggest that the rooms retain their original layout, reflecting their original use as domestic bedrooms.

3.6.51 ROOM F10

Room F10 includes a central blocked fireplace in a chimney breast at its western side (Figure 167). The room's eastern wall is made up of two inserted studwork partitions which form the western sides of stairwell F36 and Room F11 beyond (Figure 168). The partition at the west of the stairwell includes a glass overlight to light the stair itself. The south wall of the room includes a single, central, splayed window opening, which is presumably original. The north wall of the room includes a further two splayed window openings containing 12-light timber sash windows. The eastern window opening has been partially altered to a shallower angle at its right side to allow space for the inserted partition for stairwell F36. It is likely that the room was originally part of a larger space encompassing Rooms F11 and F36.

3.6.52 ROOM F11

This room lies at the eastern side of Room F10 and has been created by the insertion of modern studwork partitions at its northern and western sides. That to the north includes a doorway at its eastern extent. All the room's walls are featureless aside from that to the south, which includes two original splayed window openings containing 12-light timber sash windows (Figure 169).

3.6.53 ROOM F12

Room F12 includes a central blocked fireplace in a chimney breast at its western side. The room's eastern wall is made up of an inserted studwork partition which forms the western side of Room F13 beyond. This inserted partition includes a doorway at its



Figure 167 Room F10, facing west. Note blocked fireplace. Scale 1x2 m



Figure 168 Room F10, facing east. Scale 1x2 m



Figure 169 South wall of Room F11, facing south-west. Scale 1x2 m

northern extent. The south wall of the room includes a single, central, splayed window opening containing a 12-light timber sash window, which is presumably original. The north wall of the room also includes a further splayed window opening containing a 12-light timber sash window. The room was originally part of a larger space encompassing Room F13, and the detailing and treatment of all the surviving windows in these two rooms are the same.

3.6.54 ROOM F13

This room lies at the eastern side of Room F12 and has been created by the insertion of modern studwork partitions at its northern and western sides. That to the north includes a doorway at its western extent. The room's east wall is formed by an original masonry wall, which itself forms the west side of an original stairwell accessing the first floor of the building from the yard to the south. All the room's walls are featureless aside from that to the south, which includes an original splayed window opening containing a 12-light timber sash window.

3.6.55 ROOM F14

Room F14 is a small, inserted landing area accessed by an inserted dog-leg at the top of an original stairwell from the ground floor. The landing has been created by borrowing space from Room F14 to the east, and so its eastern and southern walls are inserted studwork partitions. The landing gives access to Rooms F38 and



Figure 170 West wall of Room F12, facing south-west and showing fireplace. Scale 1x2 m



Figure 171 North wall of Room F12 showing window matching that in the south wall of this room and in Room F13. Scale 1x2 m

F15 at its southern side, and to landing F39 at its north-west corner. At its eastern side, the inserted partition wall contains a doorway to Room F16.

3.6.56 ROOM F15

Room F15 is a small, inserted washroom/toilet at the south side of Room F14. The room is accessed by a doorway within its north wall, which is an inserted partition. The rooms east and west walls are blank and its south wall contains an original splayed window opening with a four light timber casement window matching those in Room F16 (see below). The room contains no other features of note.

3.6.57 ROOM F16

Room F16 includes a central fireplace, with a later tiled surround, in a chimney breast at its eastern side (Figure 172). To the north of the fireplace is a doorway to corridor F37. The room's western wall is made up of an inserted studwork partition which forms the eastern sides of Rooms F14 and F38 beyond. The partition includes a doorway at its northern end. The south wall of the room includes a pair of splayed window openings containing four-light timber sash windows. The north wall also includes a pair of splayed window openings containing four-light timber sash windows. It is likely that the room was originally part of a larger space encompassing Rooms F14, F15 and F38, originally accessed by a doorway at its north-western corner in corridor F39.

3.6.58 ROOM F17

Room F17 includes a central fireplace, with a later tiled surround, in a chimney breast at its eastern side (Figure 174). The north wall of the room is made up of an inserted studwork partition which forms the southern side of corridor F37 beyond. The partition includes a doorway to the corridor. The south wall of the room includes a splayed window opening containing a four-light timber sash window. The west wall includes a built-in cupboard at its southern extent, which may represent a blocked doorway.

3.6.59 ROOM F18

Room F18 includes a central blocked fireplace in a chimney breast at its western side. The room's eastern and northern walls are made up of two inserted studwork partitions which form the western sides of a stairwell in corridor F22 and the southern side of



Figure 172 East wall of Room F16, facing north-east. Scale 1x2 m



Figure 173 South wall of Room F16, facing south. Scale 1x2 m



Figure 174 East wall of Room F17, facing east. Scale 1x2 m



Figure 175 Room F19, looking north. Note brickwork construction. Scale 1x2 m



Figure 176 South wall of Room F19, facing south. Scale 1x2 m

corridor F37 respectively. The partition at the north side of the room includes a doorway at its western extent. The south wall of the room includes a single, splayed window opening containing a four-light timber sash windows. It is likely that the room was originally part of a larger space encompassing part of corridor F22 to the east and corridor F37 to the north.

3.6.60 ROOM F19

Room F19 includes a rebuilt north wall, constructed of brickwork contemporary with the construction of the boiler rooms to the north end of this north-south range. This rebuilt wall includes a central fireplace in a chimney breast at its centre (Figure 175). The room's eastern wall includes an inserted, central, mullioned sash window of 25 lights in a rounded reveal. The room's western wall includes a probably inserted doorway from stairwell F28 at its southern extent. The south wall of the room includes a central, blocked fireplace in a chimney breast at its centre, which is presumably the original fireplace for this space, before being replaced by the later fireplace to the north (Figure 176).

3.6.61 ROOM F20

Room F20 includes a blank north wall. The room's eastern wall includes a pair of presumably inserted, splayed window openings with four-light sash windows at its centre. The room's western wall includes a probably inserted doorway from corridor F22 at its northern extent. The south wall of the room includes a central, blocked fireplace in a chimney breast at its centre. This south wall also seems likely to contain a blocked doorway, although it is uncertain as to which side of the fireplace it would have been placed on. With that said, given that the fireplace is off-centre to the east, the door would likely have been placed at its western side.

3.6.62 ROOM F21

Room F21 includes a blank north wall. The room's eastern wall includes a splayed window openings with a four-light sash windows close to its centre, matching the form and detail of those in Room F20 (see above). The room's western wall includes a probably inserted doorway from corridor F22 at its southern extent. The south wall of the room includes a central, blocked fireplace in a chimney breast at its centre. This south wall also seems likely to contain a blocked doorway, although it is uncertain as to which side of the fireplace it would have been placed on. With that said, given that the fireplace is off-centre to the east, the door would likely have been placed at its western side.



Figure 177 East wall of Room F20, facing east. Scale 1x2 m



Figure 178 South wall of Room F20, facing south-east. Scale 1x2 m



Figure 179 Looking south along the length of Room F22. Scale 1x2 m

3.6.63 ROOM F22

Corridor space F22 lies to the west of Rooms F20 and F21. The corridor is an entirely modern space, created by modern partitions at its western side and the original supporting masonry wall at the junction of the east-west and north-south ranges of Building B at its eastern side. The corridor gives access to stairwell F28 at its northern end and to corridor F27 and stairway G46 at its southern end. At its eastern side, the corridor gives access to Rooms F21 and F20 through inserted doorways created at the same time as the corridor itself.

3.6.64 ROOM F23

Room F23 lies at the eastern side of corridor F27 and has been created by the insertion of modern studwork partitions at its southern and western sides. It originally formed one space along with Room F24 to the south. That to the west includes a doorway at its southern extent. All the room's walls are featureless aside from that to the east, which includes a splayed window opening containing a four-light timber sash window, matching that in Room F24 (see below). The room has most recently been used as a bathroom, which is most likely the use it was created to host.

3.6.65 ROOM F24

Room F24 lies at the eastern side of corridor F27 and has been created by the insertion of modern studwork partitions at its northern and western sides. That to the west includes a doorway



Figure 180 Room F24, facing south-east. Scale 1x2 m



Figure 181 North wall of Room F25. Note blocked fireplace to left. Scale 1x2 m



Figure 182 East wall of Room F25. Scale 1x2 m

at its northern extent. Beyond the doorway, these inserted partitions are featureless. The room's east wall includes a splayed window opening containing a four-light timber sash window (Figure 144). The south wall of the room includes a central, blocked fireplace in a chimney breast at its centre. The room has most recently been used as a kitchen, which is most likely the use it was created to host.

3.6.66 ROOM F25

Room F25 lies at the eastern side of corridor F27 and has been created by the insertion of modern studwork partitions at its southern and western sides. That to the west includes a doorway at its centre. Beyond the doorway, these inserted partitions are featureless. The room's east wall includes a splayed window opening containing a four-light timber sash window. The north wall of the room includes a blocked fireplace in a chimney breast at its western extent (Figure 181). The room would originally have formed part of a larger historic space with part of corridor F27 and Room F26, which has been subsequently sub-divided to create two smaller rooms accessed by the corridor.

3.6.67 ROOM F26

Room F26 lies at the southern end of corridor F27 and has been created by the insertion of a modern studwork partitions creating Room F26 in its north-east portion. This partition includes a doorway at its western extent. Beyond the doorway, this inserted partition is featureless. The room's south wall is also featureless. The room's east and west walls each include a splayed window opening containing a four-light timber sash window, identical in form and detailing to that present in Room F25 (see above). The room would originally have formed part of a larger historic space with part of corridor F27 and Room F25, which has been subsequently sub-divided to create two smaller rooms accessed by the corridor.

3.6.68 ROOM F27

Corridor space F27 lies to the west of Rooms F23, F24 and F25. The corridor is an entirely modern space, created by modern partitions at its eastern side and the original external masonry wall at the west side of the north-south range of Building B, essentially borrowing space from the western side of two larger historical spaces. The corridor gives access to corridor F22 at its northern end and to Room F26 at its southern end. At its eastern side, the corridor gives access to Rooms F24 and F25 through doorways in inserted partitions created at the same time as the corridor itself. The corridor's west wall includes a splayed window opening



Figure 183 Room F37, facing east. Scale 1x2 m

containing a four-light timber sash window, matching those in Rooms F23–F27.

3.6.69 ROOM F28

Room F28 is a modern stairwell leading to the first floor at the eastern end of Building B. Entirely modern in construction, the stairwell gives access to the northern end of corridor F22 through an inserted opening to the south and to Room F19 through an inserted opening to the east. The stairwell continues to rise to give access to Room S1 above. The space is entirely modern and contains no historic detail.

3.6.70 ROOM F29

Room F29 lies at the northern extent of the inserted timber-built first floor at the northern side of Building B. The room is entirely modern internally with no significant detail. There is a doorway to corridor F35 at the northern extent of its east wall and a central timber casement window of three lights at its western side. Its north and south walls are featureless. Rooms F29–35 comprise an entirely modern linking addition, and whilst all spaces were photographed and have been included in the project archive, no photographs are reproduced here due to the lack of any features of historical interest.

3.6.71 ROOM F30

Room F30 lies at the western side of the inserted timber-built first floor at the northern side of Building B. The room is entirely modern internally with no significant detail. There is a doorway to corridor F34 at the centre of its east wall and two timber casement windows, each of three lights, at its western side. Its north and south walls are featureless.

ern internally with no significant detail. There is a doorway to corridor F34 at the centre of its east wall and two timber casement windows, each of three lights, at its western side. Its north and south walls are featureless.

3.6.72 ROOM F31

Room F31 lies at the southern extent of the inserted timber-built first floor at the northern side of Building B. The room is entirely modern internally with no significant detail. There is a doorway to corridor F34 at the eastern end of its north wall and a timber casement window in each of its east and west walls, each of three lights. Its south wall includes a fire exit doorway at its eastern extent, leading onto the flat roofed walkway at the north side of the main range of Building B.

3.6.73 ROOM F32

Room F32 lies at the eastern side of the inserted timber-built first floor at the northern side of Building B. The room is entirely modern internally with no significant detail. There is a doorway to corridor F35 at the western end of its north wall and a timber casement window of four lights at the northern end of its east wall. Its south and west walls are featureless.

3.6.74 ROOM F33

Room F33 is a small toilet room accessed from the eastern side of corridor F35, through a doorway at its western side. The room contains a W.C. and is lit by a small two-light timber casement window at its northern side. The space is otherwise featureless and modern.

3.6.75 ROOM F34

Corridor space F34 lies within the inserted timber-built first floor at the northern side of Building B, to the east of Room F30. The corridor has a doorway to Room F31 at its southern end and to Room F30 at its western side. It is otherwise featureless.

3.6.76 ROOM F35

Corridor space F35 lies within the inserted timber-built first floor at the northern side of Building B, to the east of Room F29. The corridor has a doorway to Room F33 at its eastern side, just to the south of a timber casement window of four lights. There is a further door to Room F29 at its western side. It is otherwise featureless.

3.6.77 ROOM F36

Room F36 is a modern stairwell leading to Rooms F11 and F10 on the first floor of Building B. Entirely modern in construction, the stairwell gives access to a short landing and these two rooms only. The stairwell has been formed by the insertion of a modern stair and partitions, using a part of a larger historic space, which would have included Rooms F11 and F10. The space is entirely modern and contains no historic detail.

3.6.78 ROOM F37

Corridor F37 lies to the north of Room F17 and has been formed by inserting a partition at its southern side, using some of the space formerly within the northern part of that room. At its western end, the corridor is accessed from Room F16 and, in turn, it gives access to an inserted stair to Room G39 at its eastern end. Part way along the corridor is a supporting arch, at the point at which the corridor passes through a masonry wall between Rooms F1 and F18 (Figure 183). This might mark an original opening, or possibly a later insertion. At the corridors eastern end, a further inserted partition separates it from Room F18 at its south side. At its north side, the external wall of the building includes a four-light timber sash window in a splayed reveal, which lights the space.

3.6.79 ROOM F38

Room F38 is another small, inserted washroom/toilet at the south side of Room F14, to the east of Room F15. The room is accessed by a doorway within its north wall, which is an inserted partition. The rooms east and west walls are blank and its south wall contains an inserted and now blocked window opening, presumably inserted to light this modern space. The room contains no other features of note.



Figure 184 North and east walls of Room S1. Scale 1x2 m

3.6.80 ROOM F39

Corridor F39 lies to the north of Room F13 and has been formed by inserting a partition at its southern side, using some of the space formerly within the northern part of that room. At its western end, the corridor is accessed from Room F12 and, in turn, it gives access to an inserted stair and landing space in Room F14 at its eastern end. Part way along the corridor two supporting timber lintels are present, at the point at which the corridor passes through two original masonry walls making up the sides of an original staircase from the yard to the south. At this point, the southern side of the corridor is an inserted partition. At its north side, the external wall of the building includes a four-light timber sash window in a splayed reveal, which lights the space.

3.6.81 ROOM S1

Room S1 sits above Room F19 and is accessed from stairwell F28 through a doorway at the southern extent of its west wall. The room's eastern wall includes an inserted window opening in a rounded reveal. The remainder of the room is featureless aside from a timber ladder at its north-west corner leading to a small attic space above, which could not be accessed at the time of survey. The room is a modern construction with no significant historic detail.

3.7 BUILDING C

Building C is the northern wing of the workhouse with its long axis aligned east/west. It contains evidence of five main phases of construction. A clear distinction is apparent between the earlier phases of development, to the east, and Morton's extensions to the west, which is marked by a north/south aligned gabled projection and a shift in the alignment of the building northward.

3.8 BUILDING C – EXTERNAL ELEVATIONS

3.8.1 EXTERNAL SOUTH-FACING ELEVATION

The south elevation of Building C shows several periods of heavy repointing, and also displays evidence of several phases of construction. The earliest sections are to the east end, with the later sections to the west end.

Focusing first on the earlier, eastern, portion of the elevation, the earliest phase dates to the initial 1839 construction of the workhouse and is represented by a projecting gabled bay towards the centre of the eastern wing of the elevation and the four bays to its east side (Figure 185 and Figure 187). The gabled projection originally formed part of the north/south aligned western wing of the T-shaped original 1839 workhouse, as shown on the Hexham Tithe map of 1844, whilst the four bays to its east side are mapped as a short northern wing adjoining the T. Mapping evidence shows that the north/south aligned west wing survived intact until the 1883 extension was added. At this point it was cut through to create the enlarged men's and women's yards that are still apparent today. The removal of a part of this west wing left the stub of part of it remaining as the bay projecting southward into the yard. The east and west elevations of this projecting bay are therefore part of the 1839 building, whilst the south gable wall would have been added after the removal of the rest of the structure in 1883. Evidence of this junction is present in the building where the quoins to the south-east and south-west corners of the projecting bay have an awkward relationship with the original rubble stone masonry of the projecting wing (Figure 185). The east wall of the projecting wing is obscured by a lean-two extension containing an entrance in its east wall and small rectangular window in its south wall. The extension is rendered, but an area of removed render reveals brick construction beneath (Figure 186). The



Figure 185 Eastern end of the south elevation of Building C, facing north. Scale 1x2 m

west wall of the projection contains a single rectangular window with cut sandstone lintel and sill on the ground and first floors. The windows appear to be original to the 1839 build, as the lintels are built over by an 1860s extension to its west side.

The southern gable end of the projection, which was rebuilt in 1883, shows several phases of intervention (Figure 185). The first phase, of 1883, had two large rectangular windows on the first floor, and presumably also on the ground floor, but all evidence of the ground windows has been removed. The next phase involved the creation two arched openings on the ground floor in brick sounds with featuring two-rows of header bricks. These openings go to ground level and were therefore probably doors. The next phase is the blocking of the doorways and the insertion of a central chimney flue, evidenced by vertical construction joints running the full height of the centre of the gable, infilled with sandstone masonry. This arrangement was seen on the corresponding gable end created on the north elevation of Building A and would allow for a central fireplace flanked by windows either side internally.

To the east of the projecting bay, the adjacent range of four bays also dates to 1839 and is constructed of coursed squared sandstone masonry under a pitched slate roof. The construction break between it and a c.1860 extension to its east side is clearly visible at ground floor level where the quoins of the 1839 range survive. They have been removed at first floor level, but the difference in the coursing of the masonry between the two phases is apparent (Figure 187). The ground floor of the 1839 range is partially obscured at its west end by the rendered lean-to addition discussed previously, but the remainder contains evidence of the arrangement of tall and standard height paired doors seen on the 1839 phase of Building B. Here the tall doorway with sandstone lintel and quoined surround has been remodelled to from a window, and the standard height doorway immediately to its east side has been blocked with sandstone masonry. There are large rectangular windows with cut sandstone lintels and sill to the east and west of these. The first floor contains three smaller rectangular windows with sandstone lintels and sill, fitted with timber four-pane sashes with horns.

The next phase in the construction of Building C is the survival, towards the west end of the early work, of part of an 1840s phase of the workhouse. Part of this phase of work was also identified in the Building A and it is related to a plan produced by Cadman showing the extent of the workhouse in 1845 (reproduced in the Heritage Statement appended to this report). Cadman's plan shows the T-shaped workhouse, but also details a further, detached range, on the north side of the building, to the west side of the T. This is labelled as containing the girl's school at its west end and to the east of that the 'site of an intended addition' (Cad-



Figure 186 Eastern end of the south elevation of Building C, facing north-west. Scale 1x2 m



Figure 187 Eastern end of the south elevation of Building C, facing north-east. Scale 1x2 m



Figure 188 Eastern end of the south elevation of Building C, facing north-west. Scale 1x2 m

man 1976, 137). The extent of the school and the addition remain; however, the south elevation of the school has been rebuilt following the removal of a southward projection adjoining that wall face. The 1840s work is therefore only apparent in the range labelled as an intended addition in 1845. This can be identified on the elevation as the middle of three ranges located to the west of the projecting bay (Figure 188). The quoins of its south-eastern corner survive at ground floor level between it and a c. 1860 range adjoining its east side. Whist to tis west side a quoined construction break is also present between it and rebuilt south elevation of the former school range. A ridge stack in buff brick fitted with two clay chimney pots is situated between the school and this range. The ground floor contains two rectangular windows with sandstone lintels and renewed sills, to the west of a further window that has been created through the partial blocking of an original door. At first floor level there are two original small rectangular windows with cut sandstone lintels and sills, to the west of an inserted window with the same proportions.

The final main phase in the earlier development of the elevation was completed by 1860 as shown on the first edition OS map of 1860. It comprises extensions to the east end of the range, and the infilling of the gap between the west end of the former T-shaped workhouse and the 1840s phase detailed above. These extensions were in sandstone rubble and squared masonry under slate pitched roofs. Beginning first with the infill range between the 1839 gabled projection and the 1840s range, the c. 1860 work is of two bays, and it is taller than the 1840s range to its west side (Figure 189). The ground floor has been entirely rebuilt beneath an inserted timber lintel that runs the full length of the range. The rebuilt masonry below contains two rectangular windows with concrete sills and no lintels. The first-floor level contains two rectangular windows with sandstone lintels and sills, fitted with a timber fixed four-pane windows. The lintel and sill on the easternmost window have been renewed, but the opening is original.

The c.1860 extension on the east end of the 1839 work is of also of two bays (Figure 187). The ground contains an original rectangular window with sandstone lintel and sill at its west end. To the east of that an original doorway with a sandstone lintel and no quoins has been remodelled to form a window, and to the east of that the opposite has occurred where an original window with a sandstone lintel has been remodelled to create a door. At first floor level there are two rectangular windows with sandstone lintels and sills, fitted with timber six-over-six sliding sash windows.

Before leaving the earlier phases of work at the eastern end of the workhouse, the final phase was the removal, prior to 1883, of a projecting section of the 1840s school range which was shown on the first edition OS map of 1860 extension and on an 1875



Figure 189 Eastern end of the south elevation of Building C, facing north-east. Scale 1x2 m



Figure 190 Detail of the gabled bay marking the junction between the older phases of the workhouse and the 1883 extension on Building C, facing north-east. Scale 1x2 m

map of the extent of the workhouse. It has been removed, but evidence of its former location is present in the form of a vertical construction break towards the west end of the south wall (Figure 188), where the west end of the earlier building has been rebuilt in rubble masonry following the removal of the projecting range. This rebuilding would have occurred between 1875 and the addition of Morton's extension in 1883. The rough character of the masonry suggests it was not done at the same time as Morton's extension, which is of much higher quality work. The rebuilding contains an original doorway at the east end of the ground floor which has a quoined surround and sandstone lintel, but that has been partially blocked to create a window. There are two rectangular windows with cut sandstone lintels and sills to its west side. The first floor contains two rectangular windows with cut sandstone lintels and sills.

Moving on to the 1883 extension at the west end of the building, this is marked by a northward gabled projection and the shift in the building line northward. The extension is constructed in randomly coursed, squared, tooled sandstone masonry with cut sandstone quoins under a Welsh slate roof with moulded ridge tiles and stone copings. It is of two storeys, but it is higher than the earlier phase of the workhouse to the east. The ground and first floor levels are marked by projecting cut sandstone string courses. The extension joins the western end of the earlier structure at which point it projects northward in a gabled bay. The south elevation of the two-storey gabled bay, that marked the junction between the 1883 extension and the earlier workhouse is largely obscured by the corridor linking Building C to Building B, and the first-floor extension added to the corridor (Figure 188). The ground floor contains a single rectangular window with a

sandstone quoined surround to the west side of the corridor. Above it, the first floor contains a larger rectangular window with a quoined surround, whilst the apex of the gable features a recessed stone decorative motif, that is also present on its north elevation (Figure 190). The ridge line of this gabled projection has a pointed rise in the centre where the ridge line of the east/west aligned range to its west side joins the roof (Figure 188). This feature would also have been present on the corresponding range of Building A, but it had been removed.

The south elevation of the main range to the west of the gabled bay has regular fenestration comprising six large rectangular windows on the ground and first floors, each with cut sandstone lintels, sills and quoins (Figure 191). The easternmost and westernmost windows on the ground floor have been blocked with sandstone masonry to accommodate small additional structures built onto the south elevation. In the case of the easternmost window the addition is a small square flat-roofed building constructed in brick with a single window in its west elevation and a door in its east elevation. The topography also allows for a demi-basement at this end of the building and the upper portions of three basement windows with sandstone quoined surrounds are present on this elevation. The junction between the basement and the ground floor is marked by a string course.

The west end of the main range is marked by sandstone quoins and copings along the ridge line. An original smaller projection then adjoins the west end of this main range containing a narrow corridor giving access to small square rooms contained within a square projection on the west side (Figure 192). The short corridor is obscured at its ground floor level by lean-to extension, but at first floor it contains a large rectangular window with sandstone quoined surround. Likewise, the ground floor level of the square projection is obscured by later additions, but the first floor contains two narrow rectangular windows in quoined surrounds under a pitched slate roof with sandstone copings.

The lean-to additions at ground floor level comprise two separate additions (Figure 192), the first adjoins the square projection and is constructed of randomly coursed sandstone masonry with quoins. Whilst not part of the original building, the style of the masonry copies the original building. It contains a large double-width doorway in its south elevation leading onto a stone-built platform. The second lean-to addition infills the gap between the first lean-to and corridor and builds onto the south elevation of the main range, blocking one of its original windows. This lean-to is constructed in squared quarry-face sandstone masonry,



Figure 191 Western end of south elevation of Building C, facing north-east. Scale 1x2 m



Figure 192 Western end of south elevation of Building C, facing north. Scale 1x2 m

not seen elsewhere in the workhouse. It contains a single-width doorway and a small window with a cut sandstone sill.

3.8.2 EXTERNAL WEST-FACING ELEVATION

The west elevation of Building C is composed of the west elevation of the square projection off the main range in this direction. Owing to the site topography, it is of almost three full storeys; the floor levels being marked out by sandstone string courses (Figure 193). The gabled projection has a pitched slate with sandstone copings. The west elevation is largely featureless except for a sandstone roundel window on the first floor. There is an inserted single-width door between the basement and ground level accessed via a steel platform with handrails.

To the south of the gabled projection, the west elevation of the lean-to extension on the south side of Building C also presents a largely featureless façade, except for a doorway at basement level that has a sandstone quoined surround (Figure 194). The doorway is now partially blocked by the steel platform that runs along the western elevation of this lead-to.

3.8.3 EXTERNAL NORTH-FACING ELEVATION

As with the south elevation of Building C, the north elevation also displays evidence of several phases of construction. The earliest sections are to the east end, with the later sections to the west end.



Figure 193 Western elevation of Building C, facing east. Scale 1x2 m



Figure 194 Western elevation of Building C, facing south-east. Scale 1x2 m

Focusing first on the earlier, eastern, portion of the elevation, the building is constructed in sandstone rubble and squared masonry under a pitched Welsh slate roof (Figure 195). The façade shows several periods of heavy repointing. The earliest phase dates to the initial 1839 construction of the workhouse and is represented by a gabled bay towards the centre of the eastern wing of the elevation and the four bays to its east side (Figure 195). This originally formed the north end of the north/south aligned western wing of the T-shaped original 1839 workhouse, and a range adjoining the north end of the 'T' and running eastward as shown on the Hexham Tith map of 1844. A construction break that should be present between the gabled bay and a range added c.1860 to its west side is obscured by repointing, but the difference in masonry style between the two is still evident. The same is apparent towards the eastern end of the elevation, where the easternmost two bays of the building are also of c.1860. Some small sections of the construction break are still visible at that end of the building, but again repointing obscures a clear construction break. Clearer evidence for these phases is present on the south elevation.

The gabled bay contains two rectangular windows on the ground floor and one on first floor. These have cut stone lintels and sills and the first-floor window is fitted with a timber six-over-six sliding sash window (Figure 195). In the four bays to the east of the gabled bay, there are three windows on the ground floor, each with a sandstone lintel and sill. On the first floor there are two windows with sandstone lintels and sills, whilst a third window in the centre has a timber lintel and sandstone sill and may be inserted. The repointing obscures any evidence of patching around the window. A further very small two-paned window with a thin sandstone lintel is present to west of the main first floor windows. It appears to be an original feature.

The next phase of construction seen in the north elevation of Building C comprises an 1840s phase that was identified and discussed on the south elevation. This comprises two conjoined ranges that are separated from the gabled range by a c.1860 infill structure, and that were originally the girl's school and another planning range shown on Cadman's plan of the workhouse in 1845 (Cadman 1976, 137). The north elevation of this phase of the workhouse is partially obscured by two structures added as part of the 1883 phase (Figure 196). It is constructed of roughly squared sandstone masonry and its extents are marked by the junction with the 1883 gabled wing to its west side and the c.1860 higher two-storey infill range to its east side. The ground floor contains three rectangular windows with sandstone lintels and sills (Figure 196 and Figure 197), and the first floor contains four rectangular windows with sandstone lintels and sills (Figure 196, Figure 198, Figure 197 and Figure 202). These are filled with timber six-over-six sash windows without horns. The windows are not of uniform size. The 1883 additions that partly obscure this range are discussed in later paragraphs.



Figure 195 Eastern end of the north elevation of Building C, facing south-east. Scale 1x2 m



Figure 196 Eastern end of the north elevation of Building C, facing south. Scale 1x2 m

The final main phase in the earlier development of the elevation was completed by 1860 as shown on the first edition OS map of 1860. It comprises extensions to the east end of the main range, and the infilling of the gap between the gabled west end of the former T-shaped workhouse and the 1840s phase detailed above. These extensions were in sandstone rubble and squared masonry under slate pitched roofs. Beginning first with the infill range between the 1839 gabled bay and the 1840s range, the c.1860 work is of two bays, and it is taller than the 1840s range to its west side (Figure 195). The ground floor contains two rectangular windows with sandstone lintels and sills fitted with timber six-over-six sash windows with horns. The first floor also contains two windows; that on the west side has sandstone lintels and sills fitted with timber six-over-six sash windows with horns, whilst that on the east is inserted and has a new sandstone lintel and sill and a timber six-over-six sash windows without horns.

The c.1860 extension on the east end of the 1839 work is of also of two bays (Figure 200). This contains insert windows on both the ground and first floors with cut stone lintels and sills. There are otherwise no original features in this elevation.

Moving on to the 1883 extension at the west end of the building, this is marked by a northward gabled projection and the shift in the building line northward. The extension is constructed in randomly coursed, squared, tooled sandstone masonry with cut sandstone quoins under a Welsh slate roof with moulded ridge tiles and stone copings. It is of two storeys, but it is higher than the earlier phase of the workhouse to the east, and the topography of the site also allows for a basement level in this part of the building. The ground and first floor levels are marked by projecting cut sandstone string courses. The extension joins the western end of the earlier structure at which point it projects northward in a gabled bay (Figure 201). The east elevation of the projecting gabled bay has a contemporary range adjoining its northern end that is single storey under a slate pitched roof with sandstone coping. The string courses of the main range continue into this small structure. It contains two small rectangular windows in sandstone quoined surrounds in its north elevation, and another in its south elevation.

A similar small structure dating to the 1883 phase also adjoins the north elevation of the earlier 1840s range (Figure 202). It comprises a short narrow corridor space leading to a square-plan structure under a slate pitched roof with sandstone copings. This one contains two larger rectangular windows in sandstone quoined surrounds in its east and west elevations and a single rectangular window in a quoined surround in the east and west sides of the short access corridor (Figure 199 and Figure 202). As with the rest of the 1883 work, there is a string course around all sides of the building.



Figure 197 Eastern end of the north elevation of Building C, facing west. Scale 1x2 m



Figure 198 Eastern end of the north elevation of Building C, facing south-east. Scale 1x2 m



Figure 199 Eastern end of the north elevation of Building C, facing west. Scale 1x2 m



Figure 200 Eastern end of the north elevation of Building C, facing south-east. Scale 1x2 m



Figure 201 Eastern elevation of the northward projecting bay of the 1883 extension to north elevation of Building C, facing south-west. Scale 1x2 m



Figure 202 Detail of 1883 addition to the north elevation of Building C, facing south-east. Scale 1x2 m

Returning to the main range, the east elevation of the northward projecting bay has a small square window in a sandstone surround in its east elevation behind the single-storey structure discussed above. Whilst at first floor level it contains a large rectangular window in a sandstone quoin surround fitted with a six-over-six sash window with horns. The south elevation contains featureless masonry to the basement level (Figure 203). Above it the ground floor level contains a large rectangular window with a sandstone quoin surround to the west side with a smaller window, also within a quoin surround, to its east side. The first floor contains a large rectangular window in a sandstone quoin surround fitted with a six-over-six sash window with horns, whilst the apex of the gable features a recessed stone decorative motif, that is also present on its south elevation. The ridge line of this gabled projection has a pointed rise in the centre where the ridge line of the east/west aligned range to its west side joins the roof.

The west elevation of the projecting bay is obscured by a two-storey rectangular flat-roofed extension that has been added to the north-west corner of the projection (Figure 203). The extension is constructed in randomly coursed sandstone masonry with sandstone quoins. Its east elevation is featureless masonry with no string course detailing as is present on the 1883 work. Its north elevation contains a single large rectangular window with a quoin surround to the ground and first floor levels. The west elevation contains a small rectangular window in a quoin surrounded to the basement level and paired rectangular windows



Figure 203 Detail of the north elevation of the projecting bay of the 1883 extension to the north elevation of Building C, facing south-west. Scale 1x2 m



Figure 204 Detail of the west elevation of the extension to the north-west corner of the projecting bay of the 1883 extension to the north elevation of Building C, facing east. Scale 1x2 m



Figure 205 Western end of the north elevation of Building C, facing south-east. Scale 1x2 m



Figure 206 Western end of the north elevation of Building C, facing south. Scale 1x2 m

in quoined surrounds to the ground and first floor. Those on the first floor contain timber multi-paned top-opening casements (Figure 204).

The north elevation of the main range to the west of the gabled projection is almost three full storeys in height due to the site topography (Figure 205). The basement level contained a single-width doorway in a sandstone quoined surround at its west end with three square windows in sandstone quoined surrounded to its east side. The ground and first floors have regular fenestration comprising five large rectangular windows on the ground and four on the first floor, each with cut sandstone lintels, sills and quoins. The westernmost windows are set a bit apart from the rest, likely reflecting the internal room layout.

The west end of the main range is marked by sandstone quoins and copings along the ridge line. An original smaller projection then adjoins the west end of this main range containing a narrow corridor giving access to small square rooms contained within a square projection on the west side (Figure 206). The basement level of these is featureless masonry. The ground and first floor of the short corridor contains a large rectangular window with sandstone quoined surround at each level. The ground and first floors of the west elevation of the square projection contain two narrow rectangular windows in quoined surrounds on each level under a pitched slate roof with sandstone copings. A small brick-built cupboard has been built against the west end of the north elevation of the square projection at basement level.

3.8.4 EXTERNAL EAST-FACING ELEVATION

The east elevation of Building C is part of an extension to the original workhouse constructed in c. 1860 (Figure 207). The elevation comprises the gable end of the 1860 building constructed in roughly coursed squared sandstone masonry with sandstone quoins and a small stone end stack fitted with a single clay chimney pot. The chimney stack appears to be inserted. It contains a blocked window with sandstone lintel towards the north end of the first-floor level and an area of patched masonry marking the location of a former adjoining structure that has been removed and the walling repaired. The patched masonry is of small rubble-stone masonry of a type not seen elsewhere in the workhouse. The scar indicates that the adjoining range was narrower than the east elevation, adjoining the southern half of the wall and having a single-pitched roof.



Figure 207 Detail of the north elevation of the projecting bay of the 1883 extension to the north elevation of Building C, facing south-west. Scale 1x2 m

3.9 BUILDING C – INTERNAL ROOMS

Internally, Building C includes lower ground floor rooms (Rooms LG1 and LG2), 32 ground-floor spaces (Rooms G1 to G32) and 28 first-floor spaces (Rooms F1 to F28).

3.9.1 ROOM LG1

Room LG1 is accessed from an external doorway located on the north elevation of Building C. The room is a lower ground floor service/plant space. The room includes a concrete floor, painted brickwork walls and a plaster ceiling. The north wall of the room includes the exterior access doorway at its western extent. To the immediate east of this is a blocked fireplace (Figure 208). East again is a row of three windows, each of six lights, in straight reveals with iron security bars. The room's east wall includes an inserted timber doorframe to access a crawl space beneath the floors of the ground floor rooms to the east (Figure 209). The south wall of the room includes a further fireplace in a chimney breast with an arched brick head (Figure 210). Either side of this are two windows each of six lights, in straight reveals with iron security bars. At the south-west corner of the room, Room LG2 has been inserted through the creation of a north and south wall in breeze block masonry (Figure 211).



Figure 208 North wall of Room LG1, facing north-west. Scale 1x2 m



Figure 209 East wall of Room LG1, facing east. Scale 1x2 m



Figure 210 South wall of Room LG1, facing south-east. Scale 1x2 m



Figure 211 Room LG1, facing west. Scale 1x2 m

3.9.2 ROOM LG2

Room LG2 is a small, inserted space at the south-west corner of Room LG1. The room's north and east walls are of bare breeze block masonry, with a central access doorway at the centre of the north wall. This plant room includes two blocked original windows at its south side, and a small open hatchway to a crawl space beneath the rooms to the west at its western side. The room is otherwise featureless.

3.9.3 ROOM G1

Room G1 lies at the western extent of Building C. The room is accessed by a doorway from corridor G29 at the centre of its east wall, and a large, inserted opening in its south wall provides access to Room G2. Its west wall is featureless aside from an inserted external doorway within the west elevation of the building, noted externally. The room's north wall includes a paired arrangement of two tall sash windows of eight lights each in rounded reveals (Figure 212).

3.9.4 ROOM G2

Room G2 lies to the south of Room G1 and is accessed through a large, inserted opening in its north wall. Above this opening, in the exposed former external wall face of the building, is a stone lintel, illustrating that a window arrangement identical to that now present at the north side of Room G1 was also present at its south side prior to the addition of Room G2 (Figure 213). The room's east and west walls are featureless, although it is possible to see a clear construction break at the room's north-east and north-west corners where this part of the building has been latterly added. The south wall of the room includes a large set of double doors, accessing a loading dock externally (Figure 214). The room is a later extension to the building, seemingly created as a loading bay and storage area.

3.9.5 ROOM G3

Room G3 includes a modern inserted partition wall at its east side, having been formed from a much larger space which originally included Rooms G3 and G4. This wall includes an existing doorway to Room G4 at its southern extent and a further blocked doorway to the north of this. The room's north wall includes two 12-light timber sash windows in rounded reveals, either side of a possible blocked fireplace. At its west side, the room includes a doorway to corridor G29, and, at its south-west corner, an



Figure 212 Room G1, looking north-west. Note inserted external doorway to left. Scale 1x2 m



Figure 213 North wall of Room G2, facing north-west. Note former window lintel above inserted opening. Scale 1x2

inserted stairway construction enclosing a stairway from Room G28 to the first floor of this part of the building. The south wall of the room includes another 12-light timber sash window in a rounded reveal.

3.9.6 ROOM G4

Room G4 lies to the east of Room G3. The room includes a modern inserted partition wall at its west side. This wall includes an existing doorway to Room G3 at its southern extent, and a further, blocked doorway to the north of this, echoing the existing arrangement in the east wall of this room, which also includes a doorway to Room G7 at its southern extent and a blocked doorway to the north of that. The room's south wall includes two 12-light timber sash windows in rounded reveals, either side of a possible blocked fireplace (Figure 177). The north wall of the room includes another two 12-light timber sash windows in rounded reveals.

3.9.7 ROOM G5

Room G5 could not be accessed at the time of survey due to structural collapse at its doorway with Room G6. Architectural plans illustrate that it has two windows in its west wall and one window in its north wall, all visible from the exterior. The room is accessed from Room G6 via a doorway at the eastern extent of its south wall.



Figure 214 South wall of Room G2, facing south. Scale 1x2 m



Figure 215 North wall of Room G3 showing location of original fireplace between the windows. Scale 1x2 m



Figure 216 South wall of Room G4, facing south-west. Scale 1x2 m



Figure 217 East wall of Room G4, facing east. Scale 1x2 m

3.9.8 ROOM G6

Room G6 lies to the south of Room G5 and is formed from the subdivision of the northern portion of a larger historical space which also included Room G7. Indeed, it is possible that the original ground-floor layout of this part of the building incorporated what are now Rooms G3, G4, G6 and G7 into a single space, though the evidence for this is based purely on observation of the plan form given modern renovations. Room G6 includes an inserted access doorway to Room G5 at the eastern extent of its north wall. To the west of this is a 12-light timber sash window in a rounded reveal, identical in form and treatment to those in Rooms G3 and G4 (see above). The west wall of the room includes a central blocked doorway to Room G4 beyond. At the south side of the room, Room G7 has been inserted into the space with later studwork partitions, whilst to the east of this is a doorway to Room G10. The east side of the room includes a studwork porch creating a recessed doorway to corridor G32 beyond. The room is a largely modern space with little historic interest visible.

3.9.9 ROOM G7

Room G7 is a small, inserted space at the south-west corner of Room G6. The room's north wall is featureless. Its west wall includes a central doorway to Room G4, whilst its eastern wall includes a central doorway to the southern part of Room G6. The room's south wall includes a 12-light timber sash window in a rounded reveal, identical in form and treatment to those in Rooms G3 and G4 (see above). The room is a largely modern space with little historic interest visible.

3.9.10 ROOM G10

Room G10 is accessed by an inserted doorway from Room G6 within its northern wall. The room's south wall is featureless. Its east wall includes an external fire exit doorway at its southern extent, whilst its west wall includes a central timber casement window of five lights. The room, which lies within a modern extension, is a modern space with no historic interest.

3.9.11 ROOM G11

Room G11 includes an original doorway from corridor G32 at the eastern extent of its south wall. The room's west wall is featureless aside from a probable blocked corner fireplace at its north-west corner. To the east of this, the room's north wall includes a 12-light timber sash window in a rounded reveal. The room's east wall is blank. This original space seems little altered from its original dimensions.



Figure 218 South wall of Room G11, facing south. Scale 1x2 m



Figure 219 Facing north-west in Room G11, showing original window and angled wall concealing blocked fireplace. Scale 1 x 2 m



Figure 220 Looking south-east up the stairwell in Room G12. Scale 1 x 1 m



Figure 221 Looking south-west up the stairwell in Room G12. Scale 1 x 1 m

3.9.12 ROOM G12/F27

Room G12/F27 is a large stairwell with half-landing leading to the first floor of Building C. The stairwell is constructed of masonry and seems original to this phase of the building.

3.9.13 ROOM G13

Room G13 is a small toilet space beneath stairwell G12. Accessed from a door at its north side, the room includes a small timber sash window of 12 lights within an original splayed brick reveal in its south wall. Seemingly always intended as a W.C., the room continues to serve that function.

3.9.14 ROOM G14

Room G14 is a small W.C. accessed from the northern side of corridor G32. A door at the room's south side gives access to a small room with a toilet and hand basin. A small timber casement window of two lights is present in the room's north wall. The room is a modern space with no historic interest.

3.9.15 ROOM G15

Room G15 lies to the east of Room G14 and is accessed through an inserted doorway at the southern extent of its west wall, which is the former external wall of the building in this location. The room occupies the entirety of a small extension at the northern side of Building C and seems to have been constructed for use as a toilet facility. The room includes two timber-built cubicles with toilets at its eastern extent, whilst two four-light timber sash windows in original openings light the space at its north side.

3.9.16 ROOM G16

Room G16 is formed from a larger historic space by the insertion of later partitions at its north and east sides. That to the north is featureless, whilst that to the east includes a central doorway to Room G17 beyond. The south wall of the room includes a four-light timber sash window in a splayed opening. The room's west wall includes a central fireplace with projecting chimney breast and later timber surround. To the south of the fireplace is a blocked doorway to corridor G32 beyond. This blocked door has been



Figure 222 Looking east towards Rooms G6 and G7 and across the access to stairwell Room G12. Scale 1x2 m



Figure 223 Facing south into Room G13. Scale 1x2 m



Figure 224 Facing north into Room G14. Scale 1x2 m



Figure 225 Facing north-east into Room G15. Scale 1x2 m



Figure 226 West wall of Room G16, facing south-west. Scale 1x2 m



Figure 227 North wall of Room G17, facing north-east. Scale 1x2 m



Figure 228 West wall of Room G18, facing west. Scale 1x2 m



Figure 229 West wall of Room G20, facing west. Scale 1x2 m

infilled and turned into a timber-lined shelf. The room would originally have formed a larger space with Room G17 and a part of corridor G26.

3.9.17 ROOM G17

Room G17 is formed from a larger historic space by the insertion of later partitions at its north and west sides. That to the north includes a doorway to corridor G26 and two overlights (Figure 227), whilst that to the west includes a central doorway to Room G16 beyond. The south wall of the room includes two four-light timber sash windows in splayed openings. The room's east wall includes a probable blocked door at its southern extent. The room would originally have formed a larger space with Room G16 and a part of corridor G26.

3.9.18 ROOM G18

Room G18 is probably formed from a larger historic space by the insertion of a later partition at its north side. The room's inserted north wall includes two part-glazed doors with overlights leading to corridor G26. The south wall of the room includes two 12-light timber sash windows in splayed openings. The room's east wall includes a probable blocked door, re-used as a cupboard, at its southern extent. The west wall includes a blocked fireplace, which can be seen to be an arched stone-built original fireplace with later brick infill, all within a wider chimney breast (Figure 228). To the south of this is another blocked doorway, also re-used as a cupboard.

3.9.19 ROOM G19

Room G19 is a small kitchen space between Rooms G18 and G20. The room is accessed by a door from corridor G26 at its northern end. Within its southern wall, the room includes a four-light timber sash windows in a splayed opening, which can be seen externally to have begun as a doorway. The room's east and west walls include probable blocked doors at their southern extents. The room most likely preserves the approximate layout of a straight stair leading from the yard at the south side of the building to its first floor. Another example of this layout is present at Room G21, where such a stairway is still present.

3.9.20 ROOM G20

Room G20 is probably formed from a larger historic space by the insertion of a later partition at its north side. The room's inserted north wall is a partly-glazed modern insertion with a single doorway towards its eastern extent. The south wall of the room includes two two-light timber casement windows in rounded openings. The room's east wall includes a doorway to Room G30 at its southern extent. The west wall includes a blocked fireplace, to the south of which is another blocked doorway, again re-used as a cupboard (Figure 229).

3.9.21 ROOM G21/ F28

Room G21 is a later extension at this side of the building, including an external access doorway at its eastern side, and access to an existing stair at its north-west corner. The room is lit by a small window at the western extent of its south wall. Due to structural decay, this room was only briefly examined at the time of survey.

3.9.22 ROOM G22

Room G22 is a small, inserted space at the south-west corner of Room G23. The room's north and east walls are modern inserted partitions, that to the north including a doorway into Room G23 itself. The room's south wall includes a tall timber sash window of eight lights in a splayed opening identical to that further east in G23

3.9.23 ROOM G23

Room G23 includes a modern inserted space, Room G22, at its south-west corner, forming a modern partition wall at its west side. This wall includes a doorway to corridor G26 at its northern extent. The room's south wall includes two eight-light timber sash windows in splayed openings. The room's east wall includes a central blocked fireplace with a probable inserted doorway at its northern side (Figure 232). The north wall of the room includes another eight-light timber sash window in a rounded opening at its western extent, however, to the east of this is a further window of 12-lights in a splayed reveal with an angled sill. There is no obvious reason for this design of window here, and the reason for its construction remains uncertain.



Figure 230 Facing south-west in Room G22. Scale 1 x 2 m



Figure 231 Facing north-east in Room G23. Scale 1 x 2 m



Figure 232 East wall of Room G23. Note window with angled sill to left. Scale 1x2 m



Figure 233 South wall of Room G23 showing window (left) and window in former blocked door (right). Scale 1 x 2 m



Figure 234 East wall of Room G24, facing east. Scale 1x2 m



Figure 235 West wall of Room G24, facing west. Scale 1x2 m



Figure 236 North wall of Room G24, facing north-east. Scale 1x2 m



Figure 237 West wall of Room G27, facing north-west. Scale 1x2 m

3.9.24 ROOM G24

Room G24 includes a modern inserted space, Room G25, at its south-east corner, forming a modern partition wall at its east side. This wall includes a double understairs cupboard at its northern extent (Figure 234). The room's south wall includes two four-light timber sash windows in rounded openings. The room's west wall includes a central blocked fireplace with a probable inserted doorway at its northern side and a probable blocked doorway used as a cupboard at its southern side (Figure 235). The north wall of the room includes a two-light timber casement window in a splayed reveal with an angled sill (Figure 236). As with the similar window in the adjacent room, there is no obvious reason for this design of window here, and the reason for its construction remains uncertain.

3.9.25 ROOM G25

Room G25 is a small internal porch and stair inserted at the extreme eastern end of Building C. The porch gives access to Room G24 at the western end of its north wall, just to the west of the stair leading to the first floor. The room is accessed from an external doorway at its south side. The room is a later creation taking space from the previous footprint of Room G24.

3.9.26 ROOM G26

Corridor G26 is a later creation, formed by inserting partition walls at its south side and inserting openings into the northern extents

of masonry walls throughout the eastern extent of Building C. The corridor gives access to corridor G32 at its western extent, via a short flight of steps, and terminates at Room G23 at its eastern extent. At its southern side, the corridor gives access to Rooms G17, G18, G19, G20, G30 and G21. At its northern side, there is a doorway to Room G31 and a row of six windows light the space, identical in form to those in the north wall of Room G23 (see Figure 231).

3.9.27 ROOM G27

Room G27 is accessed from the north side of corridor G26, via Room G31. A small extension to the earlier building to the south, the room's north wall is featureless. At its east and west sides, both walls include a paired arrangement of two tall eight-light sash windows in straight openings (Figure 237). At the centre of the room's south wall is the entrance doorway to Room G31. The small room seems most likely to have served as an office or administration space when first created.

3.9.28 ROOM G28/F27

Room G28 is a small, modern, exterior extension to the south side of Building C. The room includes a doorway and window at its south side, giving access to an inserted dog-leg stairway (F27), which gives access to the south side of Room F3 at first-floor level. The room and stairway are an entirely modern insertion with no significant historic detail present in the space.

3.9.29 ROOM G29

Room G29 is a small link space between Room G3 to the east and Room G1 to the west. The room's south wall is blank, whereas its north wall includes a tall timber sash window of eight lights in a rounded opening. The space remains as it was originally constructed, with no visible alterations. The room is open to Room G3 at the east, but a doorway closes it from Room G1 to the west. Due to the constricted space at the time of survey, this room will be subject to an additional phase of recording.

3.9.30 ROOM G30

Room G30 has been formed from a larger historic space by the insertion of a later partition at its north side, used to create corridor G26 beyond. The room's inserted north wall is a partly-glazed modern insertion with a single doorway at its centre. The south wall of the room includes two four-light timber casement windows in rounded openings, between which is a probable blocked



Figure 238 South wall of Room G30, facing south. Scale 1x2 m



Figure 239 West wall of Room G30, looking south-west. Note blocked door to right. Scale 1x2 m

fireplace (Figure 238). The room's east wall includes a small two-light UPVC casement window, which opens into Room G21 beyond. The west wall includes a blocked doorway at its northern extent, to the south of which is a possibly inserted doorway (Figure 239). To the south of that doorway is another four-light timber casement window, this time in a splayed opening.

3.9.31 ROOM G31

Room G31 is a small link space between Room G27 to the north and corridor G26 to the south. The room's east and west walls each include a tall eight-light sash window in a straight opening. The space remains as it was originally constructed, with no visible alterations. The room is open to corridor G26 at the south, although a door may have been formerly present, but a doorway closes it from Room G27 to the north.

3.9.32 ROOM G32

Room G32 is a corridor space connecting to the north side of Building B at its south side. The corridor gives access to Rooms, G11, G14, G13 and G6, as well as corridor G26 at its eastern side. The floor is concrete and the walls are of painted brickwork. The ceiling is formed by a plastered barrel vault at its southern extent and a flat ceiling to the north. A blocked doorway to Room G16 is present in the space's east wall.

3.9.33 ROOM F1

Room F1 lies at the western extent of Building C. The room is accessed by a doorway from corridor F2 at the centre of its east wall, and its west wall is featureless. The room's north and south walls each include a paired arrangement of two tall sash windows of eight lights each in rounded reveals. The room is an exact replica of the original layout of Room G1 on the ground floor of this part of the building.

3.9.34 ROOM F2

Room F2 is a small link space between Room F3 to the east and Room F1 to the west. The room's north and south walls each include a tall timber sash window of eight lights in a rounded opening, both of which have been boarded over internally and are more clearly visible from the exterior (see above). The space remains as it was originally constructed, with no visible alterations.

The room is open to both Room F3 at the east, and Room F1 to the west.

3.9.35 ROOM F3

Rooms F3–F7 (and possibly Rooms F8 and F9) originally comprised a single space prior to their subdivision by modern partition walling. All the surviving windows in these spaces have identical form and detailing. Room F3 includes a modern inserted partition wall at its east side, dividing it from corridor F26 beyond. The room's north wall includes a 12-light timber sash window in a rounded reveal to the west of a blocked fireplace (Figure 241). At its west side, the room includes a doorway to corridor F2, and, at its south side, an inserted stairway construction enclosing a stairway from Room G28 to the first floor of this part of the building (F27). The south wall of the room includes another two 12-light timber sash windows in rounded openings.

3.9.36 ROOM F4

Room F4 is formed by modern inserted partition walls at its east, south and west sides. The room's south wall includes a doorway from corridor F26 beyond, while its east and west walls are featureless. The room's north wall includes a 12-light timber sash window in a rounded reveal close to its west extent. This window is identical to all others in this section of the building (see Figures 242 and 243).



Figure 240 Paired windows in the north wall of Room F1, facing north-west. No scale



Figure 241 North wall of Room F3, facing north-west. Scale 1x2 m



Figure 242 South wall of Room F5, facing north-west. Scale 1x2 m



Figure 243 South wall of Room F7, facing south-east. Note inset hearth in floor and inserted window. Scale 1x2 m

3.9.37 ROOM F5

Room F5 is formed by modern inserted partition walls at its east, north and west sides. The room's north wall includes a doorway from corridor F26 beyond, while its east and west walls are featureless. The room's south wall includes a 12-light timber sash window in a rounded reveal (Figure 242).

3.9.38 ROOM F6

Room F6 is formed by modern inserted partition walls at its south and west sides. The room's south wall includes a doorway from corridor F26 beyond, to the east of which is a large built-in cupboard. The room's east and west walls are featureless. The room's north wall includes a 12-light timber sash window in a rounded reveal close to its west extent.

3.9.39 ROOM F7

Room F7 is formed by modern inserted partition walls at its north and west sides. The room's north wall includes a doorway from corridor F26 beyond, to the east of which is a large built-in cupboard. The room's east wall includes a doorway to Room F8 and its west wall is featureless. The room's south wall includes an inserted 12-light timber sash window in a splayed reveal close to its west extent. Beneath the window, on the floor, is an inset hearth, suggesting that a fireplace has been removed from this wall prior to the insertion of the adjacent window (Figure 243).

3.9.40 ROOMS F8 AND F9

Room F8 includes a doorway to Room F7 at the centre of its west wall, which is otherwise featureless. The room's north wall includes a 12-light timber sash window in a rounded reveal to the west of a blocked fireplace (Figure 244). At the east side of the fireplace is an inserted doorway to Room F10 beyond. The room's east wall includes two doorways to landing F12, reflecting the need for separate access to a former inserted room at the north-east corner of the space (F9), which has been subsequently removed (Figure 245). It is unclear which of the doorways in the east wall is inserted, although that to the south seems most likely. The south wall of the room includes another two 12-light timber sash windows in rounded openings. With Room F9 removed, F8 appears to represent its original proportions.



Figure 244 North wall of Room F8, facing north. Scale 1x2 m



Figure 245 East wall of Room F8, facing east. Note scar of former Room F9. Scale 1x2 m

3.9.41 ROOM F10

Room F10 is accessed by an inserted doorway from Room F8/9 at the eastern extent of its south wall. The room's east wall is featureless, whilst its west wall includes two nine-light casement windows in original straight openings. A further, central, nine-light casement window in an original straight opening is present in the room's north wall.

3.9.42 ROOM F11

Room F11 includes an original doorway from landing F12 at the eastern extent of its south wall. The room's west wall is featureless aside from a blocked corner fireplace at its north-west corner (Figure 247). To the east of this, the room's north wall includes a 12-light timber sash window in a rounded reveal. The room's east wall is blank. This original space seems little altered from its original dimensions.

3.9.43 ROOM F12

Room F12 is a large landing and stairwell giving access to Room F14 at its eastern side, F11 and F13 to the north, F8/9 to the west and Building B (F35) to the south. The room is lit by a single 12-light timber sash window in a rounded reveal at its south side (Figure 248).

3.9.44 ROOM F13

Room F13 is a small kitchen area accessed by a door from Room F12 at its south side. The room's west and north walls are blank. Its east wall contains a single 12-light timber sash window in a rounded reveal at its centre, identical to that in the south wall of Room F12 (see Figure 248). It comprises the eastern portion of what was originally a single space formed by current Rooms F11 and F13.

3.9.45 ROOM F14

Room F14 is a single room occupying the full width of the building. Access is via an inserted doorway at the south end of the west wall from Room F12 (Figure 251). A short flight of steps is present owing to the difference in floor level between Room F12 and



Figure 246 North wall of Room F10, facing north-east. Scale 1x2 m



Figure 247 Room F11, facing north-west. No scale



Figure 248 Room F12, facing south. Scale 1x2 m



Figure 249 Room F12, facing north-west. Scale 1x2 m

this room. The steps and door were inserted to provide access between the two differing phases of construction, presumably at the time of the 1883 western extension to the buildings, though the current staircase appears to be a more recent replacement. The remainder of the west wall contains a central blocked fireplace with the remains of a floor-to-ceiling timber cupboard present to the north of it. The south wall of the room includes two boarded up windows in splayed openings. The room's east wall also includes a central blocked fireplace and a doorway in a timber moulded surround to its north side provides access to a corridor, Room F25, beyond. The north wall contains two twelve-paned timber sash windows in splayed surrounds.

3.9.46 ROOM F15

The north wall of Room F15 is formed by an inserted partition creating a corridor, Room F25 beyond. It is accessed via a doorway towards the east end of this wall. The east wall of the room is also formed by an inserted partition wall and it contains with a central arched opening, without a door, leading to Room F16 beyond (Figure 253). The west wall is featureless, and the south wall contains a timber four-paned window in a splayed surround. This room would originally have formed one large room with Room F16, to its east side, and part of Room F25, to its north side.

3.9.47 ROOM F16

The north wall of Room F16 is formed by an inserted partition creating a corridor, Room F25 beyond. The west wall of the room is also formed by an inserted partition wall and access is provided via a central arched opening, without a door, leading from Room F15 beyond. The east wall contains a central blocked fireplace, and the south wall contains a timber four-paned window in a splayed surround. This room would originally have formed one large room with Room F15, to its west side, and part of Room F25, to its north side.

3.9.48 ROOM F17

Room F17 is a single large room accessed via a doorway at the north end of its west wall from a corridor, Room F25 beyond. Its west wall also contains a central blocked fireplace, and the remains of a floor-to-ceiling timber cupboard can be seen to its south side. The north and south walls each contain two boarded up windows in splayed surrounds. The east wall contains a large, inserted cupboard in the centre of the wall, and an inserted doorway at the north end of the wall provides access via a short



Figure 250 Room F14, facing west. Scale 1x2 m



Figure 251 Room F14, facing east. Scale 1x2 m



Figure 252 Room F14, facing north-west. Scale 1x2 m



Figure 253 Room F15, facing north-east and also showing the fireplace location in Room F16. Scale 1x2 m

flight of steps to Room F20 beyond (Figure 248). This change in floor level represents creation of access between two phases of construction, presumably contemporary with infill of this space between the two existing buildings in c. 1860.

3.9.49 ROOM F18

The north wall of Room F18 is formed by an inserted partition creating Room F20 beyond. It is accessed via a doorway towards the east end of this wall. The east wall of the room is also formed by an inserted partition wall which is featureless. The west wall is also featureless. The south wall contains half of an inserted and blocked fireplace; the east wall cuts across the blocking and therefore post-dates it (Figure 255). To the west of the fireplace there is a boarded-up window in a splayed surround. This room would originally have formed one large room along with Rooms F19 and F20.

3.9.50 ROOM F19

The north wall of Room F19 is formed by an inserted partition creating Room F20 beyond. It is accessed via a doorway in the centre of this wall. The west wall of the room is also formed by an inserted partition wall which is featureless. The east wall is also featureless. The south wall contains half of an inserted and blocked fireplace (see above); the east wall cuts across the blocking and therefore post-dates it. To the east of the fireplace there is a boarded-up window in a splayed surround identical to that in Room F18. This room would originally have formed one large room with Room F19, to its east side, and Room F20, to its north side.

3.9.51 ROOM F20

Room F20 is accessed via an inserted doorway at the north end of its west wall (Figure 256). An inserted timber-built desk and cupboard occupies the remainder of its west wall. The south wall is formed by an inserted partition, and it contains doorways giving access to Rooms F18 and F19 beyond. The east wall contains an inserted doorway leading to the stairwell beyond. An inserted timber-built floor-to-ceiling cupboard is present at the south end of the wall (Figure 257). The north wall contains a twelve-paned sash window in a splayed surround. This room would originally have formed one large room with Rooms F18 and F19, to its south side.



Figure 254 Room F17, facing east and showing inserted cupboards. Scale 1x2 m



Figure 255 Room F18, facing south showing window and portion of the original chimney breast. Scale 1x2 m

3.9.52 ROOM F21

The north wall of Room F21 is formed by an inserted partition creating a short corridor in Room F22. It is accessed via a doorway towards the west end of this wall. The east wall of the room is also formed by an inserted partition wall which is featureless. The west wall may contain a blocked fireplace, though there is no visible evidence for this given the modern renovation of the space. The south wall contains a timber four-paned sash window in a splayed surround identical to those in Room F22 (see below). The entirety of this space comprises the subdivision of a much larger original space (Room F22).

3.9.53 ROOM F22

Room F22 is a single large space except for the space taken up by Room F21 formed by partition walls in its south-west corner. The room is accessed via a short corridor to the north of the partition forming Room F21. It contains three timber four-paned sashes in splayed surrounds with secondary glazing in its north wall (Figure 252). The west wall is formed by the partition of Room F21. The south wall contains three boarded-up windows in splayed surrounds. The east wall contains a blocked central fireplace and an inserted arch-headed doorway to the north of it leading to Room F23 beyond (Figure 253). Although now partially collapsed, the ceiling in this space is notable for its partitioned moulding and decorative coving paired with a mid-height dado to the walls, also surviving within the latterly partitioned Room F21. This aesthetic concern is in contrast to the matching ground-floor space and is



Figure 256 Room F20, facing west. Scale 1x2 m



Figure 257 Room F20, facing east. Scale 1x2 m



Figure 258 Room F22, facing north-west. Scale 1x2 m



Figure 259 Room F22, facing east. Scale 1x2 m

a rare indication within the buildings of a higher-status space. Photography of this space prior to the collapse of the central portions of the ceiling was undertaken as part of the Statement of Significance prepared by Archaeo-Environment in 2012 (Hardie 2012, 94–95). These have been reproduced as part of the current Heritage Statement (Scott 2019) in Appendix 3 below. In that report, Room F22 was given the identifier Room 29 and the image is Appendix C Plate 26.

3.9.54 ROOM F23

Room F23 is a single large space occupying the full width of the building. It is accessed via an inserted arch-headed doorway at the north end of its west wall from Room F22. Its west wall also contains a blocked central fireplace with a built-in timber floor-to-ceiling cupboard to its south side (Figure 260). The south wall contains two timber twelve paned sash windows in splayed surrounds. The north elevation contains a single boarded up window in a splayed surround in the centre of the wall. The north-east corner of the building contains a doorway leading to stairs to the ground floor level, Room G25.

3.9.55 ROOM F24

Room F24 is a small toilet space between Rooms F16 and F17. The room is accessed by a door from corridor F25 at its northern end. Within its southern wall, the room includes a four-light timber sash windows in a splayed opening (Figure 261). The room's east west wall includes a probable blocked door at its southern extent, while the west wall is featureless. The room most likely preserves the approximate layout of a straight stair leading from the yard at the south side of the building to its first floor. Another example of this layout is present at Room G21/F28, where such a stairway is still present.

3.9.56 ROOM F25

Room F25 is a corridor that runs along the north side of Rooms F15, F16 and F24. It is formed by the insertion of a partition wall along its south side and is accessed via a doorway in its west wall from Room F14. It contains doorways in south wall leading to Rooms F15 and F24. The corridor extended along the northern side of Room F17, but this later partition wall had been removed at the time of the survey. The north wall contains two boarded-up windows in splayed surrounds identical to those in Rooms F14–F17.



Figure 260 Room F23, facing east. Scale 1x2 m



3.9.57 ROOM F26

Room 26 is a small corridor space created by inserted partitions between Rooms F5, F7, F6 and F4. The rooms contains no historic detail of significance.

Figure 261 Room F24, facing south. Scale 1x2 m

4. DISCUSSION AND RECOMMENDATIONS

4.1 DISCUSSION

The historic building recording of Hexham Poor Law Union Workhouse has provided a complete record of the standing buildings on site. The building recording has succeeded in identifying the construction sequence of the buildings and has provided both specific dates and dates ranges for their construction. Seven main construction phases have been identified across the workhouse buildings and these are discussed in more detail below. This discussion is drawn, both from the record provided within this report and from the historic background and map regression exercise undertaken in the previous Heritage Statement (Scott 2019) which is appended to this report. This provides further information on the broader historical context for some of these phases of construction which can be linked to changing philosophies on the treatment of the poor throughout the 19th and early 20th centuries.

Records paint a picture of a rather chaotic environment within the workhouse where there was scarcely a time when works were not either being carried out on site or planned and negotiated in the background. Even when buildings works were not required, room uses were frequently changed and internal alterations made to suit the needs of the workhouse population at that time, and to comply with ever changing attitudes to best practice in solving the pauper and vagrancy problem. Whilst the Hexham Board of Guardians were keen to keep up with major movements in the field, they were also aware of their ratepayers and as such they limited spending on the workhouse until it was absolutely necessary and even then, they tended to favour the cheapest option above the optimal solution.

4.2 PHASE 1: 1839

The construction of the first phase of Hexham workhouse took place in 1839 in response to the Poor Law Amendment Act of 1834, which precipitated the construction of many new workhouses, and alterations to many more, throughout the country. The Hexham Poor Law Union Work House was one of around 320 new workhouses between 1834 and 1841. A key feature of the philosophy of poor relief after the Poor Law Amendment Act was that the workhouse was to act as a deterrent to the pauper lifestyle. They were designed to maintain inmates in manner below that which they could sustain through independent labour and the segregation of inmates into different classes based on ability, age and gender was a feature of this (Morrison 1999, 43).

The architect behind the first phase of Hexham workhouse is not known. The original plan was principally a T-shape with additional ranges attached to the north and east sides. Further detached buildings were within the courtyards. This arrangement was first shown on the Hexham tithe map of 1844. Using a combination of the building's wings and fences/walls, four courtyards were provided for girls, men, women and boys (clockwise from north-west). The plan form does not conform to any model plans issued by the Commissioners (see Morrison 1999, 221–229), but this was not a requirement, as long as the workhouse allowed for the proper segregation of inmates. Its plan appears based on the popular 'square-plan' workhouse (see Morrison 1999, 60–66), but with fewer ranges around the enclosing walls and without a central hub and entrance range. This style of workhouse was more common in rural areas. Surviving ranges dating to this phase of the workhouse have been recorded at the east end of Buildings A, B and C.

In Building A, only the gabled stub of the north/south aligned west wing of the 'T' survived. The building recording noted that the north elevation of the stub was rebuilt in 1883 when most of the west wing of the 'T' was taken down to allow for the westward extension of the workhouse and to create larger men's and women's yards. The south elevation of the stub formed part of the principal frontage of the workhouse onto its former gardens and farmland and it is apparent that when the 1883 extension took place, effort was made to tie this gabled projection in with the architectural style of the later work. This can be seen in the insertion of the decorative recessed stonework panel at the apex of the gable.

In Building B more of the original workhouse survives, comprising most of the east/west aligned wing and part of the north/north aligned wing at the east end of the building. The building recording noted evidence of a complex system of access to the interior spaces of this building range that can be explained by considering that the accommodation provided in this range would be used by both men (accessing from the north yard) and women (accessing from the south yard). The sexes would be kept entirely segregated and this required control of access into and within this building. This system was linked with the identification of an architectural cue whereby doorways that led to the first-floor level were taller than the standard height doorways that led to the ground floor spaces. There was no functional reason for this difference, but it allowed the access system to be 'read' by those within the yard, who may not yet be familiar with the workhouse's layout. These doorways, often side-by-side, led to upper and lower storeys of the buildings directly from the yard area, with seemingly little to no ability to move from the first floor to the ground floor internally in the building's long wings. At each floor level, it can be seen that rooms were accessed through one

another, with no separating corridors present originally. The evidence of these features is heavily truncated, although not removed entirely, by later reworking of the access within the building, when such a degree of segregation would not be necessary within a hospital setting. Most of the doorways have been blocked or converted to windows and the internal addition of corridors to remove the need to access rooms through one another has been particularly destructive to the original internal layout. Other than this evidence, the building recording also concluded that that easternmost end of the range, and the north/south aligned range on the east end of the building, were originally single-storey, as opposed to their two-storey arrangement currently.

In Building C, the stub of the former north/south aligned west wing survives in the same truncated state as that seen in Building A. In contrast to Building A, the northern elevation of Building C, which faces onto Dean Road, was not embellished with the decorative recessed stonework panel at the apex of the gable when the 1883 extension was added. This suggests that by this time the southern frontage of the workhouse, onto its former garden and farmland, was considered to be worthy of an attractive frontage, whereas the elevation onto Dean Road, which would be the elevation used by most to enter the workhouse for the first time, it retained a foreboding monolithic elevation towering the street below. Further sections of the original 1839 workhouse were identified in Building C, to the east side of the gabled range, and these too feature evidence of the paired tall and standard height doorways seen in Building B.

4.3 PHASE 2: 1840S

A schematic interpretative plan, produced for a MLitt. thesis held at Newcastle University Library (Ref: G21) (Cadman 1976), is the earliest plan of the workhouse available and the only one to show the use of its various ranges. The source of this information is not quoted in the thesis, but Cadman makes extensive use of the records of the Ministry of Health, so it is assumed to be a copy of a document held there. The interpretive plan is intended to depict the workhouse in November 1845, after the addition of fever wards to the east side of the workhouse. It was common for workhouses to provide fever wards for the treatment of infectious diseases in the 19th century, particularly after 1840 (Morrison 1999, 157), and such a building was approved by the Poor Law Commission for erection at Hexham Workhouse in 1842. The fever wards have been demolished, but they were subject to a separate building recording (Wessex Archaeology 2022). It was a two-storey structure comprising four rooms and it was built into the workhouse's stone breaking yard.

Cadman's plan also shows that by 1845 a lying-in room (for women recovering from childbirth) and a bakehouse had been constructed along the southern boundary of the female yard, and a new building was planned within the girls' yard for the reception of aged and infirm married couples (Cadman 1976, 137). Evidence of each of the above structures remains within Buildings A and C.

In Building A, the ranges labelled in Cadman's plan as the lying-in room and bakehouse survive; however, little evidence of the interior survives to elucidate anything of how these rooms were appointed, except for the presence of a fireplace in the bakehouse and the absence of one from the lying-in room.

In Building C, the girl's school survives, but in a much-altered state as its south wall was entirely rebuilt following the removing of a projecting wing on that side. The north elevation contains a regular arrangement of windows and a fireplace was provided in the room's west wall. The range labelled on Cadman's plan as intended for the reception of aged and infirm married couples also survives, it too having a fireplace in its west wall.

4.4 PHASE 3: c.1860

In 1843 the workhouse purchased two acres of land on the south and in 1849 a further two acres was purchased to the north. The land to north would eventually be farmed, whilst the land to the south would be gradually developed over the next 40 years as an extension of the workhouse provision providing a new school, isolation hospital, gardens and farmland (Jennings 2005, 50).

The first edition Ordnance Survey map of 1860 shows some extensive developments at the workhouse, with extensions having been added along the north and south sides of the girls' and boys' schools on the west side of the workhouse and to the east end of the original buildings. No record of the purpose of these additions has been found, however the building recording details that these are of similar construction style and scale to the existing building and therefore likely served working and administrative purposes on the ground floor and accommodation on the first floor. The building recording identified evidence of the c.1860 phase of work in Buildings A, B and C.

In Building A, it comprised extensions to the west of the original 1839 range and to the east of the 1840s lying-in room and bakehouse. In Building B, it comprised adding an additional storey to the single-storey east end and north/south aligned eastern wing of the 1839 phase, as well as extending the latter to the south. In Building C, it comprised extending the 1839 range further

to the east and infilling a space between the 1839 range and the 1840s intake range for aged and infirm married couples. Altogether these additions increased the size of the workhouse by around a third.

To the south of the complex, the map shows the land developed as gardens, and orchards have been planted to the west and north sides. An outbuilding was also constructed at some distance to the south of the workhouse, with paths linking it to land on its east side, as well as to the workhouse and its garden to the north.

Throughout the 1850s and 1860s a new phase in the construction of workhouses developed, which provided for better sanitation by improving lighting and ventilation and keeping infirmaries and infectious disease units away from the main buildings (Morrison 1999, 85). Hexham workhouse was slow to adopt these changes, although in the 1860s further developments took place on the land to the south of the workhouse. In 1864 a new, two-storey school was constructed on the land to the south of the workhouse with one half for girls and one half for boys. The building no longer survives, although the approved plans for it are held at Hexham Library. With the new school now outside the main workhouse complex, the former girls' and boys' schools within the complex were converted to into sick wards (Jennings 2005, 50).

4.5 PHASE 4: 1876–1880

In 1871 the 'Act to Regulate and Control the Discharge of Paupers from Workhouse-Wards provided for the Casual Poor' was passed and it provided additional powers to the new Local Government Board to deal with vagrancy, including additional powers of detention. This led to pressure being put on the Board to Guardians to provide additional accommodation for vagrants within the workhouse (Cadman 1976, 140). The developments outside the main workhouse complex had allowed for a more dispersed layout of buildings that was favoured in the latter part of the 19th century, but the main workhouse complex was still in need of renovation to accommodate larger numbers. In 1878 five acres of land at the west end of the workhouse were purchased to make way for an extension of the core buildings which would take place in 1883.

The building recording identified some evidence of an intermediary phase dated to between 1876 and above 1880 which can be seen as an initial stage in the preparation of the site for the proposed addition. This was noted on Buildings A, B and C. On Buildings A and C this comprised the removal of projecting ranges that were formerly present towards the west end of the north elevation of Building A and the south elevation of Building C. The resultant gaps in the elevation were then made-good with sandstone masonry and the provision of windows. On Building B, this comprised the removal of part of the north/south aligned western wing of the original T-shaped workhouse, which effectively removed the dividing wall between what was the boy's and women's yard on the south side, and the girl's and men's yard on the north side. The removal of the dividing wall thus enlarged the men's and women's yard with the provision for boys and girls now having moved to the buildings provided to the south of the workhouse. As with Buildings A and C, the resultant gaps in the elevation were then made-good with sandstone masonry and the provision of windows. This preparatory phase made way for a large-scale redevelopment of the workhouse in 1883.

4.6 PHASE 5: 1883

The architect J.H. Morton of South Shields was appointed to design a large-scale extension to the workhouse, and in 1882 plans were approved that provided a porter's lodge, new dining hall, kitchens and a master's house. Morton's plans for the extension do not survive, although the Board chose the cheapest of three options and then instructed Morton to amend the plans to provide more living space for the same cost (Cadman 1976, 145–146). The new ranges also provided extra accommodation for ordinary inmates, vagrants and the infirm, although the building recording of the interior of the workhouse determined that it was too far altered to differentiate such functions internally. During construction of the extension, a new mortuary was also created across Maiden's Walk, to the south of the workhouse, as well as an isolation hospital. After the extension, the workhouse could accommodate up to 330 inmates.

The new layout of the workhouse is shown on the OS map of 1897 comprising three parallel ranges, with linking corridors towards the west side. The central part of the extension contained the dining hall and master's house, and this was flanked either side by infirmaries built onto the west ends of the earlier phase of the workhouse. The layout shown on the map is approaching the final layout of the main workhouse and it bears relation to the standing buildings on the main workhouse site today. The building recording recorded Morton's extension as comprising the entire west ends of Buildings A, B, and C. The extension survives very well externally within limited interventions, and those that have been undertaken are generally easily readable accretions and extensions around the ground floor levels of the buildings to provide lobbies and alter access routes. The mains ranges are still readable, and they are easily identifiable as belonging to this phase of work, due to the superior quality of the masonry and the greater degree of architectural embellishment provided in this phase of work. This reflects wider trends in the late-Victorian investment in the quality of municipal buildings, as a symbol of the care of the state for its citizens.

The Master's House at the west of Building B was found to be entirely integrated with the workhouse to its east side, with access provided directly between the two via single-storey corridors running the length of Building B. The workhouse master would be provided with the accommodation in the Master's House as part of the remuneration package and the integration of the buildings demonstrates this close relationship architecturally. This is also a common feature of Victorian institutions where the grander houses provided for the likes of a workhouse master, asylum master, headmasters, mill manager etc, would be closely juxtaposed with the poorer accommodation provided to others. This served architecturally to reinforce the hierarchy within the workhouse and maintain control.

4.7 PHASE 6: EARLY 20TH CENTURY

Despite the upgrading of the workhouse at the end of the 19th century, its piecemeal construction meant that the workhouse layout was never quite ideal, and continually changing attitudes towards how best to provide for the poor made it difficult for the Guardians to keep up with increasing demands and costs. A report of 1903, by Oliver Leeson and Wood of Newcastle, stated that the buildings were out of date and that the ranges dating to the 1830s were particularly unsound, but recommendations made to improve were consistently rejected by the Guardians (Jennings 2005, 50–51).

Small-scale alterations did take place; however, and evidence of an early 20th-century phase of work was identified in the building recording in Buildings A and B. In Building A this comprised the addition of a two-storey bow fronted extension to the west end of the 1883 phase. This included the insertion of a fireplace and the rooms thusly created have the appearance of board rooms or meetings rooms with the fireplace in the east wall and the curving west wall contain three large windows looking towards Hexham town centre in the west wall. In Building C, this phase is represented by the water tower and chimney in the north/south aligned wing at the east end of the building. Nevertheless, major expenditure on the workhouse ceased after the 1880s, even despite a promise made at the time of Morton's extension, that the infirmary wings added would only be a temporary provision until a new purpose-built and separate infirmary for housing the sick was built elsewhere (Cadman 1976, 146).

In 1930 the workhouse era officially ended, and the workhouse closed in 1939. Inmates were sent to Alnwick, Berwick or Morpeth institutions. During the Second World War the workhouse was adapted for administrative use and the land to the south side was developed as a wartime hospital, necessitating the demolition of the workhouse school and farm offices and building over the former workhouse garden. The wall paintings in the dining hall of Building B are attributed in the Historic England designation assessment, to an Italian prisoner of war who was being treated in the hospital. The source of that information is not provided, and no independent verification has been found in the course of this recording. The wall paintings, three in total, depict a stag with antlers, a sailing vessel, and a triptych containing a waterfall, a stone bridge, and a lighthouse. The wall paintings surround the space for a canvas painting of the Royal Arms of Queen Victoria, signed E or G Swinburne, that has been removed.

4.8 PHASE 7: LATER 20TH CENTURY

After the war the wartime hospital to the south of the workhouse became Hexham General Hospital in 1948, following the creation of the National Health Service (NHS). The workhouse was also transferred to the hospital's ownership at this time. It continued in permanent NHS use until the 1990s, finally closing in 2004 when the present new hospital was built.

Small scale alterations dating the NHS use of the buildings have been identified during the building recording in Buildings A, B and C. On Building A, the later 20th-century work comprises the small-scale addition of two large rooms to the north side of the 1883 range in a single-story lean-to extension. On Building B, the later 20th-century work provided a new boiler house at the north end of the north/south aligned east wing. This likely corresponded with the creation of new corridors in the interior of the older ranges of the workhouse where the building recording also identified the insertion of central heating pipework in the floors of the corridors. This was a relatively major intervention to provide central heating to the building, and it allowed for the former fireplaces within the rooms to be boarded up. In Building C the later 20th-century work comprises minor additions to the north and south elevations of the 1883 range to reconfigure access arrangements and, on the north side, to provide what is assumed to be a two-storey office block with several window taking advantage of elevated views north and west outside the confines of the workhouse buildings.

4.9 CURRENT STATUS AND RECOMMENDATIONS

After the closure of the workhouse in 2004 it went into decline. The isolation hospital to the south of Maiden's Walk had already been demolished prior to 2002 and the former fever wards were removed between 2002 and 2011, based on historic GoogleEarth aerial imagery (not reproduced). Helen McArdle Care purchased part of the workhouse in 2005, along with land at Maiden's Walk, and the remainder was purchased at a later date. The Maiden's Walk site was developed as a Care Home in 2008 and at around the same time several unsympathetic buildings constructed around the core workhouse buildings were demolished.



under Conservation Area Consent Ref. 2008/0945, leaving Buildings A, B, and C and the former 1840s fever wards to their east side (since demolished). The workhouse buildings were leased to the Therapy Centre until 2015, but they have been vacant since then. The former fever wards were demolished in 2022, but they were subject to a separate historic building recording (Wessex Archaeology 2022).

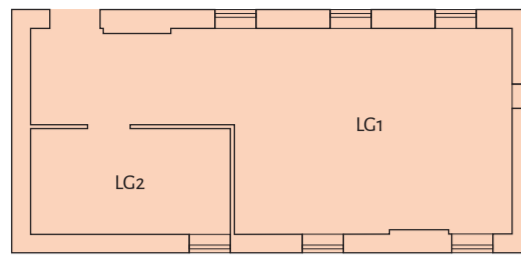
Planning permission to redevelop Buildings A, B and C for residential use was granted in 2020. The consented scheme includes elements of retention, demolition and new-build. This building recording is provided as mitigation in fulfilment of Condition 15 of the planning permission (Ref. 19/01380/FUL). Due to the level of understanding that the previous Heritage Statement (Scott 2019) and this building recording has provided, it is not considered necessary to recommend any further work to better appreciate the built heritage of these structures.

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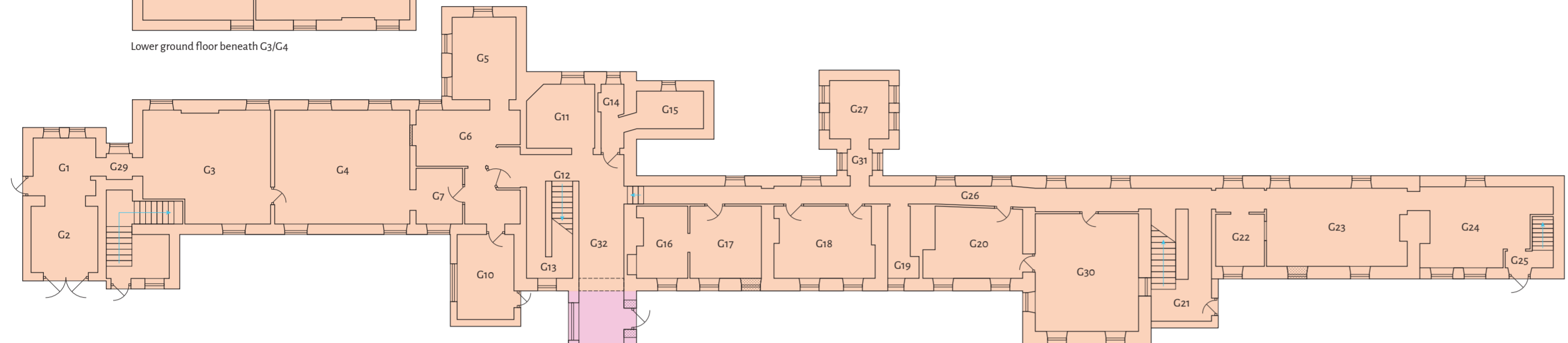
APPENDIX 1 – DRAWINGS



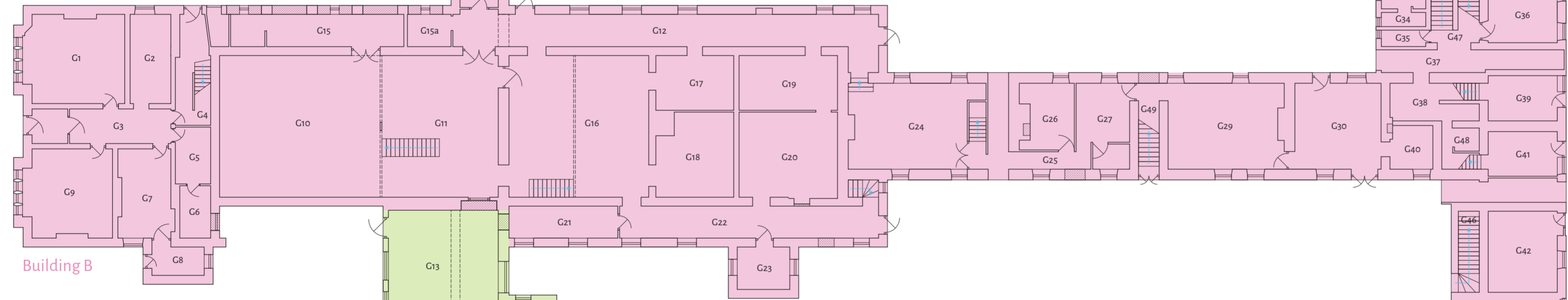


Lower ground floor beneath C3/C4

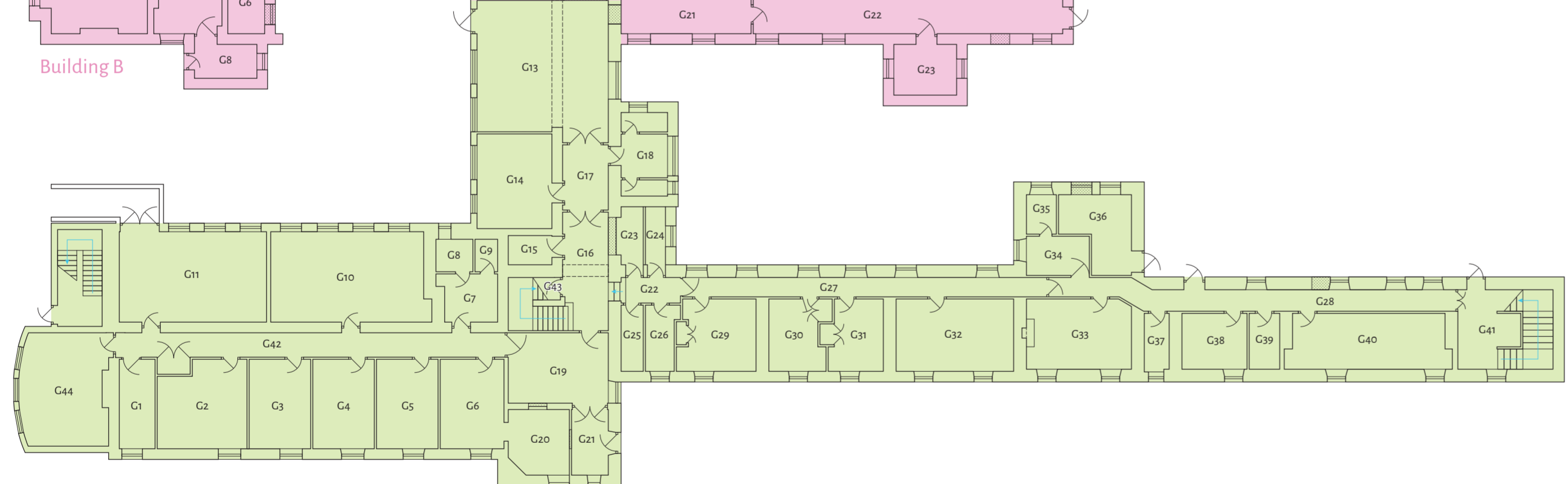
Building C



Building B



Building A



Former Union Workhouse
Hexham
Northumberland
NY 94086 64011



Ground floor plan

Fieldwork: CS, DC May-June 2022
Drawn: JB August 2022
Scale: 1:100 @ A3
Drawing Version: 1.0

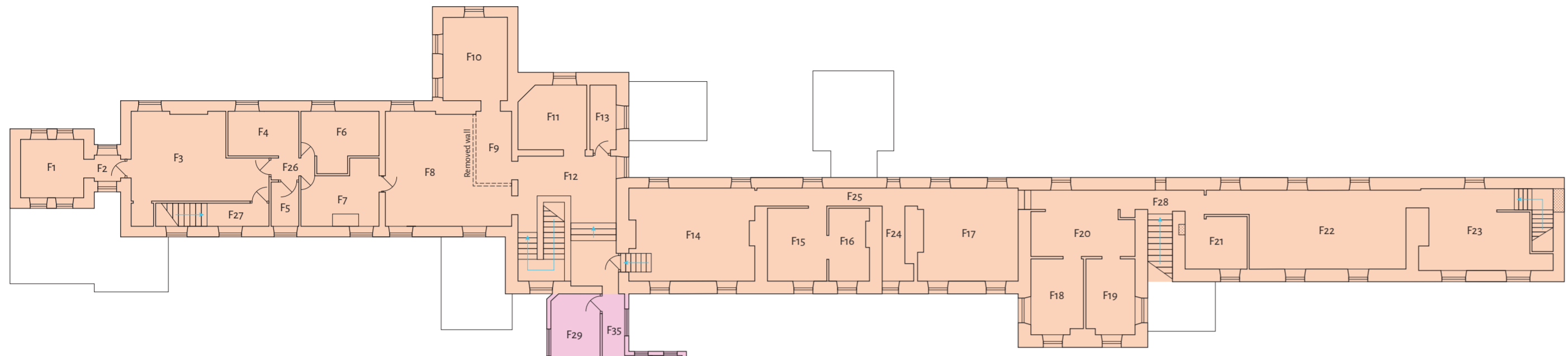
- Building A
- Building B
- Building C



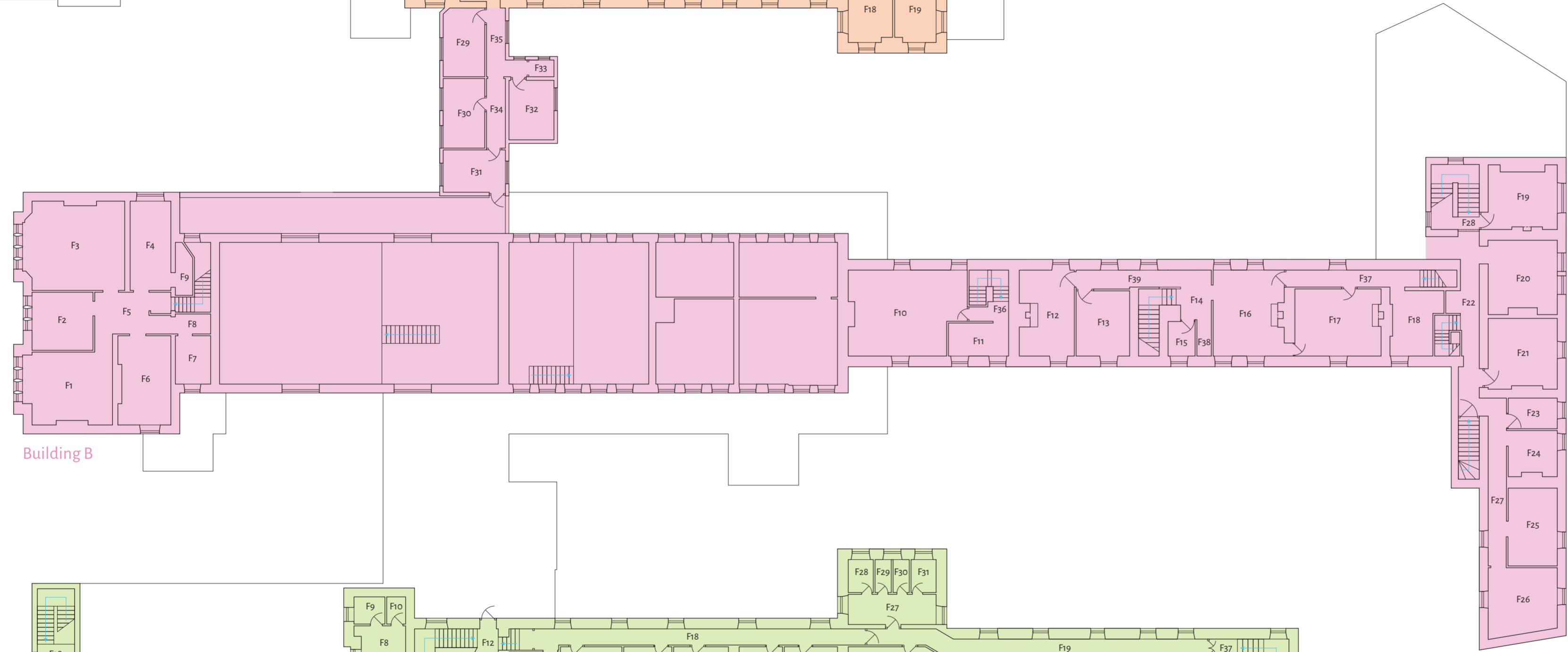
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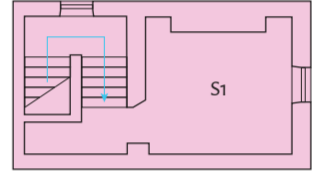
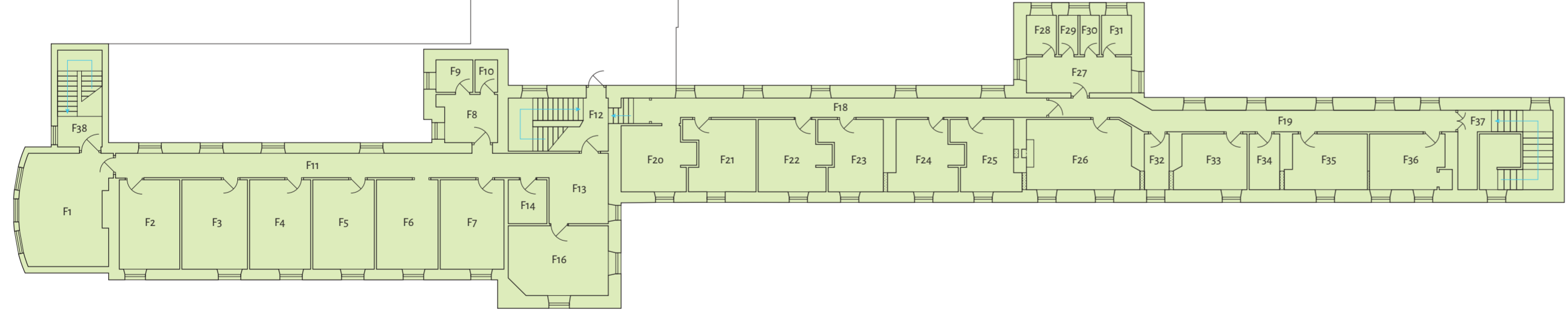
Building C



Building B



Building A



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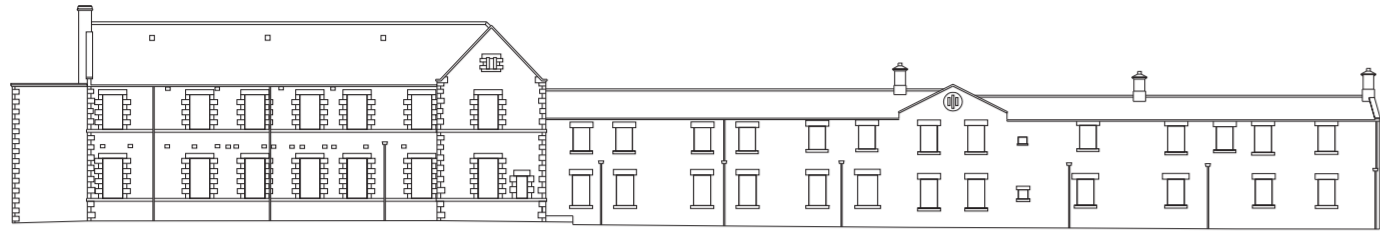
First floor plan

Fieldwork: CS, DC May-June 2022
Drawn: JB August 2022
Scale: 1:100 @ A3
Drawing Version: 1.0

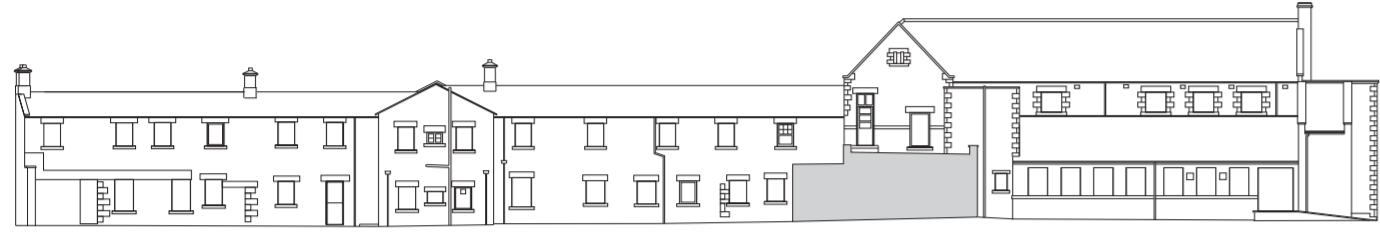
- Building A
- Building B
- Building C



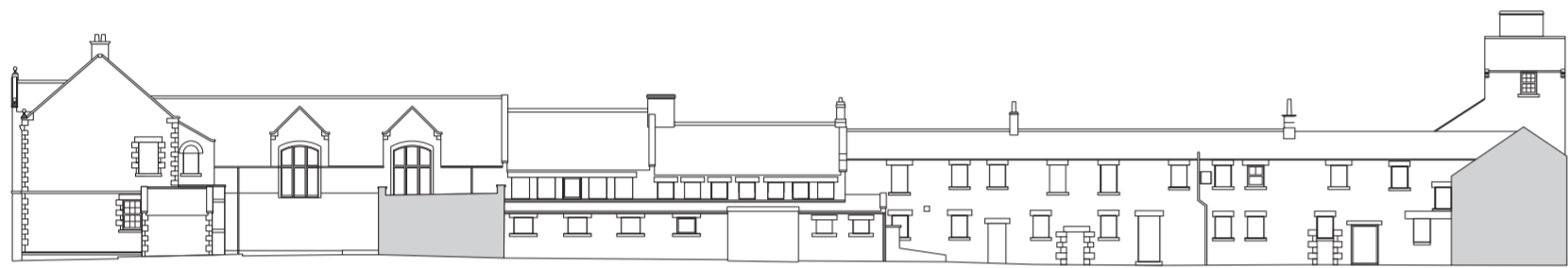
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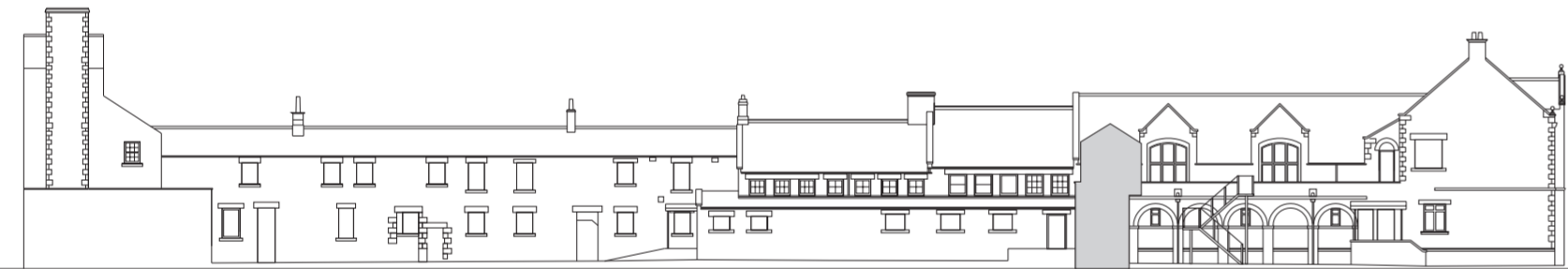
Elevation A



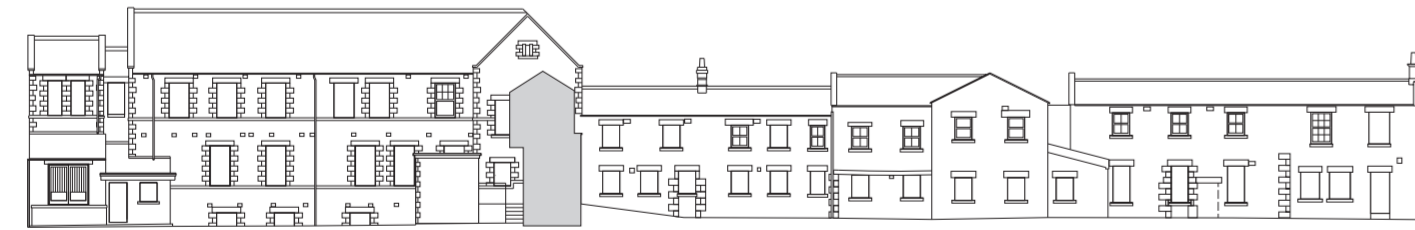
Elevation C



Elevation E



Elevation F



Elevation G



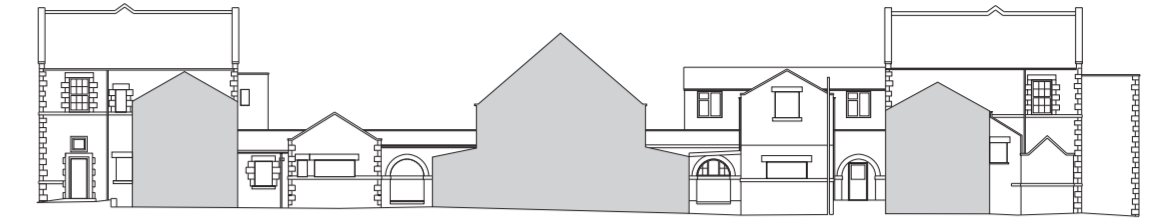
Elevation J



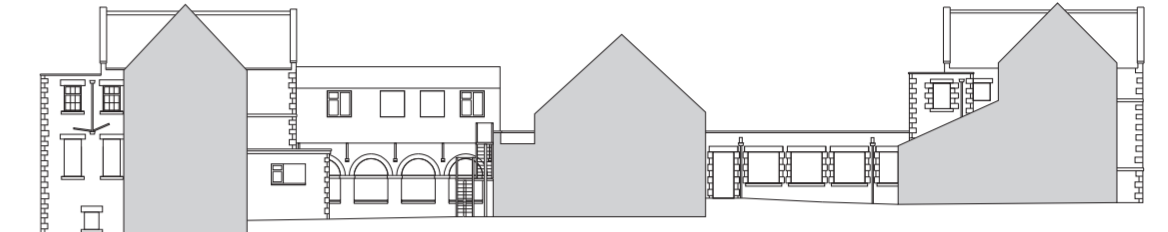
Elevation B



Elevation K



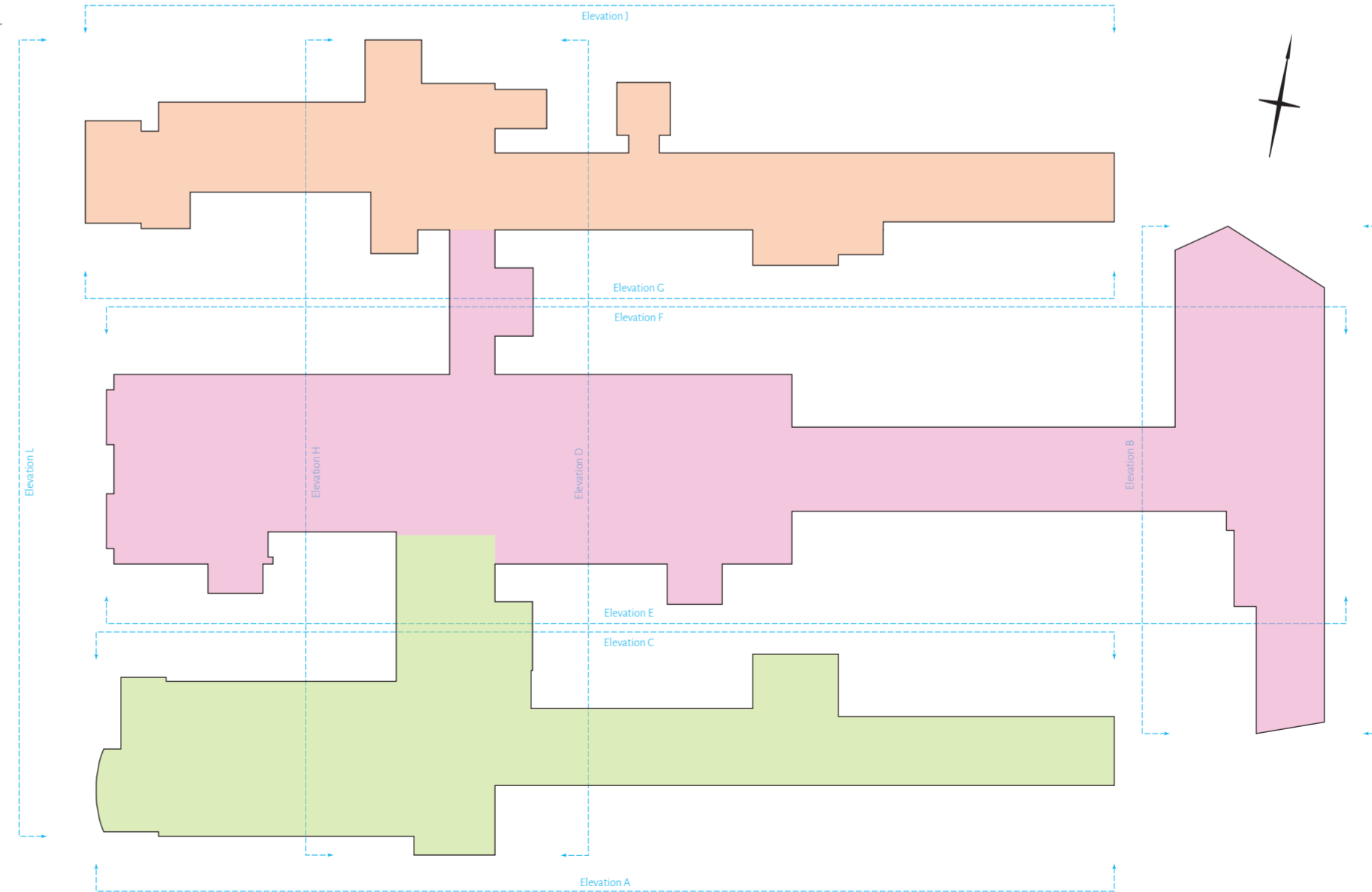
Elevation D



Elevation H



Elevation L



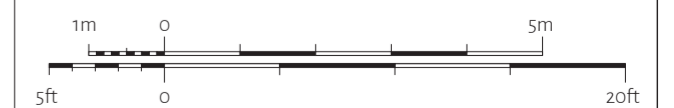
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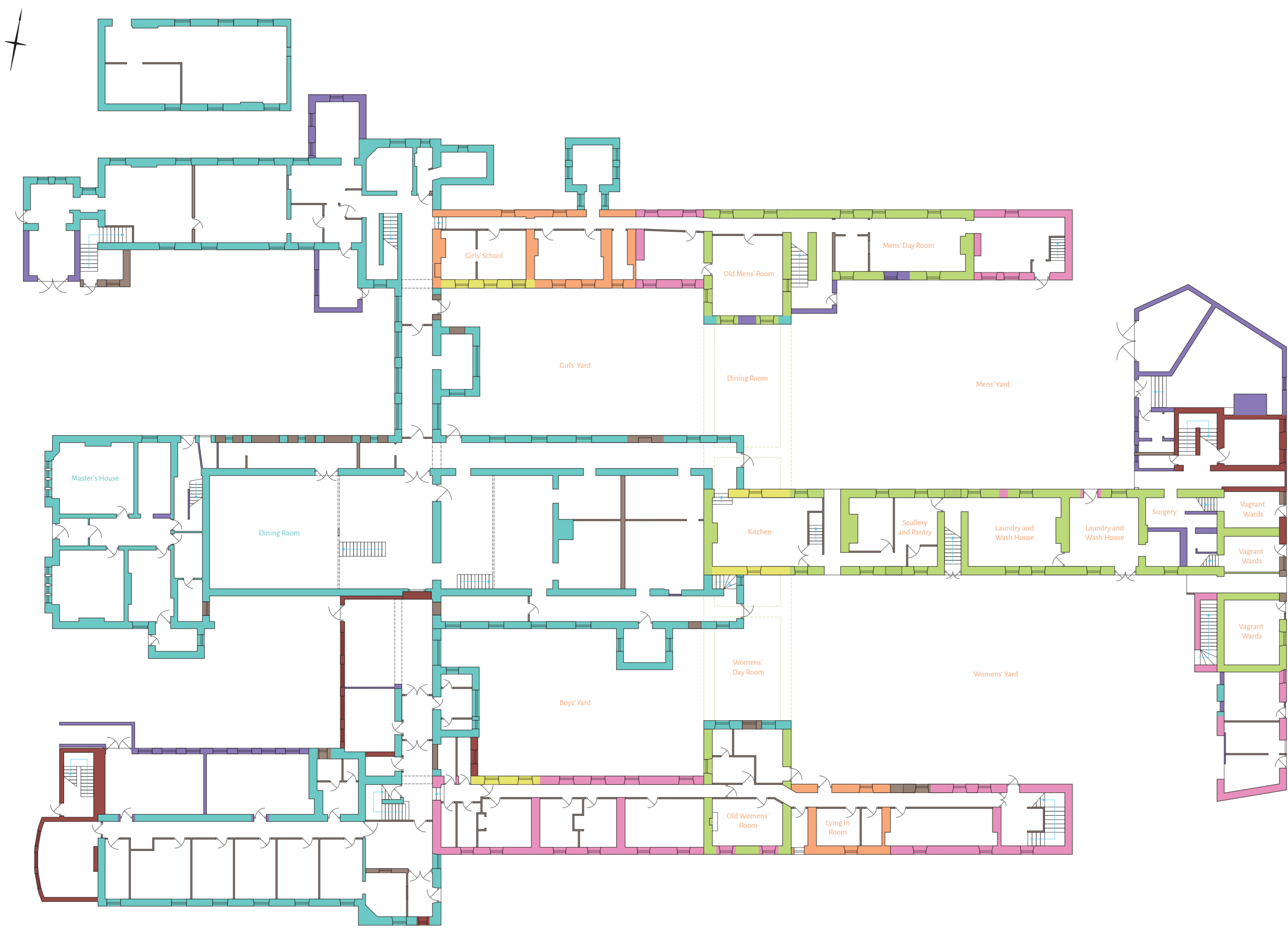
Elevations

Fieldwork: CS, DC May-June 2022
Drawn: JB August 2022
Scale: 1:100 @ A3
Drawing Version: 1.0

- Building A
- Building B
- Building C



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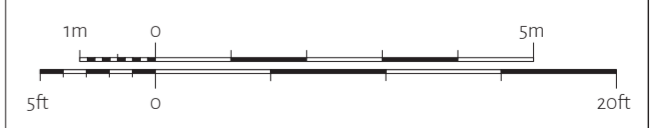


Floor plan showing building phasing

Fieldwork: CS, DC May-June 2022
 Drawn: JB August 2022
 Scale: 1:100 @ A3
 Drawing Version: 1.0

- 1839 (previous ranges in dashed lines)
- 1840s
- c. 1860
- 1876-1880
- 1883
- Early 20th century
- Later 20th century
- Modern/Unknown

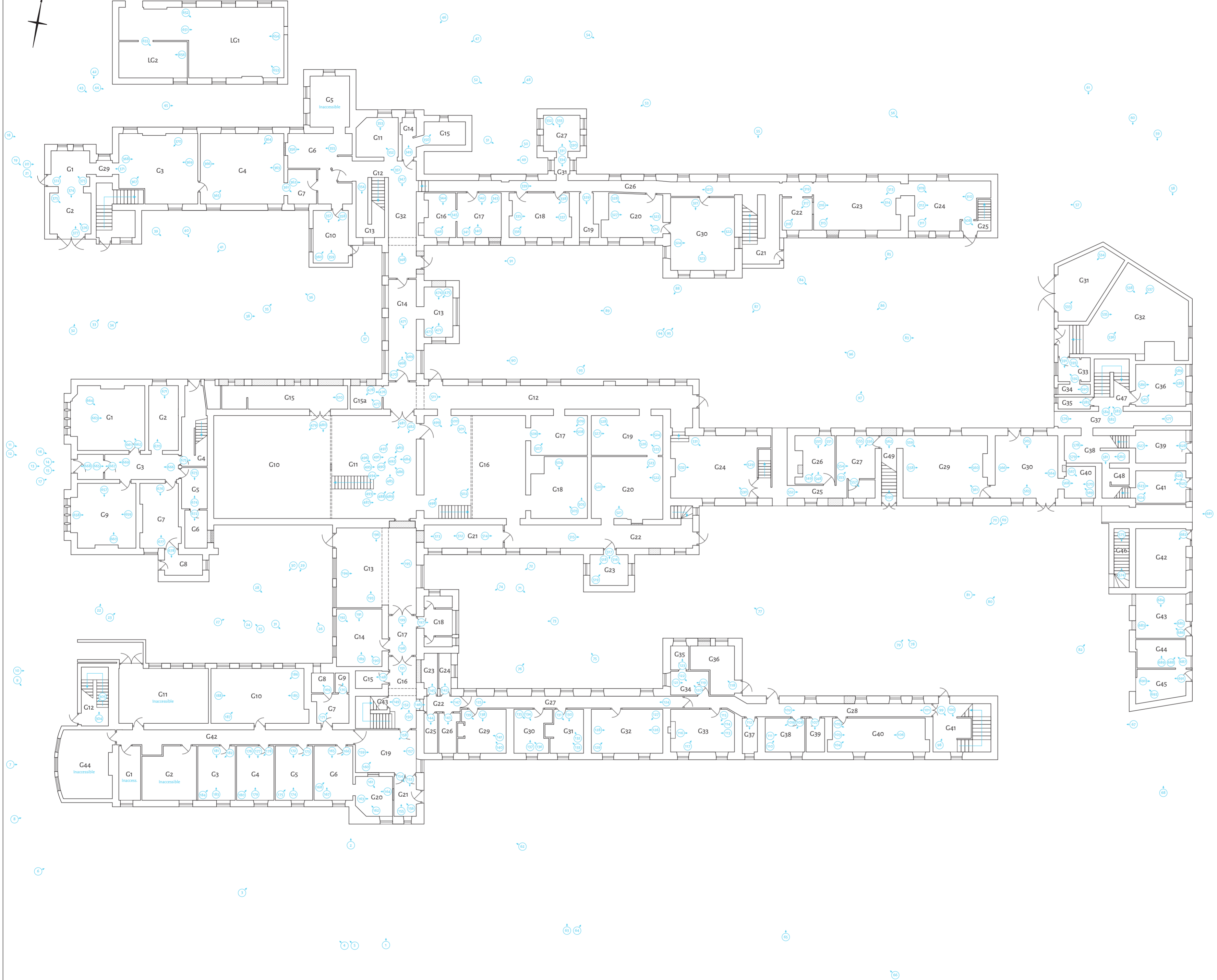
Where known, historical use of spaces is given in coloured text.



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Lower ground floor beneath C3/C4

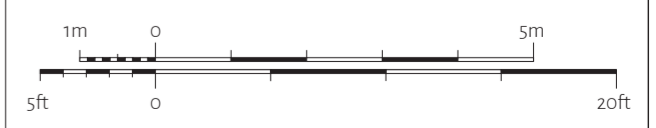


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Ground floor photo location plan

Fieldwork: CS, DC May-June 2022
Drawn: JB November 2022
Scale: 1:100 @ A3
Drawing Version: 1.0



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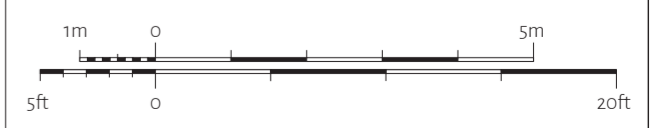


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First floor photo location plan

Fieldwork: CS, DC May-June 2022
 Drawn: JB November 2022
 Scale: 1:100 @ A3
 Drawing Version: 1.0



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APPENDIX 2 – PHOTOGRAPH REGISTER

Shot No.	Description	Direction of View	Scale	Photo by
1	Building A – South Elevation – Central Gable	N	1 x 2 m	CS
2	Building A – South Elevation – Detail of Benchmark	N	1 x 2 m	CS
3	Building A – South Elevation – Internal Angle	NE	1 x 2 m	CS
4	Building A – South Elevation – Western Extent	NE	1 x 2 m	CS
5	Building A – South Elevation – Western Extent	N	1 x 2 m	CS
6	Building A – South Elevation – Western Extent	NE	1 x 2 m	CS
7	Building A – Western Elevation	E	1 x 2 m	CS
8	Building A – Western Elevation	NE	1 x 2 m	CS
9	Building A – Western Elevation	SE	1 x 2 m	CS
10	Building A – Western Elevation – Eastern Extent	E	1 x 2 m	CS
11	Building B – Master’s House – Western Elevation	E	1 x 2 m	CS
12	Building B – Master’s House – Western Elevation	E	1 x 2 m	CS
13	Building B – Master’s House – Entry Way	E	1 x 2 m	CS
14	Building B – Master’s House – Plaque Detail	E	1 x 2 m	CS
15	Building B – Master’s House – Plaque Detail	E	1 x 2 m	CS
16	Building B – Master’s House – Southern Gable Detail	E	1 x 2 m	CS
17	Building B – Master’s House – Northern Gable Detail	NE	1 x 2 m	CS
18	Building C – Western Elevation	E	1 x 2 m	CS
19	Building C – Western Elevation	SE	1 x 2 m	CS
20	Building C – Western Elevation – Oriel Window Detail	E	1 x 2 m	CS
21	Building C – Western Elevation – Detail of Inserted Door	E	1 x 2 m	CS
22	Building B – Western Courtyard – Southern Elevation	NE	1 x 2 m	CS
23	Building B – Western Courtyard – Southern Elevation	NE	1 x 2 m	CS
24	Building B – Western Courtyard – Southern Elevation	NW	1 x 2 m	CS
25	Building B – Western Courtyard – Southern Elevation and internal Angle	NW	1 x 2 m	CS
26	Building B – Western Courtyard – Southern Elevation	N	1 x 2 m	CS
27	Building A – North Wing – Western Elevation	E	1 x 2 m	CS
28	Building A – Western Courtyard – Northern Elevation Internal Angle	SE	1 x 2 m	CS
29	Building A – Western Courtyard – Northern Elevation	S	1 x 2 m	CS
30	Building A – Western Courtyard – Northern Elevation	SW	1 x 2 m	CS
31	Building A – Western Courtyard – Northern Elevation Internal Angle First Floor	SE	1 x 2 m	CS
32	Building C – Western Courtyard – Southern Elevation Western Extent	N	1 x 2 m	CS
33	Building C – Western Courtyard – Southern Elevation Western Extent	NE	1 x 2 m	CS
34	Building C – Western Courtyard – Southern Elevation Western Extent	NE	1 x 2 m	CS
35	Building C – Western Courtyard – Southern Elevation Internal Angle	NE	1 x 2 m	CS
36	Building C – Western Courtyard – Southern Elevation	NW	1 x 2 m	CS
37	Building C – Western Courtyard – Southern Elevation	N	1 x 2 m	CS
38	Building B – Northern Projection – Western Elevation	W	1 x 2 m	CS
39	Building B – Western Courtyard – Northern Elevation	SE	1 x 2 m	CS
40	Building B – Western Courtyard – Northern Elevation	SE	1 x 2 m	CS
41	Building B – Western Courtyard – Northern Elevation Western Extent	SW	1 x 2 m	CS

Shot No.	Description	Direction of View	Scale	Photo by
42	Building C – Northern Elevation – Western Extent	SW	1 x 2 m	CS
43	Building C – Northern Elevation – Western Extent Internal Angle	SE	1 x 2 m	CS
44	Building C – Northern Elevation	SE	1 x 2 m	CS
45	Building C – Northern Elevation – internal Angle	E	1 x 2 m	CS
46	Building C – Northern Elevation – internal Angle	SW	1 x 2 m	CS
47	Building C – Northern Elevation – internal Angle	SW	1 x 2 m	CS
48	Building C – Northern Elevation – Internal Angle	SE	1 x 2 m	CS
49	Building C – Northern Elevation – East Facing Angle	W	1 x 2 m	CS
50	Building C – Northern Elevation – Central Section	SW	1 x 2 m	CS
51	Building C – Northern Elevation – Central Section	SE	1 x 2 m	CS
52	Building C – Northern Elevation – Western Facing Angle	SE	1 x 2 m	CS
53	Building C – Northern Elevation – Eastern Facing Angle	SW	1 x 2 m	
54	Building C – Northern Elevation – Eastern Extent	SE	1 x 2 m	CS
55	Building C – Northern Elevation – Small Window Detail	S	1 x 2 m	CS
56	Building C – Northern Elevation – Construction Break Detail	S	1 x 2 m	CS
57	Building C – Eastern Elevation	W	1 x 2 m	CS
58	Building B – Northern Projection – Northern Elevation	S	1 x 2 m	CS
59	Building B – Northern Projection – Northern Elevation	S	1 x 2 m	CS
60	Building B – Northern Projection – Northern Elevation	S	1 x 2 m	CS
61	Building B – Northern Projection – Northern Elevation	S	1 x 2 m	CS
62	Building A – Southern Elevation – Centre Internal Angle	NW	1 x 2 m	CS
63	Building A – Southern Elevation – Eastern Extent	N	1 x 2 m	CS
64	Building A – Southern Elevation – Eastern Extent	NE	1 x 2 m	CS
65	Building A – Southern Elevation – Eastern Extent	N	1 x 2 m	CS
66	Building A – Southern Elevation – Eastern Extent	NW	1 x 2 m	
67	Building A – Eastern Elevation	W	1 x 2 m	CS
68	Building B – Southern Projection – Southern Elevation	N	1 x 2 m	CS
69	Building A – Northern Elevation – Western Extent	SW	1 x 2 m	CS
70	Building A – Northern Elevation – North Facing Internal Angle	SW	1 x 2 m	CS
71	Building A – Northern Elevation – West Facing Internal Angle	SE	1 x 2 m	CS
72	Building A – Northern Elevation – East Facing Internal Angle	SW	1 x 2 m	CS
73	Building A – Northern Wing – East Facing Elevation	NE	1 x 2 m	CS
74	Building A – Northern Wing – East Facing Elevation	SW	1 x 2 m	CS
75	Building B – Southern Elevation – Central Section	NW	1 x 2 m	CS
76	Building B – Southern Elevation – Central Section Internal Angle	NE	1 x 2 m	CS
77	Building B – Southern Elevation – Central Section Internal Angle	NW	1 x 2 m	CS
78	Building B – Southern Elevation – Central Section	NW	1 x 2 m	CS
79	Building B – Southern Elevation – Eastern Extent	NE	1 x 2 m	
80	Building B – Southern Elevation – Eastern Extent	NE	1 x 2 m	CS
81	Building B – Southern Projection – Western Elevation	E	1 x 2 m	CS
82	Building B – Southern Projection – Western Elevation Internal Angle	NE	1 x 2 m	CS
83	Building B – Northern Projection – Western Elevation	E	1 x 2 m	CS
84	Building B – Northern Projection – Western Elevation	SE	1 x 2 m	CS
85	Building B – Northern Projection – Central Section	SW	1 x 2 m	CS



Shot No.	Description	Direction of View	Scale	Photo by
86	Building B – Northern Projection – Central Section	SW	1 x 2 m	CS
87	Building B – Northern Elevation – Centre Internal Angle	SW	1 x 2 m	CS
88	Building B – Central Section – Northern Elevation	SW	1 x 2 m	CS
89	Building B – Northern Projection – Eastern Elevation	W	1 x 2 m	CS
90	Building B – Northern Projection – Internal Angle	W	1 x 2 m	CS
91	Building B – Northern Projection – Internal Angle	W	1 x 2 m	CS
92	Building C – Central Section – Southern Elevation	NW	1 x 2 m	
93	Building C – Central Section – Southern Elevation Internal Angle	NE	1 x 2 m	CS
94	Building C – Central Gable – Southern Elevation	N	1 x 2 m	CS
95	Building C – Central Gable – Southern Elevation	N	1 x 2 m	CS
96	Building C – Central Gable – Southern Elevation	NW	1 x 2 m	CS
97	Building C – Southern Elevation – Eastern Extent	N	1 x 2 m	CS
98	Building A – G41	NE	1 x 2 m	CS
99	Building A – G41	SE	1 x 2 m	CS
100	Building A – G41	S	1 x 2 m	CS
101	Building A – G28	W	1 x 2 m	CS
102	Building A – G28	E	1 x 2 m	CS
103	Building A – G40 – East Wall	E	1 x 2 m	CS
104	Building A – G40 – North Wall	NE	1 x 2 m	CS
105	Building A – G40 – South Wall	SE	1 x 2 m	CS
106	Building A – G40 – West Wall	W	1 x 2 m	CS
107	Building A – G39	S	1 x 2 m	CS
108	Building A – G38 – South Wall	S	1 x 2 m	CS
109	Building A – G38 – West Wall	W	1 x 2 m	CS
110	Building A – G38 – North Wall	NE	1 x 2 m	CS
111	Building A – G38 – East Wall	E	1 x 2 m	CS
112	Building A – G37	S	1 x 2 m	CS
113	Building A – G33 – West Wall	W	1 x 2 m	CS
114	Building A – G33 – West Wall	SW	1 x 2 m	CS
115	Building A – G33 – South Wall	SW	1 x 2 m	CS
116	Building A – G33 – East Wall	E	1 x 2 m	CS
117	Building A – G33 – North Wall	NE	1 x 2 m	CS
118	Building A – G36	NW	N.A.	CS
119	Building A – G34 – West Wall	W	1 x 2 m	CS
120	Building A – G34 – North Wall	NW	1 x 2 m	CS
121	Building A – G34 – East Wall	E	1 x 2 m	CS
122	Building A – G34 – South Wall	SE	1 x 2 m	CS
123	Building A – G35	N	1 x 2 m	CS
124	Building A – G27	W	1 x 2 m	CS
125	Building A – G27	E	1 x 2 m	CS
126	Building A – G32 – West Wall	W	1 x 2 m	CS
127	Building A – G32 – South Wall	SW	1 x 2 m	CS
128	Building A – G32 – East Wall	E	1 x 2 m	CS
129	Building A – G32 – North Wall	NE	1 x 2 m	CS

Shot No.	Description	Direction of View	Scale	Photo by
130	Building A – G31 – South Wall	S	1 x 2 m	CS
131	Building A – G31 – East Wall	SE	1 x 2 m	CS
132	Building A – G31 – North Wall	N	1 x 2 m	CS
133	Building A – G31 – West Wall	NW	1 x 2 m	CS
134	Building A – G30 – South Wall	S	1 x 2 m	CS
135	Building A – G30 – East Wall	SE	1 x 2 m	CS
136	Building A – G30 – West Wall	NW	1 x 2 m	CS
137	Building A – G30 – North Wall	N	1 x 2 m	CS
138	Building A – G29 – South Wall	S	1 x 2 m	CS
139	Building A – G29 – East Wall	SE	1 x 2 m	CS
140	Building A – G29 – North Wall	NW	1 x 2 m	CS
141	Building A – G29 – West wall	NW	1 x 2 m	CS
142	Building A – G24	N	N.A.	CS
143	Building A – G26	S	1 x 2 m	CS
144	Building A – G25	S	1 x 2 m	CS
145	Building A – G23	NW	1 x 2 m	CS
146	Building A – G22	E	1 x 2 m	CS
147	Building A – G22	W	1 x 2 m	CS
148	Building A – G15	W	1 x 2 m	CS
149	Building A – G43	W	N.A.	CS
150	Building A – G16	N	1 x 2 m	CS
151	Building A – G16	S	1 x 2 m	CS
152	Building A – Stairwell	SW	1 x 2 m	CS
153	Building A – G21	S	1 x 2 m	CS
154	Building A – G21	SE	1 x 2 m	CS
155	Building A – G21 – North Wall	N	1 x 2 m	CS
156	Building A – G21 - West wall	NW	1 x 2 m	CS
157	Building A – G19- West Wall	W	1 x 2 m	CS
158	Building A – G19 – South Wall	SW	1 x 2 m	CS
159	Building A – G19 – East Wall	E	1 x 2 m	CS
160	Building A – G19 – North Wall	NE	1 x 2 m	CS
161	Building A – G20 – South Wall	S	1 x 2 m	CS
162	Building A – G20 – West Wall	NW	1 x 2 m	CS
163	Building A – G20 – North Wall	N	1 x 2 m	CS
164	Building A – G20 – East Wall	E	1 x 2 m	CS
165	Building A – G6 – South Wall	S	1 x 2 m	CS
166	Building A – G6 – West Wall	SW	1 x 2 m	CS
167	Building A – G6 – North Wall	N	1 x 2 m	CS
168	Building A – G6 – East Wall	NE	1 x 2 m	CS
169	Building A – G8	N	1 x 2 m	CS
170	Building A – G9	N	1 x 2 m	CS
171	Building A – G7	NE	1 x 2 m	CS
172	Building A – G5 – South Wall	S	1 x 2 m	CS
173	Building A – G5 – West Wall	SW	1 x 2 m	CS



Shot No.	Description	Direction of View	Scale	Photo by
174	Building A – G5 – North Wall	N	1 x 2 m	CS
175	Building A – G5 – East Wall	NE	1 x 2 m	CS
176	Building A – G4 – South Wall	S	1 x 2 m	CS
177	Building A – G4 – South Wall	S	1 x 2 m	CS
178	Building A – G4 – West Wall	SW	1 x 2 m	CS
179	Building A – G4 – North Wall	N	1 x 2 m	CS
180	Building A – G4 – East Wall	NE	1 x 2 m	CS
181	Building A – G3 – South Wall	S	1 x 2 m	CS
182	Building A – G3 – West Wall	SW	1 x 2 m	CS
183	Building A – G3 – North Wall	N	1 x 2 m	CS
184	Building A – G3 – East Wall	NE	1 x 2 m	CS
185	Building A – G10 – West Wall	W	1 x 2 m	CS
186	Building A – G10 – South Wall	SW	1 x 2 m	CS
187	Building A – G10 – North Wall	NE	1 x 2 m	CS
188	Building A – G10 – East Wall	E	1 x 2 m	CS
189	Building A – G14 – North Wall	N	1 x 2 m	CS
190	Building A – G14 – West Wall	NW	1 x 2 m	CS
191	Building A – G14 – South Wall	S	1 x 2 m	CS
192	Building A – G14 – East Wall	SE	1 x 2 m	CS
193	Building A – G13 – North Wall	N	1 x 2 m	CS
194	Building A – G13 – East Wall	E	1 x 2 m	CS
195	Building A – G13 – West Wall	SW	1 x 2 m	CS
196	Building A – G13 – South Wall	S	1 x 2 m	CS
197	Building A – G19	E	N.A.	CS
198	Building A – G17	N	1 x 2 m	CS
199	Building A – G17	S	1 x 2 m	CS
200	Building A – F37 – South Wall	S	1 x 2 m	CS
201	Building A – F37 – North Wall	N	1 x 2 m	CS
202	Building A – F37 – Detail in Roof	E	N.A.	CS
203	Building A – F37 – Detail in Roof	W	N.A.	CS
204	Building A – F36 – West Wall	W	1 x 2 m	CS
205	Building A – F36 – South Wall	S	1 x 2 m	CS
206	Building A – F36 – East Wall	E	1 x 2 m	CS
207	Building A – F36 – North Wall	NE	1 x 2 m	CS
208	Building A – F35 – West Wall	W	1 x 2 m	CS
209	Building A – F35 – North Wall	NW	1 x 2 m	CS
210	Building A – F35 – South Wall	SE	1 x 2 m	CS
211	Building A – F35 – East Wall	SE	1 x 2 m	CS
212	Building A – F35 – Ceiling Construction Detail	W	N.A.	CS
213	Building A – F34	S	1 x 2 m	CS
214	Building A – F33 – South Wall	S	1 x 2 m	CS
215	Building A – F33 – West Wall	W	1 x 2 m	CS
216	Building A – F33 – East Wall	E	1 x 2 m	CS
217	Building A – F33 – North Wall	NE	1 x 2 m	CS

Shot No.	Description	Direction of View	Scale	Photo by
218	Building A – F32	S	1 x 2 m	CS
219	Building A – F26 – East Wall	E	1 x 2 m	CS
220	Building A – F26 – North Wall	NE	1 x 2 m	CS
221	Building A – F26 – West Wall	W	1 x 2 m	CS
222	Building A – F26 – South Wall	SW	1 x 2 m	CS
223	Building A – F26 – Chimney Detail	W	N.A.	CS
224	Building A – F26 – Chimney Detail	W	N.A.	CS
225	Building A – F27	NW	1 x 2 m	CS
226	Building A – F27	NE	1 x 2 m	CS
227	Building A – F27	E	1 x 2 m	CS
228	Building A – F27	W	1 x 2 m	CS
229	Building A – F19	E	1 x 2 m	CS
230	Building A – F19	W	1 x 2 m	CS
231	Building A – F25 – South Wall	S	1 x 2 m	CS
232	Building A – F25 – East Wall	SE	1 x 2 m	CS
233	Building A – F25 – North Wall	N	1 x 2 m	CS
234	Building A – F25 – West Wall	NW	1 x 2 m	CS
235	Building A – F24 – South Wall	S	1 x 2 m	CS
236	Building A – F24 – East Wall	SE	1 x 2 m	CS
237	Building A – F24 – West Wall	NW	1 x 2 m	CS
238	Building A – F24 – North Wall	N	1 x 2 m	CS
239	Building A – F23 – South Wall	S	1 x 2 m	CS
240	Building A – F23 – West Wall	SW	1 x 2 m	CS
241	Building A – F23 – North Wall	N	1 x 2 m	CS
242	Building A – F23 – East Wall	NE	1 x 2 m	CS
243	Building A – F22 – South Wall	S	1 x 2 m	CS
244	Building A – F22 – East Wall	SE	1 x 2 m	CS
245	Building A – F22 – West Wall	NW	1 x 2 m	CS
246	Building A – F22 – North Wall	N	1 x 2 m	CS
247	Building A – F21 – South Wall	S	1 x 2 m	CS
248	Building A – F21 – West Wall	SW	1 x 2 m	CS
249	Building A – F21 – East Wall	NE	1 x 2 m	CS
250	Building A – F21 – North Wall	N	1 x 2 m	CS
251	Building A – F20 – South Wall	S	1 x 2 m	CS
252	Building A – F20 – East Wall	E	1 x 2 m	CS
253	Building A – F20 – West Wall	W	1 x 2 m	CS
254	Building A – F20 – North Wall	N	1 x 2 m	CS
255	Building A – F18 – East	E	1 x 2 m	CS
256	Building A – F18 – West	W	1 x 2 m	CS
257	Building A – F12	SW	N.A.	CS
258	Building A – F12	NW	N.A.	CS
259	Building A – F12	NE	1 x 2 m	CS
260	Building A – F13 – South Wall	S	1 x 2 m	CS
261	Building A – F13 – East Wall	E	1 x 2 m	CS



Shot No.	Description	Direction of View	Scale	Photo by
262	Building A – F13 – North Wall	N	1 x 2 m	CS
263	Building A – F13 – West Wall	NW	1 x 2 m	CS
264	Building A – F16 – West Wall	W	1 x 2 m	CS
265	Building A – F16 – North Wall	NW	1 x 2 m	CS
266	Building A – F16 – East Wall	E	1 x 2 m	CS
267	Building A – F16 – South Wall	SE	1 x 2 m	CS
268	Building A – F14	S	N.A.	CS
269	Building A – F10	N	1 x 2 m	CS
270	Building A – F9	NW	1 x 2 m	CS
271	Building A – F9	N	1 x 2 m	CS
272	Building A – F8	SW	1 x 2 m	CS
273	Building A – F8	SE	1 x 2 m	CS
274	Building A – F8	N	1 x 2 m	CS
275	Building A – F7 – South Wall	S	1 x 2 m	CS
276	Building A – F7 – West Wall	SW	1 x 2 m	CS
277	Building A – F7 – North Wall	W	1 x 2 m	CS
278	Building A – F7 – East Wall	NE	1 x 2 m	CS
279	Building A – F6 – West Wall	NW	1 x 2 m	CS
280	Building A – F6 – North Wall	W	1 x 2 m	CS
281	Building A – F6 – East Wall	SE	1 x 2 m	CS
282	Building A – F6 – South Wall	S	1 x 2 m	CS
283	Building A – F5 – South Wall	S	1 x 2 m	CS
284	Building A – F5 – East Wall	SE	1 x 2 m	CS
285	Building A – F5 – North Wall	N	1 x 2 m	CS
286	Building A – F5 – West Wall	NW	1 x 2 m	CS
287	Building A – F4 – South Wall	S	1 x 2 m	CS
288	Building A – F4 – East Wall	SE	1 x 2 m	CS
289	Building A – F4 – North Wall	N	1 x 2 m	CS
290	Building A – F4 – West Wall	NW	1 x 2 m	CS
291	Building A – F3 – South Wall	S	1 x 2 m	CS
292	Building A – F3 – East Wall	SE	1 x 2 m	CS
293	Building A – F3 – North Wall	N	1 x 2 m	CS
294	Building A – F3 – West Wall	NW	1 x 2 m	CS
295	Building A – F2 – South Wall	S	1 x 2 m	CS
296	Building A – F2 – West Wall	SW	1 x 2 m	CS
297	Building A – F2 – North Wall	N	1 x 2 m	CS
298	Building A – F2 – East Wall	NE	1 x 2 m	CS
299	Building A – F1 – West Wall	SW	1 x 2 m	CS
300	Building A – F1 – South Wall	S	1 x 2 m	CS
301	Building A – F1 – North Wall	N	1 x 2 m	CS
302	Building A – F1 – East wall	NE	1 x 2 m	CS
303	Building A – F38 – Stairwell	N	1 x 2 m	CS
304	Building A – G12 – Stairwell	N	1 x 2 m	CS
305	Building A – G12 – Detail of Door	SW	N.A.	CS

Shot No.	Description	Direction of View	Scale	Photo by
306	Building A – F38 – Stairwell	S	1 x 2 m	CS
307	Building A – F11 – Corridor	E	1 x 2 m	CS
308	Building C – G25	SE	1 x 2 m	CS
309	Building C – G24 – South Wall	SW	1 x 2 m	CS
310	Building C – G24 – West Wall	W	1 x 2 m	CS
311	Building C – G24 – North Wall	NE	1 x 2 m	CS
312	Building C – G24 – East Wall	E	1 x 2 m	CS
313	Building C – G23 – South Wall	SW	1 x 2 m	CS
314	Building C – G23 – West Wall	W	1 x 2 m	CS
315	Building C – G23 – North Wall	NE	1 x 2 m	CS
316	Building C – G23 – East Wall	E	1 x 2 m	CS
317	Building C – G22 – South Wall	S	1 x 2 m	CS
318	Building C – G22	NE	1 x 2 m	CS
319	Building C – G26 – Southern Projection	S	1 x 2 m	CS
320	Building C – G26	W	1 x 2 m	CS
321	Building C – G30 – South Wall	S	1 x 2 m	CS
322	Building C – G30 – West Wall	W	1 x 2 m	CS
323	Building C – G30 – North Wall	N	1 x 2 m	CS
324	Building C – G30 – East Wall	NE	1 x 2 m	CS
325	Building C – G20 – West Wall	W	1 x 2 m	CS
326	Building C – G20 – North Wall	NW	1 x 2 m	CS
327	Building C – G20 – East Wall	E	1 x 2 m	CS
328	Building C – G20 – South Wall	SE	1 x 2 m	CS
329	Building C – G19	S	1 x 2 m	CS
330	Building C – G27- West Wall	NW	1 x 2 m	CS
331	Building C – G27 – North Wall	N	1 x 2 m	CS
332	Building C – G27 – East Wall	SE	1 x 2 m	CS
333	Building C – G27 – South Wall	SE	1 x 2 m	CS
334	Building C- G31	S	1 x 2 m	CS
335	Building C – G18 – East Wall	E	1 x 2 m	CS
336	Building C – G18 – North Wall	NE	1 x 2 m	CS
337	Building C – G18 – West Wall	W	1 x 2 m	CS
338	Building C – G18 – South Wall	SW	1 x 2 m	CS
339	Building C – G26	E	1 x 2 m	CS
340	Building C – G17 – North Wall	N	1 x 2 m	CS
341	Building C – G17 – East Wall	E	1 x 2 m	CS
342	Building C – G17 – South Wall	SW	1 x 2 m	CS
343	Building C – G17 – West Wall	SW	1 x 2 m	CS
344	Building C – G16 – South Wall	S	1 x 2 m	CS
345	Building C – G16 – West Wall	W	1 x 2 m	CS
346	Building C – G16 – East Wall	NE	1 x 2 m	CS
347	Building C – G32	S	1 x 2 m	CS
348	Building C – G32	N	1 x 2 m	CS
349	Building C – G14 – North wall	N	1 x 2 m	CS



Shot No.	Description	Direction of View	Scale	Photo by
350	Building C—G15	NE	1 x 2 m	CS
351	Building C—G32	W	1 x 2 m	CS
352	Building C—G11	N	1 x 2 m	CS
353	Building C—G11	S	1 x 2 m	CS
354	Building C—G13	S	1 x 2 m	CS
355	Building C—G6	W	1 x 2 m	CS
356	Building C—G6	E	1 x 2 m	CS
357	Building C—G10—South Wall	S	1 x 2 m	CS
358	Building C—G10—West Wall	SW	1 x 2 m	CS
359	Building C—G10—North Wall	N	1 x 2 m	CS
360	Building C—G10—East Wall	NE	1 x 2 m	CS
361	Building C—G7	SE	1 x 2 m	CS
362	Building C—G7	E	1 x 2 m	CS
363	Building C—G4—West Wall	W	1 x 2 m	CS
364	Building C—G4—South Wall	SW	1 x 2 m	CS
365	Building C—G4—North Wall	NE	1 x 2 m	CS
366	Building C—G4—East Wall	E	1 x 2 m	CS
367	Building C—G3—North Wall	NE	1 x 2 m	CS
368	Building C—G3—East Wall	E	1 x 2 m	CS
369	Building C—G3—West Wall	W	1 x 2 m	CS
370	Building C—G3—South Wall	SW	1 x 2 m	CS
371	Building C—G29	NW	1 x 2 m	CS
372	Building C—G1	NE	1 x 2 m	CS
373	Building C—G1	NW	1 x 2 m	CS
374	Building C—G2—South Wall	S	1 x 2 m	CS
375	Building C—G2—East Wall	SE	1 x 2 m	CS
376	Building C—G2—West Wall	NW	1 x 2 m	CS
377	Building C—G2—North Wall	N	1 x 2 m	CS
378	Building C—F23—East Wall	NE	1 x 2 m	CS
379	Building C—F23—North Wall	N	1 x 2 m	CS
380	Building C—F23—South Wall	S	1 x 2 m	CS
381	Building C—F23—West Wall	W	1 x 2 m	CS
382	Building C—F22—South Wall	SW	1 x 2 m	CS
383	Building C—F22—West Wall	W	1 x 2 m	CS
384	Building C—F22—East Wall	E	1 x 2 m	CS
385	Building C—F22—North Wall	NW	1 x 2 m	CS
386	Building C—F21	SE	1 x 2 m	CS
387	Building C—F20—South Wall	SE	1 x 2 m	CS
388	Building C—F20—East Wall	E	1 x 2 m	CS
389	Building C—F20—North Wall	NW	1 x 2 m	CS
390	Building C—F20—West Wall	W	1 x 2 m	CS
391	Building C—F19—South Wall	S	1 x 2 m	CS
392	Building C—F19—West Wall	SW	1 x 2 m	CS
393	Building C—F19—North Wall	N	1 x 2 m	CS

Shot No.	Description	Direction of View	Scale	Photo by
394	Building C – F19 – East Wall	NE	1 x 2 m	CS
395	Building C – F18 – South Wall	S	1 x 2 m	CS
396	Building C – F18 – West Wall	SW	1 x 2 m	CS
397	Building C – F18 – North Wall	N	1 x 2 m	CS
398	Building C – F18 – East Wall	NE	1 x 2 m	CS
399	Building C – F17 – East Wall	E	1 x 2 m	CS
400	Building C – F17 – North Wall	N	1 x 2 m	CS
401	Building C – F17 – South Wall	S	1 x 2 m	CS
402	Building C – F17 – West Wall	W	1 x 2 m	CS
403	Building C – F24	S	1 x 2 m	CS
404	Building C – F16 – North Wall	N	1 x 2 m	CS
405	Building C – F16 – East Wall	NE	1 x 2 m	CS
406	Building C – F16 – South Wall	S	1 x 2 m	CS
407	Building C – F16 – West Wall	SW	1 x 2 m	CS
408	Building C – F15 – South Wall	S	1 x 2 m	CS
409	Building C – F15 – West Wall	SW	1 x 2 m	CS
410	Building C – F15 – North Wall	N	1 x 2 m	CS
411	Building C – F15 – East Wall	NE	1 x 2 m	CS
412	Building C – F14 – West Wall	W	1 x 2 m	CS
413	Building C – F14 – South Wall	SW	1 x 2 m	CS
414	Building C – F14 – North Wall	NW	1 x 2 m	CS
415	Building C – F14 – East Wall	E	1 x 2 m	CS
416	Building C – F12 – South Wall	S	1 x 2 m	CS
417	Building C – F12 – East Wall	SE	1 x 2 m	CS
418	Building C – F12 – North Wall	N	1 x 2 m	CS
419	Building C – F12 – West Wall	W	1 x 2 m	CS
420	Building C – F13	N	1 x 2 m	CS
421	Building C – F11	NW	N.A.	CS
422	Building C – F8 – West Wall	W	1 x 2 m	CS
423	Building C – F8 – North Wall	NW	1 x 2 m	CS
424	Building C – F8 – East Wall	E	1 x 2 m	CS
425	Building C – F8 – South Wall	S	1 x 2 m	CS
426	Building C – F10	NW	1 x 2 m	CS
427	Building C – F7 – East Wall	E	1 x 2 m	CS
428	Building C – F7 – South Wall	SE	1 x 2 m	CS
429	Building C – F7 – West Wall	W	1 x 2 m	CS
430	Building C – F7 – North Wall	NW	1 x 2 m	CS
431	Building C – F5	S	1 x 2 m	CS
432	Building C – F4	NW	N.A.	CS
433	Building C – F6 – East Wall	E	1 x 2 m	CS
434	Building C – F6 – West Wall	W	1 x 2 m	CS
435	Building C – F6 – North Wall	NW	1 x 2 m	CS
436	Building C – F6 – South Wall	SW	1 x 2 m	CS
437	Building C – F3 – West Wall	W	1 x 2 m	CS



Shot No.	Description	Direction of View	Scale	Photo by
438	Building C – F3 – North Wall	NW	1 x 2 m	CS
439	Building C – F3 – South Wall	SE	1 x 2 m	CS
440	Building C – F3 – East Wall	E	1 x 2 m	CS
441	Building C – F27	SW	1 x 2 m	CS
442	Building C – F27	W	1 x 2 m	CS
443	Building C – F1 – West Wall	W	1 x 2 m	CS
444	Building C – F1 – North Wall	NW	N.A.	CS
445	Building C – F1 – South Wall	SW	N.A.	CS
446	Building C – F1 – East Wall	E	1 x 2 m	CS
447	Building C – F2	NE	1 x 2 m	CS
448	Building C – F2	SE	1 x 2 m	CS
449	Building C – F28	S	N.A.	CS
450	Building C – F28	N	1 x 2 m	CS
451	Building B – F31 – West Wall	SW	1 x 2 m	CS
452	Building B – F31 – South Wall	S	1 x 2 m	CS
453	Building B – F31	NE	1 x 2 m	CS
454	Building B – F34	N	1 x 2 m	CS
455	Building B – F35	N	1 x 2 m	CS
456	Building B – F30 – South Wall	S	1 x 2 m	CS
457	Building B – F30 – West Wall	SW	1 x 2 m	CS
458	Building B – F30 – North Wall	N	1 x 2 m	CS
459	Building B – F30 – East Wall	NE	1 x 2 m	CS
460	Building B – F33	SW	1 x 2 m	CS
461	Building B – F32 – East Wall	NE	1 x 2 m	CS
462	Building B – F32 – North Wall	N	1 x 2 m	CS
463	Building B – F32	SW	1 x 2 m	CS
464	Building B – F29 – South Wall	S	1 x 2 m	CS
465	Building B – F29 – West Wall	SW	1 x 2 m	CS
466	Building B – F29 – North Wall	N	1 x 2 m	CS
467	Building B – F29 – East Wall	NE	1 x 2 m	CS
468	Building B – G14 – North Wall	N	1 x 2 m	CS
469	Building B – G14 – West Wall	NW	1 x 2 m	CS
470	Building B – G14 – East Wall	NE	1 x 2 m	CS
471	Building B – G14 – South Wall	S	1 x 2 m	CS
472	Building B – G13 – North Wall	N	1 x 2 m	CS
473	Building B – G13 – East Wall	NE	1 x 2 m	CS
474	Building B – G13 – South Wall	S	1 x 2 m	CS
475	Building B – G13 – West Wall	SW	1 x 2 m	CS
476	Building B – G16a – West Wall	W	N.A.	CS
477	Building B – G16a – North Wall	NW	N.A.	CS
478	Building B – G16a – South Wall	SW	N.A.	CS
479	Building B – G10	SW	N.A.	CS
480	Building B – G10	SE	N.A.	CS
481	Building B – G11	W	N.A.	CS

Shot No.	Description	Direction of View	Scale	Photo by
482	Building B – G11	S	N.A.	CS
483	Building B – G11 – Roof Detail	SW	N.A.	CS
484	Building B – G11 – Roof Detail	SW	N.A.	CS
485	Building B – G11	N	N.A.	CS
486	Building B – G11	NW	N.A.	CS
487	Building B – G11 – Painting Detail	E	N.A.	CS
488	Building B – G11 – Painting Detail	E	N.A.	CS
489	Building B – G11 – Painting Detail	E	N.A.	CS
490	Building B – G11 – Painting Detail	E	N.A.	CS
491	Building B – G11 – Painting Detail	E	N.A.	CS
492	Building B – G11 – Painting Detail	E	N.A.	CS
493	Building B – G11 – Painting Detail	E	N.A.	CS
494	Building B – G11 – Painting Detail	E	N.A.	CS
495	Building B – G11 – Painting Detail	E	N.A.	CS
496	Building B – G11 – Painting Detail	E	N.A.	CS
497	Building B – G11 – Painting Detail	E	N.A.	CS
498	Building B – G16 – North Wall	NE	N.A.	CS
499	Building B – G16 – South Wall	S	N.A.	CS
500	Building B – G16 – West Wall	SW	N.A.	CS
501	Building B – G16 – East Wall	SE	N.A.	CS
502	Building B – G16 – Mezzanine	NE	N.A.	CS
503	Building B – G18	NW	1 x 2 m	CS
504	Building B – G18	S	N.A.	CS
505	Building B – G18	N	1 x 2 m	CS
506	Building B – G17	E	1 x 2 m	CS
507	Building B – G17	NE	1 x 2 m	CS
508	Building B – G17	W	N.A.	CS
509	Building B – G17	SW	N.A.	CS
510	Building B – G15	W	1 x 2 m	CS
511	Building B – G12	E	1 x 2 m	CS
512	Building B – G21	W	1 x 2 m	CS
513	Building B – G21 – Door Detail	W	1 x 2 m	CS
514	Building B – G21	E	N.A.	CS
515	Building B – G22	E	N.A.	CS
516	Building B – G23 – East Wall	SE	1 x 2 m	CS
517	Building B – G23 – South Wall	S	1 x 2 m	CS
518	Building B – G23 – West Wall	SW	1 x 2 m	CS
519	Building B – G23 – North Wall	NE	1 x 2 m	CS
520	Building B – G20 – East Wall	E	1 x 2 m	CS
521	Building B – G20 – North Wall	N	1 x 2 m	CS
522	Building B – G20 – West Wall	W	1 x 2 m	CS
523	Building B – G20 – South Wall	S	1 x 2 m	CS
524	Building B – G19 – West Wall	W	1 x 2 m	CS
525	Building B – G19 – North Wall	NW	1 x 2 m	CS



Shot No.	Description	Direction of View	Scale	Photo by
526	Building B – G19 – North Wall Window Detail	N	N.A.	CS
527	Building B – G19 – East Wall	E	1 x 2 m	CS
528	Building B – G19 – South Wall	SE	1 x 2 m	CS
529	Building B – G24 – West Wall	W	1 x 2 m	CS
530	Building B – G24 – North Wall	NW	1 x 2 m	CS
531	Building B – G24 – South Wall	SE	1 x 2 m	CS
532	Building B – G24 – East Wall	E	1 x 2 m	CS
533	Building B – G31	N	1 x 2 m	CS
534	Building B – G31	SW	1 x 2 m	CS
535	Building B – G32	E	1 x 2 m	CS
536	Building B – G32	N	1 x 2 m	CS
537	Building B – G32	W	1 x 2 m	CS
538	Building B – G32	S	1 x 2 m	CS
539	Building B – F10 – West Wall	W	1 x 2 m	CS
540	Building B – F10 – South Wall	SW	1 x 2 m	CS
541	Building B – F10 – North Wall	NE	1 x 2 m	CS
542	Building B – F10 – East Wall	E	1 x 2 m	CS
543	Building B – F11 – South Wall	SW	1 x 2 m	CS
544	Building B – F11 – West Wall	W	1 x 2 m	CS
545	Building B – F11 – East Wall	E	1 x 2 m	CS
546	Building B – F11 – North Wall	NE	1 x 2 m	CS
547	Building B – F36 – Stairwell	NW	N.A.	CS
548	Building B – G26 – North Wall	N	1 x 2 m	CS
549	Building B – G26 – East Wall	NE	1 x 2 m	CS
550	Building B – G26 – South Wall	S	1 x 2 m	CS
551	Building B – G26 – West Wall	SW	1 x 2 m	CS
552	Building B – G25	E	1 x 2 m	CS
553	Building B – G27 – North Wall	NE	1 x 2 m	CS
554	Building B – G27 – East Wall	NE	1 x 2 m	CS
555	Building B – G27 – South Wall	SW	1 x 2 m	CS
556	Building B – G27 – West Wall	SW	1 x 2 m	CS
557	Building B – G27	SE	N.A.	CS
558	Building B – G29 – East Wall	E	1 x 2 m	CS
559	Building B – G29 – South Wall	SE	1 x 2 m	CS
560	Building B – G29 – West Wall	W	1 x 2 m	CS
561	Building B – G29 – North Wall	NW	1 x 2 m	CS
562	Building B – G48	S	N.A.	CS
563	Building B – G30 – North Wall	N	1 x 2 m	CS
564	Building B – G30 – West Wall	W	1 x 2 m	CS
565	Building B – G30 – South Wall	S	1 x 2 m	CS
566	Building B – G30 – East Wall	E	1 x 2 m	CS
567	Building B – G40 – South Wall	SE	1 x 2 m	CS
568	Building B – G40 – East Wall	E	1 x 2 m	CS
569	Building B – G40 – North Wall	NW	1 x 2 m	CS

Shot No.	Description	Direction of View	Scale	Photo by
570	Building B – G40 – West Wall	NW	1 x 2 m	CS
571	Building B – C1	N	1 x 2 m	CS
572	Building B – C1	S	1 x 2 m	CS
573	Building B – C1 – Stairwell	SE	1 x 2 m	CS
574	Building B – G46	N	1 x 2 m	CS
575	Building B – G46	S	1 x 2 m	CS
576	Building B – G37	E	1 x 2 m	CS
577	Building B – G37	W	1 x 2 m	CS
578	Building B – G38 – Understairs detail	NE	1 x 2 m	CS
579	Building B – G38	E	1 x 2 m	CS
580	Building B – G38	W	1 x 2 m	CS
581	Building B – G39	S	1 x 2 m	CS
582	Building B – G47	N	1 x 2 m	CS
583	Building B – G47	NW	1 x 2 m	CS
584	Building B – G47	NE	1 x 2 m	CS
585	Building B – G35	W	-	CS
586	Building B – G36 – East Wall	E	1 x 2 m	CS
587	Building B – G36 – North Wall	NE	1 x 2 m	CS
588	Building B – G36 – West Wall	SW	1 x 2 m	CS
589	Building B – G36 – South Wall	SW	1 x 2 m	CS
590	Building B – G34	W	-	CS
591	Building B – G33	S	1 x 2 m	CS
592	Building B – G33	NW	1 x 2 m	CS
593	Building B – G33	SE	1 x 2 m	CS
594	Building B – F19 – East Wall	NE	1 x 2 m	CS
595	Building B – F19 – North Wall	NE	1 x 2 m	CS
596	Building B – F19 – South Wall	SW	1 x 2 m	CS
597	Building B – F19 – West Wall	W	1 x 2 m	CS
598	Building B – F28 – Stairwell	S	1 x 2 m	CS
599	Building B – F28 – Stairwell	N	-	CS
600	Building B – S1	NE	1 x 2 m	CS
601	Building B – S1	NE	1 x 2 m	CS
602	Building B – S1	N	-	CS
603	Building B – F20	E	-	CS
604	Building B – F20	SE	-	CS
605	Building B – F20	NE	-	CS
606	Building B – F22	S	1 x 2 m	CS
607	Building B – F22	N	1 x 2 m	CS
608	Building B – F21	NE	-	CS
609	Building B – F21	E	-	CS
610	Building B – F23	E	1 x 2 m	CS
611	Building B – F23	E	1 x 2 m	CS
612	Building B – F24	E	1 x 2 m	CS
613	Building B – F25 – North Wall	N	1 x 2 m	CS



Shot No.	Description	Direction of View	Scale	Photo by
614	Building B – F25 – East Wall	NE	1 x 2 m	CS
615	Building B – F25 – South Wall	S	1 x 2 m	CS
616	Building B – F25 – West Wall	SW	1 x 2 m	CS
617	Building B – F26 – East Wall	E	1 x 2 m	CS
618	Building B – F26 – South Wall	SE	1 x 2 m	CS
619	Building B – F26 – West Wall	W	1 x 2 m	CS
620	Building B – F26 – North Wall	N	1 x 2 m	CS
621	Building B – F27	N	1 x 2 m	CS
622	Building B – F27	S	1 x 2 m	CS
623	Building B – G41 – East Wall	E	1 x 2 m	CS
624	Building B – G41 – North Wall	NE	1 x 2 m	CS
625	Building B – G41 – West Wall	W	1 x 2 m	CS
626	Building B – G41 – South Wall	SW	1 x 2 m	CS
627	Building B – G40	E	1 x 2 m	CS
628	Building B – G40	W	1 x 2 m	CS
629	Building B – F37	S	1 x 2 m	CS
630	Building B – F37	N	1 x 2 m	CS
631	Building B – F17 – East Wall	E	1 x 2 m	CS
632	Building B – F17 – North Wall	NE	1 x 2 m	CS
633	Building B – F17 – West Wall	W	1 x 2 m	CS
634	Building B – F17 – South Wall	SW	1 x 2 m	CS
635	Building B – F29	E	1 x 2 m	CS
636	Building B – F16 – South Wall	S	1 x 2 m	CS
637	Building B – F16 – West Wall	SW	1 x 2 m	CS
638	Building B – F16 – North Wall	N	1 x 2 m	CS
639	Building B – F16 – East Wall	NE	1 x 2 m	CS
640	Building B – F14, F15, and F38	S	1 x 2 m	CS
641	Building B – F39	W	1 x 2 m	CS
642	Building B – F13 – South Wall	S	1 x 2 m	CS
643	Building B – F13 – East Wall	SE	1 x 2 m	CS
644	Building B – F13 – North Wall	N	1 x 2 m	CS
645	Building B – F13 – West Wall	NW	1 x 2 m	CS
646	Building B – F12 – South Wall	S	1 x 2 m	CS
647	Building B – F12 – West Wall	SW	1 x 2 m	CS
648	Building B – F12 – North Wall	N	1 x 2 m	CS
649	Building B – F12 – East Wall	NE	1 x 2 m	CS
650	Building B – G49	N	-	CS
651	Building C – LG1 – East Wall	E	1 x 2 m	CS
652	Building C – LG1 – South Wall	SE	1 x 2 m	CS
653	Building C – LG1 – North Wall	NW	1 x 2 m	CS
654	Building C – LG1 – West Wall	W	1 x 2 m	CS
655	Building C – LG2	SE	1 x 2 m	CS
656	Building C – LG2	SW	1 x 2 m	CS
657	Building B – G9 – South Wall	S	1 x 2 m	CS

Shot No.	Description	Direction of View	Scale	Photo by
658	Building B – G9 – East Wall	E	1 x 2 m	CS
659	Building B – G9 – West Wall	W	1 x 2 m	CS
660	Building B – G9 – North Wall	N	1 x 2 m	CS
661	Building B – G1 – West Wall	W	-	CS
662	Building B – G1 – North Wall	N	-	CS
663	Building B – G1 – East Wall	E	-	CS
664	Building B – G1 – South Wall	S	-	CS
665	Building B – G3	E	1 x 2 m	CS
666	Building B – G3	W	1 x 2 m	CS
667	Building B – G3 – Porch Detail	W	-	CS
668	Building B – G3 – Stained Glass Detail	W	-	CS
669	Building B – G3 – Stained Glass Detail	W	1 x 2 m	CS
670	Building B – G2	NE	1 x 2 m	CS
671	Building B – G2	S	1 x 2 m	CS
672	Building B – G6	S	-	CS
673	Building B – G5	S	-	CS
674	Building B – G5	N	-	CS
675	Building B – G4	NE	-	CS
676	Building B – G7	S	-	CS
677	Building B – G7	N	-	CS
678	Building B – G8	S	-	CS
679	Building B – East Elevation	NW	1 x 2 m	CS
680	Building B – East Elevation	SW	1 x 2 m	CS
681	Building B – East Elevation – Passage	W	-	CS
682	Building B – G42	SW	-	CS
683	Building B – G43 – East Wall	E	1 x 2 m	CS
684	Building B – G43 – South Wall	S	1 x 2 m	CS
685	Building B – G43 – West Wall	W	1 x 2 m	CS
686	Building B – G43 – North Wall	N	1 x 2 m	CS
687	Building B – G44	NW	-	CS
688	Building B – G44	NE	-	CS
689	Building B – G44	N	-	CS
690	Building B – G45	E	1 x 2 m	CS
691	Building B – G45	W	1 x 2 m	CS
692	Building B – G45	NW	1 x 2 m	CS

APPENDIX 3 – HERITAGE STATEMENT



The former Union Workhouse, Hexham




Heritage Statement

HMC Land Ltd.

Project number: 60553606

10 April 2019

Quality information

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Table of Contents

1. Introduction	5
Instructions	5
Background and Consultation	5
2. Legislation and Policy Context	6
Legislation	6
The Planning (Listed Buildings and Conservation Areas) Act 1990	6
National Planning Policy	6
National Planning Policy Framework (NPPF) 2019	6
Local Planning Policy	7
Northumberland Consolidated Planning Policy Framework	7
Tynedale District Local Plan Schedule of Adopted Policies (effective October 2007)	7
Tynedale District Local Development Framework Core Strategy (October 2007)	7
Emerging: Northumberland Publication Draft Local Plan	8
Emerging: Hexham Submitted Neighbourhood Plan	9
Planning Practice and Best Practice Guidance	10
Planning Practice Guidance	10
Historic England Good Practice Advice Notes	11
3. Appraisal Methodology	11
Methodology for determining the heritage baseline	11
Data Sources	12
4. Built Heritage Baseline	13
Assets	13
Historical Background	13
19 th Century	14
20 th Century - present	20
Site Visit	23
Interior	23
Exterior	23
Dean Road	31
Corbridge Road	32
Priestpopple	33
Wider Views	34
5. Assessment of Significance	34
Former Hexham Poor Law Union Workhouse	35
Statement of Significance	35
Contribution to Hexham Conservation Area	36
6. The Proposed Development and Response to Heritage Significance	37
7. Impact Assessment	38
Nearby Listed Buildings	39
Hexham Conservation Area	39
Hexham Workhouse Non-designated Asset	40
8. Recommendations	41
9. References	43
Appendix A Map of Known Heritage Assets	44
Appendix B Historic England Designation Assessment for the Workhouse	45
Appendix C Hardie (2012) Extract – Workhouse Interiors	46

1. Introduction

Instructions

- 1.1 AECOM was commissioned by HMC Land Ltd. to provide built heritage consultancy services in support of a forthcoming planning application for the conversion of the former Poor Law Union Workhouse in Hexham to residential use. This document provides a Heritage Statement to accompany a detailed planning application for the proposed redevelopment of the workhouse to allow for conversion of five flats, the creation of 27 new apartments and two houses. The purpose of the Heritage Statement is to provide historic background information and a statement of significance for the former workhouse buildings, and to provide a heritage impact assessment of the proposed scheme, including an assessment of heritage assets in the vicinity of the site and the Hexham Conservation Area.

Background and Consultation

- 1.2 The Hexham Poor Law Union Workhouse was first constructed in 1839 in response to the Poor Law Act of 1834. It has undergone at least four major phases of extension and redevelopment in the 1840s, 1880s, early 20th century and in the post war period when it was used by the National Health Service. The buildings went out of full-time use in 2004 and in 2005 a large proportion of the workhouse was purchased by Helen McArdle Care Ltd. The remainder was purchased in 2008 and remained in use through tenancy until 2015. Since 2015 the buildings have been vacant and the property was recently boarded-up.
- 1.3 The application proposes a residential conversion of the workhouse into a mix of two- and three-bedroom apartments and houses. The proposed conversion necessitates some demolition and new-build structures.
- 1.4 Prior to a formal pre-application consultation, an earlier iteration of the scheme design was presented to Northumberland County Council's (NCC) Conservation Officer and Assistant County Archaeologist, and The Hexham Civic Society. The responses were generally positive, whilst they also made some suggestions for improvements to the scheme. The scheme was redesigned to take account of suggested improvements where possible, resulting in the proposed retention of the East Range and the first two bays of the Dining Hall.
- 1.5 Following this initial redesign, formal pre-application advice was sought (18/00491/PREAPP). The principle of conversion of the former workhouse was welcomed. The pre-application responses from the NCC Conservation Officer and Assistant County Archaeologist identified the requirement for a heritage statement, to include the following information:
 - Detailed existing and proposed drawings and an in-depth discussion of the location and nature of walls, openings, fixtures and fittings, including the wall art that will be impacted by the proposed development supported by drawings and photographs.
- 1.6 The Conservation Officer also provided the following design advice:

'Detailed plans and elevations of the existing and proposed situation will need to be submitted as part of any detailed scheme. The existing fenestration pattern should be retained and all windows and doors should be timber with a painted finish. The proposed extensions should be subservient in scale and massing to the host buildings and should be adjoined to the existing buildings in a way which respects the architectural character and appearance of these buildings. The design of the proposed extensions should be high quality and the materials should be complementary to the stonework of the Workhouse buildings. Light-weight materials such as timber and glazing should predominate. The hard and soft landscaping details should complement the structure, with the use of natural pavements.'
- 1.7 The Assistant County Archaeologist noted that:

'if the application demonstrates that the loss of some historic buildings and the alteration of other buildings is justified, a detailed programme of historic building recording will be required as part of a planning condition....given the complexity of phasing and alteration visible on the historic building, which reflects

the history and development of the site, the programme of historic building recording will need to cover the whole site'.

2. Legislation and Policy Context

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.1 The Act sets out the principal statutory provisions which must be considered in the determination of any application affecting either listed buildings or conservation areas.
- 2.2 Section 72 of the Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.
- 2.3 Case law (see particularly *E Northants DC v Secretary of State for Communities and Local Government* [2014] EWCA Civ 137) makes it clear that the duty imposed in the Act means that in considering whether to grant permission for development that may cause harm (substantial or less than substantial) to a designated asset (listed building or conservation area) or its setting, the decision maker should give considerable importance and weight to the desirability of avoiding that harm. There is still a requirement for a planning balance, but it must be informed by the need to give that weight to the desirability of preserving the asset and its setting.

National Planning Policy

National Planning Policy Framework (NPPF) 2019

- 2.4 The preservation and enhancement of heritage assets forms an important part of the NPPF and is one of its core planning principles that underpin plan-making and decision-taking. There are policies protecting the historic environment throughout the NPPF but section 16, paragraphs 184 to 202, deals specifically with conserving and enhancing the historic environment.
- 2.5 The NPPF recognises that heritage assets, which it defines as *"a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest"* are irreplaceable (MHCLG 2019, Annex 2: Glossary). Advocating their conservation, it further notes that their alteration or destruction can harm their significance, which it defines as being the *"value of an asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic interest."* Importantly, it adds that significance is not only derived from an asset's physical presence but also from its setting, that is *"the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve"* (MHCLG 2019, Annex 2: Glossary).
- 2.6 The NPPF makes clear the importance of being able to assess the significance of heritage assets that may be affected by a development and states that when determining applications local authorities should require an applicant to describe the significance of assets that may be affected by a development. This description should be to a level of detail that is proportionate to their importance and that is no more than sufficient to understand the potential impact on their significance; this should also include assets where their setting may be affected by a proposal (MHCLG 2019, section 16, paragraphs 189-190).
- 2.7 The NPPF recognises that a balance needs to be struck between the preservation of the significance of a heritage asset and delivering public benefit. It therefore sets out considerations to be taken into account when determining a planning application which would result in substantial harm or total loss of significance of a designated heritage asset. It states that the LPA should weigh the public benefits of the proposed development against any harm, and in cases where it cannot be demonstrated that substantial harm or total loss is not outweighed by the public benefit, it directs the LPA to refuse consent (MHCLG 2019, section 16, paragraphs 195-197).

- 2.8 A clear link is drawn in the NPPF between the importance of the asset and the weight that should be placed on its conservation (MHCLG 2019, section 16, paragraph 193). Any harm to, or loss of, a designation heritage asset requires clear and convincing justification. Development that will result in the substantial harm or loss of a grade II listed building should be exceptional (MHCLG 2019, section 16, paragraph 194). In instances where development would cause less than substantial harm to the significance of a designated asset, the harm should be weighed against the public benefits of the proposal including its optimum viable use (MHCLG 2019, section 16, paragraph 196). In relation to non-designated assets a balanced judgment is required taking into account the scale of harm or loss and the significance of the asset (MHCLG 2019, section 16, paragraph 197).

Local Planning Policy

Northumberland Consolidated Planning Policy Framework

- 2.9 In July 2007 the Government announced that Northumberland would be one of the areas within England where its local government structure would be changed, replacing the current two-tier system with a unitary council. NCC became the local planning authority for the area previously covered by seven local planning authorities of Alnwick, Berwick-upon-Tweed, Blyth, Castle Morpeth, Tynedale, Wansbeck and Northumberland County.
- 2.10 In the past each of these local planning authorities had produced its own set of documents to guide development in their area. As the seven local authorities have come together there is a need to establish the relevant planning policy documents for the new Council and the geographical area which these relate to. These documents form the Consolidated Planning Policy Framework for Northumberland (2017).
- 2.11 With the withdrawal of the draft Northumberland Core Strategy in July 2017, the adopted Core Strategies and the 'saved' policies of a number of planning policy documents put in place by the former County Council and District/Borough Councils will be used to guide development proposals. A number of neighbourhood plans in the County are also at various stages of preparation or 'made'. Once a neighbourhood plan has been approved by referendum, or is 'made' but the council, it will form part of the statutory development plan.
- 2.12 Within this system it is acknowledged that some core strategies and saved policies were created some time ago. In such cases the saved policies are still the starting point for decision making, but the weight to be attached to them will depend on the degree to which they are consistent with the NPPF. Officers will set out the consideration of weight to be afforded to relevant policies when preparing reports in respect of individual schemes.

Tynedale District Local Plan Schedule of Adopted Policies (effective October 2007)

- 2.13 The Tynedale District Wide Local Plan (April 2000) was amended by the Secretary of State's Direction in August 2007 which 'saved' a number of policies from the Tynedale Local Plan which would not be superseded by the adoption of the Core Strategy Development Plan Document of October 2007. The following heritage-related saved policy is of relevance to the proposed development:

BE17 – Demolition of buildings in Conservation Areas

Buildings which make a positive contribution to the character or appearance of a Conservation Area should be retained. Conservation Area Consent for the demolition of buildings in conservation areas will only be permitted subject to the following criteria:

- (a) the structure to be demolished does not make a significant contribution to the character or appearance of the area; and
- (b) detailed proposals for any replacement buildings have been approved; and
- (c) the letting of a contract for approved redevelopment of the site has been secured.

Tynedale District Local Development Framework Core Strategy (October 2007)

- 2.14 The core strategy sets out the overall spatial planning strategy for Tynedale up to 2021, providing the basic principles and policies that will guide development and the use of land, and establishing the general scale and location of development and the council approach to key issues facing the future planning of

Tynedale. It supersedes certain policies in the Tynedale District Local Plan. The following extract of a core strategy policy is of relevance to the proposed development:

BE1 – Principles for the Built Environment [extract]

The principles for the built environment are to:

- (a) Conserve and where appropriate enhance the quality and integrity of Tynedale's built environment and its historic features including archaeology, giving particular protection to listed buildings, scheduled monuments and conservation areas;
- (c) Ensure that development is of a high quality design that will maintain and enhance the distinctive local character of the District's towns, villages and countryside; and
- (d) Encourage sustainable construction techniques such as the use of recycled building materials, the reuse of existing buildings and materials, energy efficiency measures and use of sustainable urban drainage systems.

Emerging: Northumberland Publication Draft Local Plan

- 2.15 At the time of writing the Publication Draft Local Plan for Northumberland is available and gives a flavour of the future direction of planning in the county. The following emerging policies are of relevance to the proposed application.

Policy ENV 7 – Historic Environment and Heritage Assets [extract]

This policy ensures the conservation and enhancement of the significance, quality and integrity of Northumberland's heritage assets and their settings in accordance with NPPF policies.

4. Development proposals that would result in substantial harm to or total loss the significance of designated heritage assets will not be supported unless substantial public benefits would outweigh that harm or loss. A less than substantial public benefit could only justify such harm or loss if all of the following are met:

- (a) The nature of the heritage asset would prevent all reasonable uses of the site; and
- (b) no viable use of the asset itself could be found in the medium term through appropriate marketing that would enable its conservation; and
- (c) conservation by grant-funding or some form of charitable or public ownership would demonstrably not be possible; and
- (d) the harm or loss is outweighed by the benefit of bringing the site back into use.

5. Where development would cause less than substantial harm to the significance of designated heritage assets, this will be weighed against the public benefits of the proposal, including securing the optimum use that is viable and justifiable.

6. Development proposals that affect non-designated heritage assets shall require a balanced judgement, taking into account the scale of any harm or loss and the significance of the heritage asset.

8. Development proposals that affect heritage assets at risk (national or local) should demonstrate how they will be brought into repair, or appropriately conserved, and the decline halted (and preferably reversed) in a timely manner. Where the asset at risk is a vacant building of permanent and substantial construction (i.e. not a ruin that should remain so), the proposal should secure its reuse in a manner consistent with its conservation.

Policy ENV 9 – Conservation Areas [extract]

1. Within a conservation area, or where its setting may be affected:

- (a) Opportunities will be sought to, and development will be encouraged that will, help preserve or enhance the character or appearance and/or reinforce its local distinctiveness and/or better reveal its significance;
- (b) Development that would lead to substantial harm to (or total loss of significance of) any aspect of a Conservation Area that contributes to the reasons that it was so designated, will not be

supported unless the exceptional circumstances set out in Policy ENV 7 (4) apply; if the harm is less than substantial, this will be weighed against any public benefit and any compensatory contribution that the same development may make to part 1 (a) above;

- (c) Development must respect existing architectural and historical character and cultural associations.

3. Development involving the demolition of buildings or structures in a conservation will be granted consent if they do not make a positive contribution to the conservation area's special interest. Where they do make such a contribution:

- (a) It must be demonstrated that the structural condition of the building of structure is beyond reasonable economic repair; and
- (b) There should be approved detailed plans for the redevelopment of the site and a contract should have been entered into for the implementation of that redevelopment.

Emerging: Hexham Submitted Neighbourhood Plan

- 2.16 The Neighbourhood Plan for Hexham was submitted to NCC in March 2019. Once made, the policies in the Neighbourhood Plan will be used by the local authority to determine planning applications and by planning inspectors in deciding appeals. Hexham Workhouse lies within the Neighbourhood Plan area.
- 2.17 The Submitted Neighbourhood Plan contains the following proposed policies relating to the Workhouse site that have been developed from an evidence base provided by a Statement of Significance for the Workhouse prepared by Sarah Dyer (2017). The workhouse is identified within the Submitted Neighbourhood Plan as a non-designated heritage asset.

Policy HNP3: Design in the Hexham Conservation Area [extract]

Planning proposals must demonstrate the following:

- a) That they respond positively to, and reinforce, local character
- b) Where relevant, the height, form and external appearance of new development gives full consideration to important views into and out of Hexham
- c) That the height, scale and connection with the existing pattern of development, spaces between buildings and routes through and around the development compliment or improve the existing pattern; and
- d) Where relevant they make a positive contribution to the setting of designated and non-designated heritage assets in the Conservation Area.

Policy HNP4: Non-designated Heritage Assets [extract]

Development including renovation or alterations affecting a non-designated heritage asset or its setting, whether locally listed or identified in the Hexham Neighbourhood Plan List of Heritage Assets (Annex A), should be sensitively designed and have regard to the historic significance of the asset. This should include an assessment of its archaeological, architectural, artistic, aesthetic and historic interest and its setting.

Policy HNP 7: Designated Heritage Assets [extract]

Proposals either within, or affecting the setting or character of, any of Hexham's listed buildings, scheduled monuments, registered parks and gardens and the Hexham Conservation must ensure that they conserve these assets and their setting in a manner appropriate to the their significance.

Policy HNP8.1: Housing – The Workhouse [extract]

This site is allocated for housing development. Any proposal on this site must demonstrate through a Design and Access Statement how the following have been incorporated into the scheme:

- a) Retention of existing buildings, which are non-designated heritage assets which make a positive contribution to the conservation area. This will be best determined through submission of a Heritage Statement; and
- b) How the development will preserve or enhance the character and appearance of the Hexham Conservation Area; and
- c) High quality landscaping along the frontage and within the development; and
- d) Safe access for vehicles, pedestrians and cyclists to the site.

New build on undeveloped parts of the site will be appropriate and should comprise high density development due to the central location of the site.

The site can accommodate 41+ dwellings.

- 2.18 In drawing up the Neighbourhood Plan many of the issues presented by residents could not be addressed through 'land use' policies. A series of Community Project Proposals were therefore proposed to be taken forward. Potential partners for such projects were identified, and the vision is that these projects will be incorporated into future Town Plans for Hexham. One of the proposed projects relates to the Workhouse:

Community Project Proposals (CPP): CPP1

Hexham Community Partnership will work closely with other stakeholders to secure funding, and bring forward the development of the Workhouse Site in Hexham, for Community Led Housing, social enterprises and community facilities. Partners: Hexham Community Partnership, NCC and Community Action Northumberland.

Planning Practice and Best Practice Guidance

Planning Practice Guidance

- 2.19 The Planning Practice Guidance (PPG) is a government produced interactive on-line document that provides further advice and guidance that expands the policy outlined in the NPPF. It expands on terms such as 'significance' and its importance in decision making. The PPG clarifies that being able to properly assess the nature, extent and the importance of the significance of the heritage asset and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals (Paragraph: 009).
- 2.20 The PPG states that in relation to setting a thorough assessment of the impact on setting needs to take in to account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it (Paragraph: 013).
- 2.21 The PPG usefully discusses how to assess if there is substantial harm. It states that what matters in assessing if a proposal causes substantial harm is the impact on the significance of the asset. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed (Paragraph: 017). In relation to conservation areas it is the demolition of a non-designated asset that is assessed as making a positive contribution to character or appearance that is more likely to amount to substantial harm (Paragraph: 018). Generally harm to heritage assets can be avoided or minimised if proposals are based on a clear understanding of the heritage asset and its setting (Paragraph: 019).
- 2.22 The NPPF indicates that the degree of harm should be considered alongside any public benefits that can be delivered by development. The PPG states that these benefits should flow from the proposed development and should be of a nature and scale to be of benefit to the public and not just a private benefit. Public benefit includes reducing or removing risks to heritage assets and securing the optimum viable use of an asset in support of its long term conservation (Paragraph: 020).

Historic England Good Practice Advice Notes

- 2.23 Historic England have published a series of Good Practice Advice (GPA) of which those of most relevance to this appraisal are GPA2 Managing Significance in Decision-taking (2015) and GPA3 The Setting of Heritage Assets (2nd edition) (2017).
- 2.24 GPA2 emphasises the importance of having a knowledge and understanding of the significance of heritage assets likely to be affected by the development and that the 'first step for all applicants is to understand the significance of any affected heritage asset and, if relevant the contribution of its setting to its significance' (para 4). Early knowledge of this information is also useful to a local planning authority in pre-application engagement with an applicant and ultimately in decision making (paragraph 7).
- 2.25 GPA3 provides advice on the setting of heritage assets. Paragraph 7 differentiates the concept of setting from other concepts such as curtilage, character and context. The extent and definition of setting is set out in paragraph 8 within a series of bullet points and the relationship of setting to views is explored in paragraph 10 to 13. Setting is as defined in the NPPF and comprises the surroundings in which a heritage asset is experienced. Elements of a setting can make positive or negative contributions to the significance of an asset and affect the ways in which it is experienced. Historic England state that setting does not have a boundary and what comprises an asset's setting may change as the asset and its surrounding evolve. Setting can be extensive and particularly in urban areas or extensive landscapes can overlap with other assets.
- 2.26 The relationship between setting and significance is set out in a series of bullets at paragraph 9 covering factors such as change, the appreciation of setting and the setting of buried assets. Setting and significance are not dependent upon public access. Designed settings such as those associated with a historic park can be extensive and project beyond the core elements of the asset. Development within the setting of an asset can be beneficial; it can also be harmful and therefore needs careful assessment.
- 2.27 Historic England advocates a stepped approach to assessment. Proportionality is a key consideration in the NPPF (paragraph 128) and Historic England at Step 1 of the assessment process, suggest various approaches by which there can be selection of those assets for assessment. In assessing the extent to which setting may contribute to the significance of an asset step 2; Historic England provide a text box at page 11 in which they set out a number of attributes and these include the assets surroundings and the experience of the asset. Step 3 is about assessing effect and the text box at page 13 identifies those attributes of a development such as location, form, appearance and permanence that need consideration.
- 2.28 Step 4 is about 'maximising enhancement and minimising harm' there are various ways by which development can enhance an assets setting for instance through replacement or removal of detrimental features or introducing new features or views that add to the public appreciation including better access. Harm can be reduced by relocation of a development, changes to design, or management measures. Whilst screening has a part to play in reducing harm, screening can itself be harmful and needs careful design (paragraph 40). The final step in the process is documenting and monitoring outcomes and learning from past experiences.

3. Appraisal Methodology

Methodology for determining the heritage baseline

- 3.1 The study area for this heritage appraisal has been determined using an initial site inspection to gain an understanding of the topography of Hexham and the likelihood of heritage impacts resulting from a redevelopment proposal. This confirmed that the presence of intervening buildings limits long views of the workhouse, except from its north side.
- 3.2 Assets in vicinity of the workhouse were viewed from publically accessible areas and a walkover of the full extent of Hexham Conservation Area was undertaken. A detailed site visit was undertaken although it was not possible to access the interior of the buildings. A previous assessment of the significance of the workhouse, produced for HMC Group in 2012 (Hardie 2012), has been used to assess the significance of the buildings' interiors. This approach was agreed in advance with NCC Conservation and Archaeological

Officers. Extracts from the 2012 report that describe and illustrate the interior of the buildings are provided as Appendix C of this report.

- 3.3 The site visit enabled the following staged process of assessment to be undertaken in accordance with Historic England's GPA3 The Setting of Heritage Assets (2nd Edition) (2017):
- the identification of heritage assets (step 1 of HE approach);
 - assessment of significance (step 2);
 - confirmation of whether or not significance and setting was to be affected; and
 - assessment of those assets where there was a potential for harm (step 3).
- 3.4 Throughout this report and the associated illustrations, assets are individually referenced using their relevant National Heritage List for England reference numbers, Locally Listed Building ID numbers, or Historic Environment Record numbers, as appropriate (e.g. **[NHLE: 1013677]** or **[LLB ID:200]**) within the following sections. Where there are newly-identified assets these are numbered with the prefix with AEC (e.g. **[AEC001]**).

Data Sources

- 3.5 The Heritage Statement is informed by material gathered and collated from various sources, including:
- Online Northumberland HER data (last updated Nov. 2018) (<http://www.keystothepast.info/>)
 - National Heritage List for England (NHLE) data;
 - The Hexham Conservation Area Character Appraisal (HCACA) (2009);
 - The Hexham Extensive Urban Survey (updated 2010);
 - Northumberland Archives at Woodhorn and Hexham Library for mapping and published and unpublished historical information;
 - Newcastle University Library for an MLitt thesis written about the Hexham Workhouse (Cadman 1976);
 - Databases of known historic buildings and previous archaeological works including the Archaeological Data Service; and
 - Published and unpublished documentary sources as appropriate.

4. Built Heritage Baseline

Assets

- 4.1 The proposed development site (hereafter 'the site') is situated in the eastern part of Hexham town centre, between Corbridge Road, to the south, and Dean Road, to the north. The site comprises a roughly-rectangular shaped land parcel that follows the curving profile of Dean Road along its northern extent. To the west of the site there are modern buildings forming part of NHS care facilities and the Torch Centre community facility. To the west there is an informal carpark on the site of former ancillary workhouse buildings. The site occupies the eastern end of a prominent ridge which defines the core of Hexham town centre. To the north of the ridge, the ground falls way to the low-lying river valley, which was formerly occupied by the river, railway and allotment gardens, but it is now built-up with large, low-profile, modern commercial buildings. To the south of the ridge the ground rises gradually towards Causey Hill and Fellside.
- 4.2 The site lies within the designated **Hexham Conservation Area** which contains over 200 listed buildings, charting the development of the town from the medieval period onwards. The majority of these are located in the historic core of the town, located to the west of the workhouse. Whilst there are no formally identified locally listed buildings in this part of Northumberland, the workhouse is cited within the Hexham Conservation Area Character Appraisal (2009) as making a positive contribution to the character and appearance of the conservation area. It is therefore considered to be a non-designated built heritage asset **[AEC001]** for the purposes of this report (and in line with the emerging Hexham Neighbourhood Plan). This is consistent with the historic interest of the building as the former Hexham Poor Law Union Work House which was built in 1839 and extended in the late-19th century and early-20th century.
- 4.3 The buildings within the site have been assessed previously for designation by Historic England in 1999 and 2005, but they were not deemed to possess the special interest necessary to qualify for national designation. This was principally due to the degree of change to the original workhouse buildings of 1839 in the late 19th century and subsequently through their continued use by the National Health Service (NHS). The results of the Historic England assessment exercise are provided as Appendix B of this report.
- 4.4 The site visit confirmed that the presence of intervening buildings limits long views of the work house, except from the north, so the potential for any proposed development to impact upon the settings of designated and non- buildings at a distance from the workhouse is therefore very low. The closest listed buildings to the workhouse are located to its west side on Priestpopple **[NHLE: 1370826, 1042552, 1204143]** and to the north of the workhouse around the railway station **[NHLE: 1359123, 1042522, 1042523, 1096878, 1370815]**. As it is proposed the workhouse is redeveloped, as opposed to demolished, no potential impacts on the settings of these buildings have been identified and they are therefore not considered further within this assessment. The following description, therefore, concentrates on the intrinsic significance of the non-designated workhouse buildings **[AEC001]** and their contribution to the character and appearance of the designated **Hexham Conservation Area**.

Historical Background

- 4.5 The site lies outside the limits of the medieval settlement of Hexham which was focused in the area around the Abbey Church, Hallgarth, the Market Place and the Sele (HCACA 2009). The main east to west route through Hexham at this time was along the northern boundary of the site, via Dean Street, Priestpopple and Hencotes. Until the 19th century, the site was in agricultural use and as such it lies outside of the areas of high and medium archaeological sensitivity identified in the Hexham Extensive Urban Survey (updated 2010, 57).
- 4.6 Provision for the poor of Hexham prior to the establishment of the existing workhouse was carried out firstly through the Abbey Church, prior to the Dissolution, and after through the provision of a town poor house in accordance with the Poor Law Act of 1601. This placed the responsibility for poor relief at a local level with each parish responsible for the care of the poor born of that parish, managed by township overseers and county justices of the peace. The earliest record of a workhouse in Hexham (no longer extant) is in a parliamentary report of 1777, when it is described as capable of housing up to 55 inmates (www.workhouses.org.uk/Hexham). This workhouse is probably the same building as is referred to in Parson and White's Directory of Hexham in 1827 which states that '*the workhouse is at the head of*

Priestpottle, where Mrs. Mary Hutchinson, the governess, supports each pauper at the rate of 2s. 6d. per head weekly. The poor of other parishes are taken in on the same terms, by paying an additional sum, not exceeding two guineas, yearly' (www.workhouses.org.uk/Hexham).

19th Century

- 4.7 Major changes to the management of poor relief came with the introduction of the Poor Law Amendment Act of 1834. It created a new administrative framework in the form of the Poor Law Commission for England and Wales. The Commissioners were required to form Unions of parishes, with each to be run by a Board of Guardians elected from a pool of local property owners. Each Union was to establish a workhouse, either through new-build or alteration, capable of administering poor relief throughout the whole Union area in a manner deemed appropriate by the Commissioners (Morrison 1999, 44). A key feature of the philosophy of poor relief after the Poor Law Amendment Act was that the workhouse was to act as a deterrent to the pauper lifestyle. They were designed to maintain inmates in manner below that which they could sustain through independent labour and the segregation of inmates into different classes based on ability, age and gender was a feature of this (Morrison 1999, 43). Thus the workhouses established in the first half of the 19th century had a clear punitive purpose and the inmates associated with them were stigmatised by local communities.
- 4.8 The Hexham Poor Law Union was officially formed in 1836 and covered 69 parishes and townships (www.workhouses.org.uk/Hexham). Initially the Hexham Union planned to make use of the existing parish workhouses in Hexham and nearby Corbridge, but this was not deemed appropriate by the Commissioners. In 1838 three-quarters of an acre of land were purchased to the south side of Dean Street and the new workhouse was erected the following year. The Hexham Poor Law Union Work House was therefore one of around 320 new workhouses built across the county between 1834 and 1841 (Historic England 2017, 18).
- 4.9 Wood's map of Hexham in 1826 (Figure 1) gives a view of the site of the workhouse prior to its construction and clearly shows the ridge on which it was built. The location of the chosen site is demonstrative of the desire to have the workhouse at some distance from the core settlement, due to the marginal status of its inhabitants, but still close enough to allow for ease of access. The location immediately south of the main east-west route into Hexham, between it and Corbridge, is also important for the same reason.



Figure 1. Wood's plan of Hexham from Actual Survey 1826, with the approximate location of the site shown in red.

- 4.10 The architect behind the first phase of Hexham workhouse is not known. The original plan was a truncated H-shape with additional detached buildings within the courtyards. This is first shown on the Hexham tithe map of 1844 (Figure 2). Using a combination of the building's wings and fences/walls, four courtyards were provided for girls, men, women and boys (clockwise from north-west). The plan form does not conform to any model plans issued by the Commissioners (see Morrison 1999, 221-229), but this was not a requirement, as long as the workhouse allowed for the proper segregation of inmates. Its plan appears based on the popular 'square-plan' workhouse (see for examples Morrison 1999, 60-66), but with fewer ranges around the enclosing walls and without a central hub and entrance range. This style of workhouse was more common in rural areas.
- 4.11 Historical records show that the construction of the workhouse was tendered out to local contractors. The specification includes the details such as the depth and construction of the foundations, the staircase and landings were to be of stone, the gateways were to have ashlar pillars, the ground floor was to be flagged, there were to be fireplaces in the kitchen, scullery, wash house, board-room, and the Master's bedroom. All the materials for joinery were to be foreign imports from Memel, Riga and Stockholm, with the inside doors to be of American Yellow Pine. The windows were to be timber sashes with one coat of paint fitted with '3d crown glass, well bedded with oil putty'. A well and cistern were also to be provided (Cadman, 1976, 132-133).
- 4.12 The tithe map also shows the railway line to the north of the workhouse, completed in 1838, and the row of terraced houses on Dean Street which were built in 1836, according to a date stone on the buildings. A review of the 1841 census for Dean Street records that the occupants were generally families where the head of the household was a tradesman, e.g. a labourer, sawyer, boiler builder, blacksmith, joiner, mason, lead miner or plumber. Whilst some of these may have been involved in the construction of the workhouse, it does not appear that the terraced row was built as staff accommodation, or that it had any special relationship with the workhouse.



Figure 2. Extract from the Hexham Tithe Map of 1844 - the earliest depiction of the workhouse, most likely surveyed one or two years prior to 1844.

- 4.13 As no architect's plans of the workhouse survive, the original layout of rooms within the building and their uses is not known. A schematic interpretative plan, produced for a MLitt thesis held at Newcastle University Library (Ref: G21) (Cadman 1976), is the earliest plan of the workhouse available and the only one to show the use of its various ranges, the source of this information is not quoted in the thesis, but Cadman makes extensive use of the records of the Ministry of Health, so it is assumed to be a copy of a document held there. The plan is reproduced below (Figure 3).
- 4.14 The interpretive plan is intended to depict the workhouse in November 1845, after the addition of fever wards to the east side of the workhouse. It was common for workhouses to provide fever wards for the treatment of infectious diseases in the 19th century, particularly after 1840 (Morrison 1999, 157), and such a building was approved by the Poor Law Commission for erection at Hexham Workhouse in 1842

(Jennings 2005, 50). It was a two-storey structure comprising four rooms and it was built into the workhouse's stone breaking yard.

- 4.15 Cadman's plan also shows that by 1845 a lying-in room (for women recovering from child birth) and a bakehouse had been constructed along the southern boundary of the female yard, and a new building was planned within the girl's yard for the reception of aged and infirm married couples (Cadman 1976, 137). The interpretative plan shows the remainder of the workhouse comprising day rooms, a dining room, separate men's, old men's and women's rooms and separate vagrant's wards, a laundry, surgery, scullery, pantry, a boys' school, girl's school. The workhouse was accessed from the north side on Peth Head, which gave access into the men's yard. To the south of the workhouse there was a workhouse garden. It is not clear from Cadman's plan where inmates were taken for registration as there is no central administration building, although historical documents do refer to a 'receiving room' which had baths installed (Cadman 1976, 137). An upper level provided sleeping accommodation and rooms for the household officers (Cadman 1976, 135).

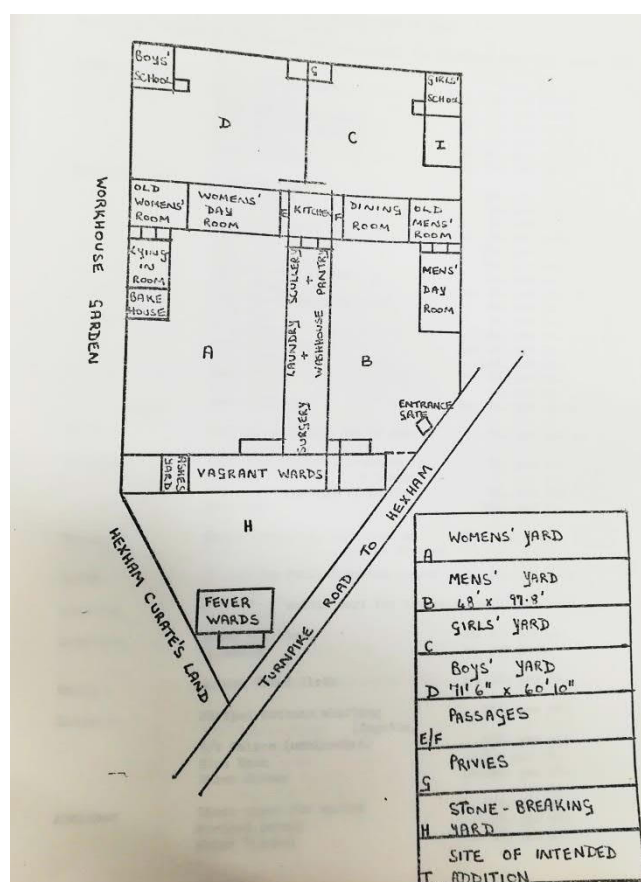


Figure 3. Plan of the Hexham workhouse on 11th November 1845 (Cadman 1976, Appendix D).

- 4.16 Cadman's thesis details a litany of alterations and extensions to the workhouse over the following decades until 1930 (Cadman 1976, 124-163). The records paint a picture of a rather chaotic environment within the workhouse where there was scarcely a time when works were not either being carried out on site or planned and negotiated in the background. Even when buildings works were not required, room uses were frequently changed and internal alterations made to suit the needs of the workhouse population at that time, and to comply with ever changing attitudes to best practice in solving the pauper and vagrancy problem. Whilst the Hexham Board of Guardians were keen to keep up with major movements in the field, they were also aware of their ratepayers and as such they limited spending on the workhouse until it was absolutely necessary and even then, they tended to favour the cheapest option above the optimal solution.
- 4.17 In 1843 the Guardians purchased two acres of land on the south side of the workhouse and in 1849 a further two acres was purchased to the north side. The land to north would eventually be farmed, whilst the land to the south would be gradually developed over the next 40 years as an extension of the workhouse provision (Jennings 2005, 50).

- 4.18 The first edition Ordnance Survey (OS) map of 1860 (Figure 4) shows some developments at the workhouse, with extensions having been added along the north and south sides of the girl's and boy's schools on the west side of the workhouse. No record of the purpose of these additions has been found, (Cadman 1972, 136-138). To the south of the complex, the map shows the land developed as gardens, and orchards have been planted to the west and north sides. An outbuilding has also been constructed at some distance to the south of the workhouse, with paths linking it to land on its east side, as well as to the workhouse and its garden to the north. This structure's purpose is not known, although it was probably linked with farming and gardening.



Figure 4. The first edition OS map of 1860, showing some extensions at the workhouse and details of its wider setting.

- 4.19 Throughout the 1850s and 1860s a new phase in the construction of workhouses developed, which provided for better sanitation by improving lighting and ventilation and keeping infirmaries and infectious disease units away from the main buildings (Morrison 1999, 85). Hexham workhouse was slow to adopt these changes, although in the 1860s several developments took place on the land to the south of the workhouse. In 1864 a new, two-storey school was constructed on the land to the south of the workhouse with one half for girls and one half for boys (Jennings 2005, 50). The building no longer survives, although the approved plans for it are held at Hexham Library. With the new school now outside the main workhouse complex, the former girls' and boys' schools within the complex were converted into sick wards (Jennings 2005, 50). In 1870 a new bakehouse was constructed in the women's yard and a mortuary was created in the cellar.
- 4.20 In 1871 the 'Act to Regulate and Control the Discharge of Paupers from Workhouse-Wards provided for the Casual Poor' was passed and it provided additional powers to the new Local Government Board to deal with vagrancy, including additional powers of detention. This led to pressure being put on the Board to Guardians to provide additional accommodation for vagrants within the workhouse (Cadman 1976, 140). In 1872 the accommodation for vagrants was increased and new fever wards were constructed to the south of the new school, divided into men's and women's sections (Jennings 2005, 50). The existing fever wards in the coal braking yard were converted to workshops for tailors, shoe-makers and joiners, and the existing workshops were converted as sheds for an invalid carriage and hearse. A plan of the workhouse in 1875 (Figure 5) shows these changes, as well as showing that the former outbuilding to the south of the workhouse had been demolished and replaced with farm offices by that date.



Figure 5. Plan of the Hexham Union Workhouse in 1875 (held at Hexham Library).

- 4.21 The developments outside the main workhouse complex allowed for a more dispersed layout of buildings favoured in the latter part of the 19th century, but the main workhouse complex was still in need of renovation. In 1878 five acres of land at the west end of the workhouse were purchased to make way for an extension of the core buildings. The architect J. H. Morton of South Shields was appointed, and in 1882 plans were approved for an extension that provided a porter's lodge, new dining hall, kitchens and a master's house. Morton's plans for the extension do not survive, although the Board chose the cheapest of three options and then instructed Morton to amend the plans to provide more living space for the same cost (Cadman 1976, 145-146). The new ranges also provided extra accommodation for ordinary inmates, vagrants and the infirm, although the configuration of these spaces is not known. During construction of the extension, a new mortuary was also created across Maiden's Walk, to the south of the workhouse, as well as an isolation hospital. The extension necessitated the removal of part of the original west range of the workhouse, although the remainder of the building was retained. After the extension of 1883 the workhouse could accommodate up to 330 inmates.
- 4.22 The new layout of the workhouse is shown on the OS map of 1897 (Figure 6) comprising three parallel ranges, with linking corridors towards the west side. The central part of the extension contained the dining hall and master's house, and this was flanked either side by infirmaries built onto the ends of the former boy's and girl's schools *cum* sick wards. Further small extensions are also present towards the east end of the workhouse although their purpose is not known. A new, or at least second, access was created from Dean Street leading to the master's house.
- 4.23 The layout shown in Figure 6 is approaching the final layout of the main workhouse and it bears relation to the standing buildings on the main workhouse site today. For ease of description the following terminology will be used throughout the rest of this report to describe the workhouse's components: the north range, middle range, and south range (for the three main parallel ranges), the Masters House and Dining Hall (forming the western end of the middle range), the linking corridors (towards the west end linking the three parallel ranges); the east range (at the east end of the workhouse, running at right angles to the parallel ranges); and the former fever wards (to the east of the east range).
- 4.24 Even by 1897, however, further alterations had taken place. In 1884 the former fever wards *cum* workshops in the stone breaking yard were again converted, this time into 12 vagrant cells. The workmen from the workshops were to be placed elsewhere, but the location is not known (Cadman 1976, 147). A

padded room and itch wards were also added at this time although their location is not known and ventilation was improved by inserting new windows along the north wall of the workhouse facing onto Peth Head and Dean Street.



Figure 6. Second edition OS map of 1897 showing the newly-extended workhouse.

4.25 Joseph Hall Morton was a specialist in workhouses and was responsible for all or parts of the workhouses at Burton-on-Trent (1880-1884), Bradford (1896-1901), Doncaster (1897-1900) Stamford (1899-1902), Nottingham, York, Hartlepool, Harton Moor South Shields (1877-1880), High Teams Gateshead (1885-1889), Hunslet West Yorkshire (1900-1903), and Hexham (1882-1883). Aside from workhouses Morton also designed a large number of religious buildings and he was also responsible for Prudhoe Hall Colony for Mental Defectives (1913-20) (Morrison 1999, Appendix 2 Catalogue A). Morton's architectural archive is held at Tyne and Wear Archives (Ref: DT.JHM), but it does not contain his plans of Hexham workhouse. Of note in the above list of institutions is Burton-on-Trent workhouse where the central administration block of Morton's workhouse school bears striking resemblance to the master's house, dining hall and linking corridor that Morton added to Hexham workhouse (Figure 7). It is also contemporary with the extension to Hexham and demonstrates Morton's use of the same design, probably in an effort to control costs.



Figure 7. The central administration block of Morton's school at Burton-on-Trent workhouse, built 1880-1884 (Morrison 1999, 137) (compare to the master's house Figure 16).

20th Century - present

- 4.26 Despite the upgrading of the workhouse at the end of the 19th century, its piecemeal construction meant that the workhouse layout was never quite ideal, and continually changing attitudes towards how best to provide for the poor made it difficult for the Guardians to keep up with increasing demands and costs. A report of 1903, by Oliver Leeson and Wood of Newcastle, stated that the buildings were out of date and that the ranges dating to the 1830s were particularly unsound, but recommendations made to improve were consistently rejected by the Guardians (Jennings 2005, 50-51). Small-scale alterations did take place. In 1911 fire escapes were added (Cadman 1976, 160) and it would appear that the present water tower on the north end of the east range and the bow-fronted extension on the west end of the south range date to the early 20th century. Nevertheless major expenditure on the workhouse ceased after the 1880s, even despite a promise made at the time of Morton's extension, that the infirmary wings added would only be a temporary provision until a new purpose-built and separate infirmary for housing the sick was built elsewhere (Cadman 1976, 146).
- 4.27 During the First World War, in common with the Houghton-le-Spring and Newcastle workhouses, the children were moved out of Hexham workhouse and soldiers were billeted in their place, along with displaced able-bodied paupers from other workhouses (Cadman 1976, 161). After the war the schools were no longer needed and in 1925 they were converted to workmen's cottages.
- 4.28 The OS map of 1924 therefore shows the workhouse in much same state as the 1897 map (Figure 8). It was without electricity or a telephone and only the infirmary wings benefited from central heating, the rest still relied on coal fires (Cadman 1976, 162). By 1929 the running of the workhouse was transferred from the Board of Guardians to the Public Assistance Committee and in 1930 the workhouse era officially ended. The Public Assistance Institution provided accommodation for the elderly, chronic sick, unmarried mothers and vagrants, who would have made up much of the population of the former workhouse minus the able-bodied poor. Dormitories were sub-divided at this time to provide for more private rooms with washing facilities.



Figure 8. Third edition OS map of 1924 showing the newly-extended workhouse

- 4.29 The workhouse closed in 1939 and the inmates were sent to Alnwick, Berwick or Morpeth institutions. The present Corbridge Road running along the south side of the workhouse is likely to have been constructed at around this time, as it appears on OS maps for the first time in 1948 (not reproduced). During the Second World War the workhouse was adapted for administrative use and the land to the south side was developed as a wartime hospital, necessitating the demolition of the workhouse school and farm offices and building over the former workhouse garden. There are wall paintings in the workhouse dining hall that are attributed in the Historic England designation assessment, to an Italian prisoner of war who was being treated in the hospital, although the source of that information is not provided and no independent verification has been found in the course of this assessment. The wall paintings, three in total, depict a stag with antlers, a sailing vessel, and a triptych containing a waterfall, a stone bridge, and a lighthouse. The wall paintings surround the space for a canvas painting of the Royal Arms of Queen Victoria, signed E or G Swinburne, that has been removed.
- 4.30 After the war the hospital remained and became Hexham General Hospital in 1948, following the creation of the National Health Service (NHS). The workhouse was also transferred to the hospital's ownership at this time. The OS map of 1954 (Figure 9) shows these changes to the workhouse's wider environs after its closure and reuse as part of the new hospital. The former fever wards on the land to the south of the workhouse seem to have been incorporated into the hospital, as well as the isolation hospital to the south of Maiden's Walk. The mortuary had been demolished by this date. This map also shows the development of housing in this part of Hexham. In contrast to the west side of Hexham, where 19th-century residential development predominates, the east side of Hexham, in proximity to the workhouse, was developed in the mid-20th century generally with local authority housing (Jennings 2005, Fig 52). This is partly due to the closure of the workhouse releasing a large area of land for development which was formerly the workhouse's farmland, but this will also have acted as catalyst for further development around the former workhouse with the stigma attached to workhouse having been reduced.

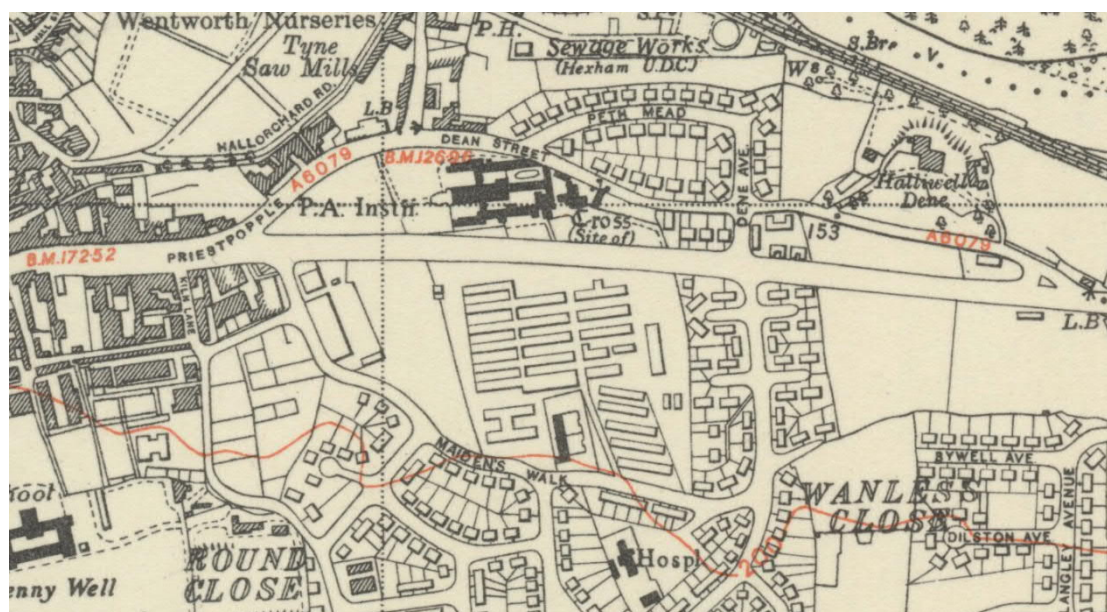


Figure 9. OS map of 1954 showing Corbridge Road present along the southern side of the core workhouse, and the hospital to its south side.

- 4.31 The workhouse continued in permanent NHS use until the 1990s, finally closing in 2004 when the present new hospital was built. The isolation hospital to the south of Maiden's Walk was demolished prior to 2002 and the former fever wards were removed between 2002 and 2011, based on historic GoogleEarth™ aerial imagery (not reproduced). Helen McArdle Care purchased part of the workhouse in 2005, along with land at Maiden's Walk, and the remainder was purchased at a later date. The Maiden's Walk site was developed as a Care Home in 2008 and at around the same time several unsympathetic buildings constructed around the core workhouse buildings were demolished under Conservation Area Consent Ref. 2008/0945, leaving the three parallel ranges, the linking corridor, the east range and the former fever wards. The workhouse buildings were leased to the Therapy Centre until 2015, but have been vacant since then. The windows are boarded up and the yards are cordoned off from the rest of the site using timber panelling. Areas of hardstanding around, and to the east of the workhouse, are used as a car park, whilst areas of green space are present along the southern and northern sides of the building, both of which contain mature trees. To the west side of the workhouse there are single-storey modern NHS buildings and a new bus station has recently been constructed to their west side.
- 4.32 The site's vacant status has led to it being identified within the Hexham Conservation Area Appraisal (2009) as a local building at risk (not on the formal Heritage at Risk Register). This states that the building is 'a substantial and important architectural and social landmark which should be preserved and protected'.

Site Visit

- 4.33 A site visit was carried out 22nd November 2017 to the exterior of the workhouse and the wider conservation area. A further site visit to the exterior was undertaken 27th March 2018 in the company of Northumberland County Council's Conservation Officer and Assistant County Archaeologist.

Interior

- 4.34 An internal inspection of the buildings has not been possible and this assessment relies upon previous work carried out by Caroline Hardie of Archaeo-Environment in 2012 for the condition and significance of the buildings' interiors (as per prior agreement with Northumberland County Council's Conservation Officer and Assistant County Archaeologist). The reader is directed to Appendix C for this information, which is summarised below.
- 4.35 Hardie's report concludes that the main significance of the workhouse buildings is their exterior. Internally the rooms have been partitioned and significant features, including all fireplaces, have generally been removed. Exceptions to this rule were identified in the dining hall, the master's house, the potential master's room pre-1883, and in the south range.
- 4.36 In the dining hall Hardie notes the similarity in appearance between the room and a Methodist Chapel, with its exposed timber rafters and large windows. This was a common device used by workhouse architects to encourage piety and gratitude in those receiving poor relief. The dining hall contains surviving painting purported to have been completed by an Italian prisoner of war. Hardie note their degraded state in 2012.
- 4.37 Hardie notes that the master's house retains some internal features of note such as stained glass with leadwork in the entrance vestibule, and original cornices, skirting boards and door surrounds. However the doors and fireplaces have been replaced.
- 4.38 At the west of the upper level of the north range Hardie's 'Room 29' contains high quality, but simple, coving and dado rail in contrast to the rest of the workhouse interiors. Hardies concludes that this may have been the master's room prior to the 1883 extension, the current author would also suggest that it have been the receiving room, located next to the entrance.
- 4.39 Finally in the south range Hardie draws attention to the arrangement of 1930s inserted partition walls that form subdivided the workhouse dormitories into single private rooms and illustrate the workhouse's transition from workhouse to public health institution.

Exterior

- 4.40 The programme of demolition in 2008 (Ref. 2008/0945) removed those elements of the workhouse that were considered to be of little or no historic or architectural interest. The result being that the buildings that remain are the core workhouse structures. The buildings that remain represent a single functional unit and comprise one non-designated heritage asset [AEC001]. The historical background and site visit enable the production of a broad phasing plan of the surviving buildings (Figure 10). The surviving buildings comprise the north range, middle range, south range, master's house and dining hall, the linking corridor, the east range and the former fever wards.



Figure 10. Outline of the broad phasing of development of the ground level of the surviving workhouse buildings.

- 4.41 Due to the site's differing phases of development there is a notable difference in the construction style between the buildings on the east side of the workhouse, the earliest ranges, and those on the west, comprising Morton's extension of 1883. The split is visible across all three of the parallel ranges.
- 4.42 The earliest phases of the workhouse are of two-storeys, constructed in sandstone rubble masonry, with sandstone quoins, under slate roofs, and generally rendered chimney stacks and cast-iron rainwater goods (Figures 11 and 13). The windows are boarded up, but generally comprise regularly-placed, timber-framed, hung sashes with cut stone lintels and sills. In contrast, the later phases of the workhouse are constructed in sandstone ashlar masonry with cut stone quoins, and although they are also two-storeys, they are higher than the earlier ranges. These are also under slate roofs with cast-iron rainwater goods and timber hung sashes (Figures 12 and 14). There is a demi-basement level at the west end of the north range facilitated by the different topography in that area (Figure 15). Architectural embellishments on the parallel ranges are limited to some recessed stonework features at the apex of gable ends, however, the master's house and dining hall (both of the later phase) are treated differently.
- 4.43 The master's house is of Neo-Jacobean style. It faces west and its front elevation is of three bays with tall gables enhanced with heraldic devices and ball finials. The central entrance is highlighted with a fanlight above the door surrounded by small-paned side lights and overlights. A string course marks the first floor level and, above the entrance, this includes a curved arch pediment bearing the name 'Master's House 1883' (Figures 16 and 17). To the rear of the master's house the attached dining hall contains large-scale, gable-dormer windows with arched heads and stone mullions (Figure 18). The linking corridor also has architectural embellishment in the form of Diocletian windows as per Burton-on-Trent workhouse, but these are currently masked by later additions and are only visible from the inside of the yards on the east side of the workhouse.
- 4.44 The arrangement of the building ranges provides for two enclosed yards; that on the north was the men's yard and that on the south was the women's yard (Figures 19-22). The east range forms the end of the yards on that side and the linking corridors of Morton's extension, with their Diocletian windows, forms the western extent. Beyond the linking corridor on the west side of the workhouse there are two yards that are open on their western side. These would not have been used in the same way as those on the east side (by the time of Morton's extension the boy's and girl's yards had moved to the school on the land to the south of the workhouse). The yard surfaces are a mix of concrete and tarmac.
- 4.45 As buildings belonging to the earlier phases of the workhouse, the east range and the former fever wards are each of two storeys, rubble-built with pitched slate roofs. Both ranges have undergone substantial alterations that are visible in the elevations as inserted, blocked and/or altered openings alongside the scars of removed adjoining buildings. The east range encloses the eastern end of the main workhouse complex. It contains a three-storey, rendered, water tower and chimney surrounded at ground level by garages (Figures 19, 21 and 23). This end of the building was probably a boiler house in the early 20th century. The former fever wards are to the east of the east range in the former stone breaking yard. They comprise a free-standing two-storey structure, with external metal steps giving access to the upper level (Figure 24 and 25). It has a chamfer to its north-east corner to allow access around the building between it and the boundary wall. At the upper level of the north elevation there is a row of four very small windows at high-level with vents above.
- 4.46 Due to the site's location it effectively has two frontages; one to Dean Road (the north range) and one to Corbridge Road (the south range). Dean Road was the original route past the buildings prior to Corbridge Road being constructed, but Corbridge Road is now the main route into Hexham from the east. Views of the workhouse from these roads and the within the wider environs of Hexham are discussed below with reference to the significance of the buildings, as well as their contribution to Hexham Conservation Area.



Figure 11. View across the eastern end of the south range showing the earlier phases of the workhouse.



Figure 12. View across the western end of the south range showing the higher, later phase of the workhouse.



Figure 13. View across the eastern end of the north range showing the earlier phases of the workhouse.



Figure 14. Junction between the earlier phase of the workhouse and the 1883 extension on the north range.



Figure 15. Detail of the 1883 extension at the west end of the north range (note the demi-basement level).



Figure 16. The master's house from the south-west (compare to Figure 7).



Figure 17. Detail of the entrance to the master's house.



Figure 18. Detail of the window on the south elevation of the dining hall.



Figure 19. View south-east within the men's yard on the north side of the workhouse.



Figure 20. View south-west within the men's yard on the north side of the workhouse.



Figure 21. View east within the women's yard on the south side of the workhouse.



Figure 22. View west within the women's yard on the south side of the workhouse.



Figure 23. The east elevation of the east range with the water tower at its north end.



Figure 24. North and west elevations of the former fever wards in the stone breaking yard to the east of the workhouse.



Figure 25. East elevation of the former fever wards in the stone breaking yard to the east of the workhouse.

Dean Road

- 4.47 The local topography dictates that the workhouse buildings tower over Dean Road. The area retains a high degree of historical integrity with the workhouse, the stone boundary and retaining wall, and the stone terraced cottages of 1836 on the opposite side of the road all contributing and all falling within the boundary of Hexham Conservation Area (Figure 26).
- 4.48 A key view of the workhouse is achieved from the east end of Dean Road where the layering of the workhouse ranges is presented. From this vantage point the enclosing wall and former fever wards are at the forefront of the view, with the water tower behind and the main accommodation ranges behind that. The domestic scale and the layering of the buildings in this view provide the site with some of its architectural interest.
- 4.49 The northern façade of the workhouse onto Dean Road is irregular and has no recognisable ‘centre’ or ‘front’. This, combined with the stone retaining wall and the way the site sits in relation to the street level, is a clear indication of the institutional nature of the workhouse. Its unwelcoming appearance in this view highlights its punitive purpose. Further evidence of this can be found at the northern gate into the men’s yard of the workhouse, which also survives on Dean Road. From historic map evidence this appears to have been the main route of access into the workhouse for all inmates in the workhouses first phase of development. The gates themselves are unremarkable timber plank-and-batten gates, possibly with a cut out for communication, but they are a tangible symbol of the punitive nature of the workhouse and the sense of incarceration that must have been experienced by its inhabitants.
- 4.50 The northern route past the workhouse was the main route from the east into Hexham until Corbridge Road was established to the south of the workhouse in the 20th century. The view of the workhouse on this route was the first sighting of Hexham for travellers from the east for nearly 200 years and it still remains an important gateway site into the centre of Hexham and Hexham Conservation Area.



Figure 26. Selection of images from Dean Road showing (left to right): the key of the workhouse achieved from the east end of the road; the looming presence of the workhouse from street level; the 1836 cottages opposite the workhouse; and the workhouse entrance gates into the men’s yard.

Corbridge Road

- 4.51 Corbridge Road was constructed along the south side of the workhouse between the 1920s and 1950s, probably around the time the workhouse closed in 1939. This created a new main route into Hexham from the east, replacing the function of Dean Road.
- 4.52 The façade onto Corbridge Road was formerly the façade facing onto the workhouse garden and, later in the 19th century, onto the workhouse school and fever wards beyond. The southern façade of the workhouse sits back from the road with carparking, small areas of lawn and mature trees lining the road to its south side. As the Hexham Conservation Area Appraisal (HCACA 2009) notes, this façade has a domestic quality which is attractive in combination with the mature trees lining Corbridge Road and the remnant gardens. The building does not dominate from this side in the same way that it does from Dean Road and is in fact somewhat dwarfed by the scale and style of the new hospital to the south side of Corbridge Road. It does, however, present a historical frontage onto a key route into the main body of Hexham Conservation Area and the design quality and condition of Morton's extension at the west end of the hospital is of note.
- 4.53 The southern façade of the workhouse is more flush and regular than the northern façade onto Dean Road and therefore has the appearance of being the 'front' of the building, even though it was not the front in terms of access. This is likely due to a desire to have an attractive regular façade onto the gardens. The gardens, school and fever wards that formerly occupied the land to the south of the workhouse have been demolished and area is now built up as the new hospital, care units and housing.



Figure 27. Selection of images from Corbridge Road showing (left to right): a view north-west of the tree-lined Corbridge road with the workhouse buildings set back from the road behind lawned areas; a view of the layering of the workhouse ranges in views from the south-east; a view from the south-east including the former fever wards; and a view of the new hospital across the road from the workhouse.

Priestpopple

- 4.54 When the workhouse was originally constructed in 1839 access to it was into the men's yard from Dean Road. Following the extension of the hospital in 1883 the access was shifted, or least an additional access was created, leading south from Dean Road and turning to head east towards the master's house. The land to the west of the hospital was at this stage undeveloped and so the western façade of the workhouse would have faced the town and would have been a prominent feature in views travelling west from Priestpopple to Dean Road.
- 4.55 The west elevation is the front elevation of the master's house on Morton's extension to the hospital, and with the flanking wings to either side (probably originally symmetrical), the workhouse would have presented an impressive, if slightly narrow, frontage towards the town. The view from Priestpopple is now blocked by intervening modern buildings situated just outside the western boundary of the site. A new bus station has also been constructed to the west side of the modern buildings, further developing this previously undeveloped land and obscuring views of the workhouse from Priestpopple and the centre of Hexham more generally. This removes a designed view of the workhouse from within the Hexham Conservation Area and curtails what would have been a pleasant outlook from the master's house across open space and over the town to the west. It is an erosion of the asset's setting.
- 4.56 Some evidence of a former formal approach or garden is present to the west of the workhouse in the form of a possible section of a cast iron fountain bearing the maker's name 'Walter MacFarlane, Saracen Foundry, Glasgow'. This is now mounted upside down on a concrete plinth, but presumably once adorned the workhouse or master's house's garden.
- 4.57 The result is that the western façade of the master's house is now best appreciated from rather constrained views from Corbridge Road. There are no views of it from Dean Road



Figure 28. Selection of views representing views from the west side of the workhouse (left to right); a view north-east across the western façade of the workhouse from Corbridge Road; view of the possible section of a cast iron fountain; view of the modern buildings to the west side of the workhouse from Corbridge Road; and a view of the modern appearance of the new bus station adjacent to the workhouse.

Wider Views

- 4.58 Wider views of the workhouse are restricted to views from its north side due to intervening buildings in all other views.
- 4.59 Hexham's topography is characterised by a prominent ridge forming the core of the town and to the north of it low-lying lands formerly occupied by the river, railway and allotment gardens. Much of this latter land has now been developed with large low-rise modern commercial and recreational buildings leading to its exclusion from the Hexham Conservation Area (HCACA 2009). Nonetheless, important views of the conservation area from the north can be achieved from the vicinity of the railway station, where the key buildings of the conservation area are visible and the topography of the town can be understood in the context of medieval and later historical development being focused on high, dry land overlooking a river valley. The key buildings of the centre of the conservation area are visible in these views including the abbey, the gatehouse, the gaol and Prospect House. Following the ridge eastward from the centre of the town (interrupted by modern buildings in the foreground), the north range of the workhouse and its water tower are visible at the eastern extent of the ridge, effectively marking the extent of historic development of the ridge on its east side and demarcating the extent of the conservation area on this side. The workhouse is partially obscured in this view behind other buildings, but it is still a feature, and it is not overpowered by the new hospital which is also visible in the view. No other wider views of the workhouse are possible from within the conservation area or its setting.

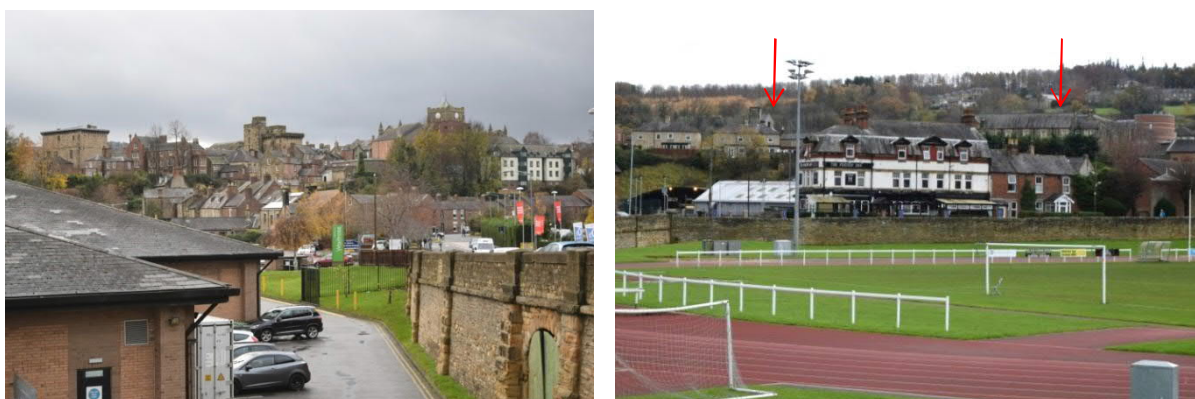


Figure 29. Views of the conservation area from the vicinity of the station showing (left to right): the view of the key buildings of the conservation area prominent on the ridge that defines Hexham's topography; and a view from the same location towards the workhouse which helps to distinguish the continuation of the ridge with views of its north range and water tower behind other buildings.

5. Assessment of Significance

- 5.1 The following assessment of heritage significance follows the definitions of heritage values outlined in Historic England's guidance document *Conservation Principles, Policies and Guidance* (2008). This outlines four core heritage values namely;
- evidential value, derived from the potential of a place to yield evidence about past human activity.
 - historical value, derived from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be either illustrative or associative;
 - aesthetic value, derived from the ways in which people draw sensory and intellectual stimulation from a place; and
 - communal value, derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory.
- 5.2 The first three of these correspond to the heritage values identified in the NPPF glossary, namely archaeological value (evidential), architectural value (aesthetic), artistic value (aesthetic/associative historic), and historic value (historic), with the addition of communal value as a further source of heritage significance in some instances.

- 5.3 The site's contribution to the character and appearance of the Hexham Conservation Area is defined with reference to the Conservation Area Character Appraisal (HCACA 2009).

Former Hexham Poor Law Union Workhouse

Statement of Significance

- 5.4 The former Hexham Poor Law Union Workhouse is a non-designated heritage asset [AEC001].
- 5.5 The workhouse has previously been assessed for national designation, but was found not to possess the special interest necessary to qualify for listing. This was principally due to the degree of change to the original workhouse buildings of 1839 in the late 19th century and subsequently through their continued use by the NHS. The historic background information presented in this heritage statement corroborates this view. Whilst this does diminish the historic integrity of the buildings, it also demonstrates the pressure the Boards of Guardians were put under to deal with the pauper and vagrant problem with ever-changing attitudes as to how best to achieve that, and with limited budgets.
- 5.6 The workhouse derives its significance primarily from its illustrative historical value and its aesthetic value, with a lesser degree of significance also being drawn from its associative historical value, evidential value and communal value. These are outlined in the following paragraphs. The assessment of the interior of the workhouse is presented in Appendix C, whilst some elements of significance are noted within the workhouse interiors, in the main the workhouse interiors have been substantially altered and the site draws the majority of its significance from its exterior. Elements of the interior that contribute to significance are outlined in the following paragraphs. The site is considered to be of local to regional value.
- 5.7 Hexham workhouse is not an exemplar of one particular style or type of workhouse; however the plan of the buildings illustrates the site's function. The arrangement of buildings to create enclosed yards, divided by the middle range into a men's yard on the north side and a women's yard on the south side, illustrates the gendered division of space which was prevalent in Victorian institutions of every kind. The first phase of the building is an early example of a Union Workhouse built in response to the Poor Law Amendment Act of 1834. It, together with the subsequent phases of development at the site, illustrates the nature of Victorian and later attitudes to the poor with the sequential phases of development, demonstrating a local response to national changes in philosophical approaches. The addition of the former fever wards to the east side of the workhouse and Morton's extension on the west end are the most obvious markers of this. However, the earliest phase of the workhouse has undergone substantial alteration with the removal of western end of the original building and the former boys and girls schools to the west of that, and with continual alterations to the function of its internal spaces.
- 5.8 Another aspect of the workhouse's illustrative historical value is its placement within the wider townscape of Hexham which also illustrates Victorian attitudes to pauperism, as the workhouse occupies land marginal to the core of the settlement, just as its inmates were marginal members of society. This contributes to the punitive nature of the workhouse and demonstrates the view held that pauperism was a choice. The presence of the workhouse also had a noticeable effect on the wider residential development of the town, whereby in contrast to the west side where 19th-century residential development predominates, the east side of Hexham, in proximity to the workhouse, was developed in the mid-20th century generally with local authority housing. This is partly due to the closure of the workhouse releasing a large area of land for development, but the closure will also have acted as catalyst for further development around the former workhouse with the stigma attached to the workhouse having been reduced.
- 5.9 The site's aesthetic interest is derived from the domestic scale and character of the earlier phases contrasted with the grander scale and quality of the 1883 extension. The building's piecemeal development has led to the creation of fortuitously attractive views of incremental building ranges. Within these the variation in building heights, materials, architectural styles, and the way in which the buildings respond to, and take advantage of, the changing topography, combine to create a characterful yet harmonious composition. A social hierarchy is visible in the architecture through the master's house being the focal point of architectural embellishment against the austere backdrop of the dormitory ranges. This hierarchy is also visible in the difference in the appearance of the workhouse between Dean Street, its original frontage to the wider world, and Corbridge Road, which formerly overlooked its gardens. The

regular fenestration and the use of gable ends and projecting bays breaks-up the wall line and contribute to the site's aesthetic qualities. The water tower, although uncharacteristically rendered, is a key feature in views of the workhouse and has landmark quality in views along Dean Street.

- 5.10 The building draws associative historical value through its connection with the notable northern workhouse architect, Joseph Hall Morton, who was responsible for the 1883 extension to the workhouse. Associative value is also drawn from the survival internally of wall paintings purported to have been created by an Italian prisoner of war during World War II (See Appendix C for further information).
- 5.11 The workhouse contains evidential value pertaining to the building's incremental development and the philosophical reasons behind each of these changes which can be linked to national patterns of workhouse development. The external elevations of the workhouse present a patchwork of alterations which bear witness to its history of development; these include construction joins, blocked windows, blocked doors, scars of removed structures, heightening of buildings, inserted doors, inserted windows, and extensions. Whilst this heritage statement has broadly phased the buildings, investigation of these features has the potential to reveal further information on the building's history. Nevertheless, it is considered that, without contemporary floor plans, the scale of internal alteration to most of the ranges is such that even if the main phasing is understood, it will still be very difficult to elucidate the function of these spaces in anything other than very broad terms, and so that aspect of the site's evidential value is diminished.
- 5.12 A further aspect of evidential value at the site is the potential for below ground archaeological remains. For example the remains of the original west range of the 1839 workhouse may be present beneath the men's and women's yards, having been removed during the 1883 extension, and there is the potential for remains of other removed structures. Other underground features such as drains, services and the workhouse's well may also be present. Prior to the construction of the workhouse, the land was fields on the outskirts of Hexham. The potential for remains of buried archaeology pre-dating the workhouse is therefore considered to be limited, particularly in light of the ground disturbance caused during the workhouses construction and various alterations.
- 5.13 Finally, the building possesses communal value through being an evocative building type located on a main route into Hexham and therefore forming an important building in Hexham's townscape, where it is valued by local people for its place in the wider story of Hexham's development. In the later phases of the building's use by the NHS many local people worked in the building and it also provided nurses' accommodation. On an individual level, the workhouse also holds importance for those whose ancestors were inmates of the workhouse. Whilst these people do not readily form a community, the workhouse provides a tangible link to their individual and collective identity.
- 5.14 The wider setting of the workhouse, in terms of its associated gardens and structures, has been lost through the demolition of the outlying buildings to the south of the core workhouse and the redevelopment of its farmland and gardens with residential development and the hospital. The site's setting therefore does not contribute to the asset's significance, except in so far as its position within the historical development Hexham is demonstrative of the desire to place the workhouse at some distance from the core of the town, but still accessible to it.

Contribution to Hexham Conservation Area

- 5.15 The former Hexham Poor Law Union Workhouse **[AEC001]** lies within **Hexham Conservation Area** which is a designated heritage asset.
- 5.16 The site's historical value contributes to the authenticity and historical integrity of the Hexham Conservation Area and it is a key building in the story of Hexham in the Victorian Era. Visually the site's aesthetic values and its location make it a key building on approach into Hexham from the east and, despite being a Victorian Institution, it presents an attractive aspect with a domestic scale and character on this approach along Corbridge Road.
- 5.17 The workhouse lies within the Industrial Belt Character Area of the Hexham Conservation Area (as named in the HCACA 2009). The industrial belt character area was assessed in the HCACA (2009) as making a neutral or negative contribution to the conservation area, except for the workhouse, the ropery and a collection of buildings around the railway station. As part of the HCACA the conservation area boundary was reviewed to exclude most of the industrial belt character area for this reason, but retained the railway buildings, the workhouse and the ropery. The earliest building in the ropery is grade II listed **[NHLE:**

1042524]. Permission was granted for its demolition and rebuilding as part of a wider mixed-use regeneration scheme at the old bus station in the town centre (Ref: 15/02794/FUL). Likewise the buildings in and around the railway station are grade II listed [**NHLE: 1042522; 1359123; 1042521; 1096878; 1370815; 1064785**]. No formal list of Locally Listed Buildings exists for this part of Northumberland, however the workhouse is identified in the Conservation Area Appraisal as an 'outstanding building' in the area which is 'very attractive' that positively contributes to the character and appearance of the conservation area. It 'commands a key position on Corbridge Road, marking the entrance to the town centre and giving a foretaste of the important buildings to come' (HCACA 2009).

- 5.18 The elements of the site that contribute most strongly to the character and appearance of the conservation area, as assessed through the site walkover in Section 4, are the north range, facing onto Dean Road, the south range, facing onto Corbridge Road, the east range with its tall water tower incorporated, the adjacent former fever wards on the east end of the workhouse, and the master's house on the west side of the complex. These ranges are all visible in the key views described in Section 4.3. The middle range and dining hall make a lesser contribution to the visual characteristics of the conservation area, as this middle range is not visible from the wider surroundings of the workhouse in key views within the conservation area and the dining hall is obscured by the constrained views of the west end of the workhouse behind the master's house in views from Corbridge Road.

6. The Proposed Development and Response to Heritage Significance

- 6.1 This section outlines how the proposed scheme responds to the heritage significance of the workhouse and its contribution to the character and appearance of the Hexham Conservation Area.
- 6.2 The scheme proposes the creation of 32 apartments and two houses within the site. This will be achieved through elements of retention and conversion, demolition, and extension.
- 6.3 The scheme has been heritage-led with the overarching goal to retain the most significant elements of the site, alongside new construction, to create a development that will be attractive and provide a renaissance and viable future for the site. The adaptive reuse of the most significant parts of the workhouse is a key part of this and the proposed scheme allows for the retention and conversion of the north and south ranges, the master's house, the dining hall, and the east range with its water tower. These represent the majority of the elements of the site that were identified in Section 5 as contributing most strongly to the character and appearance of Hexham Conservation Area. It also provides for retention of part of every major phase of the workhouse's development.
- 6.4 The scheme proposes the demolition of the linking corridors, the middle range and the former fever wards. This demolition is largely targeted at the elements of the site that make a lesser contribution to the conservation area. By removing the linking corridors and middle range, but retaining the remainder of the enclosing ranges, a sense of enclosure, important to understanding the workhouse function, is retained, while releasing more space to create an attractive courtyard area with communal gardens and parking. The exception to this is the demolition of the former fever wards which were identified in Section 5 as forming part of a key view of the workhouse from the east end of Dean Street. The demolition of this structure is required to improve the outlook from the proposed apartments in the east range to avoid overlooking.
- 6.5 The demolition strategy also allows for extensions to the narrow workhouse ranges. In order to respect the heritage significance of the host buildings, the proposed extensions are deliberately contemporary in style and have been limited in height, scale and massing so as not to overpower the host structures. Key elements of the host buildings, such as the projecting stone gables marking the former location of the north-south aligned linking range of the first phase of the workhouse, are left exposed without additional extensions. By extending the buildings on the internal face of the courtyard, the impact of new-build development upon the conservation area is limited and so too is the necessity to introduce new openings, such as entrance doors, into the external facades of the workhouse ranges facing out into the conservation area. Alterations are therefore focused on the interior wall faces of the enclosing courtyard, limiting change to the views of the workhouse within the conservation area. This design allows for a

duality in the experience of the workhouse, whereby the exterior enclosing ranges have historic character and integrity, and in the case of the north range are quite imposing buildings, which then give way on the inside of the courtyard to a modern aesthetic with pleasant landscaping.

- 6.6 The new additions, facing the courtyard, will sit at the eaves line of the existing buildings, with a contrasting design, allowing the mass of the existing buildings to dominate for the site to be easily 'read' as old and new. The new extensions will be of buff brick with red hues, clearly new, yet reflecting and complimenting the colour and texture of the existing sandstone workhouse ranges. The new extensions will have flat roofs with grey pressed aluminum projecting eaves. The windows will be of recessed grey aluminum frames and there will be glazed balconies throughout. The entrances to the apartments will be emphasised using red-toned zinc frames. These are used across the modern elements of the workhouse scheme to create an identity for the modern elements and a wayfinding mechanism. These entrance frames are mirrored in the window designs of the new-build elements, such as the oriel window to the gable of the dining hall. The red-toned zinc is used in a more prominent way to the new-build, eastern range entrance, enlivening the courtyard through variation in the elevations. A new doorway will be inserted at the east end of the south elevation of the south range. This will be treated with the contemporary red-toned zinc surround used within the modern extensions on the inside of the courtyard. This is single point of divergence from 'traditional', 'historic' design on the exterior of the enclosing ranges, will act as a foretaste of the modern design inside the courtyard and serve as a visual link between the old and new elements of the redeveloped workhouse, creating cohesion between the two elements of the scheme.
- 6.7 Internal alterations to the workhouse ranges will retain existing stone partition walls of the workhouse as much as possible, but all other internal partitions, fittings and fixtures, including the 1930s inserted partitions identified by Hardie (see Appendix C) will be removed and the new floors will be inserted. The demolitions require the removal of the wall paintings identified in the interior of the dining hall and, as with the rest of the workhouse, it is proposed that these are suitably recorded as part of a pre-demolition building recording.
- 6.8 The landscaping proposals retain existing mature trees and build on this to reflect the more formal and repetitive nature of the building, with lawns and formal square parterres being created. The northern site of the workhouse will have more naturalistic planting scheme. Hard landscaping will comprise block paving and textured sandstone. A new-build bin store is proposed which will be located to the south of the workhouse buildings towards the west end of the site. This will be constructed in sandstone reclaimed from the demolition of the workhouse buildings. The placement of the bin store is, in part, determined by access for bin lorries, but care has also been taken to ensure that it does not obstruct any key views of the workhouse. It is also located towards the west end of the workhouse where there are already modern flat roofed structures within the workhouse's environs, to the west side of the historic buildings. The proposed bin store, although modern, will be more in keeping with the character and appearance of the workhouse that those existing structures and its scale will be subservient to the workhouse ranges behind.
- 6.9 The scheme as proposed is considered to provide for the future viability of the most significant parts of the site in a way that is consistent with its long term conservation, whilst creating a high-quality living environment in a prominent site within Hexham Conservation Area.

7. Impact Assessment

The assessment of impacts is based on the following scheme drawings:

- 3045-01-2041C – Location Plan
- 3045-01-2044C – Site Plan
- ADH – Existing Ground Floor Plan
- ADH – Existing First Floor Plan
- ADH – Existing Elevations
- 3045-01-2050B – Demolition Drawing – Elevations
- 3045-01-2051D – Ground Floor Demolition Plan

- 3045-01-2052D – First Floor Demolition Plan
- 3045-01-2102D – South Range Proposed Floor Plans
- 3045-01-2103C – West Range Proposed Floor Plans
- 3045-01-2104C – North Range Proposed Floor Plans
- 3045-01-2105D – East Range Proposed Floor Plans
- 3045-01-2106C – South Range Proposed Elevations
- 3045-01-2107C – South Range Proposed Elevations
- 3045-01-2108C – West Range Proposed Elevations
- 3045-01-2109C – North Range Proposed Elevations
- 3045-01-2110C – North Range Proposed Elevations
- 3045-01-2111D – East Range Proposed Elevations
- 3045-01-2114A – Proposed Roof Plan
- 3045-01-2115B – Bin Store Typical Details
- Rev A Hexham Landscape Proposals – Layout 2

7.1 The Proposed Development includes elements of retention and conversion, demolition, and extension as outlined in the design and access statement and summarised in Section 6 above.

Nearby Listed Buildings

7.2 The retention of the north, south and east ranges of the workhouse, together with the master's house means that in terms of its appearance within the setting of nearby listed buildings, this appearance will be virtually unchanged as a result of the scheme and no impacts are predicted in relation to the setting and significance of nearby listed buildings as a result of the proposed scheme.

Hexham Conservation Area

7.3 The retained ranges will conserve a large part of the visual contribution that the workhouse makes to the character and appearance of the designated **Hexham Conservation Area**. The key views identified on Corbridge Road, on approach into Hexham from the east, and towards the west end of the workhouse (approximating the view that would have been possible from Priestpottle), will be conserved through the proposed scheme, as will the wider views of the workhouse from the north, where the north range and water tower are the key visible components of the workhouse. The scheme will also retain the difference noted in the appearance between the workhouse's northern and southern frontages. The scheme design has limited alterations, as much as possible, to the external faces of these retained ranges (those visible when moving through the conservation area). Where new features are proposed on these elevations, they are in character with the architectural style of the workhouse, e.g. newly inserted windows on the south elevation of the south range preserve the façade's regular style and pattern of fenestration and they will be fitted with painted timber-framed sashes as per the rest of the original workhouse windows. The only new insertions that do not follow this approach are the insertion of a doorway at the east end of the south range, in the place of an existing window and the insertion of new windows into the ground floor east elevation of the east range. The new doorway in the south range will be treated in contemporary style, offering a foretaste of the scheme design proposed within the courtyard area. The new windows proposed for the ground floor east elevation of the east range take place within an area of walling that has been previously altered with various inserted and blocked-up openings. This creates the opportunity to introduce two larger windows on the ground floor elevation, although these will be fitted with painted timber-framed sash windows. Some precedent for this style of window is present in the east range at first floor level and so the scheme design is considered to be taking advantage of an opportunity offered by the building. The above treatment of the existing ranges is considered to be in accordance with the balanced approach to managing change to the historic environment that is enshrined in the NPPF, having been developed with a clear understanding of the contribution the workhouse makes to the conservation area.

- 7.4 Some harm is, however, identified through the demolition of the former fever wards and their loss in a key view of the workhouse identified from the east end of Dean Street. This will impact upon the fortuitously attractive layering of building ranges in that view, and will also remove the view of the row of small windows at high level in the building's north wall, which are evocative of the treatment of the poor and infirm at this time and visible from Dean Street. This visual impact of the scheme is added to the loss of some of the site's historical integrity through the demolition of the former fever wards and middle range, and the conversion of the remaining buildings. This harm is assessed as '**less than substantial**' harm to the designated conservation area, as defined in paragraph 186 of the NPPF.
- 7.5 The design of the extensions to the interior of the workhouse is considered to represent 'high quality design' as defined in Section 12 of the NPPF and in Policy BE1 of the Tynedale Local Development Framework Core Strategy (2007). This is achieved firstly through targeting the new-build elements to within the courtyard area to avoid unnecessary change to views of the workhouse from within the conservation area, and secondly through the quality of design and materials, and the creation of an identity for the scheme through the use of the red-tone zinc surrounds to selected windows and doorways. The juxtaposition of old and new and the contrast created between the outside of the workhouse and inside of the courtyard is considered to create an interesting architectural composition that showcases successful heritage conservation. The landscaping treatment will add to this, creating an attractive space around the buildings, improving the visual amenity of the conservation area and reused reclaim stone from the workhouse for construction of the necessary bin store. This element of the scheme, and the reinvigoration of this vacant site, is considered to be beneficial to conservation area.
- 7.6 Case law (see particularly *E Northants DC v Secretary of State for Communities and Local Government* [2014] EWCA Civ 137) makes it clear that the duty imposed in the Planning (Listed Buildings and Conservation Areas) Act (1990) means that in considering whether to grant permission for development that may cause harm (substantial or less than substantial) to a designated asset (listed building or conservation area) or its setting, the decision maker should give considerable importance and weight to the desirability of avoiding that harm. There is still a requirement for a planning balance, but it must be informed by the need to give that weight to the desirability of preserving the asset and its setting.
- 7.7 In cases where 'less than substantial' harm to a designated heritage asset is identified, NPPF paragraph 196 states that the harm should be balanced against the public benefits of the scheme. The wider public benefits of the scheme and the balancing of harm laid out in the Planning Statement forming part of the application package; however the following heritage public benefits apply in this case.
- The scheme is considered to represent a viable future use for the non-designated workhouse buildings providing a use that is consistent with their long-term conservation; and
 - The scheme will improve the appearance of this part of the conservation area through the redevelopment of vacant buildings and the revitalisation of this key gateway site.
- 7.8 The harm identified to the designated conservation area is considered necessary to achieve these long-term heritage benefits at this time.
- 7.9 Policy BE17 of the Tynedale Local Plan (saved policies 2007) deals with demolition in conservation areas, stating that the demolition of buildings that make a positive contribution to the character and appearance of a conservation area will only be approved where the contribution made is not considered to be 'significant' and where detailed proposals and approved contracts are in place for the site's redevelopment. Whilst the former fever wards are identified as making a positive contribution to the conservation area, this contribution is not considered to be 'significant' in consideration of the fact that Hexham Conservation Area is of such a large size, and contains upwards of 200 listed buildings, some which are afforded the highest level of designation. The contribution of the fever wards, forming one part of a larger non-designated building, is therefore not considered to meet the threshold of a 'significant' contribution, by comparison to the contributions made by those key designated buildings in the core of the conservation area. The proposed scheme design provides the detailed plans for redevelopment necessary under this policy and the approval contracts can be secured through appropriate planning conditions. Thus it is considered that the tests of Local Plan policy BE17 are met in this case.

Hexham Workhouse Non-designated Asset

- 7.10 The former Hexham Poor Law Union Work House **[AEC001]** is assessed as a non-designated heritage asset of local to regional significance. The workhouse buildings have been vacant for a number of years

and their adaptive re-use is a priority in terms of securing a viable future for the buildings and arresting their decay. They are identified in the Hexham Conservation Area Appraisal as a local building at risk.

- 7.11 The scheme design has worked to retain the elements of the site that make the strongest contribution to the conservation area, as a designated asset; however this results in losses to the non-designated asset that amount to harm to its heritage significance. The loss of the middle range results in the creation of one large courtyard formed by the workhouse buildings. Whilst this retains the important sense of enclosure formed by the retained ranges, it removes the gendered segregation of the yards into male and female spaces. It also forms a large proportion of what remains of the original workhouse phase of 1839. This demolition therefore impacts on part of the asset's illustrative historical value. Likewise, the removal of the former fever wards from the east side of the workhouse also harm the site's illustrative historical value by removing one of the obvious signs of extension to the workhouse in relation to wider national movements in the treatments of pauper inmates. It also removes the last remaining fever wards from the workhouse complex, following the demolition of the site's other fever wards to make way for Hexham hospital. This impacts on part of the site's illustrative historical value.
- 7.12 The removal of the wall paintings, purported to have been made by an Italian prisoner of war, impacts on the site's associative historical value, and also removes some purported tangible evidence of the site's use during World War II, when its usage was a local response to a national emergency.
- 7.13 The remaining demolitions and conversion of the workhouse ranges inevitably result in the loss of historic fabric at the site, both internal and external, but it is noted that the plans allow for the retention of at least part of every major phase of development at the site, and the majority of the site is retained and converted, as opposed to demolished. The scheme design also allows the historic buildings to remain legible with the deliberate contrast being created between the old workhouse ranges and contemporary style of the extensions. This is considered to make a beneficial contribution to the site's aesthetic value. Thus key aspects of the site's significance are retained and also enhanced by the proposed development and this needs to be balanced against the elements of harm necessary to achieve a viable future use for this site at this time.
- 7.14 Paragraph 197 of the NPPF states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application, In weighting applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and significance of the asset'.

8. Recommendations

- 8.1 Paragraph 199 of the NPPF states that 'local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publically accessible'. In light of the above paragraph, the following mitigation recommendations are made.
- 8.2 In the absence of original architect's drawings of the workhouse, and in light of the site's complex history of alteration, extension and development, it is recommended that the buildings are subject to historic building recording, should permission be granted for the Proposed Development. It is recommended that the workhouse is recorded to at least Level 3 standard (Historic England 2016), prior to demolition and conversion. This should have a focus on refining the site's chronology of development and recording evidence of its floor plan, room uses and changes to uses, as far as possible. This may involve a review of other contemporary sites for extrapolation. The photographic survey should take a representative sample of the large number of repeated single rooms within the structure. It is considered that the recommended building recording can be secured through appropriate planning conditions, as per the pre-application advice obtained from NCC's Assistant County Archaeologist.
- 8.3 The workhouse site also has the potential to host the buried remains of earlier phases of workhouse buildings, drainage scheme and the site's well. For this reason NCC's Assistant County Archaeologist may request a scheme of archaeological watching brief be carried out over the most sensitive parts of the site during ground works. The results of any such archaeological works should be integrated into the building

recording to provide a full account of the site. It is considered that the recommended building recording can be secured through appropriate planning conditions.

9. References

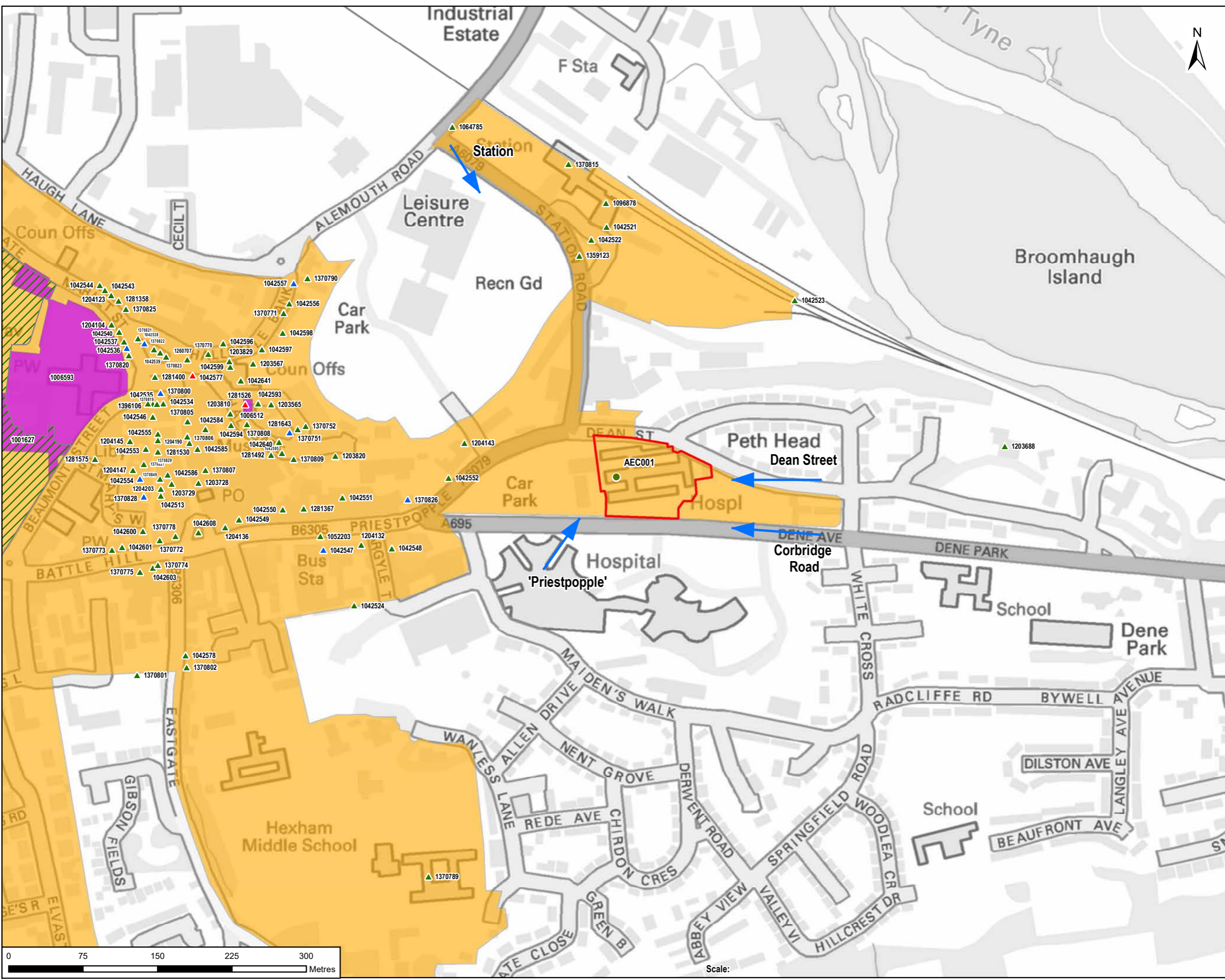
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Appendix A Map of Known Heritage Assets

File Name: \\ch-wip-001\CH_Environment\6053606 - Hexham\GIS\02_Maps\Appendix B Figure 1 - Designated Heritage Assets in the vicinity of the Proposed Development.mxd



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

- Legend**
- Application Area
 - Key Views of the Workhouse Identified in Walkover
 - Listed Buildings
 - ▲ Grade I
 - ▲ Grade II*
 - ▲ Grade II
 - Non-designated Asset
 - Conservation Area
 - Historic Parks & Gardens
 - Scheduled Monuments



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Purpose of Issue
 FOR INFORMATION

Client
 HMC GROUP

Project Title
 HEXHAM

Drawing Title
 APPENDIX B FIGURE 1:
 DESIGNATED HERITAGE ASSETS
 IN THE VICINITY OF THE
 PROPOSED DEVELOPMENT

Drawn EC	Checked AR	Approved GS	Date 04/04/2019
AECOM Internal Project No. 60553606		Scale @ A3 1:3,500	

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Drawing Number
FIGURE 1

Rev
01

Appendix B Historic England Designation Assessment for the Workhouse

ADDRESS

HEXHAM GENERAL HOSPITAL, CORBRIDGE ROAD, HEXHAM

Parish HEXHAM
District TYNEDALE
County NORTHUMBERLAND

Case UID: 159656

Date First Listed:

Formerly Listed As:

RECOMMENDATION

Adviser: Dr M Tolan-Smith

Outcome: No, do not list

Recommended Grade: NL

11-JUN-2005

Advice Text: After examining all the papers on this file and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are not fulfilled.

CONTEXT

This former workhouse was first assessed for listing in 1996 but was considered too altered to meet the national criteria.

This proposal has been prompted by the relocation of the administrative parts of Hexham General Hospital to new accommodation recently constructed on the south side of Corbridge Road. The former workhouse site is therefore open for redevelopment and total demolition has not been ruled out. The majority of the site has already been acquired by a developer, and is earmarked in Tynedale's local plan for housing. The developers object to potential listing on the grounds that they consider the buildings to have been considerably altered over the years and believe that most of the buildings on the site are of little historical interest. The local planning authority feel that the complex is of considerable historic and architectural interest and welcomes this assessment. The complex is situated within a conservation area.

HISTORY

Workhouses proliferated after the passing of the Poor Law Amendment Act of 1834, with hundreds built in England by 1883. The Hexham example is a relatively early one, constructed in 1839. At that time it consisted of three parallel two-storey ranges with a main administration block linking the three at the west end. A single storey range at the east end of the complex was raised to create an upper storey which housed separate sick sleeping wards and day rooms for men and women. These alterations are shown on a plan of the proposed works dated to 1842.

A major phase of expansion at the workhouse took place between 1880 and 1883 designed by local architect J H Morton of South Shields, who designed many workhouses in the north of England. This expansion involved the demolition of the main west range and the construction of a new administration block with a master's house at its western end, flanked by two new sick wards. The new administration block included provision for master and matron's rooms, a dining hall, kitchen, scullery, bakery and six large storerooms. The work cost £8000 and rendered the building capable of housing up to 300 inmates. At the same time the existing workhouse buildings were extensively altered.

After the Poor Law Act of 1913 Hexham Union Workhouse became known as Hexham Poorhouse

and after 1930 it became the Hexham Public Assistance Institution. It continued to house inmates until 1939 when an Emergency Medical Scheme Hospital was constructed immediately to the south of the poorhouse. At this time the workhouse buildings were adopted for administrative use and following the introduction of the National Health Service in 1948, the site became part of Hexham General Hospital.

DESCRIPTION

This workhouse occupies a level site on the eastern outskirts of the town of Hexham, now adjacent to one of the main thoroughfares of the town. In plan it comprises three two storey ranges of the original 1839 workhouse with later administration block linking the three original ranges, a master's house and two infirmary wings at the western end. Four enclosed courtyards representing separate exercise space for men and women occupy the spaces between the three ranges. At the east end of the complex there is an additional range of buildings and a maintenance yard which date from the first phase of the workhouse.

The remaining buildings of the original 1839 workhouse are of stone rubble under slate pitched roofs. The original south front has a pedimented two bay central section with a series of four corbels at first floor level. Six and four bay ranges extend to either side. All window openings have hung sash windows. The original west front of the workhouse was replaced by the 1880's extension. The fabric of the remaining original buildings display several blocked window and door openings and many later openings pierce the walls. The interior of the south range was inspected which appears to have been sub-divided during its conversion to a nurses home in the 20th century.

The buildings constructed during the extension of 1880-1883 are of sandstone ashlar blocks also under slate pitched roofs in the Jacobean Revival style. The two storey master's house at the western end of the middle range has the inscription MASTERS 1883 HOUSE on a scroll in the pediment over the front door. The dining hall lies behind flanked by corridors which have windows rising through the eaves and behind this is the kitchen department. The applicant provided some photographs of the interior of the dining hall situated behind the master's house; these photographs depict a series of fine coloured wall murals painted by Italian prisoners during the Second World War. The administration block is linked by single storey covered ways lit by semi-circular openings, which have gabled sanitary blocks projecting from their east side to male and female sick wards. The sick wards are rectangular in plan and of two storeys with gabled welsh slate roofs. They are of stone with coursed-in surrounds to the openings and sill bands at ground and first floor levels. They are identical in plan, but the sanitary annexe at the west end of the south range has been demolished and replaced by a 20th century bow fronted extension. Plans of 1951 show that each infirmary wing was divided into an inner ward of two bays and an outer ward of four bays. Today, the space is sub-divided into a series of smaller rooms served by a narrow corridor.

During the 20th century when the former workhouse was part of a hospital and a nurses' home, a number of alterations were made to the buildings. These include a two storey bow fronted extension to the south infirmary wing, a four storey tower and a first storey extension to the covered walkways linking the administration block to the infirmary wings and numerous small single storey additions.

ASSESSMENT

This is a relatively early example of a purpose built workhouse dating from 1839 which has undergone modification throughout its history and most significantly underwent a major phase of expansion and remodelling towards the end of the 19th century. Large parts of the original 1839 workhouse remain, including the three original ranges, the integral courtyards and the service range and maintenance yard. Therefore, most of the original plan form is preserved and understandable. Additionally, the complex retains most of its original window and door openings and some of the original sash window frames.

In order to meet the national criteria for listing, workhouses must generally be early in date but crucially, the degree of alteration to the original building is the major determining factor. Unfortunately, although Hexham workhouse is an early example and retains a readable plan form, extensive modifications have taken place including most importantly the demolition of the main west range and crucially its main façade in the 1880's and its replacement by a new administration block, master's house and infirmary wings. Workhouses are generally austere and functional and any architectural embellishment was generally reserved for the main façade. The loss of this original façade from the workhouse detracts from the overall composition of the whole. Although the new additions, in the Jacobean Revival style, which replaced the western block are well executed and demonstrate the functional development of a 19th century workhouse, they do not possess the special interest necessary to compensate for the loss of the original range.

Other modifications are also apparent including several blocked openings, the piercing of walls with later openings and evidence of infilling within the ranges. Taken together with the various 20th century extensions, these alterations have compromised the integrity of the original workhouse and it therefore does not satisfy the national criteria for listing.

Hexham Union workhouse is however an interesting complex of buildings which unfortunately just fails to meet the national criteria for listing and as such is of clear local interest. As it is included within the Hexham conservation area, appropriate controls are available to consider its retention and adaptive re-use, which is strongly recommended.

Conclusion: Considered too altered to warrant inclusion on the list.

Reasons For Designation Decision:

Whilst retaining considerable local importance, this early 19th century workhouse survives in too altered a state to possess the special quality needed to list a building.

VISITS

28-JUN-2005 External only

28-JUN-2005 Internal

Internal visit to south range only.

COUNTERSIGNING

First Countersigning Adviser: Mr R Hawkins

Comments: Agreed. This interesting, but altered example of a workhouse built in 1839 remains a highly significant complex in a local context within a conservation area. Careful consideration of its merits in the context of recent E.H. research confirms that the previous decision not to recommend listing, taken in 1996 remains an appropriate assessment. Its contribution to the character and appearance of the conservation area is highly significant and will hopefully influence its future. 18-08-05.

Second Countersigning Adviser:

Comments:

HP Director:

Comments:

Appendix C Hardie (2012) Extract – Workhouse Interiors

Note: redacted areas of this report related to suggested redevelopment proposals that do not relate to the current scheme. They are redacted to avoid confusion.

development should avoid the area to the south of the workhouse and allow the south elevation to remain as the dominant street presence here.

Significance of the interiors

This report has shown that the main significance is to be found in the external elevations. The 1839 – 44 buildings were originally one room deep, but have subsequently been divided with modern and 1930s partitions; many of the rooms would be lighter and more spacious without these divisions. While the workhouse was used as a public health institution from 1930, a number of alterations were made to the interiors resulting in many significant assets being removed, including all fireplaces and the introduction of partitions to form smaller rooms within the once larger wards. This has left most rooms with little of architectural, historic or archaeological interest internally that would merit conservation and so they offer flexible space ready to be adapted to meet modern day requirements. The exceptions to this are as follows:



Figure 2. Zones where the interiors of rooms are more sensitive to change. The red areas are ground and first floors (Master's House and Dining Hall), but the blue area is only the first floor (room 29)

The Dining Hall

The dining hall retains a number of features of architectural and artistic interest which should be retained and reused. Together they can tell us much about communal dining and workhouse life. These include the roof timbers springing from the corbels, the wall paintings and the windows. Other features such as the entrance doors should be retained visually, but need not be used if not required – they could be blocked. The mezzanine level should be removed and the room restored to its original proportions.

The conservation of the wall paintings will require some analysis of the fabric by a specialist to test the friability of the flaking paint and to come up with a practical solution which will

allow the paintings to be incorporated into the new space. If this is not possible, then the paintings will need to be recorded before they are either left in situ or covered up.

Room 29

This is a higher status room with coving and a dado rail and may have been part of the Master's House before 1883. The partition which has been inserted to create room 29a should be removed and the proportions of the room retained along with the coving and dado rail.

The Master's House and Matron's Room

This is an attractive high Victorian building. The principle rooms face west and have all lost their original Victorian fireplaces. However the window detailing, including the storm porch and the coving in all principle rooms and single ceiling rose in the entrance hall should be retained. The rooms to the rear, which probably incorporates the Matron's Room should be reorganised, possibly to return to their original form, in order to improve access and light. An arched stair light should be restored with an arched window to match one which has survived on the north side.

Fairington Centre

This consists of the more recent Morton building which joins the older first workhouse and the 1930s subdivision of the 19th century wards is of some interest. A series of small rooms were created which were equipped with a wardrobe complete with shelving, hanging space and a full length mirror, plus a sink with splash back and light. Doors had a brass door hook and the walls had an air vent above the doorway (or close to it). Each window opening was provided with a pelmet to create a more cosy room for the residents. The significance of these rooms is in their historic interest and as evidence of the transition from workhouse to public health institute, and while they are of interest, they do not merit conservation; instead a record should be made of a representative sample of the rooms before works take place. As part of this 1930s remodelling which is seen throughout the workhouse, most rooms lost their fireplaces, but two rooms in the Fairington Centre have retained them (although FC127 has a 1930s electric fire inserted) and in each case these rooms are larger, lighter (and required no vents!) and appear to have had some supervisory function for the other smaller rooms on each floor. The presence of the fireplaces help to understand the processes of administering the public health institution and while they do not merit preservation in situ, they do merit reuse to reinforce the Victorian character of the original building.

In conclusion, Hexham's former workhouse can provide opportunities for redevelopment by providing a readymade group of buildings with local historic character which are relatively adaptable for conversion. The later phase of buildings to the west of the complex were designed to be sunny and well ventilated as required by the Local Government Board at that time, and so the rooms are potentially attractive places to stay and work. If the modern partitions are reduced in number, then the older 1839 ranges will also be attractive sunny rooms. The workhouse can continue to make a valuable contribution towards the townscape of Hexham and towards town centre vitality as is required in the National Planning Policy Framework (2012). It can do this by broadly retaining the architectural styles of the elevations including window styles and stonework detailing such as gable decoration, water tabling, string courses and symmetrical form. There is scope to add in new openings as

THE INTERIORS

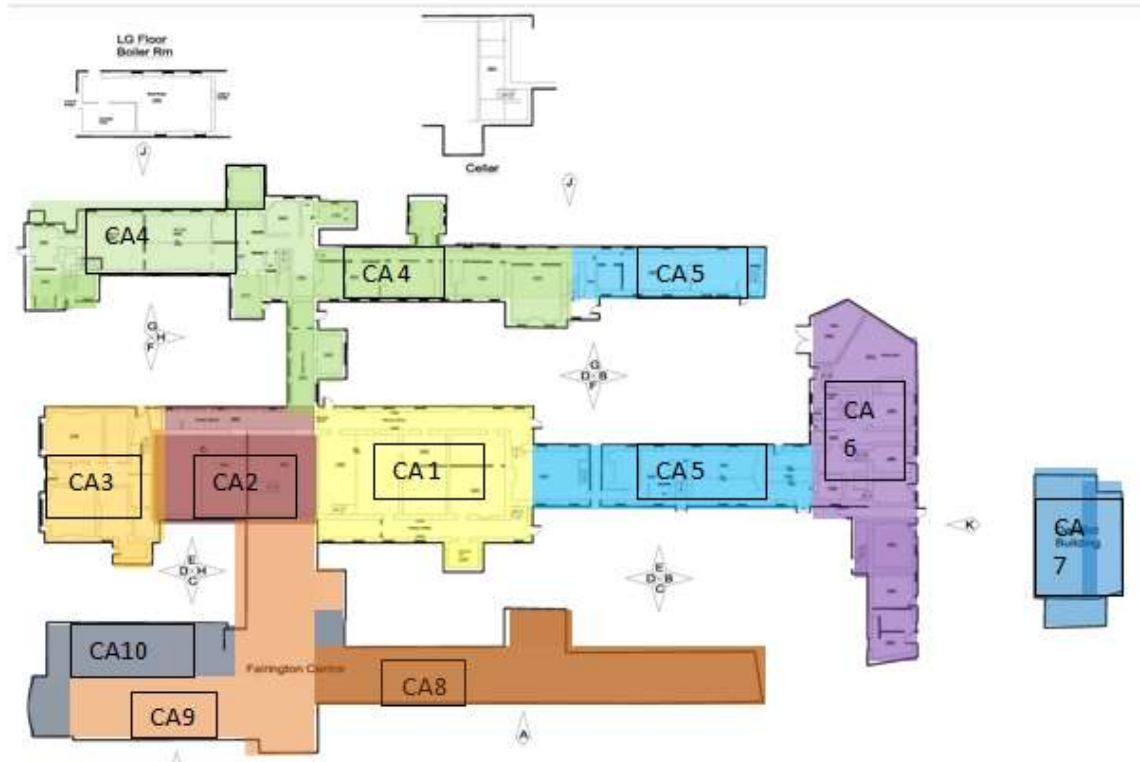


Figure 29. Character areas referred to in the text

Overall, the interiors of the workhouse have been through many remodellings with fireplaces removed or replaced and partition walls erected. There is little left to help understand workhouse life with only a few exceptions. For the most part, the interiors represent flexible space into which new uses of space can be laid out to help make the building meet modern requirements. In principle, there is nothing of significance inside (apart from a couple of exceptions, see below) apart from the arrangement of windows. Windows are mostly multi-pane sashes, but there are some old top or side huge casements with attractive monkey tail handles or stays. Survival of sash lifters is reasonable, but there is good survival of sash catches, usually of a depressed button or acorn type.

In addition to the Master's House (rooms 60-68), there are two rooms where there are fixtures or fittings which should be retained because they do reflect the use of the room when it was a workhouse. These are the dining room (room 7) and a first floor room in the old north range, referred to here as room 29. These are discussed in more detail below.

Each room was visited and numbered and historic features noted. A list of rooms and plans showing room numbers is given in appendix A. For the purposes of this report, the rooms are combined into broad character areas because their significance is largely the same and so each character area presents similar opportunities and constraints. The Fairington Centre

was not accessible and so the interiors were not visited and consequently this Statement of Significance only covers the exteriors of that building.

Room numbering – ground floor

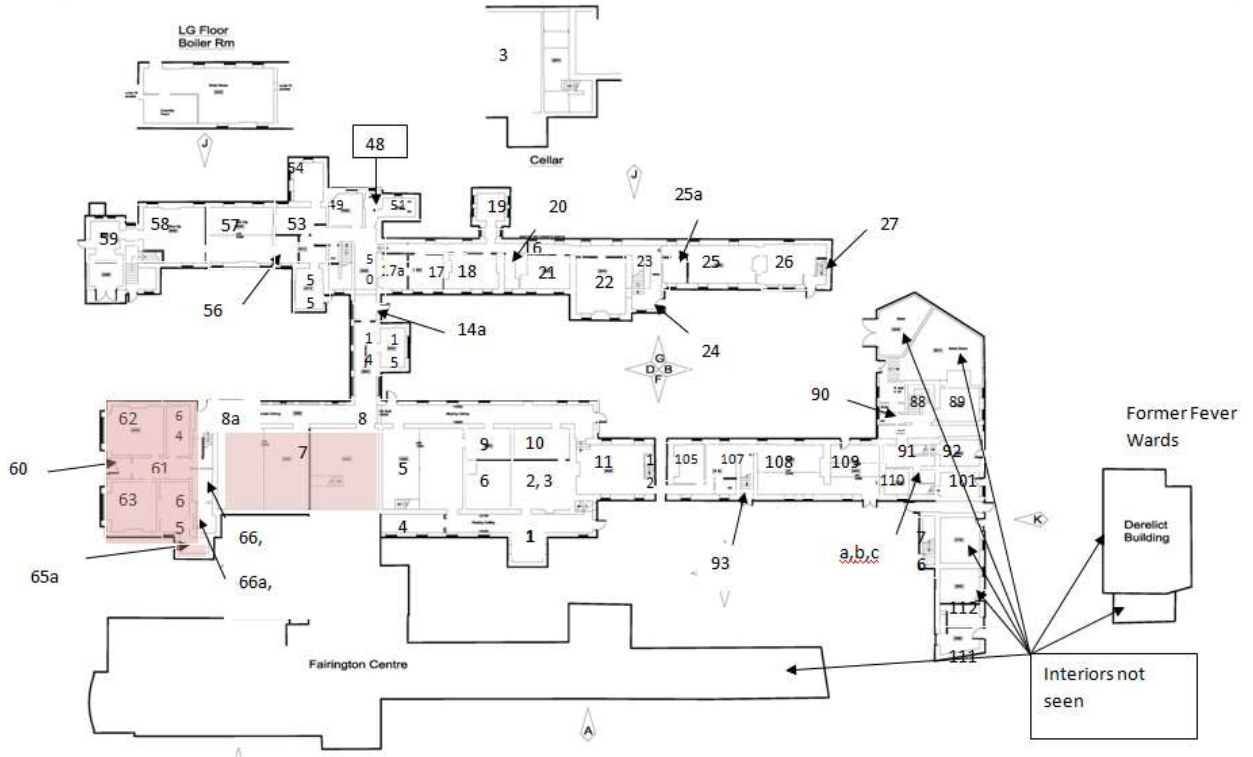


Figure 30. Room numbering on the ground floor. See appendix A for a larger scale. Red areas are most sensitive to change internally

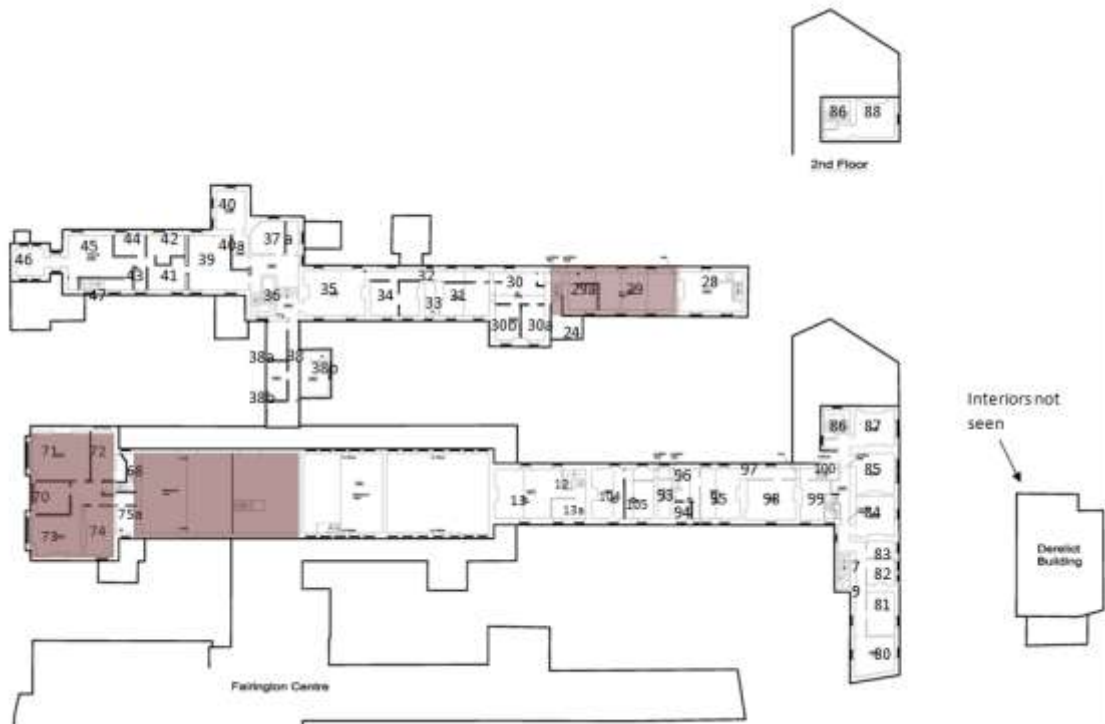


Figure 31. Room numbering on the first floor. See appendix A for a larger scale. Red areas are most sensitive to change internally

Character Area 1 (yellow area)

This is the central part of the central range designed by Morton in 1883. Architecturally it belongs to the building group that has strong high Victorian design details such as dressed ashlar, string coursing, multi-pane sash windows defined with long and short dressed stones. Internally the space consists of large rooms, possibly the kitchens and admin offices in the central block which are lit with high windows. The windows are positioned at a height to allow flanking corridors to run down one or both sides, permitting access into the rooms. There is one small flat roofed box like extension (off room 1) of no interest.

The rooms have been subdivided and so the room divisions do not necessarily reflect the original layout; so rooms 2, 6, 9 and 10 were probably only two rooms originally. Room 5, possibly the kitchen from 1883,¹² now has a mezzanine, but this appears to be a modern insertion and is of no historic interest. Some of the original form does survive namely the cellar below room 2.

There are no fireplaces, only chimneys, no plasterwork detailing and few original doors or door frames. Windows are a mixture of sliding sashes and side hung casements, mostly multi pane sashes. There are a number of attractive window fittings surviving throughout including monkey tail handles and stays and button sash catches.

¹²

Moving forward...

With the exception of historic windows and their fittings, there are no features within this character area which need to be conserved. However a more detailed photographic record of the interiors before alterations is recommended. The extension to room 1 could be removed if required and the large space of room 5 reorganised to meet modern needs. Likewise the subdivision of rooms can be removed or retained as required without loss of significance.

Character area 2 – the Dining Hall (red area)

The dining hall has all the appearance of a non-conformist chapel and this was the intention of workhouse architects. Walls were often adorned with religious mottoes or illustrations in order to encourage piety and gratitude in those receiving relief and often doubled up as a chapel (Higginbotham 2006, 23 and <http://www.workhouses.org.uk/life/inside.shtml>). The dining hall was part of Morton's alterations and is located at the heart of the complex where all segregated parts of the workhouse community could approach from different quarters via two sets of wide doors or a pair of narrow doors joining room 5 (possibly the kitchen from 1883). The room would have been filled with plain wooden tables and benches and the present mezzanine level would not have been there.



Plate 18. Two of the most significant architectural features are the roof timbers springing from corbels and the mullioned and transomed windows

The walls are painted, possibly vitrified brickwork up to 1.73m high, then normal brickwork above that height. Massive chapel like roof timbers spring from corbels. The windows are large arched mullion and transomed windows and are the main visible external feature for the dining room. There are octagonal ceiling vents (or possibly the access point for gas lighting) which are decorative as well as functional. To the rear of the dining room on the mezzanine, there are two blind arches; it is not clear what form they take as large book cases now line the wall (the dining room was latterly used for storage of archives by the hospital) and so only the arched tops can be seen. This back

wall adjoins the back of the Master's House. At ground level, below the arches, is another blocked double width door.

Then and Now...



Plate 19. The wall paintings and banner in 2004 (Tim Tatman, Hexham Civic Trust)



Plate 20. The wall paintings in 2012

The wall paintings are of **some artistic interest**. The dining room had high on the east wall a large frame canvas painting about three metres by three metres of the Royal Arms of Queen Victoria signed E or G Swinburne 1885, but this has now gone leaving only an unpainted space on the wall. It is not clear who Swinburne was. The poet A.C Swinburne was part of the artistic and intellectual circles in Northumberland in the 1860s, but no other Swinburne of note has been found from the 1880s near Hexham. The occupier of the field in 1844 which was acquired for the workhouse gardens, later fever wards and school buildings was Swinburn (no 'e') and this may provide a family connection to the paintings.

Below, and on either side of the Arms are wall paintings, thought to have been painted by an Italian prisoner of war who was in the wartime hospital. That on the left depicts a stag with antlers; that on the right is a sailing vessel. Below is a triptych the width of the arms; the left panel shows a waterfall on a river, the centre one a single span stone bridge over a river,

and the right-hand panel a lighthouse at the end of a breakwater (information from Hexham Civic Trust). It is clear from the markings on the wall that there were also paintings or fixtures above the single doors.

Surviving military art within the context of prisoner of war camps is surprisingly rare (English Heritage 2004, 3) and there are no records for how well POW artwork survives in other contexts such as the Hexham hospital. However, English Heritage do advise that military art which dates to the Second World War or earlier and which can be associated with a particular group, should be considered as significant (ibid, 4).

The wall paintings have deteriorated in recent years. Photographs of them in 2004 show a marked difference in the paintings from 2012.



Plate 21. Detail of wall painting in 2004 (left) and 2012 (right). Some more paintwork has been chipped off below the ship.



Plate 22. The triptych in 2004



Plate 23. The triptych in 2012 with small amounts of flaking paint



Plate 24. Detail of stag wall painting in 2004 (left) and 2012 (right). Allowing for the poorer lighting conditions once the building was unoccupied, more paintwork has been lost in the intervening years.

Moving forward.....

The large open space of the dining room creates opportunities to reuse this room with its original proportions without the mezzanine; in doing so it will become a much lighter space. The roof timbers, corbels and wall paintings should be retained.

The wall paintings will require specialist conservation to help determine their future management. Ideally they should be preserved in situ, but less acceptable alternatives include recording and leave as found or recording and covering. There does not appear to be an option to remove and conserve elsewhere because the artwork is painted directly on to the brick wall.

The octagonal air vents are also typically Victorian and have a useful purpose and ideally should be retained or reused for light fittings or similar. The large window openings are an important part of the dining room externally as well as internally and should be retained. There are five access points into this room offering considerable flexibility for future uses.

Not all need to be retained, but any which are to be blocked, should remain visible so that they record the movement of workhouse inmates when it was used as a dining room. The room should be archaeologically recorded once the shelving is removed.

Character area 3 – the Master’s House and Matron’s Room (orange area)

The Master’s House was part of J. H. Morton’s building constructed in 1883. There was already a master’s house in the earlier build, as this was referred to in Morton’s notes to the Board of Guardian’s and was considered for use as providing temporary accommodation for inmates during the building works in 1882/3 (NRO GHE 6 and see room 29 as possible location). The rooms inside the Master’s House were designed to be grand to reflect the important position of the Master in the community. The Matron was always the Master’s wife – they were appointed as a couple and if one was not suitable, both had to leave. The Master’s House and Matron’s Room retain a number of features of interest. The most significant features are in the entrance lobby with the stained glass with leadwork and an internal storm door with a half glazed four panel door. The principle rooms most likely to receive visitors from the 1880s are lined with plaster corncicing and have skirting boards and dado rails and room 61, (the corridor) has a ceiling rose. The door surrounds are mostly original and worth retaining where they are thick and moulded, but the doors have all been replaced with modern fire doors and are of no interest. The fireplaces were all replaced in the 1930s and 1950s/60s and are of only limited interest, although the chimney breasts survive. The detached fireplace in room 62 is not of a type that would have been used in these rooms and appears to be a modern copy of a Georgian Adamesque design used in buildings of the 18th century (but now popular in DIY chains). The large Tudor style windows to the front elevation are of considerable architectural significance and the others although boarded, are mostly the multi-pane sash style used throughout.



Plate 25. The robust wooden front door harks back to medieval England as does the leadwork to the windows and stained glass; all set the tone for the grand entrance to the Master’s House. The half glazed four panel door also appears to be original as are the small details such as plaster corncicing, coving, skirting boards, dado rail, tiled floor to the entrance lobby and wide moulded door surrounds. Other internal doors are replacements as is the door handle to the storm door.

Moving forward....

The Master’s House offers accommodation on a more domestic scale, but with a rather grand and important facade. The general proportions of the west facing rooms should be retained. It is not essential to retain the plaster features such as the coving, cornicing, dado rails, skirting boards and the one ceiling rose, but in doing so, it reflects the Victorian origins of the building and marks it out as being of a higher status than the other workhouse

origins of the building and marks it out as being of a higher status than the other workhouse

buildings. The rooms to the back of the house require some reorganisation as repeated subdivision and alteration of access points has left a rather muddled arrangement that could be rationalised using existing blocked or unblocked access points. Here the ground floor rooms (and indeed the first floor ones) could be enlarged by removing walls to create more usable space. The stair would also require moving or alteration to create lighter more usable space that better reflects the proportions of the front of the house. The four pane window in the upstairs bathroom (room 75) sits within an arched window opening and might be better replaced with a stair light – this suggests that these rooms could be reorganised with the stair in a different, possibly original, location. The monkey catch from the four pane window could be reused elsewhere.

Character area 4 – Morton’s flanking north wing (green area)

This is one of the wings or pavilions designed by Morton and built in 1883. This along with the Master’s House and symmetrical south flanking wing were built on land that had been wooded until building works started. Each wing was designed to accommodate 64 inmates, and consisted of dormitories, day rooms, nurse’s kitchen and bathrooms. The wings were connected to the central block with the master’s house, matron’s room and dining hall and kitchen with a single storey linking corridor. Room 22 marks where the 1839 central range was located north-south, joining with a similar room protruding into the womens’ yard to the south. Buildings to the east of this are the remains of the first phases of workhouse development.

Internally, there are few historic architectural features left which are of significance. Those which do have significance are the windows, mostly six over six pane sliding sashes which have retained their ropes with rollers, sash lifters and catches - all should be retained. The rooms were mostly large sunny rooms lit from both sides and with offices nearby from which inmates could be observed. The large wards have mostly been subdivided – these divisions are of no interest. There is a below ground void under room 18. This was viewed from the hallway (room 16) where floor boards were lifted, but there is no access to the void. It appears to be a cellar, or possibly the remains of an earlier building constructed at much lower ground levels. The 1841 plan of the workhouse (see fig 12) shows a yard here outside the girls’ school. The significance of this space is not clearly understood.

The boiler house is a later addition of no interest.

Moving forward....

This block’s significance lies in its external elevations and so there is scope to adapt the interiors for modern use, providing that windows are retained and reused. As Morton designed, they are bright sunny spaces and the two main rooms on the ground floor may well have originally been one large dormitory. The present subdivisions of rooms appear to be modern and so do not need to be retained. The internal ceilings are modern suspended ceilings, the skirting board may have been moved to accommodate piping and is not of such high significance that it needs to be retained. All doors are modern and of no interest and similarly, kitchen fittings are of no interest.

Character area 5 (turquoise blue area)

This consists of two ranges of the earlier build dating from 1839 to 1860, with some minor modifications of c.1883. The central range started life in 1839 as a kitchen (room 11), scullery and pantry (rooms 105 and 107), laundry and wash house (room 108 and 109). Room 105 still has a large chimney breast (perhaps more suitable for a kitchen or laundry?) which has had a large bite taken out of it in order to accommodate a low level kitchen cupboard. Room 108 has wide doors possibly to help bring in large amounts of laundry and the cupboard under the stairs in the hallway adjacent (room 93) gives a good view of the stone steps. These stairs have had their treads surfaced in modern materials and so it is only by viewing them from below that we appreciate that they are original stone steps. The northern range started life as a Mens' Day Room on the west side and the range was extended before the 1860s, presumably to provide additional male accommodation at ground floor level or to create or extend the Master's accommodation. One of the upstairs rooms (room 29) has high quality, but simple ceiling coving and a dado rail suggesting that this room is a higher status than the rest. We know that the early work house did have a Master's Room as part of the complex, but no plans show its location. In Kempthorne's 200 Pauper Plan, published in 1836, which Hexham has some vague resemblance to, the Master's Room was located at the inner end of the mens' range and overlooked the mens' yard (Morrison 1999, 77); this would conform to this position at Hexham. Given the higher quality of this room, it may have been the Master's Room with direct access via wooden stairs (room 27) to the main entrance and the mens' yard, or another flight of external stone steps (room 23) to the yard. The partition in room 29 (29a) is modern and of no interest. It is mirrored by a similar partition (room 25a) on the ground floor which is also of no interest.

Moving forward...

The rooms in this character area are largely devoid of any historic features which should be retained. The exceptions are as follows:

- The coving and dado rail of room 29 should be retained to mark the rooms as higher status than the rest.
- The stone stair which is now internal, but was originally external should be retained, but the roof over it is of no interest.
- The secondary glazing used in this area is an attractive addition and could offer a template for additional secondary glazing where required.



Plate 26. A high status room which is part of the north range of buildings at first floor level – possibly the original Master's Room

Character area 6 (purple area)

These buildings were designed as Vagrant Wards and an Ashes Yard from the outset. They have been through a number of alterations with changing access points and room divisions.



Plate 27. The stairs from the womens' yard to the first floor of the old Vagrant Wards

Access to the first floor is from a stone stair in the yard (room 76) of some historic interest. The braced door at the top of the stairs appears to be original, but much altered. There is also a narrow corridor which accesses both the men's yard and the east side in front of the old Fever Wards (Room 91). Here there is a rather fine original half glazed door with thumb latch that appears to have survived (just), largely because it was forgotten. The internal stair (100) midway along at first floor level may have been inserted when the building was widened; the date of this widening is uncertain, but the stair balustrade appears to be mid 20th century and unless it incorporates something earlier, is of no interest. The partition wall which separates this stair from the water tower stair (86) currently has a hole in it and is a recent partition of no interest. The north stair is associated with the water tower and is of more interest (86). It is lit with six over six pane sashes and leads to room 87 below the water tank. The weight of the water tank has required that the room be supported with RSJs and water pipes are positioned up the north wall. These are of historic interest because of their association with a

technological innovation. Because of the water tower, this range also has a second floor. Room 88 has a ladder upstairs to the water tank and also has RSJs to support the additional weight. It too is of historic interest because of its association with technological innovation. It also has an attractive monkey tail catch to its six over six pane sash complete with catch and lifters. Chimney breasts do survive in this range and some narrow skirting boards, but most of the doors are modern (except the two mentioned) and although there are a few cupboards, there is nothing of sufficient significance that it merits retention. The external wall to room 111 which forms the south end of this range must be a later addition as it does not appear on the tithe map of 1844, but it is nevertheless a wall of some antiquity which slopes inwards towards its foot. Neither his room nor room 112 adjacent were accessible and so were viewed through holes in the doors.



Plate 28. The ladder to the water tank in room 88 (left) and the pipes on the walls in room 87 (right). The water tank appears to be of lead and is supported on concrete beams and brick pillars.

The garage was not seen internally. It has a clerestory roof visible from inside the former vagrant wards. The garage is of historic interest because it housed the work house ambulance. The east facing ground floor openings are modern doors with windows to one side and are of no interest. They replace earlier, now blocked doors.

Moving forward.....

The range is much altered and so it is not sensitive to further change. Its condition is rather poor and there are no features which merit preservation in situ. However the location of the range is significant because it formed the yard which was an essential part of the work house. Therefore if it was to be demolished, it would help to capture the 'spirit of place' if the ground plan was to be reused to create a similar building type with the same type of window openings. The water tower has become a local landmark and retention would create a development with additional architectural interest. Whatever changes are proposed, the range should be recorded archaeologically before alterations and to a limited extent during alterations. The reuse of existing window openings and ironmongery, plus the long forgotten door from the ground floor corridor, would help to add architectural interest to the new development.

Character area 7 – former Fever Wards (blue area)

This building was in too dangerous condition to access internally, it was not possible to remove the boarding and so it was not possible to see into any interiors. Some photographs were taken at a distance of the first floor west facing room and examined off-site. These suggested that the interiors no longer had any significant historic fittings. Stair banisters were modern, no Victorian coving was seen, one room upstairs had a modern partition inserted and the main room divides also appeared to be modern. Therefore while these views were extremely limited, they concur with the relative lack of historic features in the rest of the ranges and suggest that in those areas not seen, there is little likelihood of anything of significance inside. The external elevation has already been discussed as part of an assessment of the workhouses contribution to townscape and its setting (see p53 above).

Moving forward....

The buildings do contribute a certain rustic style to this area, but their poor condition may require at least their partial demolition. Providing it is safe to do so, the interiors should be recorded photographically prior to or during demolition.

Character area 8 – Fairington Centre (dark orange)

This is a range of workhouse buildings which represent two phases of construction (the earliest to the east) separated by a marked kink in the linking corridor; both were altered by Morton in 1883 and subsequently remodelled in the 1930s.



Plate 29. Some of the characteristics of the Fairington Centre, character area 8, including 6/6 sliding sashes with fittings intact; 1930s vanity stands and wardrobes and doors with vents above. There are a few cases of braced and ledged doors with thumb latches and exposed hinges surviving which must surely be the original Victorian workhouse doors, however the majority appear to date to the 1930s with brass oval handles and door hooks

The former large rooms or wards were subdivided into cosy rooms in the 1930s for the patients of the Public Assistance Institution. Each room had a door with a brass hook on the back and a brass oval handle. A wash stand with splash back and mirror was also provided with a light fitting above. A fitted wardrobe was provided in each room with shelving, hanging space and a full length mirror. Many of these features survive and have been reused in the later offices, although beds have of course gone.



Plate 30. The lever sash of choice throughout the 1883 remodelling

The windows remain from the 1883 refit, but have had pelmets with some decorative detailing added. These pelmets are found throughout the Fairington Centre. The survival of window metalwork such as sash fasteners and lifters is good; likewise the radiators are robust cast iron ones. The sash fasteners are predominantly brass, but now painted over, with a concentric circle handle found in catalogues from the 1860s to the 1920s.¹³ Above the doors are vents to ensure a steady flow of fresh air through the rooms into the linking corridor. Some of these have been blocked and a few have been plastered over completely. Only two rooms have Victorian fireplaces and these should be reused to reference the Victorian origins of the building. These larger rooms were presumably for supervisory staff overseeing the patients or inmates.



Plate 31. Surviving fireplaces in the Fairington Centre; these merit reuse to reference the Victorian character, but do not need to remain *in situ*

Moving forward...

Although the internal fittings are of historic interest (and well built), they are not sufficiently significant to merit preservation *in situ* and so can be recorded in advance of their removal or reuse. However the reuse of the Victorian fireplaces would reference the Victorian character of the building without necessarily constraining modern design.

Character area 9 – Fairington Centre (peach)

This is the south west range which consists of Morton's 1883 building adjoining an earlier range of the workhouse to the east. The shift from one period to another is marked by a drop in ground levels between the stairwell lobby and the adjacent range which forms another character area (no.8). The partitions which form the small offices which lead off a long corridor appear to be modern and so the internal layout is not historically or architecturally significant.

The staircase is of significance as it appears to be original as are the blocked archways in the stair hallway. Most of the 1883 windows are six over six pane sliding sashes with concentric circle fasteners and intact brass sash lifters. The survival of windows and their furnishings is good.

¹³ Such as the George Pemberton & Sons catalogue or also no. 3644 of the R. Evered & Co. Catalogue.



Plate 32. Characteristics of the stair hall with blocked archways also found in the linking corridors which join the central and northern ranges.

Moving forward....

This range is a flexible space with plenty of natural light that can be adapted to meet modern needs with the main items of significance being the external windows and entrance doorway with its roll moulded surround on the south east elevation of the entrance porch. These should be retained for the contribution they make towards the townscape, but the internal layout can be altered as required. The blocked archways could be reopened; the two small rooms on the east side (FC 26 and 27) are more recent additions and could be removed to allow light to flow back into the stair hall. Similarly the reuse of the staircase, while not essential, would create a feature of interest as would the reuse of the wrought iron balustrades; although none merit retention in situ.



Plate 33. At the top of the stairs (FC101) is a 1930s half glazed doorway with Victorian three pane overlight which affords access to external flat roof space (over FC 19 and 20) - the presence of wrought iron balustrades suggest that this was a fire escape designed by Morton and typical of the late 19th century responses to tragic deaths in workhouses elsewhere

Character area 10 – Fairington Centre (dark grey)

The Fairington Centre has had a number of more recent additions added to it and these together form an additional character area with less significance than the rest of the range. The most visible addition is the rounded western end of the range with its bay of six over nine sashes (catches intact on two and replaced on one) which was added on to Morton's external west gable end. This was rendered and possibly at about the same time some additional areas were added (FC12 and 13) which were also rendered. It may have been at this time that older structures such as the water tower were rendered too. These additions have made some attempt to fit in with the original design with small paned sash windows,

but some glazing bars, such as those in rooms FC 12 and 13 are rather clumsy in comparison to the Victorian ones. Two small rooms, FC 26 and 27 appear to simply be an infilling of a space whose only function was to allow light in through an arched window opening and the modern extension on the north west corner is simply a fire escape. None of these buildings are particularly significant and have some potential to be altered, adapted or demolished.

Moving forward...

The demolition of FC 12 and 13 may result in the exposure of the original Victorian windows at ground floor level and if additional ranges were to be constructed in their place, consideration would need to be given to their impact on the earlier Victorian build and its symmetry and use of light which are important aspects of its significance and character. If any ranges are extended westwards, attempts should be made to ensure that the Master's House remains as a focal point.

Conclusion

Workhouses create opportunities for redevelopment by providing ready made buildings with local historic character which are relatively flexible for conversion. In Hexham, the part built in 1883 was designed to be sunny and well ventilated as required by the Local Government Board at that time, and so the rooms are attractive places to stay and work. Most rooms, with only about three notable exceptions, have little of architectural, historic or archaeological interest internally that would merit conservation and so they offer flexible space ready to be adapted to meet modern day requirements.

Although the workhouse represents several phases of building, each architect has referenced the earlier buildings in order to create a uniform appearance. For example, the first workhouse of 1839 was presumably furnished with six over six pane sliding sash windows (or equivalent for smaller openings). These were out of fashion by c.1860, yet Morton chose the multi pane sash for his 1883 building and it was used on the later extension on the SW corner. Although render and pebble dash have been used in a few places, it is not clear how much of this was original, and for the most part, new additions have been in stone to reflect the earlier build.

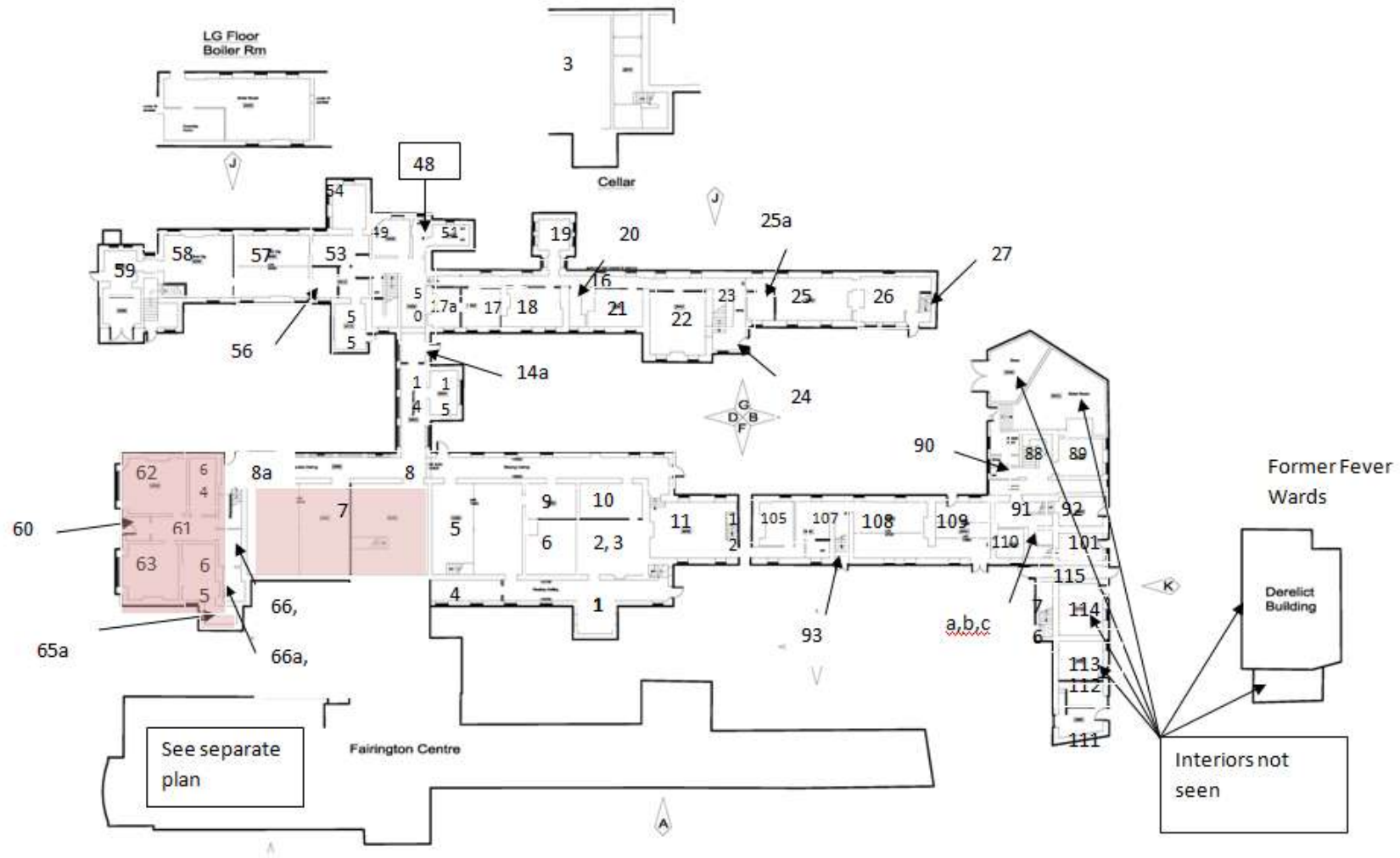
Planning context

The workhouse is a flexible building capable of reuse and can continue to make a valuable contribution towards the townscape of Hexham and towards town centre vitality as is required in the National Planning Policy Framework. Any new development would need to integrate the development into the historic and built environment (NPPF para 61). The NPPF seeks to support economic growth in rural areas through sustainable conversion of existing buildings and well designed new buildings (para 28). This development plot offers an opportunity to do both. The NPPF defines sustainable development as development which responds to local character and history (para 58) and also seeks to find a balance between innovation and the need to promote or reinforce local distinctiveness (para 60).

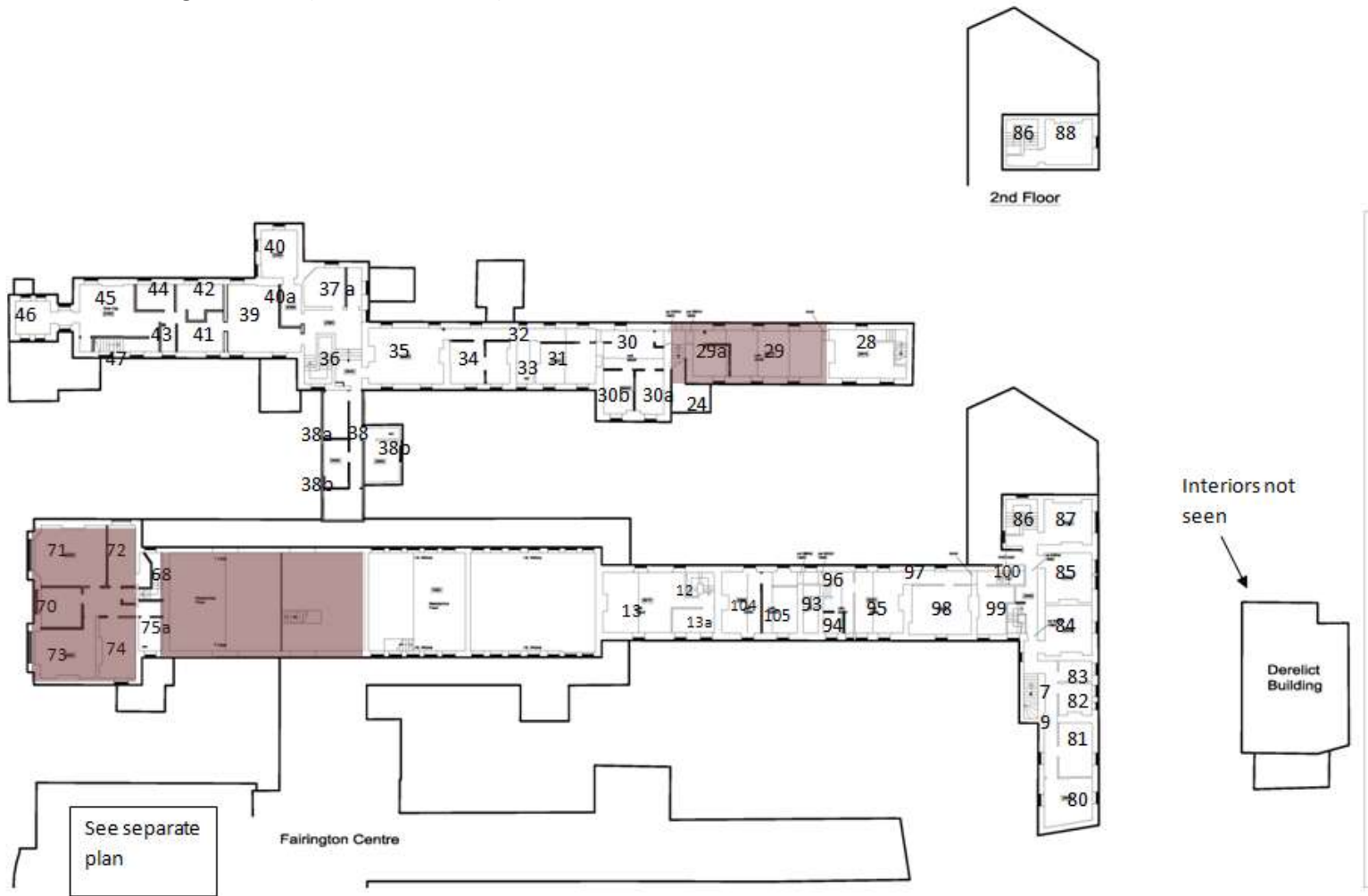
Despite not being designated, NPPF paragraph 135 still requires that the effect of an application on the significance of a building should be taken into account in determining an application. This statement of significance is designed to help weigh the significance of the asset against any harm or loss to it by the proposed development.

APPENDIX A

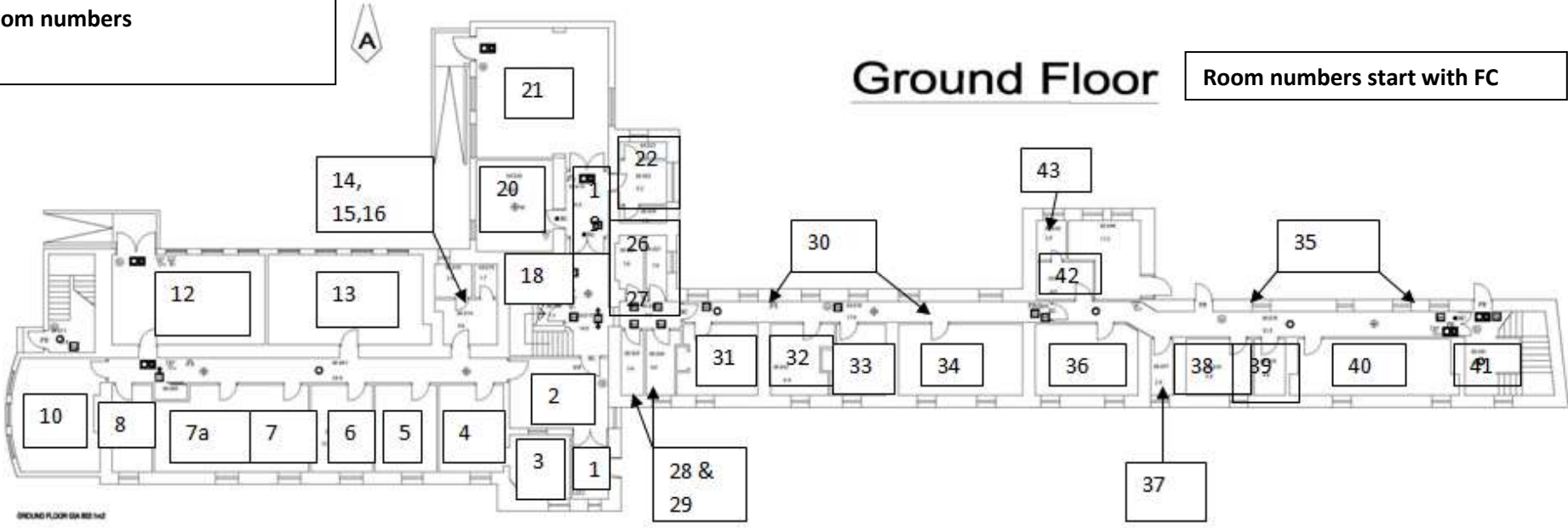
Room numbering – ground floor

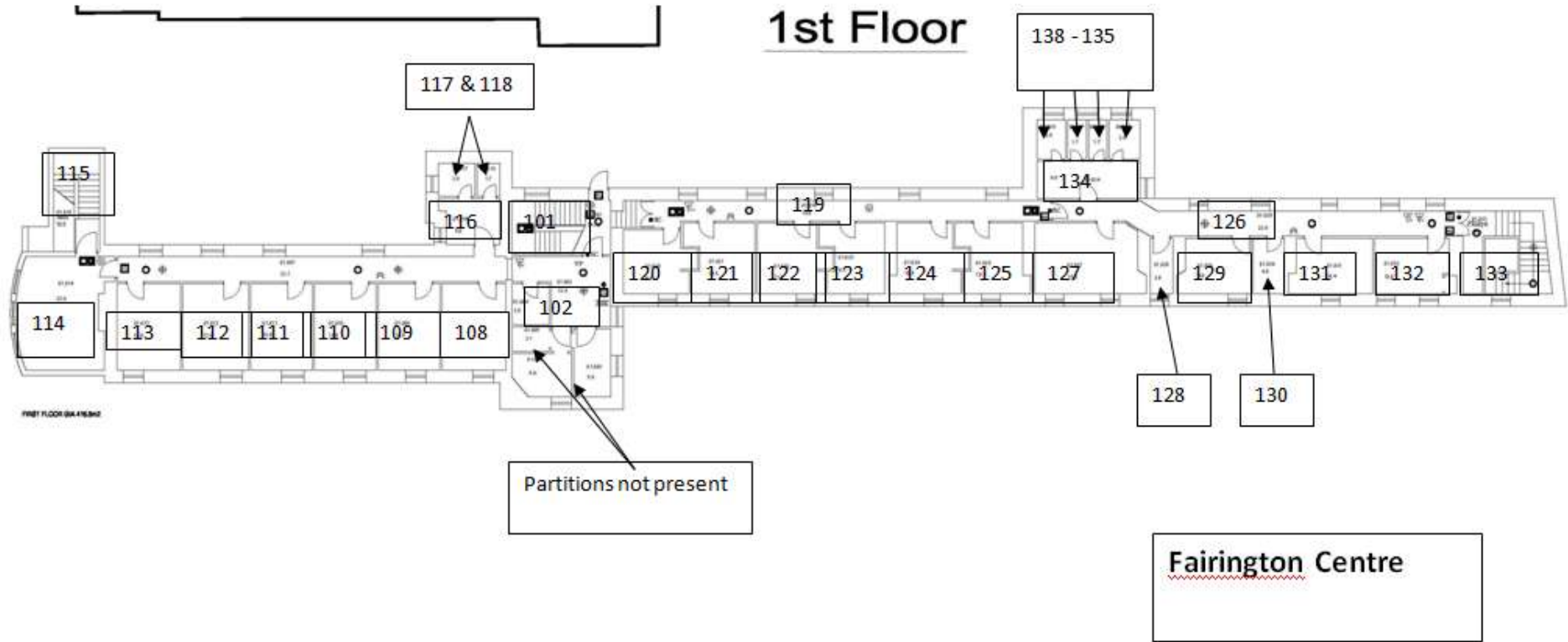


Room numbering first floor (and second floor)











Fairington Centre ground floor
room numbers



















Room records (shaded rooms have features of high significance which are sensitive to change). Other features of significance may merit retention depending on future use.





Room no.	Location/description	Items of significance	Image
1	Ground floor, central block , flanking corridor of brick to provide access to 2,5,6 and the cellar 3	Blocked door of limited archaeological interest	
1a	Modern extension to 1	None, negative feature on outside yard	
2	Originally part of 10 so a much bigger room	High windows, blocked door	
3	Cellar, stone steps down to cellar supported by RSJs, brick walls, buried and blocked louvre windows a result of raised ground levels outside	Stone steps are of limited architectural interest and partially buried and blocked louvre windows and hook from RSJ are also of limited archaeological interest	



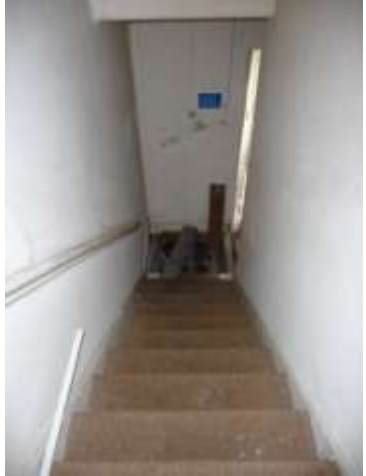

Room no.	Location/description	Items of significance	Image
4	Continuation of 1, leads to archway which is part of linking corridor to Fairington Centre	Archway part of Morton's linking corridor and a distinctive architectural style	
5	Large room, possibly kitchens? Mezzanine is modern and of no interest. Built of brick internally. Suspended ceiling of no interest	High windows	
6	Originally one room with 9, so a much larger room lit with high windows on both sides. Partition modern and of no interest	High windows	
7	Dining hall	Wall paintings, painted brickwork, roof beams sprung from corbels, entrance doors, 2 blind arcading to rear, 3 octagonal vents or gas pipes, mullion and transom windows	





Room no.	Location/description	Items of significance	Image
8	Lean to corridor providing access to main rooms including dining hall	Window detailing, archway, one four panel door. Door to loading bay is a four panel door in a popular Victorian style	
9	Small room off 8 with door to 5. Originally part of 6, so a much larger room with high windows on both sides	High windows	
10	Originally larger room with 2 and lit with high windows on both sides	High windows	
11	Part of old range c1839. Possibly the original kitchen. Latterly a dress makers and sewing room. Lower ground levels than the later range so there are steps down.	Lower ground levels. 2/2 pane sliding sash windows, chimney breast	





Room no.	Location/description	Items of significance	Image
12	Stairs to first floor. Surface encased in wood and rubber trim		
13	First floor room in old range	6/6 pane sliding sashes and one 8/8	
14	1883 linking corridor	Arched window detailing merits retention without the blocking which is of no significance (and could be used in new development or additional extensions as a reference)	
15	Small room off 14 above visible on 1890 map	Attractive glazing bars to windows	
16	Old part of building with flanking access corridor added at lower ground levels to match existing building	Window detailing, some bottom hung casements with 6 panes; side hung 4 pane casement with monkey tail fixings and 6/6 pane sliding sash with catch; 2 fixed 4 pane with attractive art deco handle, possibly a 1920s	





Room no.	Location/description	Items of significance	Image
		replacement? 20 pane casement;	
17	Room with modern partition.	2 pane sliding sash, catches intact. 2/2 pane sliding sashes with catch and rope. Chimney breast and blocked doorway to 14a. Modern partition of no interest	
18	Room off corridor 16 with modern partition wall to create kitchen 20	6/6 sliding sashes with catches; chimney breast; recess with cupboard with modern door of no significance; second cupboard inserted into blocked door	
18a	Cellar space/ void		
19	19 th century office and small hallway (19a) as offshut from linking corridor 16; possibly nurse's office to oversee the wards. Recently a post-grad room.	Four 4/4 sliding sash windows, 3 with catches intact (4 th hidden by ivy). Hallway with two 4/4 sliding sashes, one with catch on east side. Secondary glazing of no interest	

Room no.	Location/description	Items of significance	Image
20	Modern kitchen between two chimney breasts	Chimney breast; 4 pane side hug window with pear drop handle	
21	Room in old range accessed via flanking corridor 16	Window openings, but not windows; chimney breast shared with room 20	
22	Part of original west range pre 1883, but now only one room which projects into yard. Accessed from corridor 16. Partition wall of no interest; plastic window a negative feature	Two side hung 4 pane sashes with 1920s? Handles and boarded 4 pane sliding sash (?) to west	
23	Stone stair covered in modern materials, but visible from cupboard below stair with 1930s door which has been boarded over on the corridor side; appears to have originally been an external stair on the gable end of a building, but subsequently encased in a poor quality casing – room 24	Stone stair; small window and vent at first floor	
24	Stair hall with increase in floor levels		




Room no.	Location/description	Items of significance	Image
25	Large room with modern partition (25a). This room is below a significant room 29 which may have been part of the original Master's House or an intended meeting room for the Guardian's (although they resisted requests to meet in the workhouse). Room should be returned to original proportions.	Four historic windows of different types: One 6/6 with catch 8/8 with catch 4/4 with catch 4/4 no catch Chimney breast to east The layout of the room without the partition may be of some significance The partitioned off part of the room (25a) has a 4/4 sliding sash	
26	End room of old range added at a later date, between 1844 and 1860. Inserted later cupboard in recess created by chimney breast	Chimney breast with curved top to accommodate flanking corridor roof and chamfered edge to the arris of the breastwork. Cupboard under stairs. Window openings, but not 1970s window to north side. Two 2/2 sliding sashes with brass catches	
27	Wooden stair with half glazed door to courtyard	Door opening, not door	
28	First floor room. End room of old range added at a later date, between 1844 and 1860.	Chimney breast; three 6/6 sash windows	

Room no.	Location/description	Items of significance	Image
29 and 29a	First floor room. Externally the quoins which marked the end of this building only include the ground floor. It is therefore possible that the first floor is a later addition contemporary with the 1844-60 extension (rooms 26 and 28). Higher status plasterwork coving and dado rail suggests room used by Master or Board of Guardians. 29a is a modern partitioned room inserted, the room should be returned to original proportions.	Plaster coving, dado rail, Secondary glazing is an attractive option for future templates where required	
30, 30a and 30b	Part of original west range pre 1883, but now only one room which projects into yard. One large room subdivided in modern times to create three small rooms. See room 22 for original proportions.	Side hung sash windows to a and b and 6/6 top hung casement to 30. Extractor fan in window of no interest	
31	Room accessed from flanking corridor 32, partition to corridor of no interest	Chimney breast; 2/2 side hung sash windows	
32	Flanking corridor created by modern partition of no interest	3/3 sash windows, possibly modern replacements	




Room no.	Location/description	Items of significance	Image
33	WC inserted between two chimney breasts (same arrangement below in room 20)	4 pane sash, not extractor	
34, 34a	Two rooms created out of a former large room. Access to a is from the corridor and access to b is from a.	Windows only 2/2 sashes; chimney breast	
35	Large room on different ground level to 36 adjacent. Steps to 36. Not partitioned to create a corridor.	Chimney breast; windows 6/6 sashes; dado rail	
36	Stair with fire glass partitions and doors	6/6 sliding sashes with catch	

Room no.	Location/description	Items of significance	Image
37 37a	Room in 1883 build with WC off	Corner chimney breast; two 6/6/sliding sashes	
38 A B C D E	20 th century linking corridor with rooms off– a first floor extension to an 1883 single storey linking corridor		
39	Large room, latterly Mrs Hastie's office	Three 6/6 sliding sashes	
40 40a	20 th c flat roofed extension with rotten windows due to trapped moisture behind secondary glazing. 40a is access to 40 created with modern partitions of no interest		



Statement of Significance – The Former Hexham Workhouse and Hospital





Room no.	Location/description	Items of significance	Image
41	Small office created out of larger partitioned room incorporating 42, 43, 44 and 45	6/6 sliding sash	
42	Small office created out of larger partitioned room incorporating 41, 43, 44 and 45	6/6 sliding sash	No image
43	Small WC created out of larger partitioned room incorporating 42, 41, 44 and 45	6/6 sliding sash	
44	Small office created out of larger partitioned room incorporating 42, 43, 41 and 45	6/6 sliding sash	
45	Small office created out of larger partitioned room incorporating 42, 43, 44 and 41. Partition off to stair (47)	6/6 sliding sash	





Statement of Significance – The Former Hexham Workhouse and Hospital

Room no.	Location/description	Items of significance	Image
46	End room, possibly designed to supervise wards which would have been located at 41-5	Four 4/4 sliding sashes in room 6/6 in corridor	
47	Small corridor to stair. The stair is a later insertion of breeze block and of no interest, but the windows and window openings are historic	Two 6/6 sliding sashes with top roller and two sash lifters, bar at foot to tie rope	
48	WC	1/1 sliding sash with catch and four panel door	





Statement of Significance – The Former Hexham Workhouse and Hospital

Room no.	Location/description	Items of significance	Image
49	Room in 1883 build	Four panel door; corner chimney breast; 6/6 sliding sash with top roller and broken catch	
50	Stair hall		
51	19 th c block WC	Four 1/1 sliding sashes, three with catches	
52	Mens' WC	6/6 sliding sash with catch	


Room no.	Location/description	Items of significance	Image
53	kitchen	6/6 sliding sash with catch and roller; blocked door to 57	
54	Later addition of no interest. Access not possible. Nothing of significance noted through glass panel in door 1970s windows and suspended ceiling		
55	Possibly a late 19 th c building, but internally nothing of interest		
56	Small room created by partitioning larger room 53	6/6 sliding sash with roller and catch	
57	Large room in 1883 build	Two windows on both sides all with rollers and all 6/6 sliding sashes	




Room no.	Location/description	Items of significance	Image
58	Large room in 1883 build. The insertion of a later stair has blocked a window	6/6 sliding sashes, two with rollers, one without.	
59	End room of 1883 build with 20 th c extension added to south. Not accessible at time of visit	To 6/6 sliding sashes with rollers, sash lifters and catches	
Master's house			
60	Master's house. Entrance hall	Stained glass with lead fixing to internal storm door and external door; original four panel, half glazed internal door; original external door in medieval style	
61	Main hall	Coving; ceiling rose; thick moulded door surrounds to three rooms;	





Statement of Significance – The Former Hexham Workhouse and Hospital

Room no.	Location/description	Items of significance	Image
62	Main reception room. Fireplace replaced in 1930s	Skirting; transom and mullioned windows; chimney breast; coving; picture rail	
63	Reception room. Fireplace replaced in 1950s/60s	Plaster coricing; skirting boards; transom and mullioned windows; chimney breast; picture rail; coving	
64	Back room	Some coving; window	
65	Back room possibly originally the Matron's room?	Wide door surround; window; blocked door; chimney breast	




Statement of Significance – The Former Hexham Workhouse and Hospital

Room no.	Location/description	Items of significance	Image
65a	Small room – kitchen or WC – originally access to yard	Window, blocked door (original entrance)	
66	Part of rear corridor divided into rooms		
66a	WC, Part of rear corridor divided into rooms. Possibly site of earlier stair to first floor?	Arched ceiling support; window	





Room no.	Location/description	Items of significance	Image
67	Cupboard under stairs		
68	Stair – access to first floor. The bottom step is at an odd angle.	Stair light window (this may be the form that the window should take in room 75)	
69	First floor hall	Dado rails, moulded door surrounds	
70	Central first floor room overlooking front door, possibly originally a dressing room	Transom and mullioned windows; blocked door to room 71; picture rail; skirting; coving	
71	Principle bedroom	Transom and mullioned windows; blocked door to room 70; picture rail; skirting; coving; chimney breast	

Room no.	Location/description	Items of significance	Image
72	Kitchen plus extended area over stairs.	coving	
72a	The extended area allows a view through the stair light window so that the yard can be observed, but it also reduces available light from the window		
73	Second bedroom	Skirting; chimney; picture rail; coving; mullion and transom windows	
74	Back bedroom	6/6 sliding sash with roller and catch; original built in wardrobe?; picture rail; coving; skirting; chimney	




Statement of Significance – The Former Hexham Workhouse and Hospital

Room no.	Location/description	Items of significance	Image
75	Bathroom	4/4 window with monkey tail catch, but this should be replaced with arched window to match that in stair 68	
75a	Partitioned area to create wash room		No image
Mens' Yard area and vagrant wards			
76	Stone stair appears on 1841 plan	Stone stair; original battened and ledged door	
77	First floor corridor terminating in a modern partition wall of no interest	2 light side hung casement window with catch and knob	
78	Stair		





Statement of Significance – The Former Hexham Workhouse and Hospital

Room no.	Location/description	Items of significance	Image
79	Corridor created from partition from rooms 80 and 81	4/4 sliding sash	
80	Vagrant wards. Small room partitioned out of larger ward which originally included room 81	2/2 sliding sash x 2	
81	Vagrant wards. Small room partitioned out of larger ward which originally included room 80	2/2 sliding sash x 1	
82	kitchen	4/4 sliding sashes x 2; chimney breast	
83	bathroom	2/2 sliding sash	
84	Large room on first floor of vagrant wards	2/2 sliding sash; chimney breast	
85	Room with collapsed roof	2/2 sash windows x 2; chimney breast	





Statement of Significance – The Former Hexham Workhouse and Hospital

Room no.	Location/description	Items of significance	Image
86	Stair to water tower	6/6 sliding sashes to each landing	
87	Office?	Tripartite multi-pane sash window; water pipes; chimney breast	
88	Second floor room with ladder to water tank and roof supported on RSJs	Ladder; 6/6 sliding sashes with monkey tail catch and stay	





Statement of Significance – The Former Hexham Workhouse and Hospital

Room no.	Location/description	Items of significance	Image
88a	Attic with water tank	Water tank	
89	Ground floor room	6/6 sliding sash with catches and lifters x2	
89a	Cupboard below stairs 86		
89b	WC		




Statement of Significance – The Former Hexham Workhouse and Hospital




Room no.	Location/description	Items of significance	Image
90	Narrow corridor linking mens' yard with fever ward yard, lit with skylight and east door blocked with breeze block		
91	Small room off corridor 90, leading to three subdivided store rooms a, b, c	Half glazed door in poor condition	
92	Room down stairs to fever ward level		
93	Stair from mens' yard to middle original range first floor. Stone stairs rendered on top, but untreated stone visible from below	Stone stairs	




Statement of Significance – The Former Hexham Workhouse and Hospital

Room no.	Location/description	Items of significance	Image
94	WC and bathroom to first floor	2/2 sliding sash in bathroom	
95	Room with 1930s fireplaces	2/2 sliding sashes x 2; chimney breast	
96	Hall cupboard		
97	Corridor partitioned out of larger rooms or wards	2/2 sliding sash with catch	


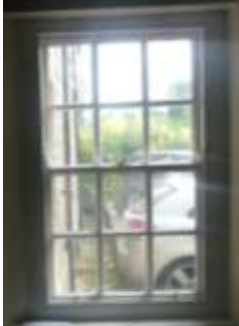


Statement of Significance – The Former Hexham Workhouse and Hospital




Room no.	Location/description	Items of significance	Image
98	Large room, reduced by partition to create corridor 97	2/2 sliding sash	
99	Kitchen	Window	
100	Stair		
102	Corridor created from partitioned rooms 103-4	Windows 6/6 sliding sash, one set in different window shaped opening than rest	
103	Room made smaller by partition to create corridor 102	6/6 sliding sash	



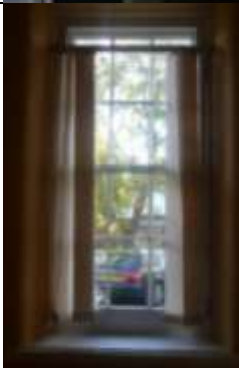

Room no.	Location/description	Items of significance	Image
104	Part of once larger room with windows originally overlooking mens' and womens' yard	2 x 6/6 sliding sashes to mens' and women's yards; chimney breast	
105	Ground floor room with massive chimney, possibly the original kitchen. Chimney breast has had a chunk cut out to make room for low level cupboards. Part of once larger subdivided into 105, 107 and corridor 106 and 107a	Chimney breast; window 2/2 sliding sash	
106	Corridor cut out of 105 above		
107	Part of once larger room (the original kitchen?) subdivided into 105, 107 and corridor 106 and 107a	2/2 sliding sash	
107a		2/2 sliding sash partially blocked	
108		Chimney breast; 2/2 sliding sashes x 3; 1 larger 2/2	
109	Possibly the laundry with wide doors to womens' yard	Door to womens' yard; door to mens' yard with overlight 2/2 sliding sashes x 2	
110	Store room?	Blocked door	





Room no.	Location/description	Items of significance	Image
111	End of vagrants ward range, much altered. Wide doors for delivery or collection of goods (or ashes – this end was the ashes yard in 1841). Not accessible	Main access doorway	
112	Part of 111 above. Not accessible		
113	Not seen – part of vagrant wards		
114	Not seen – part of vagrant wards		
115	Alley between two parts of vagrants' corridor. Not seen.	Batten and ledged door with external hinges	
Fever Wards			
Interiors not seen. View from external fire escape suggests no historic features of significance internally			





Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image





Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
01	Entrance porch – sub division of once larger room. Modern hatch, partitions and fire doors of no interest	External roll moulded surround to half glazed door and 4/4 sash window within splayed opening, concentric circle sash fastener	
02	Entrance hall	6/6 sash window with brass concentric circle fastener	
03	Modern reception office created from partitioned space	6/6 sash window with brass concentric circle fasteners and sash lifters. Chimney breast.	
04	Office space cut from larger ward room. Partitions walls of no interest	6/6 sash windows with brass sash lifters and concentric circle sash fastener	





Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
05	Office space cut from larger ward room. Partitions walls of no interest	6/6 sash windows with brass sash lifters and concentric circle sash fastener	
06	Office space cut from larger ward room. Partitions walls of no interest	6/6 sash windows with brass sash lifters and replacement sash fasteners	
07	Office space cut from larger ward room; subdivided since modern plan surveyed. Partitions walls of no interest	6/6 sash windows with brass sash lifters and replacement sash fasteners with flattened button	





Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
07a	Part of above until recently. Office space cut from larger ward room; subdivided since modern plan surveyed. Partitions walls of no interest	6/6 sash windows with brass sash lifters and original brass sash fasteners with concentric circles	
8	Stationery cupboard/ linen store cut out of FC 07a with wooden fittings		
9	Small room with hatch. Partitions walls of no interest	6/6 sash windows with brass sash lifters and original brass sash fasteners with concentric circles	
10	Extension to the 1883 build with three windows forming a bay. Attached to Morton's west gable end.	Three 4/6 sashes. Partial survival of sash lifters, two with original concentric circle fasteners and one with small knob replacement fastener	




Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
11	Linking hall with offices off and attics, all modern		
12	Later single storey extension to 1883 building of limited interest	Three 6/6 sashes, modern fittings of no interest. Glazing bars clumsy in comparison to originals so of limited interest	
13	Later single storey extension to 1883 building of limited interest	Four 6/6 sashes, modern fittings of no interest. Glazing bars clumsy in comparison to originals so of limited interest	
14	Sink room		




Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
15	WC with 2/2 top hung casement and stay - modern		
16	Shower room		
17	Hallway with staircase and blocked arches. Steps down to eastern range which is older. Blocked arch marks former external wall. Moderns doors off of no interest	Archway to hall; blocked arched window; staircase with tall skirting and acorn finial;	
18	Domestic services room		




Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
19	Hallway	Victorian four panelled door	
20	Rooms part of link to southern range	6/6 sash with original concentric circle fastener and sash lifters. Tripartite sashes also with sash lifters and concentric circle fasteners	
21	Rooms part of link to southern range	Arched window to east with top opening louvre with toothed lever; 2 sets of tripartite sash windows with concentric circle fasteners and sash lifters	
22	Toilet block (part of 23 and 24)	Layout appears original to 1883 build with Victorian 4 panel door and 4 four pane side hung casements, possibly altered from sliding sashes, much painted over.	





Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
23	WC	Top hung casement window with monkey tail fastener	
24	WC	Top hung casement, with monkey tail fastener	
Older building range to east. Lower level than range above			
25	hall		
26	Later addition resulting in blocking of former arched window		




Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
27	High level WC; room with 3/6 top hung with monkey tail		
28	1930s stationery cupboard		
29	Services cupboard	6/6 sash with replacement fastener	
30	hallway	Six 6/6 sliding sashes with brass concentric circle fasteners all with decorative pelmets; one window set at a lower height. Doors off to individual rooms with vents above, mostly blocked. Some differences in ground levels of archaeological interest	





Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
31	1930s bedroom created from subdivided ward, latterly used as offices	6/6 sliding sash with sash lifter and concentric circle fastener and decorative pelmet above. Cast iron radiator below window. Cupboard with shelving, drawer and hanging space. Scar where vanity sink unit was located, but now missing. Vent above door	
32	1930s bedroom created from subdivided ward, latterly used as offices	6/6 sliding sash with sash lifter and concentric circle fastener and decorative pelmet above. Cast iron radiator below window. Cupboard with shelving, drawer and hanging space. Scar where vanity sink unit was located, but now missing. Vent above door	
33	1930s bedroom created from subdivided ward, latterly used as offices	6/6 sliding sash with sash lifter and concentric circle fastener and decorative pelmet above. Cast iron radiator below window. Cupboard with shelving, drawer, mirror, and hanging space. Scar where vanity sink unit was located, but now missing. Vent above door, 1930s lamp on wall and socket for another, coat hook on door and brass oval handle	
34	Room of original 19thc proportions	Two 6/6 sliding sashes, sash lifter, concentric circle fastener; window with pelmet over; door with vent over, plus additional vent, two cast iron radiators	





Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
35	Linking corridor - hallway	<p>Windows:</p> <ol style="list-style-type: none"> 1. 6/6 sliding sash with concentric circle fastener and pelmet; 2. Window as above; 3. Longer window but otherwise as above; 4. As above but with no pelmet <p>Another kink in the line of the corridor</p>	
36	Room of original proportions, possibly staff room not for patients	<p>Fireplace, two 6/6 sliding sashes with concentric circle fasteners and sash lifters with pelmet. The lack of a vent in this higher status room is significant. Two cast iron radiators, 1930s door with brass handle. Kink in the line of the corridor outside marks change in date of abutting buildings</p>	
37	cupboard	<p>Vent over door, brass door handle – all 1930s. Tiny window set within larger blocked opening?</p>	




Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
38	Small room	Vent above door, cast iron radiator 6/6 sliding sash with concentric circle fastener and 1930s wardrobe and vanity unit	
39	Room originally part of FC 38	Vent above door	
40	Large room formed out of two 1930s rooms, but possibly now back to its original 19 th century proportions.	Two vents over door and site of door; two altered 1930s cupboards; two cast iron radiators; two 6/6 sliding sash windows with sash lifters and concentric circle fasteners and pelmets.	




Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
41	Lobby with stair and fire door	Three pane over light; 6/6 sliding sash window with concentric circle fastener and sash lifter	
42	Store cupboard	6/6 sliding sash with concentric circle fastener and pelmet	
43	Cleaning room	Blocked window with floor level 1930s sink; blocked door seen behind sink visible from exteriors	
<p>Adjacent rooms only accessible from outside and not seen but have two additional windows; one is 6/6 sliding sash; the other a pair of side hung casements</p>			
First floor			

Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
101	Top of stair well	Varnished pine banister; 6/6 sliding sash with sash lifter; button fasteners. Fire door to flat roof with iron balustrade – original 19 th century fire escape	
102	Lobby area but originally part of larger room	Small 4/4 sliding sash window with concentric circle fastener	
103	Originally part of larger room, since subdivided (modern plans are not accurate as show additional rooms of 105-6)	Two 6/6 sliding sashes with replacement fastener; window glass is original	
104	cupboard		
105	No. not used, now part of 103		
106	No. not used, now part of 103		
107	Corridor with four windows; some windows with replacement furnishings of limited significance	3/3 sliding sash with replacement small upright fastener; Another sliding sash A third sliding sash with small upright fastener and modern sash lifter; A fourth sliding sash with small upright fastener and modern sash lifter	
108	Office space cut out from larger room/ward. Partitions and skirting of no significance in rooms 108-113	6/6 sliding sash with sash lifters and a replacement flat thumb catch	




Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
109	Office space cut out from larger room/ward. Partitions and skirting of no significance in rooms 108-113	6/6 sliding sash with sash lifters and a concentric circle fastener	
110	Office space cut out from larger room/ward. Partitions and skirting of no significance in rooms 108-113	6/6 sliding sash with sash lifters and a replacement flat knob catch	
111	Office space cut out from larger room/ward. Partitions and skirting of no significance in rooms 108-113	6/6 sliding sash with sash lifters and a replacement thin knob catch	
112	Office space cut out from larger room/ward. Partitions and skirting of no significance in rooms 108-113	6/6 sliding sash with sash lifters and a concentric circle fastener (broken sash rope)	

Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
113	Office space cut out from larger room/ward. Partitions and skirting of no significance in rooms 108-113	6/6 sliding sash with sash lifters and a replacement flat thumb catch	
114	Bayed extension attached to west gable end of Morton's extension. Fire door to staircase FC 115 of no interest	Three 3/6 sliding sashes with concentric circle fasteners and sash lifters' chimney breast (part of Morton's building)	
115	Fire escape – modern.	6/6 modern sash window to match existing styles	
116	WC in later extension to Morton's building	Modern top hung 3/3 window of limited significance; four panel half glazed door	
117	WC mens'	3/6 top hung window of relatively crude construction	



Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
118	WC ladies'	Four pane side hung window with brass drop handle and stay	
119	Corridor with 1930s rooms off.	Five windows all with matching pelmets, concentric circle fasteners and sash lifters	
120	1930s patient's room carved from 19 th century ward.	6/6 sash window with concentric circle fastener, sash lifters, 1930s pelmet and brass curtain rail with hooks. 1930s cupboard and plastered over vent above door. Cast iron radiator. Space where sink vanity unit was located in the 1930s. 1930s door with oval brass handle	
121	1930s patient's room carved from 19 th century ward.	6/6 sash window with concentric circle fastener, sash lifters, 1930s pelmet and brass curtain rail with hooks. 1930s cupboard and plastered over vent above door. Cast iron radiator. Space where sink vanity unit was located in the 1930s. 1930s door with oval brass handle	

Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
122	1930s patient's room carved from 19 th century ward.	6/6 sash window with concentric circle fastener, sash lifters, 1930s pelmet and brass curtain rail with hooks. 1930s cupboard and plastered over vent above door. Cast iron radiator. Space where sink vanity unit was located in the 1930s. 1930s door with oval brass handle	
123	1930s patient's room carved from 19 th century ward.	6/6 sash window with concentric circle fastener, sash lifters, 1930s pelmet and brass curtain rail with hooks. 1930s cupboard and plastered over vent above door. Cast iron radiator. Space where sink vanity unit was located in the 1930s. 1930s door with oval brass handle	
124	1930s patient's room carved from 19 th century ward.	6/6 sash window with concentric circle fastener, sash lifters, 1930s pelmet and brass curtain rail with hooks. 1930s cupboard and vent above door. Cast iron radiator. Sink vanity unit with replacement modern sink. 1930s door with oval brass handle	
125	1930s patient's room carved from 19 th century ward.	6/6 sash window with concentric circle fastener, sash lifters, 1930s pelmet and brass curtain rail with hooks. 1930s cupboard and vent above door. Cast iron radiator. Space where sink vanity unit was located in the 1930s. 1930s door with oval brass handle	

Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
126	corridor	Kink in corridor where it meets earlier workhouse building; generally lower door heights. Rooms leading off all have vents above door height. Five windows looking to the north; two short and three tall with concentric circle fasteners, pelmets, sash lifters – all 6/6 except one 8/8	
127	Staff office space for overseeing wards or rooms – original proportions but altered in 1930s	Fireplace; two sets of 6/6 sashes with concentric circle fasteners; sash lifters, pelmets, two cast iron radiators. Alcove curves slightly, possibly to do with the join to the older building	
128	Store room	Original 19 th century batten and ledges door with thumb latch and external hinges – used for functional low status rooms and possibly representing the original door form for the first workhouse on this site; vent in its original form with mesh covering; sloping window with downlight	

Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
129	1930s patient's room carved from 19 th century ward.	6/6 sash window with concentric circle fastener, sash lifters, 1930s pelmet. 1930s cupboard and blocked vent above door. Cast iron radiator. 1930s door with oval brass handle and coat hook	
130	Store room	Original 19 th century batten and ledges door with thumb latch and external hinges – used for functional low status rooms and possibly representing the original door form for the first workhouse on this site; vent in its original form with mesh covering; wooden floor boards	
131	1930s patient's room carved from 19 th century ward.	6/6 sash window with concentric circle fastener, sash lifters, 1930s pelmet and brass curtain rail with hooks. 1930s cupboard and vent above door. Cast iron radiator. Space with splash back where sink vanity unit was located in the 1930s. 1930s door with oval brass handle and hook	

Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
132	1930s patient's room carved from 19 th century ward.	Two 6/6 sash windows with concentric circle fastener, sash lifters, 1930s pelmets. One window taller than the other. 1930s cupboard and blocked vent above door. Cast iron radiator. Space where sink vanity unit was located in the 1930s. 1930s door with oval brass handle and hook	
133	Stair well	One 6/6 sliding sash window with concentric circle fasteners and sash lifters and one 6/6 sliding sash with clumsy jiggers and no furnishings	
134	Toilet block/ bathrooms lobby area leading to cubicles originally with baths at the end and WCs in centre	1930s sink and vanity unit with 1930s light fitting above, 6/6 sliding sash with concentric circle fastener, pelmet to match those in bedrooms and corridor. Cubicles leading to 135-38	
135	Former bath room,	6/6 sliding sash with concentric circle fastener and pelmet. Scarring from former bath location.	

Fairington Centre: ground floor			
Room no.	Location/ Description	Items of significance	Image
136	Toilet cubicle	1/1 side hung casement with partial splay	
137	Toilet cubicle	1/1 side hung casement with partial splay; 1930s cistern and light shade	
138	Former bath room, latterly used for storage with shelving	6/6 sliding sash with concentric circle fastener and pelmet. Scarring from former bath location. 1930s overhead light shade	