



# University of Leicester

## Archaeological Services

**A Level 2 and 3 Historic Building  
Survey at the former Towers Hospital,  
Gipsy Lane,  
Leicester.**

**NGR: SK 618 060**

Andrew Hyam



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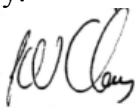
**NGR: SK 618 060**

**Andrew Hyam**

**For: KRT Associates**

Approved by:

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**A Level 2 and 3 Historic Building Survey at the former Towers Hospital, Gypsy Lane, Leicester.**  
**NGR: SK 618 060**

**Andrew Hyam**

**Summary**

*An historic building survey to English Heritage Levels 2 and 3 was undertaken by the University of Leicester Archaeological Services (ULAS) at the former Towers Hospital, Gypsy Lane, Leicester between the 17th and 20th of November 2014. The survey studied a range of former hospital buildings known as the Daisy Peake buildings and other ancillary buildings.*

*The buildings being surveyed were built in the 1890s as part of an extension to the Leicester Borough Asylum which opened on this site in 1869. The Daisy Peake Building finally closed in 2013 and the buildings sold off for residential redevelopment. The proposed redevelopment entails the demolition of some buildings and conversion of others. In view of the potential loss of these socially important buildings the Conservation Officer at Leicester City Council requested that a Level 3 survey be carried out on the parts to be demolished. A Level 2 survey was carried out on the remaining buildings.*

*The report will be deposited with Leicester City Museums under accession number A32.2014*

**Introduction**

In accordance with National Planning Policy Framework (NPPF) Section 12 *Conserving and Enhancing the Historic Environment* this document forms the report for an historic building survey at English Heritage Levels 2 and 3. Levels 2 and 3 historic building surveys are defined in the English Heritage guidance document – *Understanding Historic Buildings: A guide to good recording practice* (2006). Under planning application number 20132315 the client, KRT Associates proposes to redevelop most of the two-storey component of the former hospital complex and demolish most of the single-storey structures on site.

The former Towers Hospital site finally closed in 2013 and, until the start of the 21st century, covered a large area and consisted of a number of separate buildings which have, over the past few years, been sold off for redevelopment into private flats. Parts of the surrounding land have also been sold to create a new housing estate. The buildings forming the focus of this survey consist of the two-storey structure known as the Daisy Peake Building and a single storey long corridor and food processing complex attached to the northern side of the Daisy Peake range (Figs. 1 and 2).

The Daisy Peake buildings were constructed c.1890 as an extension to the Leicester Borough Asylum, which opened in 1869. The hospital finally closed in 2013 when the last offices occupying the Daisy Peake Building shut down and this part of the site is now proposed for a scheme of residential redevelopment. The development proposals entail the demolition of a range of buildings located on the northern side of the area, with the retention and alteration of the range of buildings located to the south, along with the gatehouse and social club, which are located adjacent to the Gipsy Lane entrance.

The site was visited between the 17th and 20th of November 2014. This document has therefore been produced in response to a request issued by the Conservation Officer at Leicester City Council, for an English Heritage Level 3 Historic Building Record to be undertaken of those buildings proposed for demolition, with a Level 2 Photographic Record to be undertaken of the rest of the site, prior to the commencement of works.

The result of the project will be a permanent record of the building, prepared to standards set out in the English Heritage guidelines *Understanding Historic Buildings: A guide to good recording practice* for Level 3 and Level 2 surveys (English Heritage 2006).



Figure 1 Site location

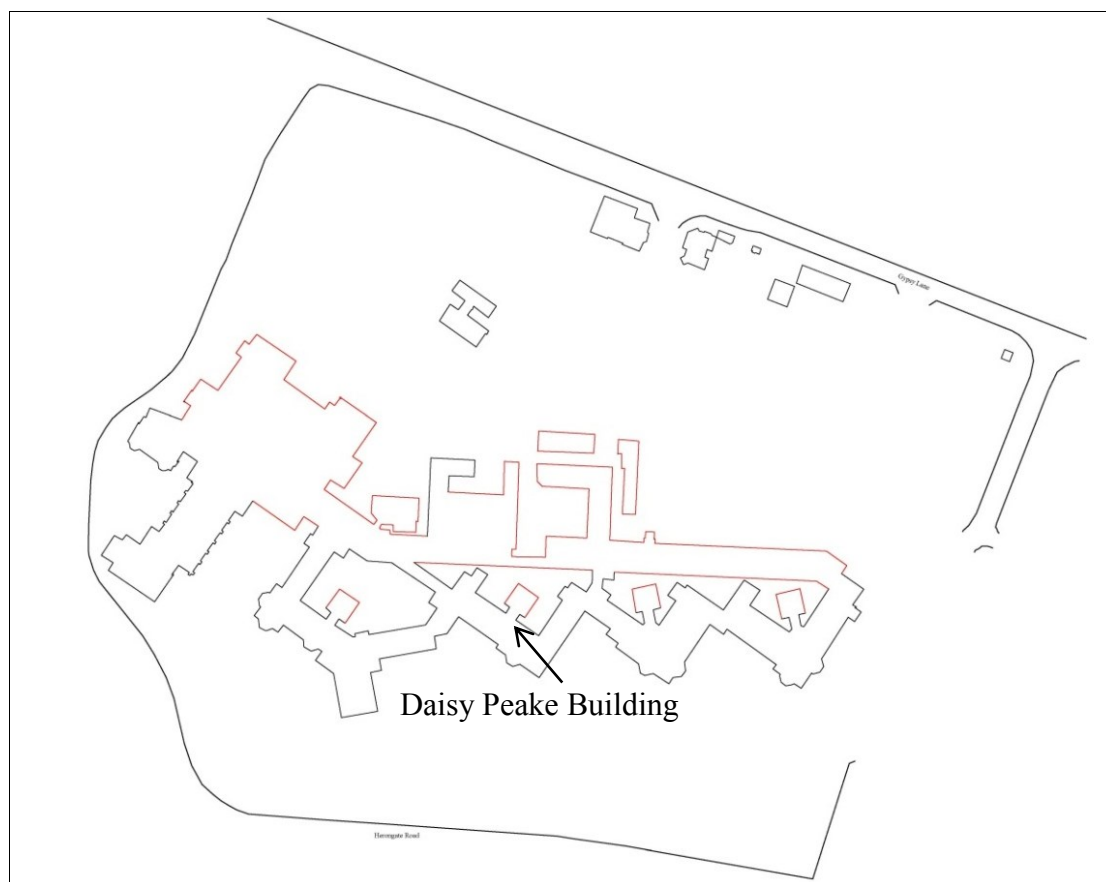


Figure 2 Site plan, with buildings proposed for demolition outlined in red (Level 3 survey) and building proposed for alteration outlined in black (Level 2 survey).

Derived from plan supplied by client, not to scale. North to top of plan.

### Objectives

The surveys have the potential to contribute to research into the development of public utilities during the Modern Period as detailed in Campion 2006, 243 and; Knight *et al* 2012, 6.9.1.5.

The objectives of the Historic Building Recording programme are:

- To provide a written, drawn and photographic record of all the buildings on site prior to the commencement of works
- To ensure the long-term preservation of the information through deposition of the record and a summary written report with an appropriate depository

## **Methodology**

The Level 2 and 3 surveys were carried out according to the ULAS *Design Specification for Historic Building Recording: The former Towers Hospital, Gipsy Lane, Leicester*.

### ***Specific methodology – Level 3 Survey***

#### *Survey Drawings*

A measured survey of the buildings including floor plans and external elevations exists. Scaled printouts from this survey will be verified on site for accuracy and amended as necessary with the addition of historic architectural details. These will be transferred to a CAD package and revised to conform to the architectural drawing conventions set out in the English Heritage guidelines.

Any additional drawings that are required will be made on drafting film at a scale of 1:5, 1:10, 1:20, or 1:50, as appropriate, illustrating particular historic architectural details. Again these drawings will be transferred to a CAD package and reproduced in the approved format set out in the English Heritage guidelines.

The drawn record will comprise:

- Plans (to scale or fully dimensioned) of the building as existing, showing the form and location of any structural features of historic significance (eg blocked doors/windows)
- Measured cross-sections, long-sections, or elevational sections illustrating the vertical relationships within the building
- Measured elevations
- A site plan at 1:500 or 1:1250 relating the building to other structures and related topographical and landscape features

#### *Written record*

A written record will be maintained on site in the form of field notes and annotations on survey drawings.

The written component of the report will include:

- The precise location of the building, by name or street number, civil parish, town etc and National Grid Reference
- A note on any statutory or non-statutory designations
- The date the record was made, the names of the recorders, and the location of project archive

- A summary of the building's type and purpose (historically and currently), its materials and possible date(s)
- A table of contents and list of figures or illustrations
- A statement describing the building's type or purpose, materials and possible dates of construction and alteration. This account should outline the building's plan, form, function, age and development sequence. The names of builders and owners should be given if this information can be established
- An introduction to the recording exercise, setting out the circumstances of the record, its objectives methods and scope, and any constraints or limitations on the record made
- Acknowledgement of contributors, commissioning bodies & others contributing to the project
- A discussion of published sources relating to the building and its setting (including written documentary & historic map evidence)
- An account of the building's overall form (structure, materials, layout) and phases of development (with supporting evidence)
- Details of any available information for the past & present uses of the building and its parts (with supporting evidence); and for any fixtures, fittings, plant or machinery associated with the building
- Full bibliographic and other references, or a list of sources consulted

#### *Photographic record*

A photographic record of the investigations will be maintained using a 35mm format SLR camera with black and white print film supplemented by colour digital photographs. The photographic record will comprise:

- General views of the building in its setting or landscape
- The building's exterior appearance
- The overall appearance of the principal internal areas
- Any exterior details which are relevant to the building's design, development and use, and which do not show adequately on the general photographic record
- Any machinery or other plant, or evidence for its former existence
- Detail of dates or other inscriptions which contribute to the



understanding of the building

- Any significant contents/fixtures/fittings/ephemera

### ***Specific Methodology - Level 2 Survey***

#### *Survey Drawings*

A measured survey of the buildings including floor plans and external elevations exists. Scaled printouts from this survey will be verified on site for accuracy and amended as necessary with the addition of historic architectural details. These will be transferred to a CAD package and revised to conform to the architectural drawing conventions set out in the English Heritage guidelines.

The drawn record will comprise:

- Plans and elevation drawings (to scale or fully dimensioned) showing the location of any structural features of historic significance (eg blocked doors/windows)
- As necessary, Sections to illustrate the vertical relationships within a building
- Drawings to show the form of any architectural decoration.

#### *Written record*

A written record will be maintained on site in the form of field notes and annotations on survey drawings.

The written component of the report will include:

- The precise location of the building, by name or street number, civil parish, town etc and National Grid Reference
- A note on any statutory or non-statutory designations
- The date the record was made, the names of the recorders, and the location of project archive
- A brief statement describing the building's type or purpose, materials and possible dates of construction and alteration
- A note of the buildings past and present relationship to its setting.
- A table of contents and list of figures or illustrations
- Full bibliographic and other references, or a list of sources consulted

#### *Photographic record*

A photographic record of the investigations will be made to English Heritage Level 2, using a 35mm format SLR camera with black and white print film supplemented by colour digital photographs. The photographic record will comprise:

- General views of the building in its setting or landscape

- A record of the building's exterior appearance
- A record of interior space, fixtures and fittings

## Results

The former hospital site is built on a gentle south-west facing slope which drops down from Gypsy Lane which forms the northern boundary to the site. A modern road, Herongate Road, has recently been built to service the new housing estate and the converted former hospital buildings (Figs. 3 and 4). The entire Towers site was surveyed in 1989 and a copy of this was made during the site visit (Fig. 5). The department designations shown on this map show the building uses at that time which are not necessarily those for which they were originally intended.



Figure 3 Daisy Peake Building  
Seen from Heronbridge Road. Looking north east



Figure 4 Daisy Peake Building  
Seen from Heronbridge Road. Looking north west

### ***Historical Background***

The first asylum was opened in 1837 in what is now the Fielding Johnson Building at the University of Leicester. When first built it was known as the Leicestershire Lunatic Asylum but was renamed in 1849 as the Leicestershire and Rutland Lunatic Asylum to reflect its wider catchment area when Leicester Borough patients were also allowed to become patients. At this time there was space for 104 patients but, with numerous additions and extensions, this building continued in use until 1909 when there were reportedly over 7000 patients. When this building closed a new county asylum was built at Carlton Hayes, near Narborough, on the western edge of Leicester.

As the need for mental health provision grew it was decided in 1865 that separate city and county facilities were needed and steps were taken by the Leicester Corporation to purchase land near to Humberstone to the north east of the city. Building on this site began in 1867 and the new Leicester Borough Lunatic Asylum, designed by Borough Surveyor Edward Loney Stephens, was opened in September 1869 for 300 patients. This building was extended with the addition of a detached isolation hospital in 1876 when it was also decided that a new laundry was needed. All of these alterations plus the addition of more sleeping accommodation was completed by the end of 1878. In 1885 the buildings were further extended to provide more female patient accommodation with Goddard and Paget being the architects for this new wing. A major extension took place in 1890 which opened a new male wing on the eastern side of the existing buildings (note that the Leicestershire County Council *Towers Hospital* website states that this took place in 1900, whilst the NHS Towers site states it as 1890, 1899 and 1900 in the same article). This was on land purchased in 1876. It is this male wing extension which is the subject of this survey.

The new male wing was designed by George Thomas Hine who was something of a specialist in asylum architecture. His asylum work is characterised by its relatively plain and functional approach, especially when compared to the adjacent Gothic styled buildings on site. His trademark redbrick and grey stone detailing along with half-tiled corridors and service areas is seen on his other works across the country. Another common feature of his designs, and hospitals in general, was a complete segregation of male and female staff and separate access corridors running behind the main wards. The construction work was carried out by William Moss and Son of Loughborough. At the same time as the new male ward was constructed an administration block was also built to the north west of the wards. This is now known as George Hine House and is not part of the survey. At the time of the site visit it, and the block immediately to the south of it, was in use as a newly created school.

When first designed the new male wing was intended to have separate general and sick wards (to the east and west respectively) but later changes in use appear to have blurred the divisions between the two. The land purchased in 1876 was long but narrow and rather than build the new male wards in a straight line, which would have required it to run downhill from north to south, the building was erected running from east to west. However, in order to fit into the narrow space the building was constructed in a zig-zag or echelon planform which is not seen in Hine's other asylums. A large entertainment and recreation hall was built at the western end of the male wards and was, presumably, one of the few areas where male and female patients had the chance to mix. To the south of the male ward was a large sports area with landscaped grounds around it.

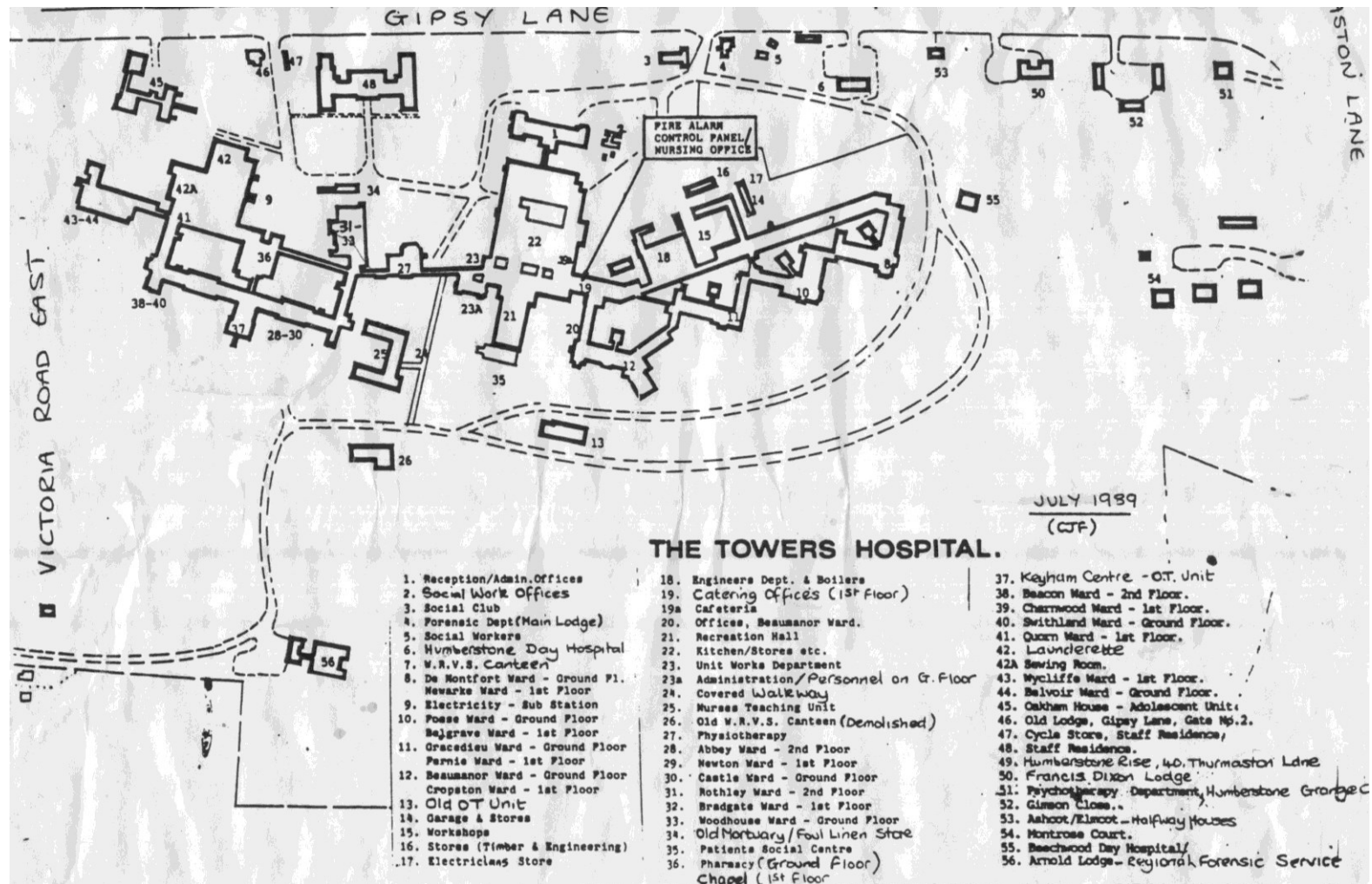


Figure 5 1989 Survey of Towers Hospital site  
Plan copied during site visit

After the First World War medical reorganisations led to the hospital being renamed as the Leicester City Mental Hospital. This period marked a steady rise in both the number of staff and patients and in 1932 a new nurse's home had to be built on land to the north of the original range of asylum buildings. Prior to this the nursing staff lived in accommodation attached to the wards. In 1947 and the formation of the new National Health Service the hospital was again renamed, this time as the Towers Hospital. It is not clear when the wards gained the name of Daisy Peake who was an unmarried mother who became extremely institutionalised. Following the birth of her child and her subsequent treatment she had to spend her entire life at the Towers Hospital.

Over the years the male wards have grown in an almost organic fashion with small extensions and additions being placed in available spaces. This has resulted in a range of rooflines, hidden elevations and dead-ends. A plan found on site during the survey is dated 1989 and shows the entire site in its final stages of growth and development.

The Towers Hospital ceased taking bed patients in 2000 and its final outpatients left the site in 2013. In its final years many of the rooms and wards were converted for use as an administration centre and other office uses.

Most of the original parts of the 1869 asylum have already been modified and converted into private flats. These buildings are Grade II listed and, although the Daisy Peake Building (former male ward) is not listed it does fall within the listing curtilage. In addition to this the two lodges on either side of the entrance onto Gipsy Lane are also within the curtilage.

### ***Cartographic Evidence***

The earliest available Ordnance Survey map is the County Series First Edition surveyed in 1885 and published in 1887 (Fig. 6). This shows the Borough Lunatic Asylum in its early form prior to the additions by Hine. The buildings forming the object of this survey have yet to be built and the map shows two empty fields to the east of the 1869 asylum buildings. At this stage the asylum is made up of a central range with two large side wings and a large block of buildings just behind, but still attached to, the centre range. The Goddard and Paget ward, built on the west side of the asylum in 1885 are not yet shown. A number of other buildings can be seen to the north west of the western wing. The buildings all appear to be within quite large landscaped grounds.

The next Ordnance Survey map was published in 1904 (surveyed in 1902) and shows a vast change in the scale of the asylum (Fig. 7). In addition to the new buildings (the new female wards) added to, and around, the original buildings a whole new range of structures has been added to the two fields to the east. These are the buildings being studied in this report. The outline of the zig-zag building now known as the Daisy Peake Building is present and has the recreation hall and food processing buildings on its western side. The food processing area has a large open yard at its centre. The projecting toilet blocks can be seen extending north from the main ward blocks towards the long corridor. The long single storey corridor running to the north of the Daisy Peake Building is present although, in 1902, this continued much further westwards to connect with the original range of buildings. The George Hine Building

can also be seen attached to the northern end of the food processing block. A lodge has been built at the new entrance onto Gypsy Lane which leads into what have now been made into more landscaped grounds. The new buildings and the older ones are quite clearly designed to be separate entities to keep male and female patients apart. The map is not entirely clear but it does appear to show a boundary, possibly a hedge or fence line, running between the two units.

The 1915 edition of the Ordnance Survey shows a very similar layout although a substantial building has been added to the long corridor running between the two units (Fig. 8). This building is standing on the approximate line of Herongate Road which now runs across the former site serving the converted flats and the new housing estate to the south. A block plan, drawn in 1913 (see Fig. 14 below) identifies this as being the new bath house added in 1913 and would therefore be at a convenient point midway between the male and female units. The 1989 map shows this as the physiotherapy building indicating a change of use and the installation of baths closer to the wards. A small addition has been added on the west wall of the food processing block which, during the site visit appeared to be accommodation for staff. This reflects the growth in both patients and staff. A new building, with the south western corner cut off, has been built in the former open space to the west of the boiler house. In plans discussed later this is shown as the accumulator house which may be associated with the newly introduced ECT therapy. To the north east of the boiler house another free-standing building has been added which, in 1989 was used as the engineering stores and timber storage.

The next Ordnance Survey map, surveyed in 1928 and published in 1930, shows a change in name to City Mental Hospital from the earlier Borough Mental Asylum, although according to records this had changed in 1919 (Fig. 9). Little else seems to have changed although a glazed area can be seen on the south west side of one of the wards extending southwards from the Daisy Peake Building. The entertainment hall is labelled as being a chapel which, according to available records, it never was. The outside is reminiscent of a chapel and might suggest that the surveyors never went inside to verify this. A small circular or octagonal building has been built in the grounds to the south of the Daisy Peake building as the land slopes down towards the playing field. The 1938 Ordnance Survey map is virtually identical to the 1930 edition and still shows the misidentified chapel. It is possible that the site was not surveyed as it does not show the new nurse's home built in 1932. Because it is the same this 1938 map has not been shown in this report.

By the time of the 1953 edition of the Ordnance Survey the name has changed to the Towers Hospital and a new ward has been added to the north side of the long corridor at its easternmost end (Fig. 10). Two rectangular structures have been built to the east of the L-shaped workshops extending northwards from the long corridor. The two side wings of George Hine House have been extended southwards. A small lean-to type building has been added to the south side of the accumulator room. A new lodge has been built to the west of the entrance and was originally designed as a waiting room for visitors but was more recently used as a staff social club. To the east of the old lodge is a meteorological station number 2503 and a large coal yard has appeared where the present car park is located. The 1932 nurse's home is also shown.



By the time of the 1972 Ordnance Survey map the coal yard has been moved to make way for a large car park reflecting the changes in lifestyle of staff and visitors (Fig. 11). The Daisy Peake Building appears to have had relatively few changes although the glazed area on the south west side has been filled in and a large building, identified as the *old OT Unit* (occupational therapy?) on the 1989 map, has been built on land to the south of the main buildings. The small octagonal building to the south has been replaced by a smaller rectangular building slightly further west. Interestingly the long corridor has had a spur added just to the east of the physiotherapy building. This spur is shown on the 1989 map as a covered walkway leading to a large teaching unit.

Little has changed by the time of the 1991 edition with the exception of a large rectangular extension to the south-western corner of the entertainment and recreation hall (Fig. 12). An H-shaped building, which was not present at the time of the survey, has appeared to the east of the George Hine building. The 1989 map identifies this as being the Social Services office. The 1989 map is rather more detailed as it also shows a number of small buildings along Gipsy Lane, none of which were present at the time of the survey. A Land Survey digital plan published in 1997 shows no further changes and has not been included in this report.

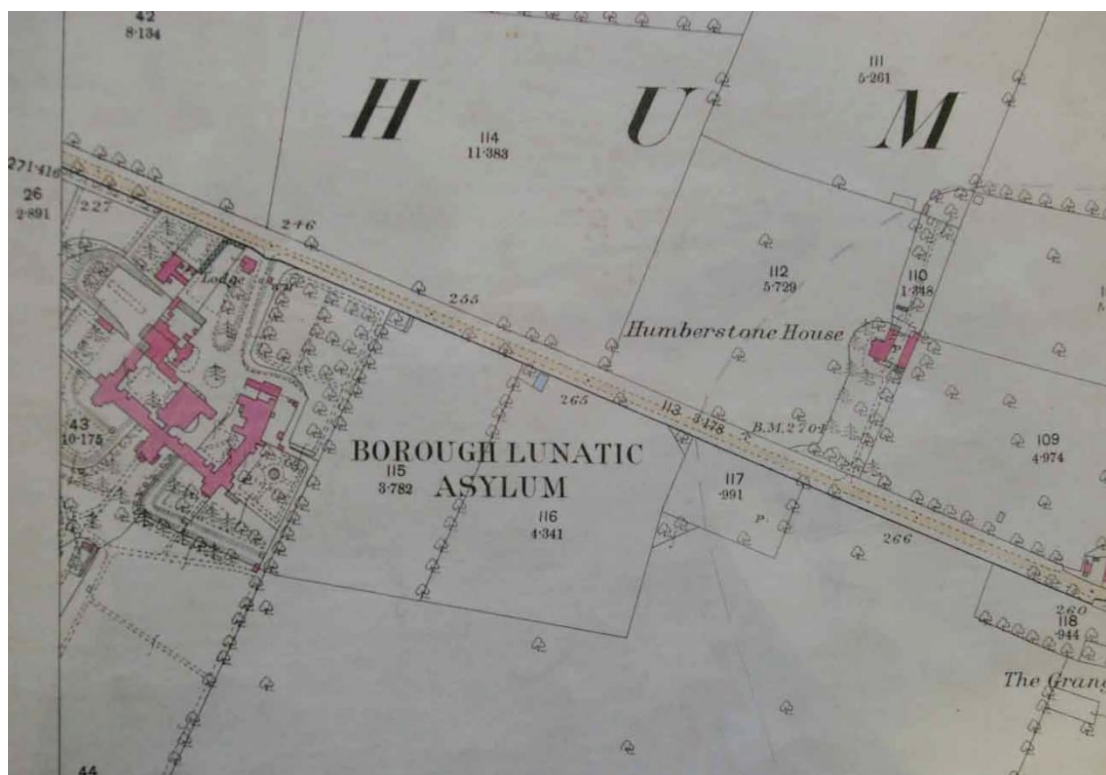


Figure 6 1887 First Edition County Series Ordnance Survey map  
Sheet XXX.8 SW. Original scale 1:2500

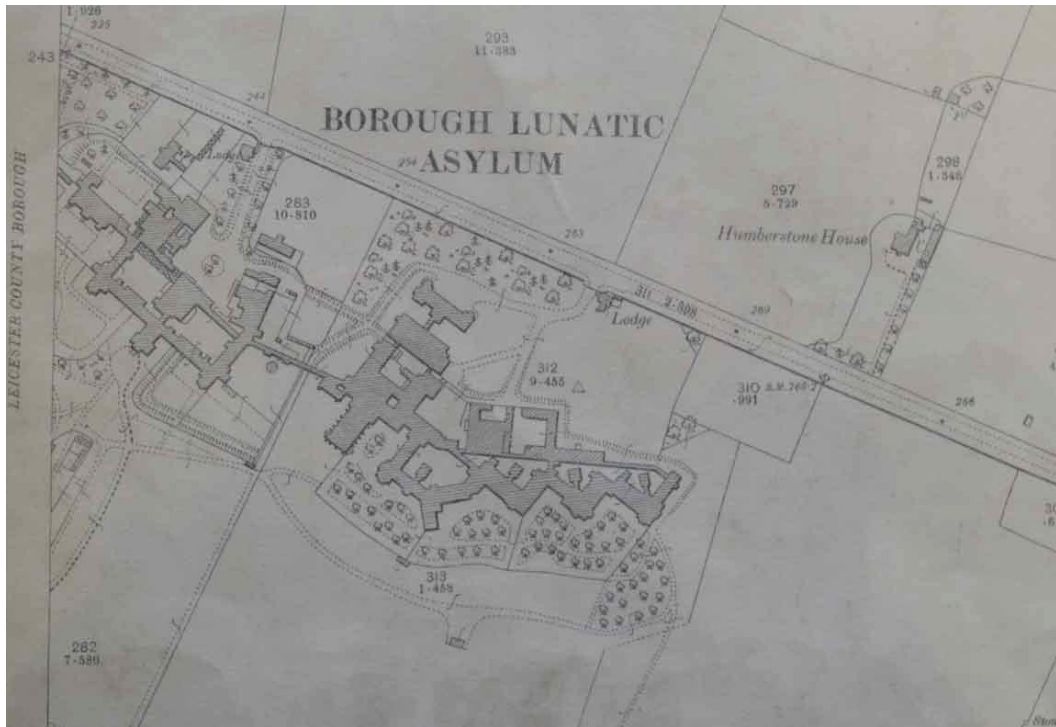


Figure 7 1904 Edition County Series Ordnance Survey map  
Sheet XXX.8 SW. Original scale 1:2500

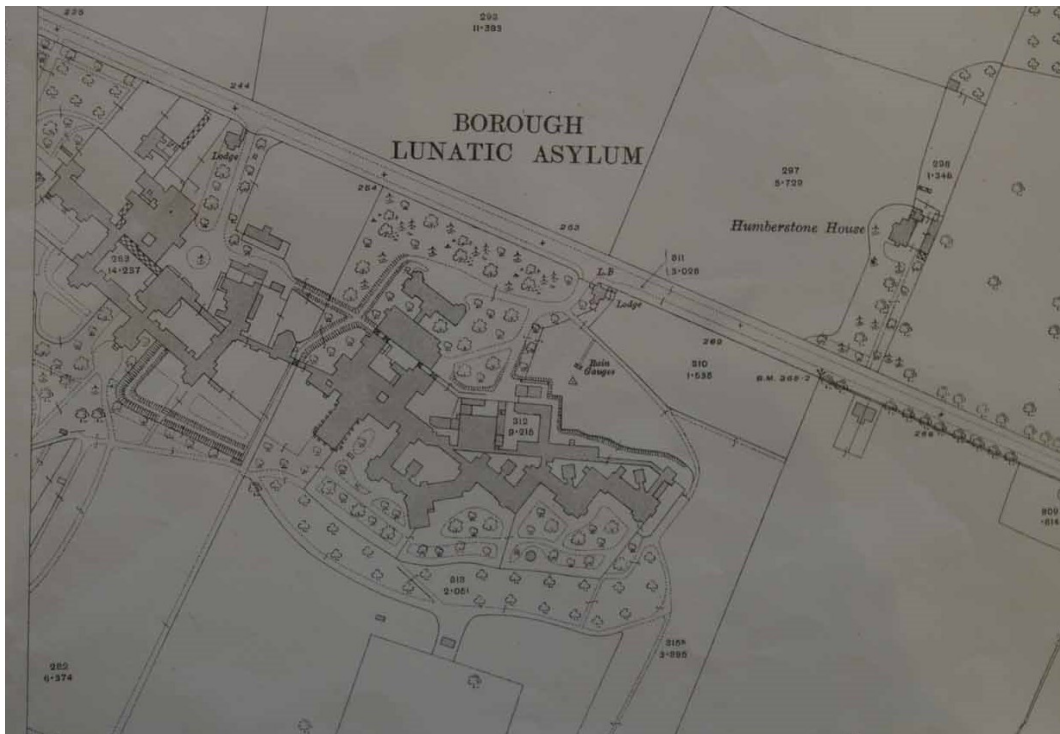


Figure 8 1915 Edition County Series Ordnance Survey map  
Sheet XXX.8 SW. Original scale 1:2500

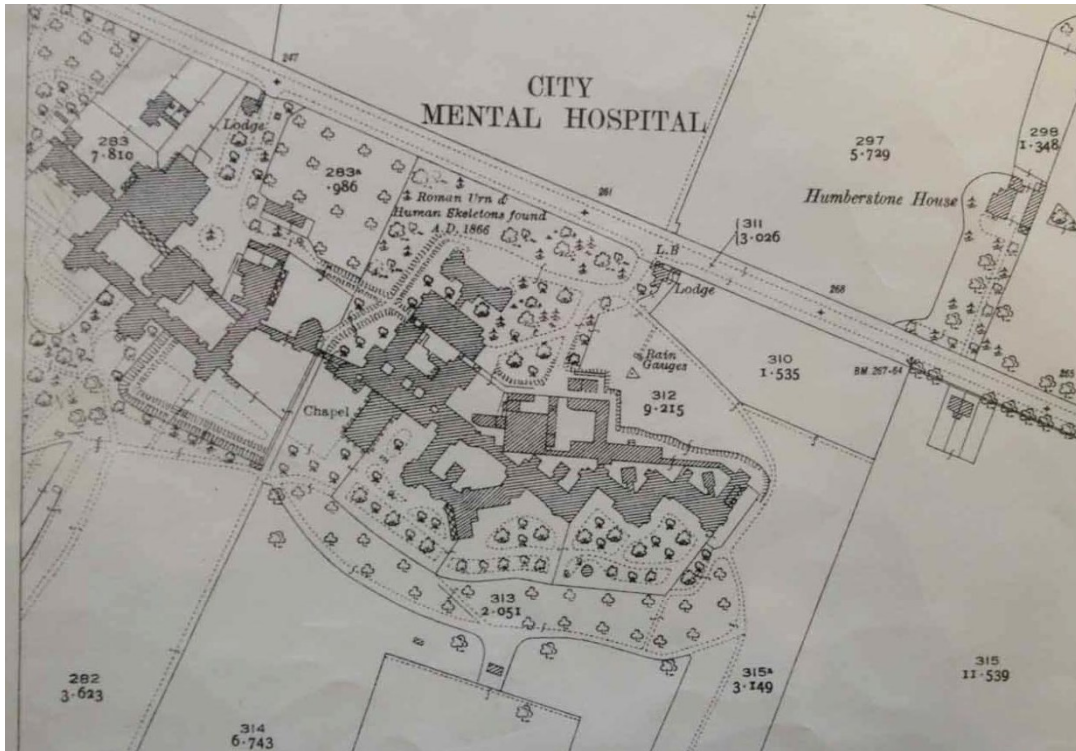


Figure 9 1930 Edition County Series Ordnance Survey map  
Sheet XXX.8 SW. Original scale 1:2500

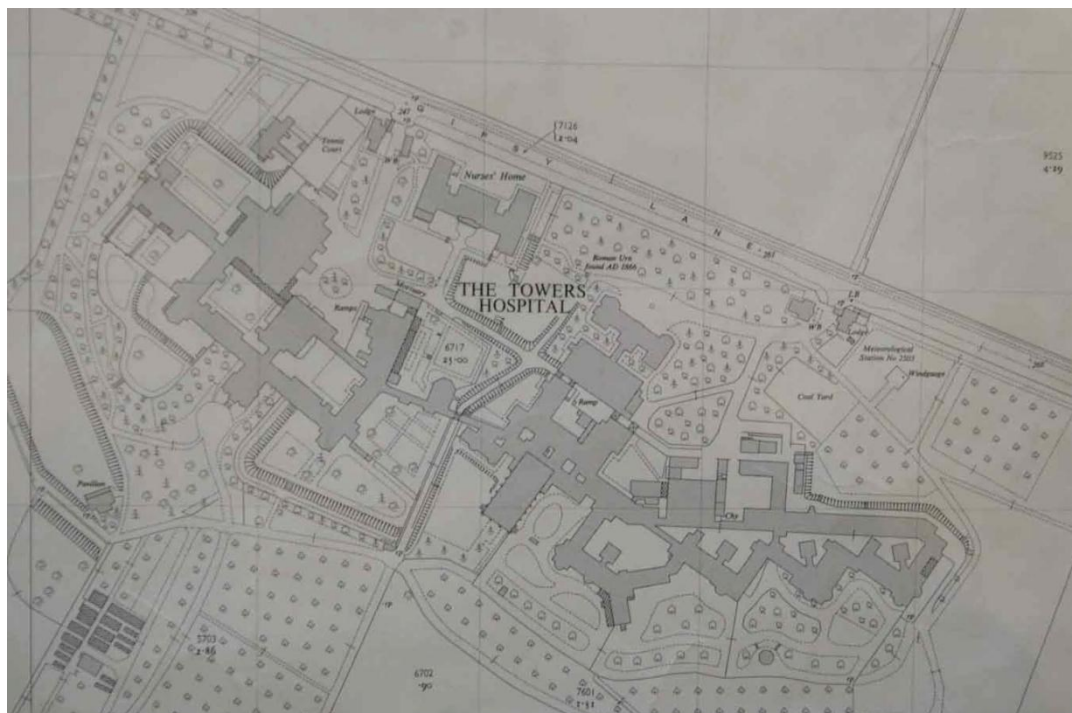


Figure 10 1953 Edition Ordnance Survey map  
Sheet SK6106 SE corner. Original scale 1:1250



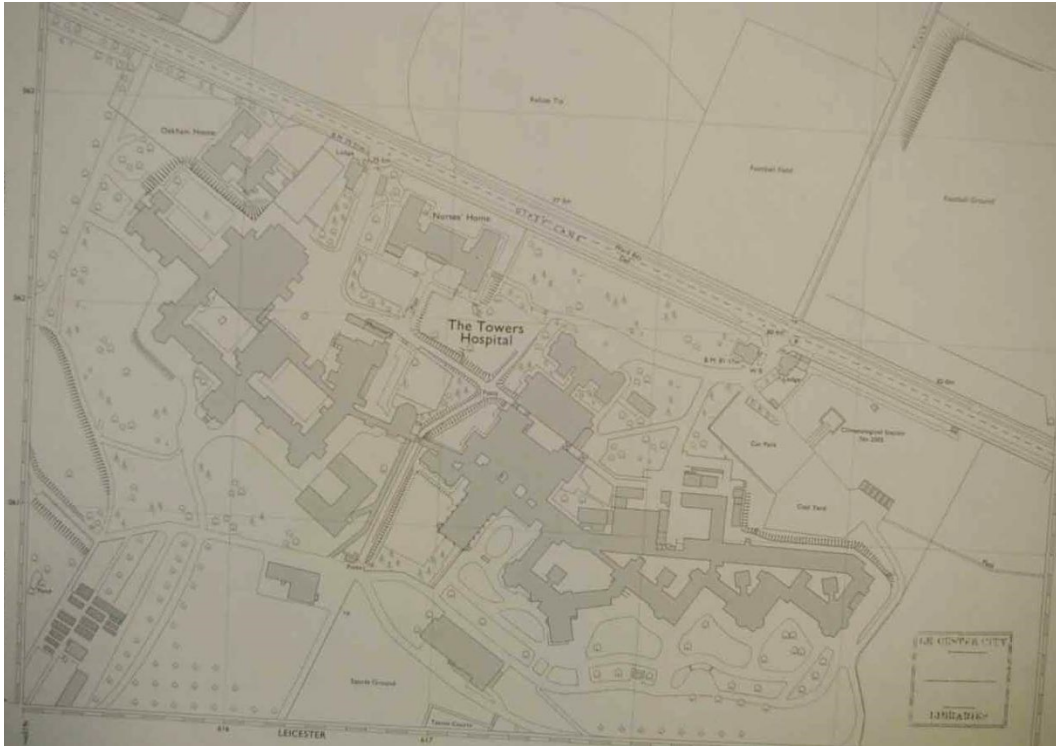


Figure 11 1972 Edition Ordnance Survey map  
Sheet SK6106 SE corner. Original scale 1:1250



Figure 12 1991 Edition Ordnance Survey map  
Sheet SK6106 SE corner. Original scale 1:1250

### ***Documentary Evidence***

A range of drawings and plans are held at the Record Office for Leicestershire, Leicester and Rutland including an online summary of the history and development of the Towers Hospital. The most useful documents relating to the Daisy Peake Building are discussed below.

An undated plan (DE3421/51) is entitled additions to Leicester Borough Asylum (Fig. 13). Although undated this must be the proposals for the new male wing as designed by Hine. This shows the first floor plan of the wards as first built and clearly divides the east and west wards into sick and general wards. The nursing staff are identified simply as attendants and have separate accommodation on the western side of the range. Dormitories, separate cells and day rooms are clearly shown. It seems likely that the ground floor plan, which was not found, would be similar.

The Records Office holds a number of plans under reference DE5065/1-9. The most relevant to this survey are:

Block plan (DE5065/9) dated 29th of October 1913 shows the whole of the asylum with different phases highlighted (Fig. 14). On this plan the Daisy Peake Block is identified as the 1899 extension rather than 1890. The wards are shown, from west to east, as sick block, acute block and two epileptic blocks. The new female ward on the extreme west of the site is shown as the Goddard and Paget block which was built in 1885.

An undated plan of the whole asylum site (DE5065/6) which must be post 1913 shows a very similar layout to DE5065/9 but with some additions which appear on the 1915 OS map but not the 1928 edition (Fig. 15). This map also shows the piggeries and agricultural buildings to the south of the site.

Plan DE5065/2 is a highly detailed and coloured technical drawing for the proposed recreation hall and shows a number of architectural details most of which are still present (Fig. 16).

The National Health Service has assembled a range of archive material and produced a 35 minute documentary covering the history and use of the site which can be seen at <http://www.leicspart.nhs.uk/News-Features-TowersHospitallegacyproject.aspx> There is a useful interview with the former Director of Nursing in the video.

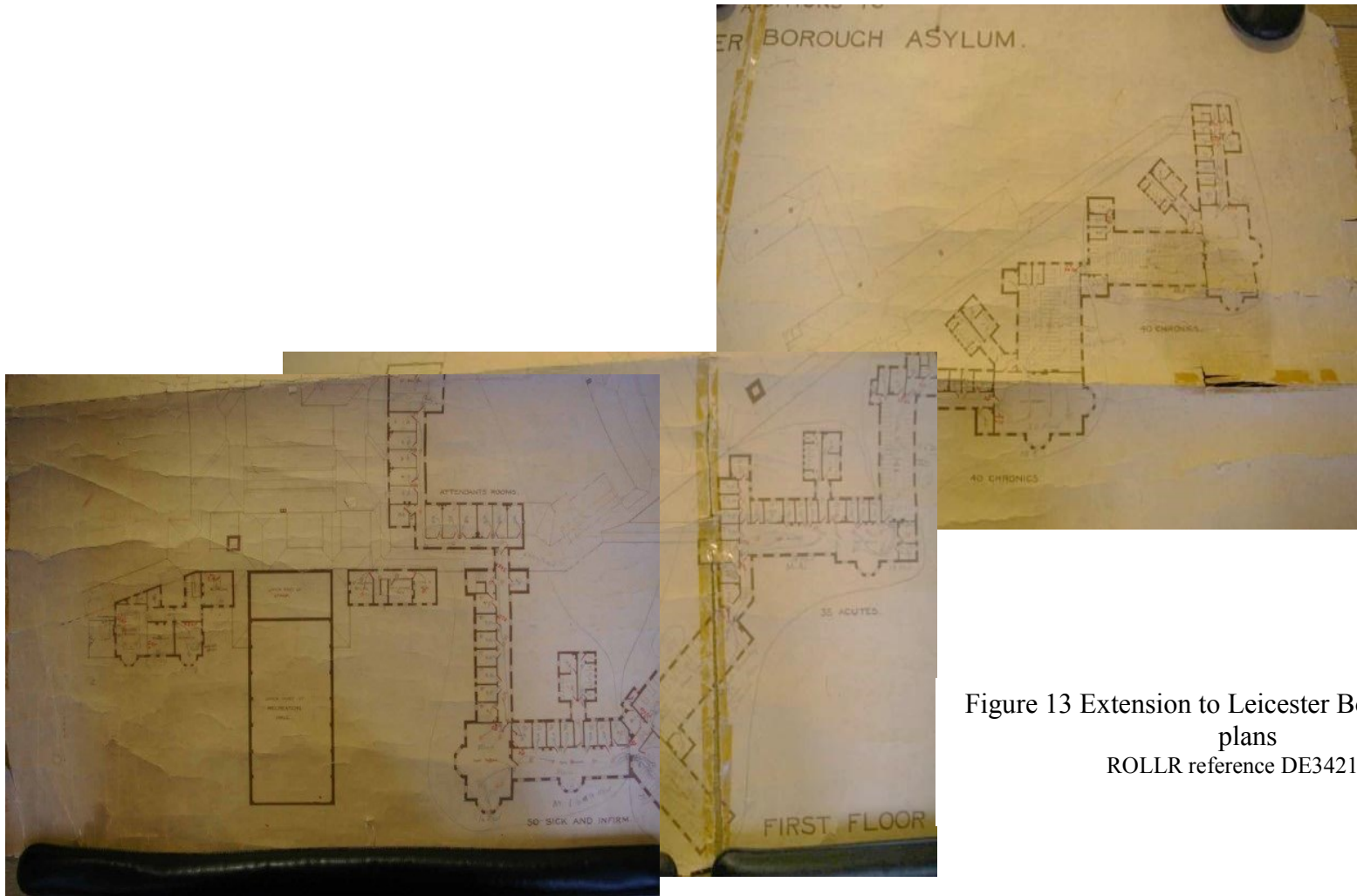


Figure 13 Extension to Leicester Borough Asylum  
plans  
ROLLR reference DE3421/51

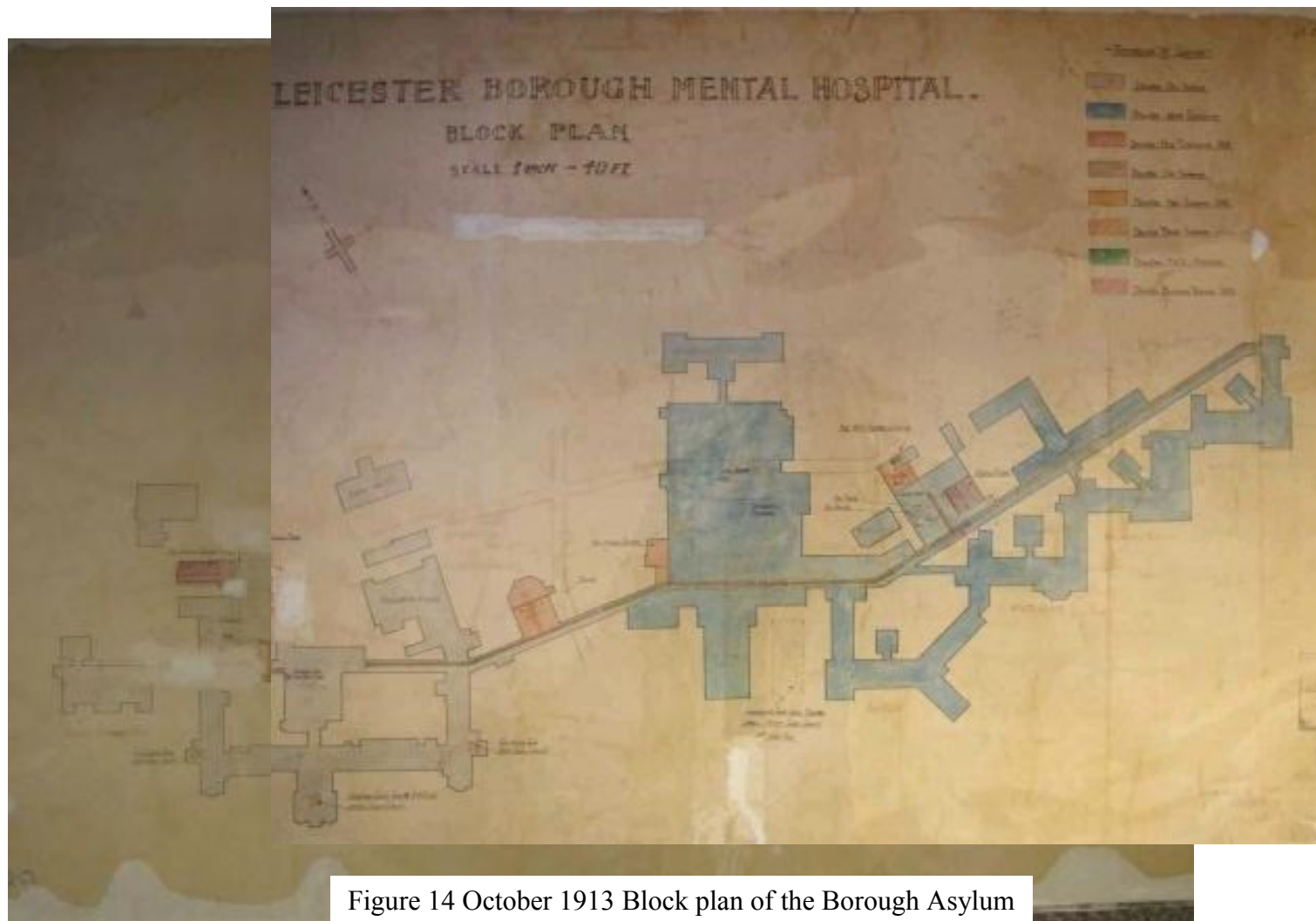


Figure 14 October 1913 Block plan of the Borough Asylum  
ROLLR reference DE5065/9





Figure 15 Post 1915 plan of asylum site  
ROLLR reference DE5065/6



Figure 16 Elevations and details for proposed recreation hall  
ROLLR reference DE5065/2

*The Historic Building Survey*

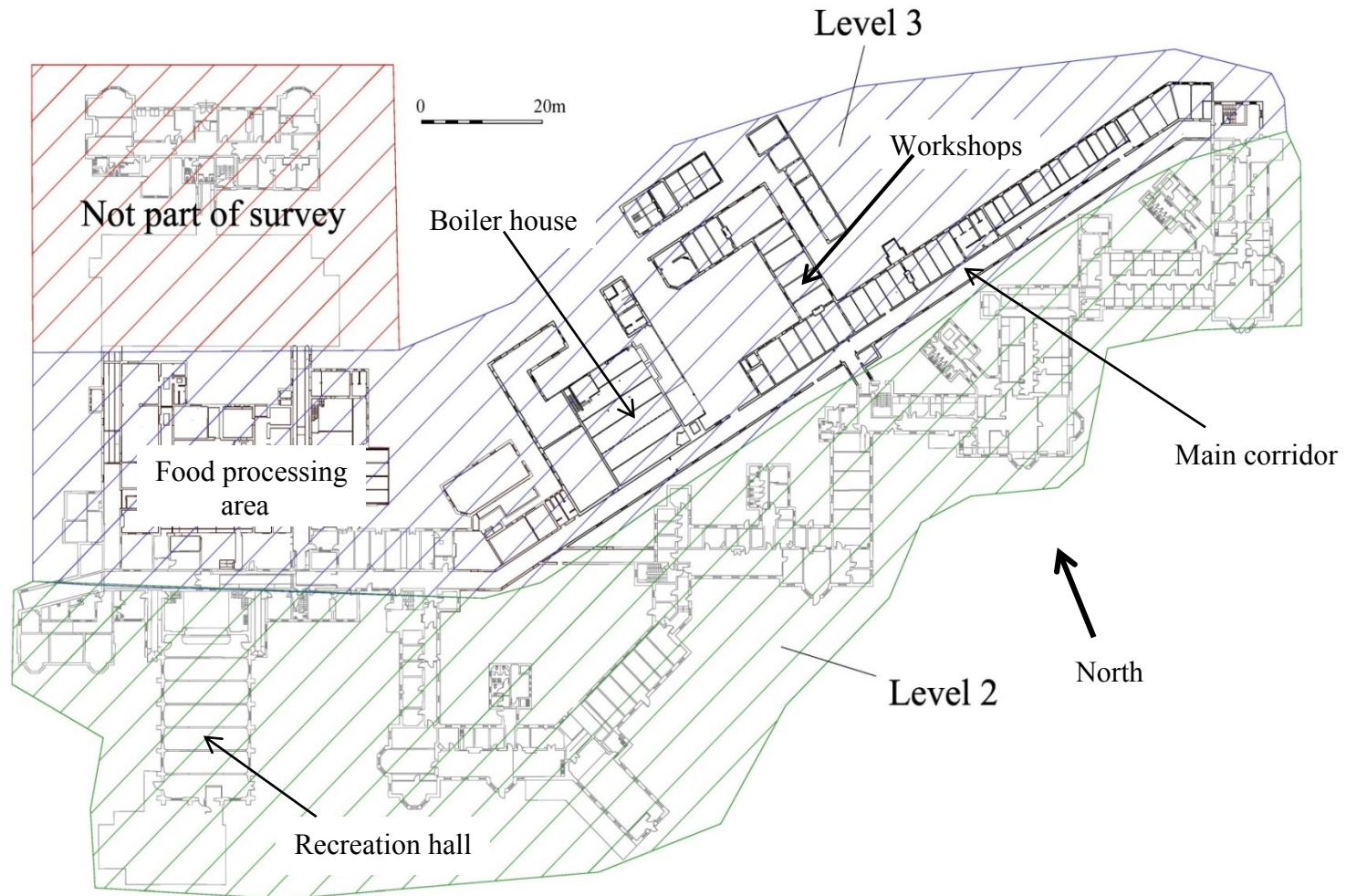


Figure 17 Levels of survey



As already discussed, the redevelopment proposals entail the demolition of some of the Daisy Peake buildings. The portion of the building proposed for demolition consists predominantly of a range of single storey structures built on the northern side a long east to west corridor which until recently extended westwards towards the original Borough Asylum buildings which have been converted to residential flats. The western limit of the buildings covered by the Level 3 survey are a complex mix of one and two storey buildings used for workshops, accommodation, office spaces and food preparation (Figs. 2 and 17). The main corridor formed the main access route for the two-storey Daisy Peake Building and as such negated the need to enter the wards.

### *The Level 3 Survey*

The entire corridor and associated buildings use machine made red bricks throughout laid in an alternating header stretcher bond. The bricks measure 225mm long by 75mm high and 108mm wide which is the same across all buildings surveyed. Welsh slate is the roof covering except on the flat-roofed portions which are discussed below. A range of ceramic ridge tiles are used along with leaded ridges, again these are discussed in more detail below. Overall the complex presents a rather jumbled appearance with multiple ridge heights, hidden valleys and varying wall heights (Fig. 18). The corridor building is joined to the two storey ward block (the Daisy Peake Building) at the east and west ends and by two connecting corridors in the middle. This formed part of the original plan and, as noted above, was typical of Hine's asylum plans.



Figure 18 View of corridor roof at eastern end

Looking west. Flat-roofed 1940s extension to right of corridor pitched roof.  
Two-storied toilet blocks attached to Daisy Peake wards on left of picture. Boiler house roof is visible behind chimney

As mentioned the main corridor runs from east to west and forms the main connecting route to all parts of the main ward complex without the need to enter any areas designated for patients. The walls have brown glazed tiles to shoulder height, although these have now been painted over. It also forms a much faster route to get from one end of the range to the other. The generous width would allow enough space for relatively dense traffic and for trollies and other hand-powered vehicles. Despite being truncated and blocked at its western end it is still a key part of the entire structure. The main nodes which lead away from this corridor have signs above them stating them to be Junction 5, 6 etc (Figs. 19, 20, 21 and 22). This is presumably a modern designation although some geographical reference system must always have been in use. The numbering system must have begun at the west end in the original parts of the asylum. The corridor runs at a number of different angles to form the central axis along the complex. Although never making contact it runs as close as physically possible to the toilet blocks extending out from the main hospital building (see Fig. 18). This was presumably a secure area for staff and visitors to use and to move patients under supervision. There are no apparent zones to isolate parts of this so it seems likely that each ward had its own security system. At the eastern end the corridor has a pitched slate roof which has been covered in an asphalt or tar layer to protect it. The ridge tiles also have a rectangular decoration at this point. Further along, to the west, the corridor is flanked by larger buildings attached to each wall before becoming a separate structure again.

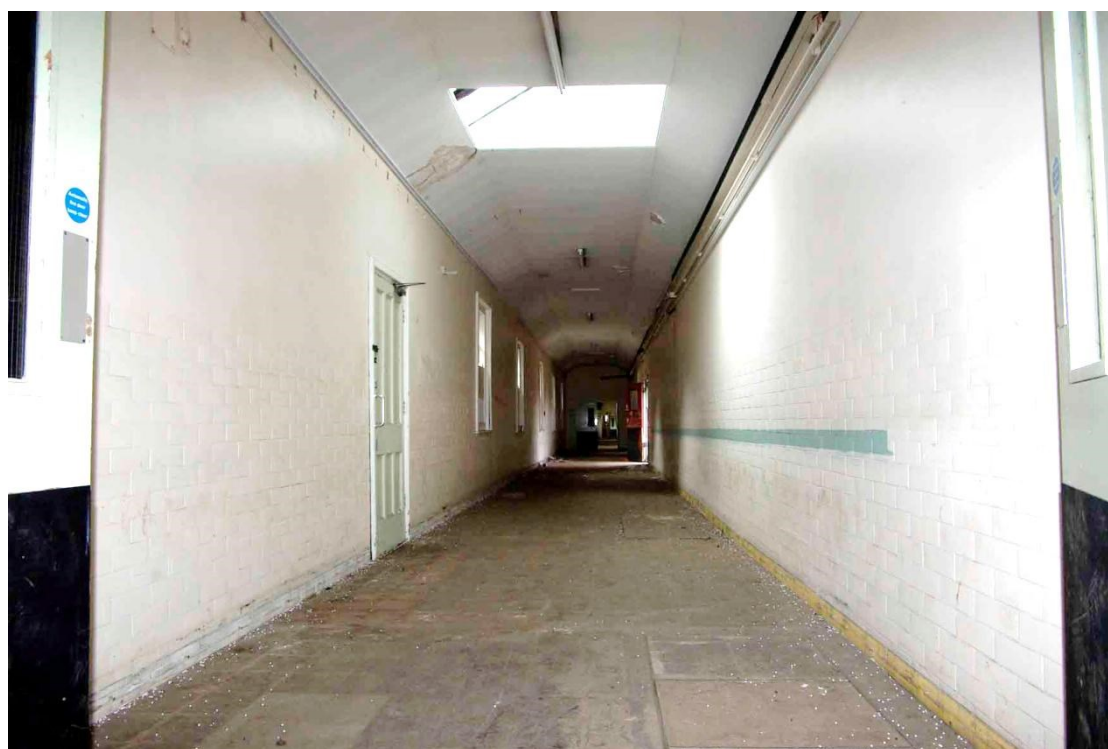


Figure 19 Main corridor to east of Junction 5  
Looking east. Note painted over glazed tiles covering lower half of walls

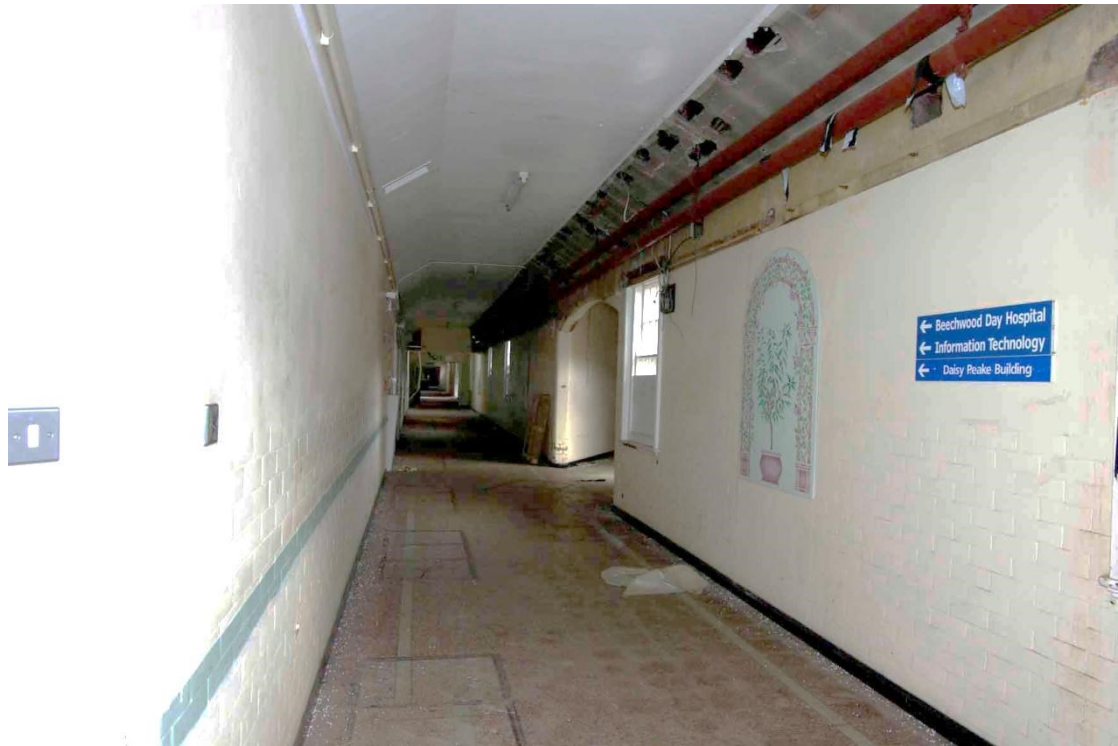


Figure 20 Main corridor at angled junction to Daisy Peake Building  
Looking east



Figure 21 Main corridor to north of recreation hall  
Looking north west. East corridor of food processing area to right of picture





Figure 22 Main corridor at Junction 7

Looking west. Truncated and breeze blocked west end of corridor in centre of picture

On the northern side the main corridor is obscured by buildings for most of its length with the exception of a short portion adjacent to the boiler house where a set of double doors and a small sash window can be seen (Figs. 23, and 24). The southern side of the corridor faces out into the oddly shaped courtyards created by the two storey Daisy Peake Building (Figs. 25 to 28). This elevation of the corridor is built of the usual red brick with header/stretcher bond over three courses of blue bricks laid in an English bond for the damp proof course. The wooden-framed sash windows all match each other in style and consist of two sashes holding four by four panes. Many of them have been boarded over on their lower halves but appear to be complete. Each of the internal courtyards is reached by a single panelled door leading from the main corridor. Other doors on the northern side of the Daisy Peake wards also lead out to the courtyard. Four brick-built connecting corridors of similar cross section to the main corridor lead to the Daisy Peake Building. Because of the zig-zag nature of the Daisy Peake Building one of the access corridors runs from the main corridor at an acute angle. To the east of the large entertainment hall the south wall of main corridor has a large multi-paned glass wall and doorway leading out to the south to give access to the front of the Daisy Peake Building. Most of this wall is boarded over but appears to have been an entrance of some importance when first built. To the west of this is a two-storey structure with large and quite spacious offices at ground floor level. Signs on the doors suggest these were for senior nursing staff. These rooms are discussed later as Rooms GF1, 2 and 3. The remainder of the south elevation of the west end of the main corridor is obscured by the recreation hall and another building which was either a small block of offices or nursing accommodation. To the west and beyond this point the corridor has been crudely cut off and blocked with breeze blocks (see Figs. 22 and 29). West of this point the new housing estate road has been built which cuts across the former site. Recent plans of the whole hospital complex show the corridor

to continue westwards for at least as far again passing through and connecting the original asylum buildings and running almost as far as Victoria Road East.



Figure 23 East end of main corridor

Looking south west. Flat-roofed single storey building is the 1940s addition built along the northern wall of the corridor. Daisy Peake wards and toilet block to rear



Figure 24 North elevation of main corridor adjacent to boiler house

Looking south. Boiler house on right, workshops on left





Figure 25 South facing elevation of main corridor at eastern end  
Looking north-east, 1m scale. The two storey building is the east end of the Daisy Peake Building.



Figure 26 South facing elevation of main corridor at Junction 5  
Looking north-east. Note variations in ridge heights



Figure 27 South facing elevation of main corridor east of boiler house  
Looking north-west. Photo taken on opposite side of corridor to Fig. 24



Figure 28 South facing elevation of main corridor to west of angled corridor to Daisy  
Peak Building  
Looking north-east, 1m scale.





Figure 29 Daisy Peake Buildings seen from the west

Looking west, photograph taken approximately from the site of the 1913 bath house. Truncated and blocked main corridor on right of lamppost (compare with Figure 22). Recreation hall on right

The internal walls of the main corridor, the hall and the stairs are lined with glazed bricks up to shoulder height which have been painted but were once a dark brown. This is one of Hine's trademarks. Painted plaster covers the walls above the glazed bricks. As noted a number of wooden-framed sash windows light the corridor as do flush glazed roof lights set into the southern side of the corridor roof. Very few signs survive along the corridor to show the functions of each area but the individual junction numbers are still present to show that Junction 5 is the small central corridor whilst Junction 6 is the acutely angled corridor.

Inside the main corridor, for ease of identification, the rooms have been given reference numbers. In most cases, unless stated otherwise, these references have been made up during this survey. The numbered rooms can be seen in the first plan in Appendix 1. At the eastern end of the main corridor are a set of stairs leading up to the first floor of the Daisy Peake Building. The stairs have a wooden handrail and a lockable door at the bottom, possibly to restrict access to the first floor (Fig. 30). As with the main corridor the walls have been covered to shoulder height with brown glazed tiles which have now been over painted. A small hallway at the bottom of the stairs has a single doorway on the east side leading outside. A wooden sash window lights this hallway whilst a blocked window on the north wall shows where an earlier window once was. There is no apparent reason why this has been blocked (these windows can be seen in Figure 23 above). On the northern side of the corridor, at the east end are a number of blocked windows of the same dimensions as on the south. This wall originally formed the outside (northern) wall of the main corridor but a flat-roofed extension, added at around the time of the National Health takeover in 1948, now obscures this wall (Fig. 31). The extension is shown for the first time on the 1953 Ordnance Survey map. The National Health extension formed a large open ward

(Room GF5), which has now been subdivided with plasterboard partitions into smaller offices with a parallel corridor running down the middle. This former ward has a flat roof which partially cuts into the northern side of the main corridor's pitched roof. The room at the far eastern end of the extension has had six external windows blocked to create what seems to have been a telecommunications equipment room. West of this is a larger room which, according to a 1989 plan found on the floor in the engineering room during the survey, was the WRVS canteen (Fig. 32). The windows have been widened and modernised with metal frames in this room but the rest of the sash windows along the northern wall of this block are wooden-framed as seen on the south side of the main corridor. The late date of the extension might suggest that the sash windows have been salvaged from the old northern wall of the main corridor and re-used in the extension rather than using, for example, steel-framed Crittal style windows which might be more usual for a building of this date. The only difference being that the northern windows have chains instead of sash cords. From the outside it can be seen that the modern metal-framed windows fill a space which was originally a wide doorway with steps leading out to the north (Fig. 33). A number of smaller stud-walled rooms continue westwards none of which contain any indication of their previous uses. These rooms also use the re-used sash windows from the main corridor (Fig. 34). A brick arch with chamfered jambs forms the west end of the former long ward. Once again this was an outside doorway when first built. The flat roof extension stops at this point with the next room to the south, GF6, having a hipped roof.

The hipped roof of room GF6 is supported by substantial principal rafters with tie-beams set half way up and held in place by metal stirrups and stabilised by round-section iron bars bolted through the beams (Fig. 35). The purlins rest on the backs of the principals. The stirrups are unusual in that they have been partially cut into the tie-beams for additional support. At this point both the main corridor and Room GF6 share the same roof structure. The room has a blocked fireplace and a doorway leading north into a small toilet block which appears to be a later addition as the bricks are not bonded to the main building. A dedicated toilet serving the workshops would then remove the need for patients to go all the way back to their ward whenever the need arose. The toilets are shown as a separate free standing unit on the proposed plans (Fig.13) so it is possible that the brick joint seen here is a small extension to join the existing toilets to the workshop. The lower glazing bars on the sash windows have been removed and replaced by a single large sheet of glass, possibly in an attempt to let in more natural light. Another bricked-up doorway on the west wall leads to a similarly sized and built room, GF7 (Fig. 36). This room shares the same small toilet block as GF6 and also shares the same roof structure. However in this room there are two south facing roof lights. These two rooms are former workshops and are shown as such on the, post 1913, plan. GF6 and 7 have been most recently used for office space and communications equipment. On the south side of the main corridor is Junction 5 leading into the central range of the Daisy Peake Building (Fig. 37). An inverted C-shaped block, attached to the north wall of GF7, is still clearly laid out as workshops with benches still present. The workshops, WS1, WS2 and WS3, are discussed below.



Figure 30 Stairs from east end of main corridor up to Daisy Peake Building  
Looking north, 1m scale. Note painted over wall tiles and modernised sash window



Figure 31 Original outside north wall of main corridor  
Looking south west, 1m scale. Blocked window can be seen to right of ranging pole. Photograph taken in the WRVS canteen looking towards the plasterboard partitions of the 1940s extension. Doorway to main corridor on extreme left of picture



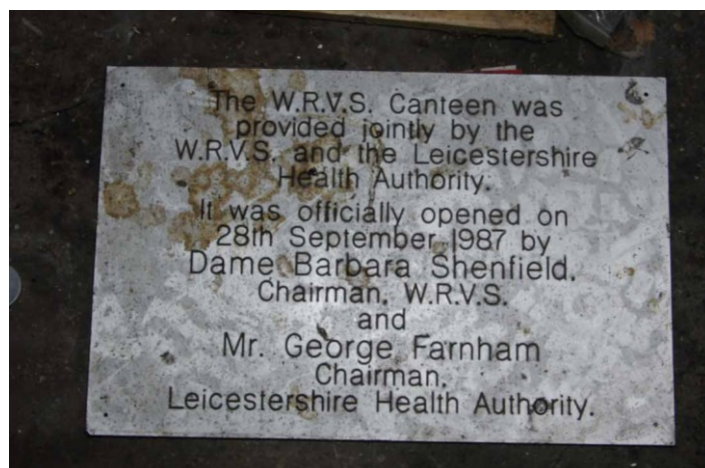


Figure 32 WRVS canteen plaque found during the survey  
Found on the floor of the engineering building



Figure 33 North facing elevation of WRVS canteen  
Looking south-west, 1m scale. Blocked doorway and steps are to the right of the ranging pole



Figure 34 Re-used sash windows in 1940s extension  
Looking north, 1m scale



Figure 35 Workshop room GF6  
Looking north-west, 1m scale. Note blocked fireplace and doorway into adjacent workshop





Figure 36 Workshop room GF7  
Looking west, 1m scale



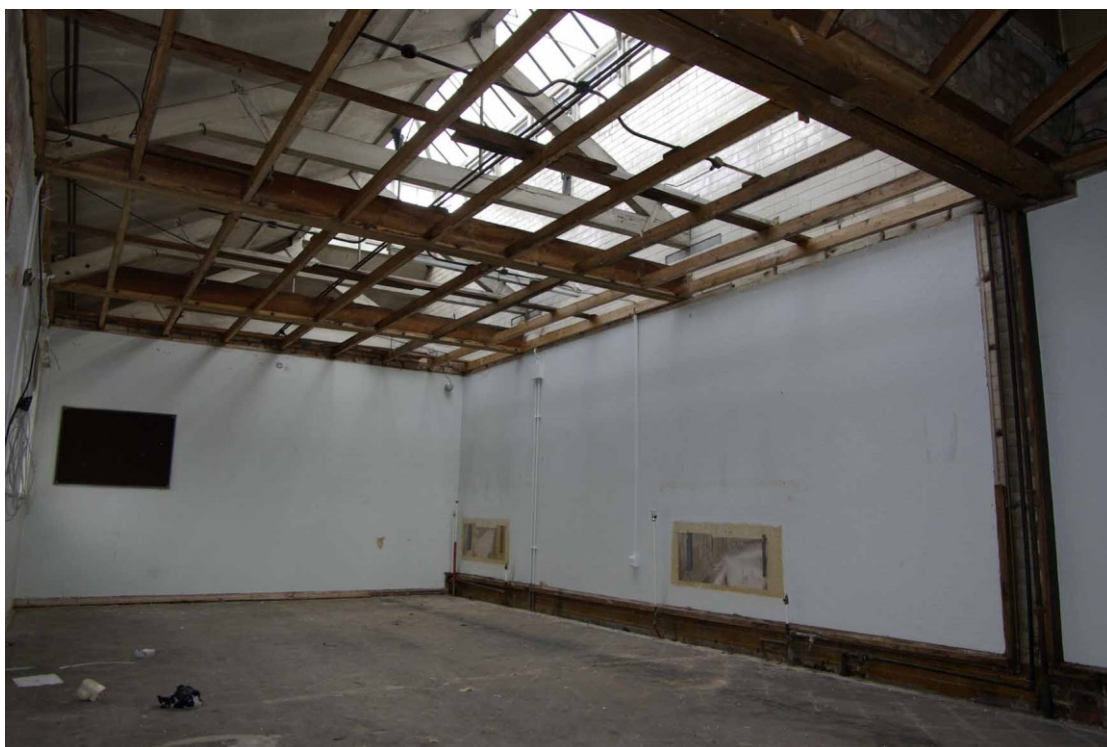
Figure 37 Junction 5 leading to the Daisy Peake Building  
Looking south from the main corridor



West of the workshops and Rooms GF6 and 7 the main corridor again exists as a separate free-standing corridor before reaching the large boiler house which forms its northern wall (see Figs. 24 and 27). At this point the corridor floor changes from concrete to pink terrazzo with a pale green border. A panelled door on the same style used throughout the main corridor leads into the engineering department and adjacent boiler house (Fig. 38). The boiler house and engineering block are discussed below. On the western side of the boiler house corridor door are two small sets of toilets, presumably reserved for male and female staff. West of the toilet, still on the northern side of the corridor is a large open white-tiled room GF10. This room has a high ceiling with a large lantern roof-light set into the southern side of the pitched roof. When first built the walls had brown glazed tiles to shoulder height and white glazed tiles up to roof height (Figs. 39, 40 and 41). The walls have been covered with plasterboard and a false ceiling added to hide the roof light but much of this has recently been removed. The structural components of the roof match those used in rooms GF6 and 7. Although the western end wall has been removed, and there are no fittings left, this room appears to have been some form of wet wash room or treatment room which would require regular cleaning out. The western wall of GF10 has been removed to create a larger room which now follows the angle of the main corridor which kinks towards the north west at this point. The post 1915 plan is not clear enough to identify what the function of Room GF10 was. On the south side of GF10 is the angled corridor (Junction 6?) junction leading south eastwards to the Daisy Peake Building (Fig. 42).



Figure 38 Main corridor doorway into the engineering block  
Looking north, 1m scale



**Figure 39 Room GF10**  
Looking south east, 1m scale. Note partially exposed glazed tiles on right of picture



**Figure 40 Room GF10**  
Looking north west, 1m scale. Knocked through wall was located at the end of the false ceiling

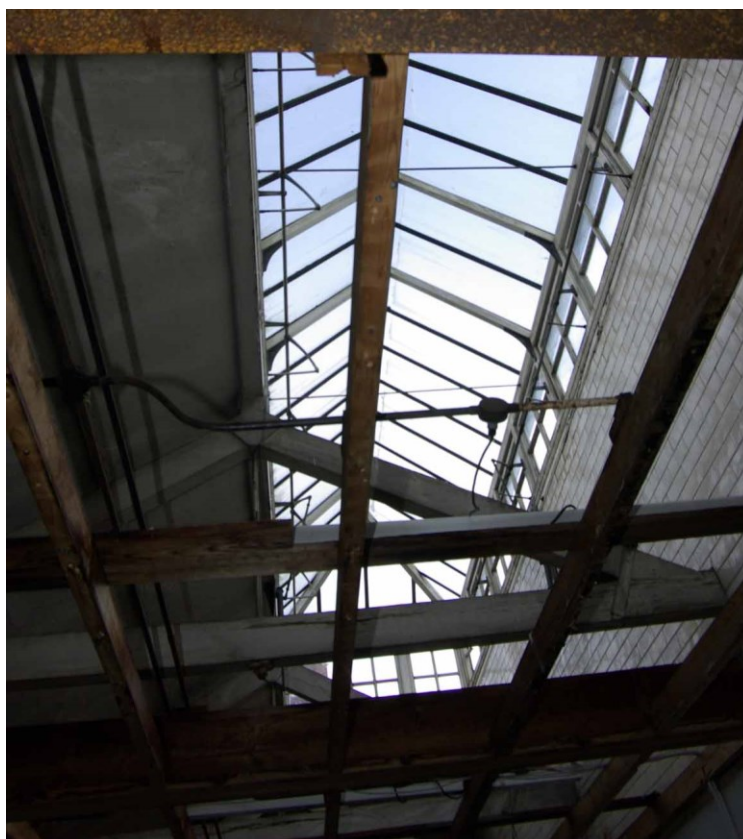


Figure 41 Room GF10 roof light



Figure 42 Main corridor and angled junction to the Daisy Peake Building  
Looking south-east. Main corridor on left of picture



A larger open ward, GF12, is next along the corridor. This room forms a large open ward looking out into a landscaped courtyard (Fig. 43). The ward has a double-width doorway onto the main corridor. One of the southern windows on the corridor side has been widened and clear glass inserted, possibly to allow observation into the ward rather than needing to enter it. A modified window made into a doorway near to the north west corner leads into a modern glass and timber coffee lounge/conservatory. A second door in the corner of GF12 leads up a step into the staff cafeteria GF14. Both are discussed below. Instead of the multi-paned sash windows seen so far this ward has two sashes consisting of single panes which allow more light in and give a less institutional feel to the room (Fig. 44). The ceiling has north to south masonry beams with moulded plaster coving in between each beam. The east end of the ward has been partitioned off to create a small entranceway into the ward from room GF10 with an adjacent small room with a lowered ceiling (GF11). At the western end of the ward is a small light well in the form of a small open yard with no door access. This is one of a number of such features in this area of the complex where the large number of clustered buildings seriously affect the amount of natural light available. An inserted washroom, GF13, lies to the north of the small light well.



Figure 43 Ward GF12

Looking south-east. Note far wall has been inserted to create a small end room. Main corridor on right of photo



Figure 44 Ward GF 12 north east facing sash window  
Looking north east, 1m scale. Modern coffee lounge is visible in the courtyard

To the west of the boiler house and rooms GF10 to 12 is a range of buildings used as a food processing area along with kitchens and stores. This area is formed from a large number of differently built and sized buildings all having the appearance of a gradual organic growth and infill rather than being designed at one time. The 1905 Ordnance Survey map shows this to have been built around a central yard but subsequent growth and development has filled this in to create something of a warren of rooms of varying sizes. Two corridors either side of the kitchen area lead northwards towards the George Hine Building to the north which is now occupied by the school. When first built these corridors headed towards the north east with small flanking rooms which ran either side of the yard. This range is discussed in more detail below. The master fire alarm and control panel is mounted on the north wall of the main corridor at this point (Fig. 45). This point is highlighted on the 1989 plan so must be of some importance.

On the opposite, south, side of the main corridor is another link which goes directly into the Daisy Peake Building without the need for a connecting corridor. A flight of stairs also leads up to the first floor of the Daisy Peake range at this point too. On the western side of this link, on the south side of the main corridor, is a wide glass panelled entrance which seems likely to have been the main entrance for staff and visitors as briefly discussed earlier (Fig. 46). The office doorway to the west of this entrance has a light system instructing the visitor to knock, wait or enter and led into the Matron's (latterly known as the Director of Nursing) office (Fig. 47). Passing through this doorway leads into a two storied house-like building which, although attached to the south wall of the main corridor, is virtually free standing and fills the space between the Daisy Peake Building, to the east, and the entertainment hall to the west. Room GF1 is a rectangular room with a blocked fireplace which has been replaced with a 1950s or 60s style electric fire (Fig. 48). A small lockable safe set into the chimney breast may have held small personal items of value belonging to the

occupant of the room. An original wooden cupboard is fitted into the recess between the fireplace and the outside window. The window is a sash window with two panes in each sash. The room has a simple moulded picture rail and a moulded skirting board which is also seen in adjacent room GF2 (Fig. 49). A connecting door on the west wall leads into Room GF2 without needing to go into the corridor. This room is of a similar size and has similar moulded details to GF1. Both rooms have a thick red linoleum floor covering wooden boards. To the west of GF1 and 2, but still in the same range, is a narrow flight of stairs leading upstairs to the chaplaincy and the union office (Fig. 50).

On the west side of the stairs is a single room, GF3, with doors to the stairs and a short corridor leading to the entertainment hall (Fig. 51). This room has a similar skirting board and windows to GF1 and 2 but does not have a picture rail or fireplace. Beyond GF3, to the west, is a short corridor heading towards the south west which runs along the first part of the east side of the recreation hall. The corridor has a doorway to the outside and also two doors going into the hall. One of the doors allows access to the backstage area whilst the other leads into the main hall. The hall is discussed in more detail below. A similar short corridor western runs down the western side of the hall and has access to the sides of the stage and hall. As with GF3 a door leads into the side of another two storey range. This range has two bay windows facing southwards over the hospital grounds. At the time of the survey all of the floors had been removed creating a dangerous environment and the doors sealed shut preventing any form of survey other than that shown in Figure 52. It is probable that these rooms were first built as accommodation for senior staff.

To the north of GF4 is Junction 7 on the main corridor. This leads northwards up the western side of the food processing area as noted earlier and discussed in more detail below.



Figure 45 Fire alarm and control panel on main corridor  
Looking north





Figure 46 Main entrance to main corridor  
Looking south-east, 1m scale



Figure 47 Doorway to Room GF1, Director of Nursing's room  
Looking south-west, 1m scale



Figure 48 Room GF1  
Looking north-west, 1m scale



Figure 49 Room GF2  
Looking south-east, 1m scale. Note small safe set into chimney breast





Figure 50 Doors from main corridor to GF2 and stairs  
Looking south-west, 1m scale



Figure 51 Room GF3  
Looking south-west, 1m scale. Note east elevation of entertainment hall seen through window



Figure 52 Room GF4 ground and first floors  
Looking south-west through hole in sealed doorway

On the north side of the corridor, opposite room GF4, is another range of buildings shown on the 1913 map (Fig. 14) which are identified as a later addition and that they were intended as the new Matron's accommodation. Current signage suggests that they have been more recently used as visitor accommodation (GF19). All of this range has had both the ceilings and floors removed making a safe inspection impossible (Fig. 53). The outside of the building is obscured by thick vegetation and cannot easily be seen (see Fig. 29).



Figure 53 Room GF19  
Looking north-west

### *The workshops*

The workshops form an inverted C-shape which creates a courtyard to the east of the boiler house (Figs. 54 to 57). The extent of these workshops is evidence of the extensive rehabilitation programme for patients at the asylum. The workshops are single storey buildings made from red brick and slate roofs which match the style and materials used elsewhere on this site. The majority of sash windows have had their multi-paned sashes replaced with slightly more modern two-pane sashes. Many of the windows are barred. The C-shape plan around a cobbled yard is possibly intended for unloading of raw materials and despatching finished goods. The yard has a secure gate so would be suitable for patients, under supervision, to work. The western side of the yard is formed by the lean-to roof of the boiler house which would also have needed to use the yard. The lean-to is discussed later.

As already noted the southernmost workshop (WS1) is built along the side of the main corridor and formed part of the workshop complex with rooms GF6 and 7. Workshop WS1 used to have a connecting doorway and window into GF7 but this has been boarded over so that the only access is from the outside door in the courtyard. Much of the north facing elevation was obscured at the time of the survey by a large metal skip so could not be photographed. Inside, the room was full of hazardous asbestos removal equipment, cubicles and waste so was only briefly studied. The floor is made using floor boards and has painted unplastered brick walls. The roof structure is the same style as in GF6 and 7 but is a separate hipped structure creating yet another change in roofline. There is a small blocked fireplace set into a chimney breast built against the southern end of WS2. A doorway next to the chimney breast leads into the next workshop, WS2. This room still retains a number of workbenches hinting at its former use (Fig. 58). Once again the same style of roof structure is used but this time the southern gable is incorporated into that of WS1. Until recently the room was divided into two by a thin partition but this has been removed to expose the full length of the room. All of the windows on the east facing wall have been filled in with later brickwork which is red brick but of Imperial rather than metric size (see Fig. 56). The chimney at the south end has had the fireplace removed and replaced by a large cupboard. Double doors on the west wall lead out into the courtyard. The brass door handles are of the same design seen throughout the Daisy Peake range (Fig. 59).

Workshop WS3 consists of two elements built to accommodate a slight drop down to the west in the ground level (see Fig. 54). The eastern component shares the same roof structure with WS2 although it does not have any tie beams and a modern false ceiling has been inserted (Fig. 60). The south wall of this part contains a single doorway with the rest being part glazed and part wooden boards. The choice of boarding rather than masonry is not clear. The wooden floor is at the same height as WS2 but steps down into the western component of the building. The western component has a lower roof with a simple purlin and rafter structure with small tie-beams rather than full width ones. The principal rafters are joined using metal shoes as often seen in industrial buildings of a similar date (Fig 61). The extreme western end of WS3 has a single thickness brick wall to create two smaller rooms with a central fireplace. The south west corner of the building has been cut off to create an angle which probably assisted vehicles negotiating the turn into and out of the yard.





Figure 54 Workshop WS2 and 3  
Looking north-east. Photo taken facing away from boiler house



Figure 55 Workshop WS2 west facing elevation  
Looking east, 1m scale. WS1 on right, WS3 on left





Figure 56 East facing elevation of WS2  
Looking south-west, 1m scale. Note blocked windows. Outside wall of Room GF7 on left of photo



Figure 57 North facing elevation of WS3  
Looking south-west, 1m scale



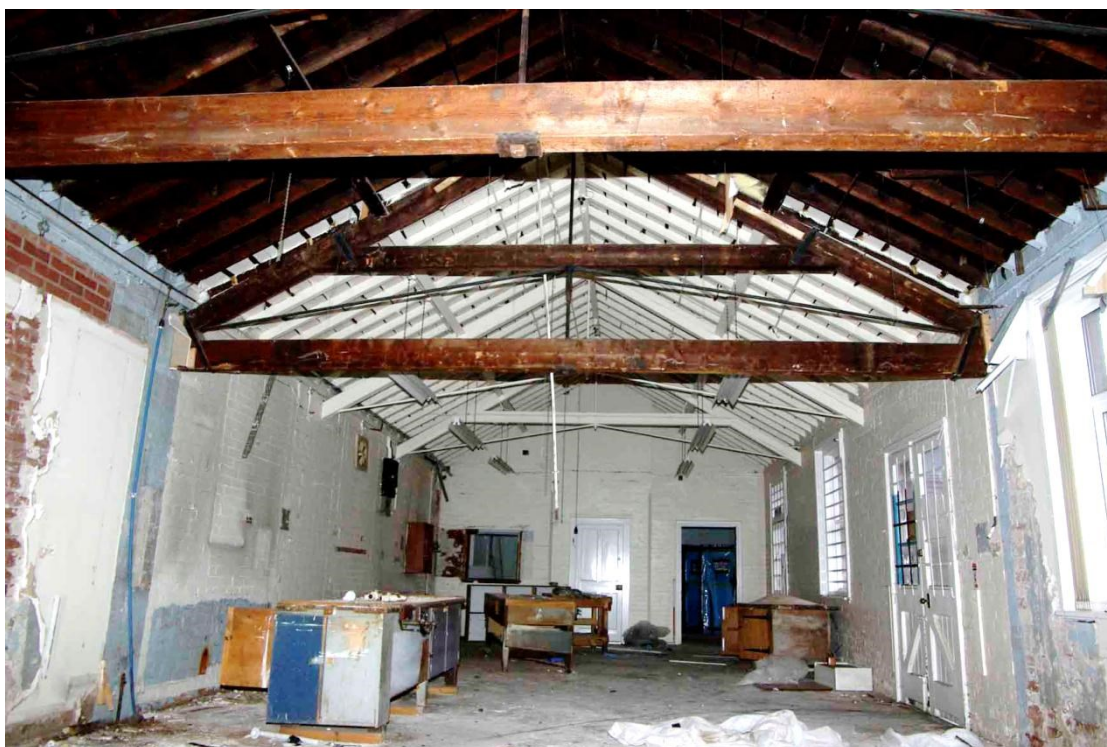


Figure 58 Workshop WS2  
Looking south, 1m scale. Note central door is a cupboard set into the chimney breast

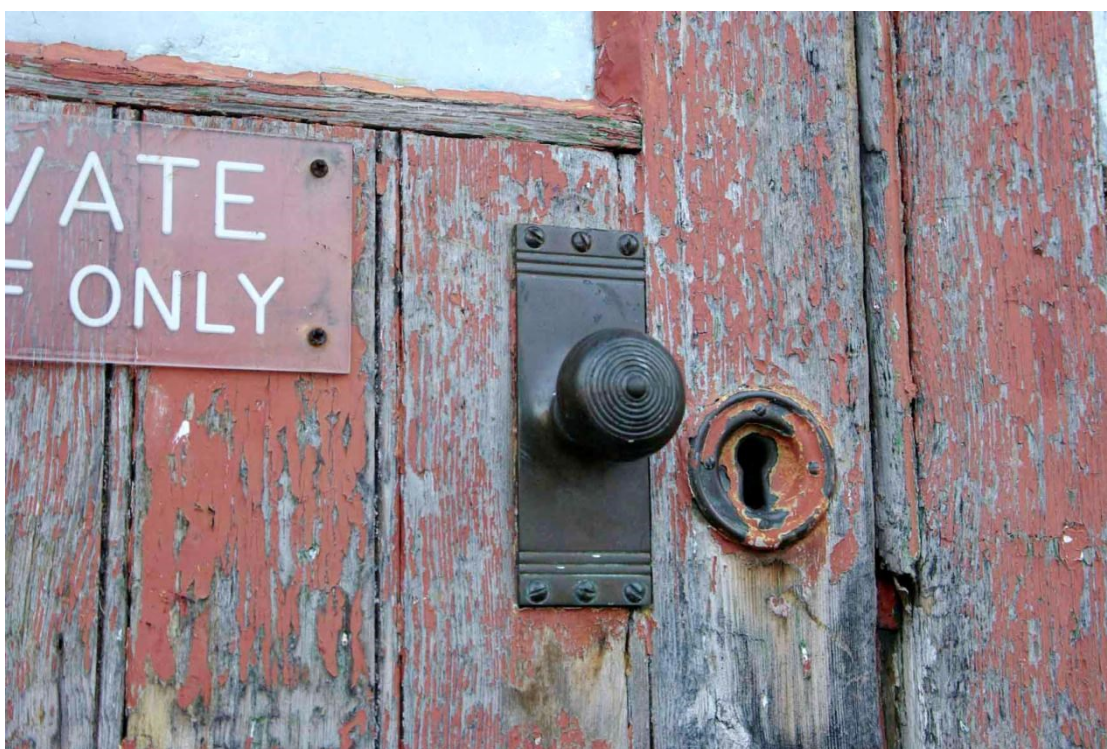


Figure 59 Doorhandle on WS2  
This style is common throughout the Daisy Peake Buildings





Figure 60 East end of workshop WS3  
Looking west, 1m scale. Doorway to western part of WS3 to left of chimney breast



Figure 61 West end of WS3  
Looking east, 1m scale

North of the workshops WS1 to 3 is a two storey free-standing structure identified as the timber and engineering stores on the 1989 plan. The building is of red brick with brick piers on the first floor holding up the slate covered roof (Fig. 62). The first floor has an external metal staircase leading to an open slatted timber seasoning store. At

ground floor level the west facing elevation has a large set of double doors suggesting that this was first built as some type of vehicle or carriage store. Two doors on the south side lead into the two halves of the building. The central dividing wall is a modern feature and is made of breeze-blocks. The western half has a vehicle inspection pit running across the floor but appears to have been most recently used to store spare engineering and electrical parts (Fig. 63). The eastern half of this building houses a large generator. Butting up against the eastern end of WS4 is a single storey open office (Fig. 64). The walls are made from modern red brick laid in a stretcher bond (Fig. 65). The roof is of slate. This appears to have been either a common room or possible seminar or teaching room. Inside it can be seen that the room was originally built as an open space supported on cast iron columns. The roof structure is similar to those found in late 19th century agricultural buildings and uses metal stirrups to join the king post and raking struts to the purlins and truss.

To the east behind the workshops is a long rectangular single storey building (WS5). This building first appears on the 1953 Ordnance Survey map and is built of red brick with a slate roof (Fig. 66). The northern end of the building forms an east to west gable end and has a large entrance blocked with later brick suggesting a blocked garage type doorway. The gable has a decorative vent made from earthenware tiles. To the south of this the building forms a long narrow structure which shows evidence of being built as an open fronted building which has been blocked with later brickwork. Internally the building has been stripped of all fixtures and fittings leaving only a single large room along with a small kitchen area and two small store rooms (Fig. 67).



Figure 62 WS4 engineering and timber store  
Looking south-east, 1m scale. Workshop and boiler house yard through gate



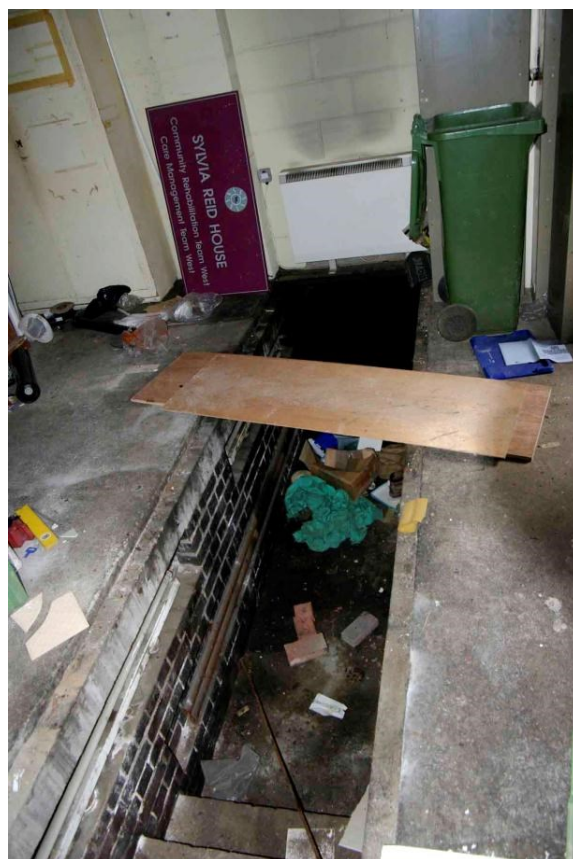


Figure 63 Inspection pit in WS4  
Looking north-east. Note inserted breeze block wall dividing the room



Figure 64 Single storey building attached to eastern side of WS4  
Looking north-west, 1m scale. Workshop WS3 on left of photo

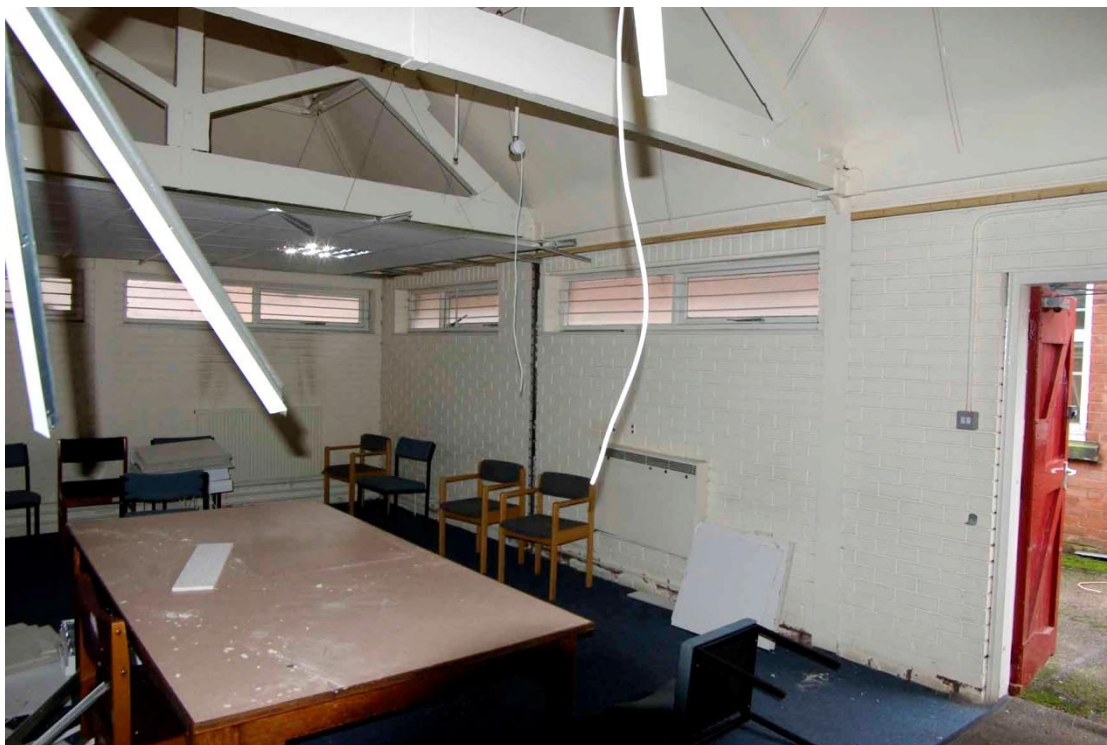


Figure 65 Room attached to eastern side of WS4  
Looking south-east



Figure 66 Workshop WS5  
Looking south-east. Workshop WS3 on right of photo





Figure 67 Workshop WS5  
Looking north, 1m scale

### *The boiler house*

On the west side of the workshop courtyard is the boiler house and chimney (Figs. 68 and 69). The main boiler house building is a large gable ended red brick built structure with a corrugated sheet roof and a brick chimney. The north facing gable end appears to have been made as an open fronted structure supported by two brick pillars (Fig. 69). Two of the openings have been blocked with brick leaving a modern roller shutter door in the middle. There is a small yard in front (north) of the boiler house. The western side of the boiler house is obscured by the engineering block discussed below. The south elevation of the boiler house forms part of the northern wall of the main corridor as discussed above.

Inside, the boiler house contains modern replacement gas fired boilers which are considerably smaller than the originals hence the large amount of open space (Fig. 70). Even the 1972 Ordnance Survey map shows a coal yard behind the boiler house suggesting that coal fired boilers were still in use at this time. A warning sign of asbestos risk prevented a detailed survey but it could be seen that the roof structure was supported by fan trusses of angle steel. A flight of stairs in the northwest corner of the boiler house room leads down to a flooded basement below the engineering buildings.

Built against the eastern elevation of the boiler house is a slate-roofed lean-to structure which is supported by cast iron columns (Fig. 68). Blocked openings on the east wall of the boiler house suggest that this lean-to was once part of the boiler house. To the north of the lean-to is a brick built toilet and washroom block built from red brick and slate (Fig. 71). The washroom has been repaired on its eastern side but

this appears to have been due to damage rather than an alteration. Inside the room has been completely covered in modern white tiles which obscure any earlier details.



Figure 68 Boiler house east facing elevation  
Looking west, 1m scale. Washroom to right of lean-to. WS3 on extreme right of picture.



Figure 69 Boiler house north facing elevation  
Looking south-west, 1m scale. Note north wall of washroom on left of picture





Figure 70 Boiler house interior  
Looking south-east



Figure 71 Boiler house washroom  
Looking north-west, 1m scale

### *The engineering workshop and accumulator room*

Built along the western side of the boiler house and accessed from the main corridor is the engineering workshop GF8. This single storey structure has a wooden truss structure with bolted trusses, tie bars and queen posts supporting a shallow pitched slate roof. (Fig. 72). The room has a bank of electrical switch gear which may control the whole of the Daisy Peake range. Remains of benches and store cupboards are evidence of the former use of this room. The floor is laid with red quarry tiles. The west wall has three multi-paned sash windows. The northern end of GF8 has been made into small hallway with a modern brick-built office inserted into the north west corner (Fig. 73). A door on the east wall leads into the boiler house and a door on the north wall leads into the small yard in front of the boiler house. A third door, on the west wall, leads out to the accumulator room which is connected to the engineering workshop by a short covered walkway (Fig. 74). The accumulator room, (GF9), is a free-standing structure which only appears on the 1915 Ordnance Survey map. It is built of red brick with a slate roof and, in order to fit into the available space, has had its south western corner built at an angle. Inside the walls are tiled with white ceramic tiles, presumably as a precaution when working with acids and batteries (Fig. 75). The room appears to have been most recently used as a light engineering workshop with no evidence of its former uses.

Attached to the northern end of the engineering workshop is a brick and slate structure with a room at ground level and a flooded basement below (Fig. 76). The room forms the north western corner of the small yard in front of the boiler house. This room had no floor in places with the only available access (at the time of the survey) leading to a drop into the flooded basement. The building was therefore only surveyed from the outside. On the north elevation tall metal framed windows are used to light both the ground floor and basement which suggests that the room never had a proper floor and that tall heating equipment and machinery was used here.

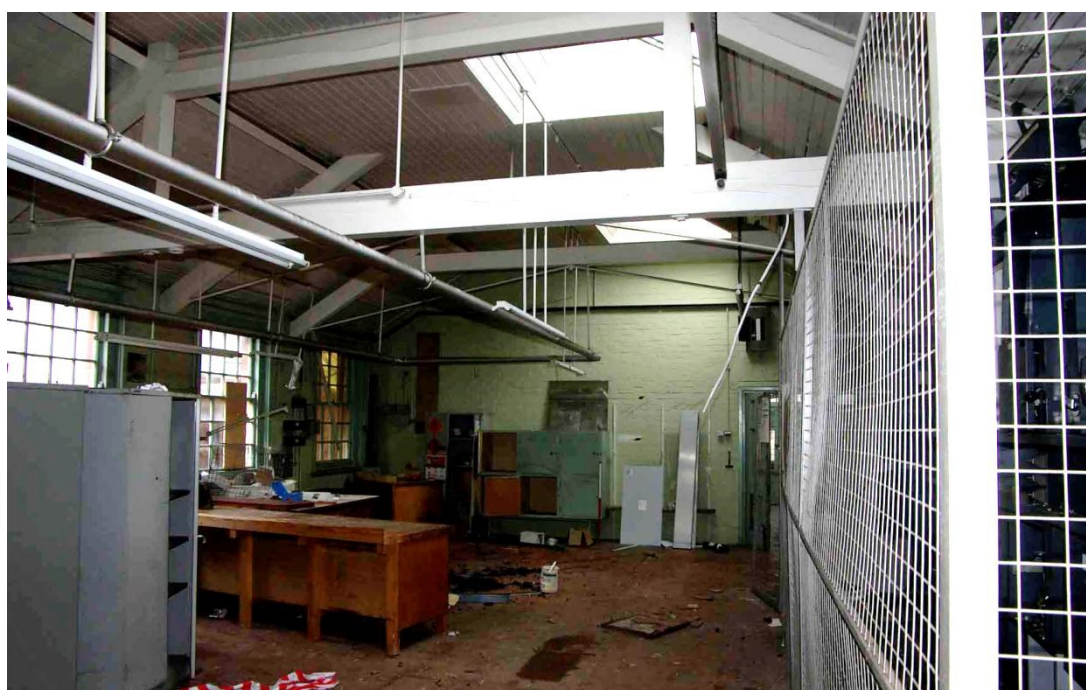


Figure 72 Engineering workshop GF8  
Looking north, 1m scale





Figure 73 Inserted office at north end of engineering workshop  
Looking north-west, 1m scale. Door to accumulator room on left

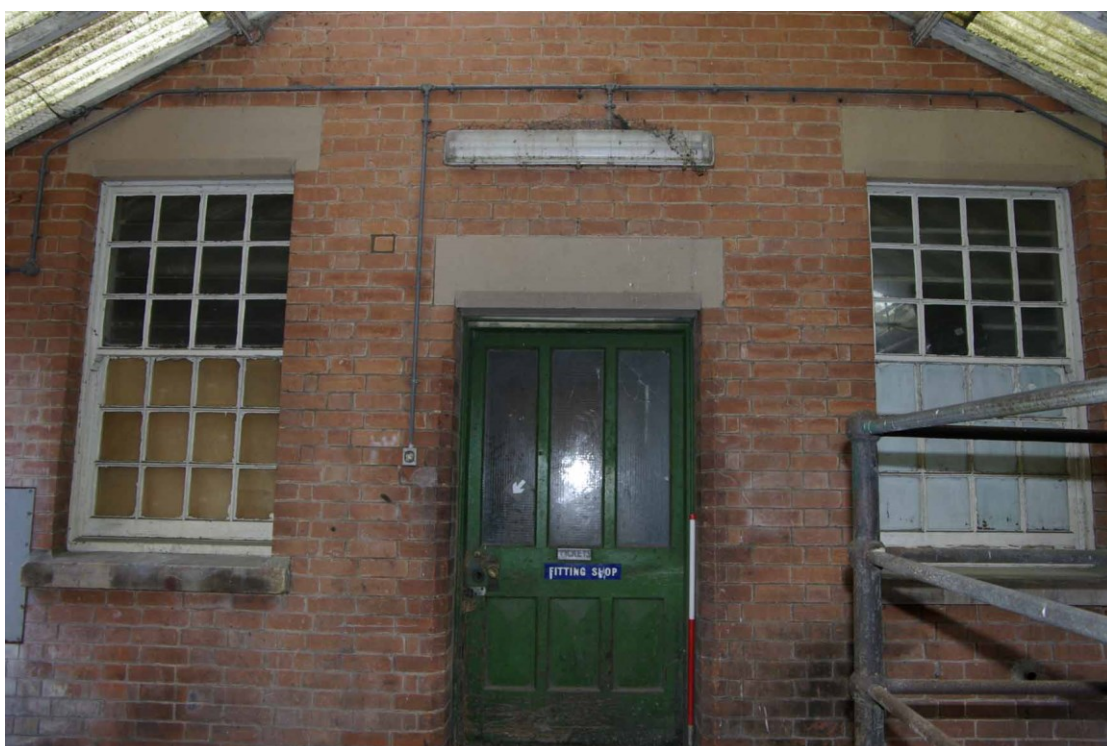


Figure 74 Accumulator room  
Looking west, 1m scale.





Figure 75 Accumulator room GF9  
Looking west, 1m scale. Note angled corner in south west corner



Figure 76 Building (pump room?) at north end of engineering workshop  
Looking south, 1m scale

### *Food preparation area and cafeteria*

As discussed above, a doorway on the northern side of the main corridor, opposite rooms GF 2 and 3, leads northwards up the George Hine corridor. This corridor forms the eastern corridor of the pair of corridors flanking the food preparation area to the north of the entertainment hall (Fig. 77). The corridor leads past the food preparation area, over the road access to a yard and into the former post room and George Hine House both of which are now occupied by the new school. As with most of the buildings associated with the Daisy Peake buildings there are virtually no fixtures and fittings remaining.

Much of the eastern side of this corridor is taken up with the staff cafeteria (Fig. 78). The cafeteria has no natural light with evidence at least three windows having been blocked on each side. A false ceiling has also been added to hide the slightly higher ceiling which has moulded plaster detailing on each of the beams. The decoration is the same as that seen in nearby ward GF12. There is a blocked fireplace at the southern end of the room. A menu entitled *Towers Hospital Catering Services buffet menu 1998/99* was found among the debris of the collapsed false ceiling which shows that the hospital had a dedicated catering service even as late as 1999. A new addition of a timber and glass conservatory, which is not shown until the publication of the 1991 OS map, has been built against the east wall of the cafeteria (Figs. 79 and 80). Access to the conservatory is either from ward GF 12 or from a large coffee lounge (GF15) to the north. Coffee lounge GF15 is a large open room with a staircase and a wraparound balcony leading up to the first floor of the Daisy Peake range (Fig. 81). The patio doors are 1940s or 1950s style metal Crittall windows as are the first floor balcony windows. A knocked-through doorway at the north end of the room leads to a raised area which in turn leads back out to the George Hine corridor.

The western side of the east corridor has series of small rooms two of which open onto the corridor and, from labels on the walls, appear to have been used for cleaning materials and equipment. Four more small rooms to the east of the corridor were cold storage rooms and open onto their own small corridor running parallel to the east corridor (Fig. 82). The small cold storage corridor leads northwards to a small room with a large Crittall window which, when viewed from the courtyard between the food preparation area and the school buildings, has been inserted into a modified opening (Fig. 83). There is no indication what this room was used for.

Opposite the cold store rooms is a room which has a label which states it to be a food preparation area although nothing within the room survives. This room has three wooden sash windows facing out to the courtyard between the George Hine buildings. The windows have a mesh screen attached to the outside to prevent flies entering the room. The Early OS maps up to and including the 1953 edition show this room as projecting out into what was a larger courtyard which was subsequently filled in. The spaces in the courtyard have now been filled in by a new room built onto the west of the projecting room. The new room is used for another cold store and washing up room. Built against the north wall of this room and the east wall of the west corridor leading to the George Hine range is a modern lift shaft and toilet (see Fig. 83). The lift shaft appears to have been for moving delivered goods from the courtyard below up to the food processing rooms. The remaining central space in the former courtyard area has been filled with two large rectangular structures creating a large hall with a roof

supported by fan trusses of angle iron and steel rod (Fig. 84) and a smaller hall with a lower roof used as a cold food preparation area with cold stores built around the walls (Fig. 85).

To the west of the inserted halls is a short corridor leading to the lift shaft and a large open room GF18 which has a large wooden table but no other fittings to show what it might have been used for (Fig. 86). The west wall of GF18 has a doorway out to the western corridor leading to the George Hine range (Fig. 87). This corridor has recently been blocked by breeze blocks for no clear reason. Along the walls of the corridor are numerous sockets with the names of wards and rooms across the Daisy Peake buildings. It is possible that these were storage areas for electrically heated trollies to take food to the various parts of the building. There are rubber buffer strips attached to the wall which might also support this idea. To the south of GF18 is another cold food preparation room GF20 (Fig. 88). This room looks out onto another enclosed courtyard designed to bring light into what would otherwise be dark rooms. A tall ventilation tower serving the recreation hall has been built into the corner of this yard and is discussed below.

To the south of the inserted breeze blocks the western corridor is the gutted suite of rooms GF19 as discussed earlier.

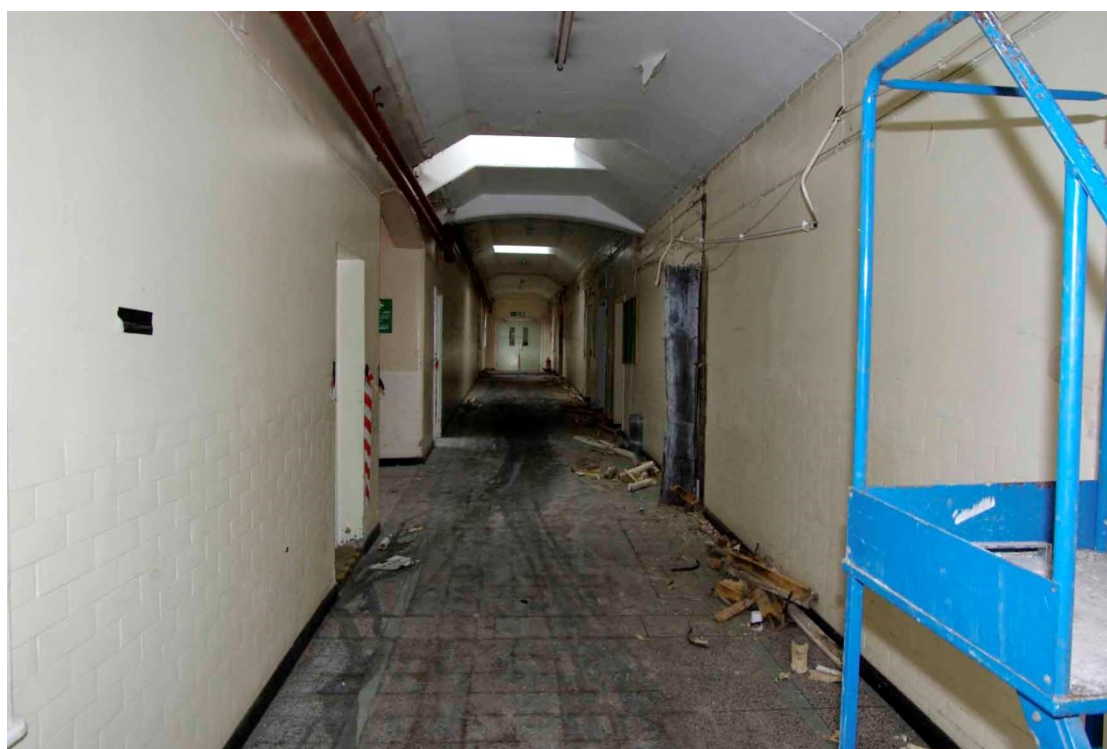


Figure 77 East corridor leading through food preparation area and northwards to George Hine House  
Looking north-east. Doorway to cafeteria on right





**Figure 78 Staff cafeteria**  
Looking north-east, 1m scale. Note moulded beams above false ceiling



**Figure 79 Staff conservatory**  
Looking south-west. Metal windows of coffee lounge on right





Figure 80 Modern conservatory  
Looking north-east. Doorway to coffee lounge up steps on left of picture



Figure 81 Coffee lounge  
Looking south-west, 1m scale. Stairs lead to balcony and Daisy Peake buildings



Figure 82 Cold storage area  
Looking north-east



Figure 83 North facing elevation of food preparation area  
Looking south west, 1m scale. Modified Crittall window on left, Joint in building to right of ranging pole, inserted lift shaft over red doors and western corridor heading towards George Hine House on right of photo. Note basement store rooms





Figure 84 Large food preparation hall  
Looking west.



Figure 85 Inserted food preparation hall and cold store rooms  
Looking north-east, 1m scale.



Figure 86 Food preparation room GF18  
Looking south-west, 1m scale

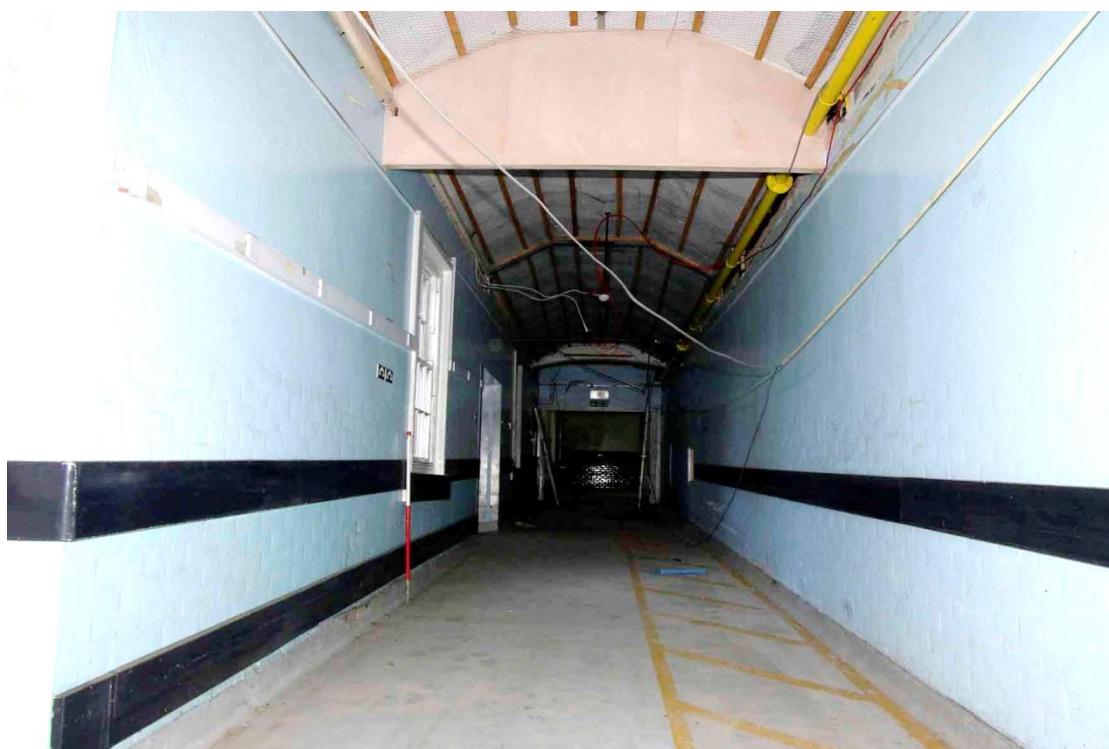


Figure 87 Western corridor leading through food preparation area and northwards to  
George Hine House  
Looking north, 1m scale. Note trolley rubbing strips and electrical sockets





Figure 88 Cold food preparation room GF20  
Looking south-west, 1m scale. Windows look out into enclosed light well courtyard

### *The Level 2 survey*

The main buildings of the Daisy Peake range which form the echelon plan range will be retained for conversion to flats under the proposed planning application. These buildings are subject to a Level 2 building survey. Names of wards are taken from signs still in place and from the 1989 plan. The grounds in front of the Daisy Peake range have a number of tarmac roads set within grass and flowers beds together with a number of mature trees.

### *Daisy Peake wards external description*

The buildings are constructed in the same way as the main corridor and other buildings but, as this is the main part of the range it has rather more decorative embellishments. The machine made bricks are laid in a header stretcher bond with a blue brick damp proof course. Limestone detailing is used for the lintels and sill along with decorative brick and stone string courses. A brick dentil course is used below the eaves and the slate covered roof. The original wood framed sash windows survive in some wards but later replacements include windows with metal and uPVC frames. The north facing elevation is joined to the main corridor at four points as seen in Figures 23, 25 and 28. The north facing elevations also hold the projecting toilet blocks which project out from the wards into the oddly shaped courtyards between the wards and the main corridor.



The generally south facing range contains a separate ward in each echelon which in plan can be seen as similar in length but with slightly different widths. The eastern end of the range has a former entrance or conservatory blocked to create a single storey brick and slate extension facing eastwards (Fig. 89). This structure appears as a recessed glazed roofed structure as late as the 1972 OS map. Elsewhere along the façade there are very few significant alterations. Most of the day rooms which are located at each outward facing angle have modern fire escape doors and wheelchair ramps in place of the original steps. There are also first floor fire escape stairs leading to modified windows. Most of the chimney stacks have lost their pots and have been capped. A lift shaft has been added in the angle created by the Fosse and Belgrave wards (Fig. 90). A ground floor veranda on the west side of the Beaumanor ward has been boarded over (Fig. 92). A photograph held by the ROLLR shows this in use in the 1930s when open air wards were popular. At the western end of the Daisy Peake range is the Director of Nursing and administration office as described above. The boarded over entrance can also be seen here (Fig. 94). West of this is the recreation hall which is described below followed by another partially free standing block for staff accommodation (Fig. 95). This is the range containing room GF4 which has been completely gutted as discussed earlier. At the time of the survey a building which was attached to the western side of this range had been demolished (see Fig. 29).



Figure 89 Eastern end of Daisy Peake Building. De Montfort and Newarke wards  
Looking north-west. Note ground floor infilled entrance on right of picture. Fosse and Belgrave wards  
on left of photo. Lift shaft mechanism on extreme right of buildings



Figure 90 East end of Daisy Peake Building. Fosse and Belgrave wards  
Looking north. Inserted lift shaft centre left



Figure 91 Daisy Peake Building – Beaumanor and Cropston wards  
Looking north-west



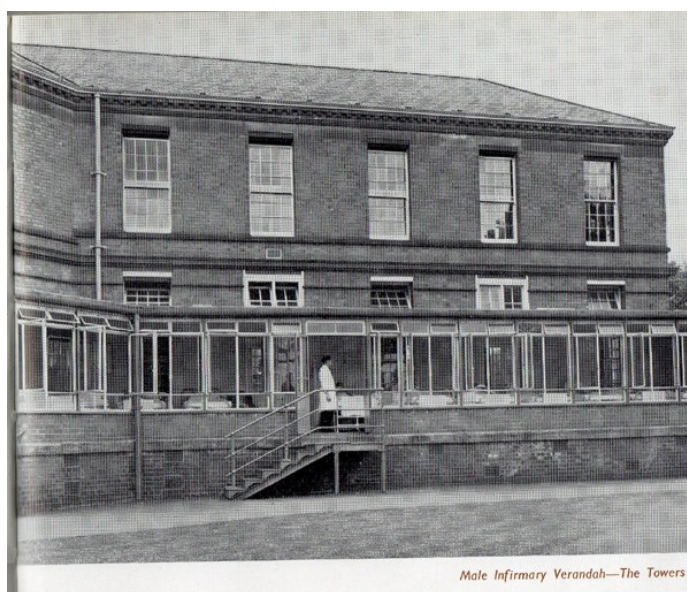


Figure 92 Daisy Peake Building –pharmacy, Beaumanor ward  
Looking north-east, 1m scale. Blocked in veranda  
Lower picture same view in the 1930s. ROLLR





Figure 93 Daisy Peake Building –offices  
Looking east



Figure 94 Daisy Peake Buildings – nurse's office and old entrance  
Looking north. Recreation hall on left



Figure 95 Admin and personnel building to west of recreation hall  
Looking north-east. Note recreation hall on right of picture

*Daisy Peake wards external description: the rear elevations*

The echelon shape of the Daisy Peake buildings creates six roughly triangular shaped courtyards with the main corridor forming the northern boundary. The toilet blocks serving each ward project out into the courtyards which limits the useable space in all but the largest yard (Figs. 96 to 99). The brick dentiling at the eaves along with a string course seen on the southern elevation are repeated here but with slightly less embellishments. Limestone details can be seen around the windows but does not appear as a decorative band. As with the south facing elevation the windows are a mix of original wooden sashes along with later repairs and replacements. Doors set at irregular places lead out from each ward and, at a few points, from the main corridor. The toilet blocks are connected to the wards by a short linking passage but are otherwise free-standing to maximise the number of windows and ventilation. There is evidence that most of the yards were paved but some has since been removed and many are overgrown. The largest of the yards appears to have been used as a secure space for exercise purposes and a photograph held at the ROLLR shows an exercise class being held in the 1930s (Fig. 98). Because of their small size it seems unlikely that the other yards would have been used for similar purposes.





Figure 96 Yard behind Grace Dieu and Fernie wards  
Looking south-west. Main corridor on right



Figure 97 Toilet block behind Grace Dieu and Fernie wards  
Looking east, 1m scale





Figure 98 Courtyard behind Beaumanor ward  
Looking east. Angled and main corridors on left  
Lower picture same view during exercise in the 1930s



Figure 99 Courtyard behind Beaumanor ward and offices  
Looking south-west

*Daisy Peake wards internal description- ground floor*

At the east end of the range a flight of stairs at the end of the main corridor leads up to the first floor whilst a ground floor door leads into the De Montfort ward at ground level. Most rooms have had new false ceilings added. An inserted lift shaft has been fitted into the existing structure at this point but the mechanism is housed in a small extension outside (see Fig. 89). A corridor leads from the main corridor to the dayroom belonging to the De Montfort ward. On the east wall of the corridor blocked windows show where the conservatory type structure has been infilled to create a small office (Fig. 100). Along the rest of the corridor six rooms, most recently used as offices, appear to have been converted from smaller rooms which could have been cells although no fittings survive. One of the larger of these rooms has a blocked corner fireplace suggesting that this may have been an attendant's room. At the south end of the corridor is a large open room with bay windows facing east and south (Fig. 101). Two small corner rooms made of plasterboard partitions have been inserted into the back corners of the dayroom. To the west of the dayroom the Daisy Peake range turns at 90 degrees at the first echelon.

Set at an angle in the corner to the north-west of the dayroom is the first toilet block extending into the eastern yard behind the range. At the time of the survey the ceiling of this male toilet block had been pulled down in order to steal pipework etc. This resulted in making the room unsafe to enter. A doorway leading out from the western side of the dayroom enters a suite of nine similarly sized rooms which have been created by subdividing a former open ward (Fig. 102). At the west end of the ward are three possible cells with masonry walls which may have been individual cells. A similar sized room with a blocked fireplace, now used as a cupboard, and moulded skirting boards may have been an office is located to the south of these cells.

West of the subdivided ward the range turns at 90 degrees to the south with a corridor at the north end running past four individual cells which have been opened out to form a single room with most doors and windows being blocked (Fig. 103). The remainder of the echelon consists of a large open ward which has been subdivided with modern plasterboard partitions. The 1989 plan identifies this as the Fosse ward. Therefore when first built this would have been a large ward with separate isolation cells at one end. The southern end of the former ward opens out into another dayroom of the same two-bay style as the easternmost one (Fig. 104). The dayroom has wooden panelling up to window sill height and a blocked fireplace on the north wall. A plasterboard wall now divides the room into two and artwork proclaims the name of Daisy Peake. The work is signed by the Bright Sparks group and dated 2010 (Fig. 105). The Fosse ward area continues to the west of the dayroom with a corridor leading to five individual glazed tile lined cells (Fig. 106). The inserted lift shaft seen in Figure 90 is opposite these cells. The western end of the cell corridor joins the main corridor at Junction 5.

South of Junction 5 is the large open ward identified on the 1989 plan as the Grace Dieu ward (Fig. 107). This is a traditional looking ward with linoleum flooring and spaces for beds which would line the walls. The ward leads into another bay windowed dayroom (Fig. 108). The dayroom continues through a large glass panelled ward with more individual cells along the north wall. Another toilet block projects northwards at this point too (Fig. 109). The toilet block consists of a washroom on one side and a row of toilet cubicles on the other. More individual cells, some of which are covered in glazed tiles, are located at the west end of the dayroom where the long angled corridor leads from the Daisy Peake range to the main corridor. A flight of stairs adjacent to the angled corridor leads to the first floor. Beyond the stairs is a short corridor with a short flight of stairs down to the Beaumanor ward which runs at 45 degrees to the eastern echelons. The Beaumanor ward is another traditionally styled open ward but has had south western end boarded over quite recently to prevent access beyond this point (Fig. 109). West of the inserted wall in the Beaumanor ward is another open ward (apparently also known as the Beaumanor ward) with barred windows. The western wall used to have the glazed veranda as seen in Figure 92 but this area is now sealed and is inaccessible (Fig. 110).

The echelons turn westwards at 45 degrees beyond the Beaumanor ward to the pharmacy range which appears to have been created from a former dayroom as it has a row of individual cells and a toilet block along the northern wall (Fig. 111). A bay window now serves as the main doorway into the room. Another dayroom with two bay windows facing south and west is located on the western side of the pharmacy. A corridor leads to the north east out of the dayroom, past more individual cells to join the main corridor near to the food processing area. Another flight of stairs and an inserted lift shaft are also seen at this point.





Figure 100 Ground floor corridor into Daisy Peake Building at east end  
Looking north. Note chamfered door jambs on left leading into former conservatory



Figure 101 De Montfort ward dayroom  
Looking north-west, 1m scale. Inserted rooms centre and right

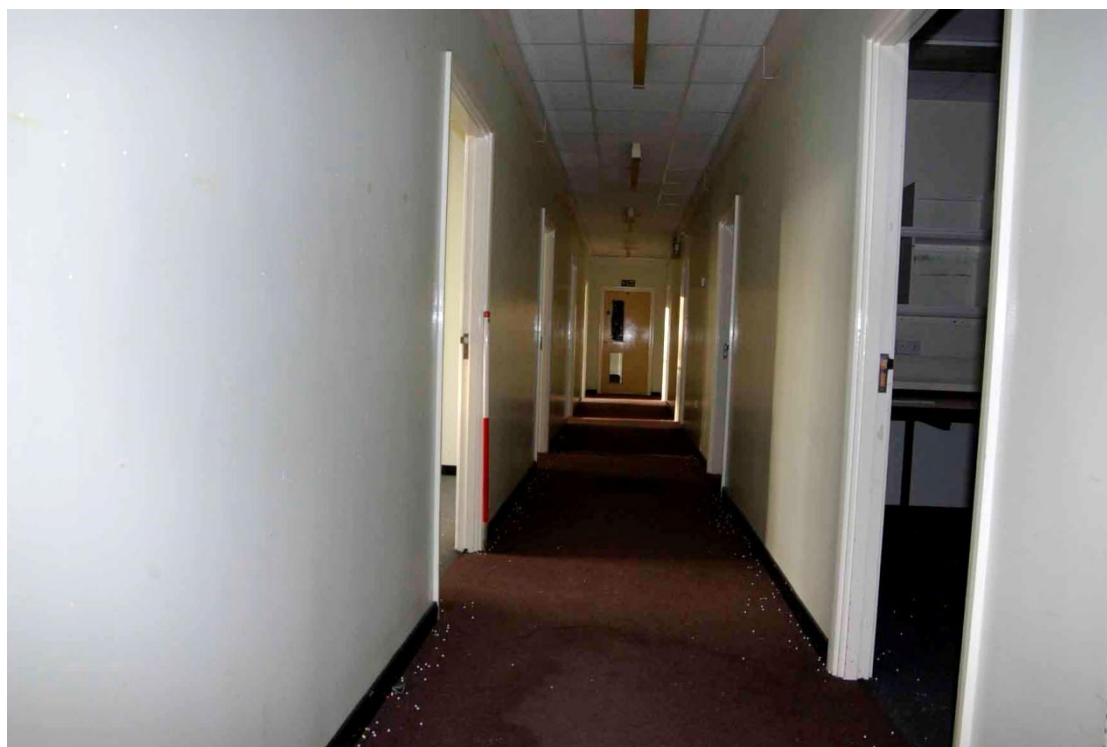


Figure 102 Inserted wards dividing former ward  
Looking west, 1m scale



Figure 103 Blocked doors and windows of former cells  
Left: view from corridor, looking north-west. Right: view within cells, looking south-east





Figure 104 Fosse ward dayroom  
Looking south-west, 1m scale. Note inserted plasterboard wall on right



Figure 105 Artwork in Fosse ward dayroom  
Looking east. Art work painted on west side of inserted wall shown in Figure 104





Figure 106 Cell in Fosse ward  
Looking south-west (left photo) and north-east (right), 1m scale. Note painted glazed tiles



Figure 107 Grace Dieu open ward  
Looking south, 1m scale



Figure 108 Grace Dieu ward dayroom  
Looking south-west, 1m scale



Figure 109 Toilet block on north side of Grace Dieu ward  
Looking north





Figure 110 Beaumanor ward (east)  
Looking south-west, 1m scale. Note blocked end wall



Figure 111 Beaumanor ward (west)  
Looking south-east. Note high windows on right above blocked veranda





Figure 112 Pharmacy to west of Beaumanor ward  
Looking west. Individual cells on right of photo

### *Daisy Peake wards internal description- first floor*

The first floor layout of the Daisy Peake range closely matches that seen on the ground floor. Panelled dayrooms serve wards on either side with a number of individual cells being built close to, or in some cases opening onto, each dayroom (Fig. 113). A number of the open wards have been modified by the insertion of partition walling to create more private spaces for the patients in keeping with later ideas of care (Fig. 114). Although at the time of the survey there were virtually no fixtures and fittings left there were a significant number of sockets and shelves to suggest that until recently much of the first floor had been used for office space. Most of the toilet blocks had recently been stripped of their pipework making these areas unsafe.

The western end of the Daisy Peake range leads past six individual cells (five now as two have been amalgamated) across the main corridor to a small first floor area over ground floor ward GF12 discussed earlier. These are the attendant's rooms as shown in the original building plan in Figure 13. Each has its own corner fireplace which in some cases has been removed and blocked but in others is still present (Figs. 115 and 116). All of the windows have sash windows and some are barred suggesting that in later years these rooms may have been used for patients. The eastern room has been modified with a plasterboard partition. The corridor running past the attendant's rooms heads northwards and comes out onto the balcony of the coffee lounge GF15.



Figure 113 Fernie ward. Individual cells opening onto day room  
Looking east



Figure 114 Interior view of an inserted room in the Cropston ward  
Looking north-west, 1m scale



Figure 115 First floor corridor linking attendant's rooms  
Looking south over main corridor, 1m scale

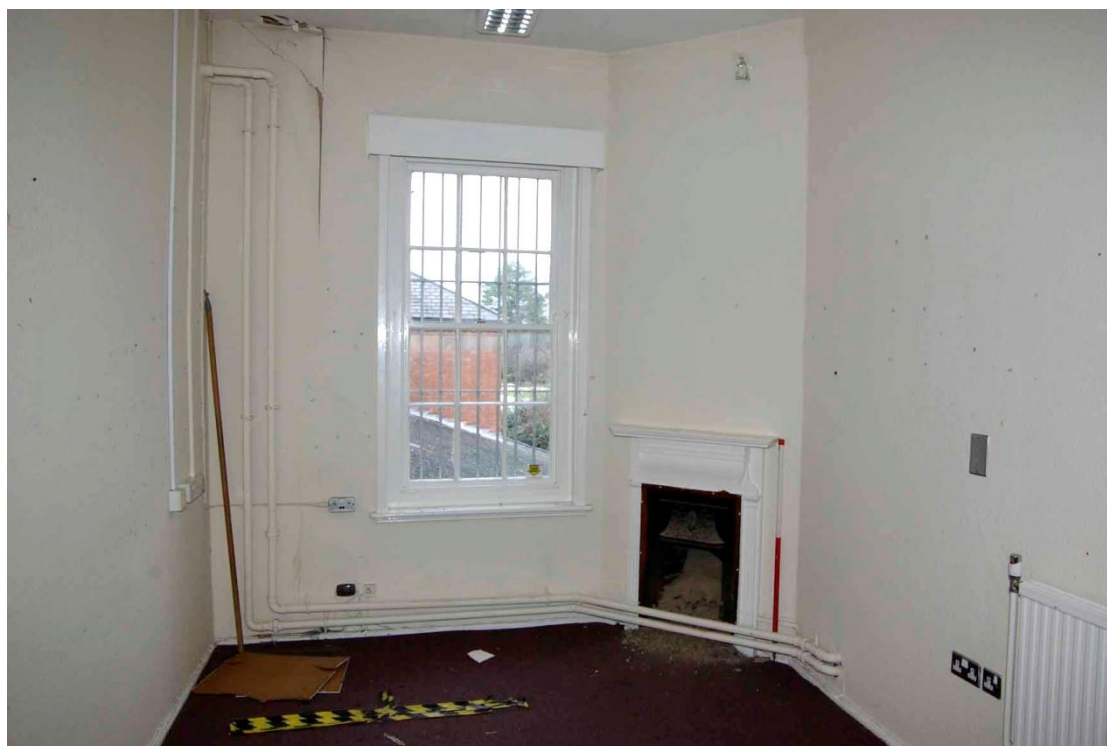


Figure 116 Attendant's room  
Looking north, 1m scale



### *Recreation hall*

A common feature of many of Hine's asylum designs was the inclusion of an entertainment and recreation hall for the use of staff and patients. The Borough Asylum hall is located near to the south-western corner of Hine's complex presumably so that patients from the original range would also have relatively easy access from their buildings. The hall has doors from the main corridor on both the east and west sides which gives a degree of segregation of male and female patients as a doorway in the main corridor half way along the north wall of the hall prevented any mixing before they got into the hall.

From the outside the hall has the appearance of a large, if rather plain, chapel which makes it understandable that the 1928 Ordnance Survey shows this as a chapel. As with the rest of the range red brick and slate are used throughout (Figs. 29 and 117). A modern brick addition has been built around the south western corner of the hall which obscures much of the building and spoils what is a very attractive structure. This new structure only appears on the 1991 Ordnance Survey map and is associated with the final phases of the Towers Hospital. The east and west elevations are identical with five tall Romanesque style windows with recessive brick detailing creating each arch. Brick pilasters run down either side of each window with larger limestone-capped buttresses in between. The limestone capping has decorative scroll work carved into each side (Fig. 118). The windows are formed from a single large sheet of plate glass with a smaller pane set into each arch. The small panes can be opened via a cranking system operated on the inside of each window linked to a mechanism which runs up the outside of each window (Fig. 119). Each window has a limestone sill supported by two small limestone brackets. The northern end of the hall on both sides has a short length of corridor which extends down from the main corridor as noted earlier. This gives access from the main corridor but only has doors to the outside on the western side. The southernmost bays on the east and west elevations are doorways leading to the back of the hall to the outside, possibly for fire escape purposes. These have a set of steps ascending to a door and window of the same style used on the east and west elevations.

The south facing elevation has a decorative terracotta panel featuring the City coat of arms set into the top of the flat gable end. Below this is an unusual eyebrow, style pediment set over a tall doorway. Either side of the doorway are windows of the same style as on the side elevations but with limestone embellishment in the arches. Until the addition of the modern building on the south west corner it seems likely that this was originally the main entrance into the hall for visitors. Iron railings, with the makers' name of W T Burbidge, Leicester, separate the southern doors from the rest of the Daisy Peake range suggesting that these doors were not for patients. Much of the western elevation is obscured by thick vegetation making photography difficult, however inspection reveals the same details as seen on the east elevation. The hall appears to be ventilated by a passive ventilation tower often seen in Board schools of a similar age. The tower is located on the north side of the main corridor behind the hall and consists of a tall brick-built structure with a lead cap and wooden louvres (Fig. 120). The design can also be seen on the proposed recreation hall drawings shown in Figure 16.

Inside the hall is a large open space with the stage at the northern end which backs up against the main corridor (Figs. 121 and 122). The side walls are covered in wooden panels to dado height above which is painted plaster with decoration at eaves height. The pilaster and buttress detail is emulated on the internal face by plaster detailing. The window opening mechanism is operated using a winder set into the panelling at the side of each window. A small modern booth has been built at the south end of the hall and is clearly a very modern insertion. The floor has markings on it showing it has been used as a sports hall. The roof is an elaborate wooden structure with suspended bosses hanging down from the tie-beam. Wooden panels in between the trusses have herringbone pattern boards. The panelled doors out to the corridor have large wooden pediments above them in keeping with the theatrical style of the hall (Fig. 123).

The stage fills the north end of the hall. The arch around the stage is quite plain and is as shown in the design drawing shown in Figure 16. A set of wooden steps lead up to the stage but otherwise the only access to the stage is from two doors in each flanking corridor as discussed earlier. The wooden stage has a slight rake on it and has winding apparatus on the east side to open and close the curtains (Fig. 124). There are other pieces of equipment associated with the lighting and backdrops. A set of stairs at the back corner of each side of the stage leads down to the doors to both flanking corridors. The stairs continue down to a large space beneath the stage into which has been built the male and female changing rooms and a large open space for electrical equipment. Each room has a bench running around two sides with wooden mirrors attached, a row of washbasins fills another wall (Fig. 125). Two small toilet cubicles have also been added into the under stage area.



Figure 117 South-east and south-west elevations of the recreation hall

Looking north. Modern building added to south west corner of hall on left of photo. Note boarded over entrance just above the blue sign on the right. Director of Nursing's office immediately to left of boarded doorway.



Figure 118 South-east corner of hall



Figure 119 Side window detail of hall





Figure 120 Passive ventilator seen from first floor of Daisy Peake Building  
Looking west over main corridor roof. Recreation hall gable end is in centre of photo

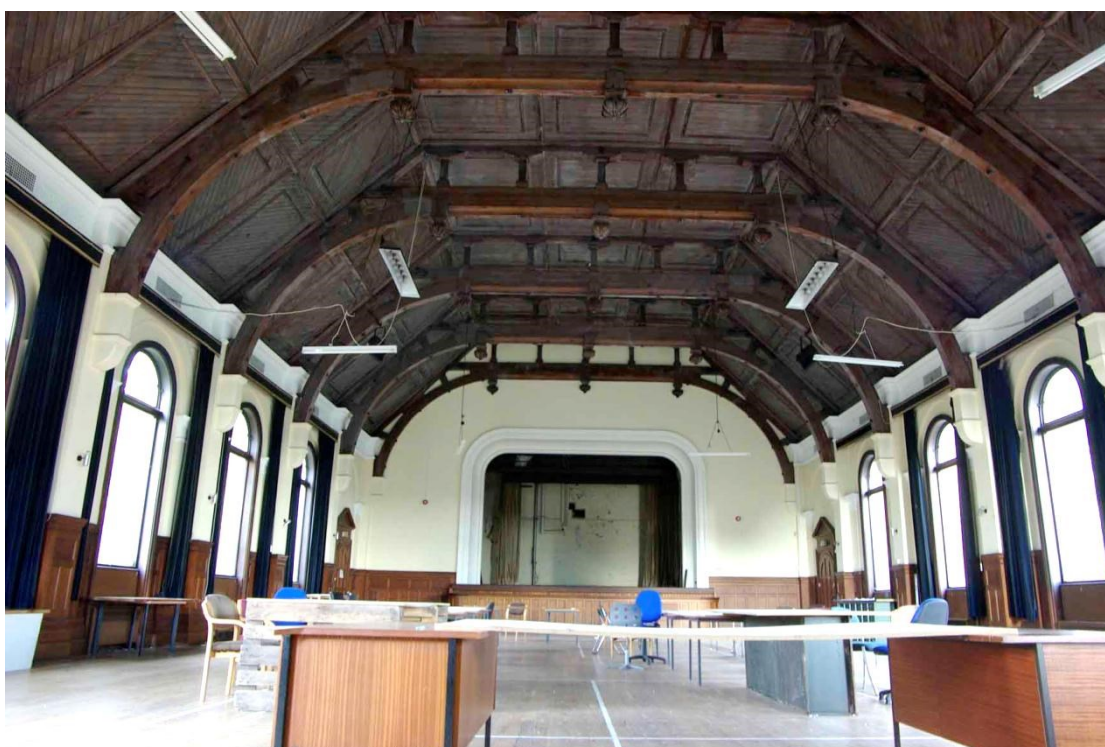


Figure 121 Recreation hall  
Looking north-east

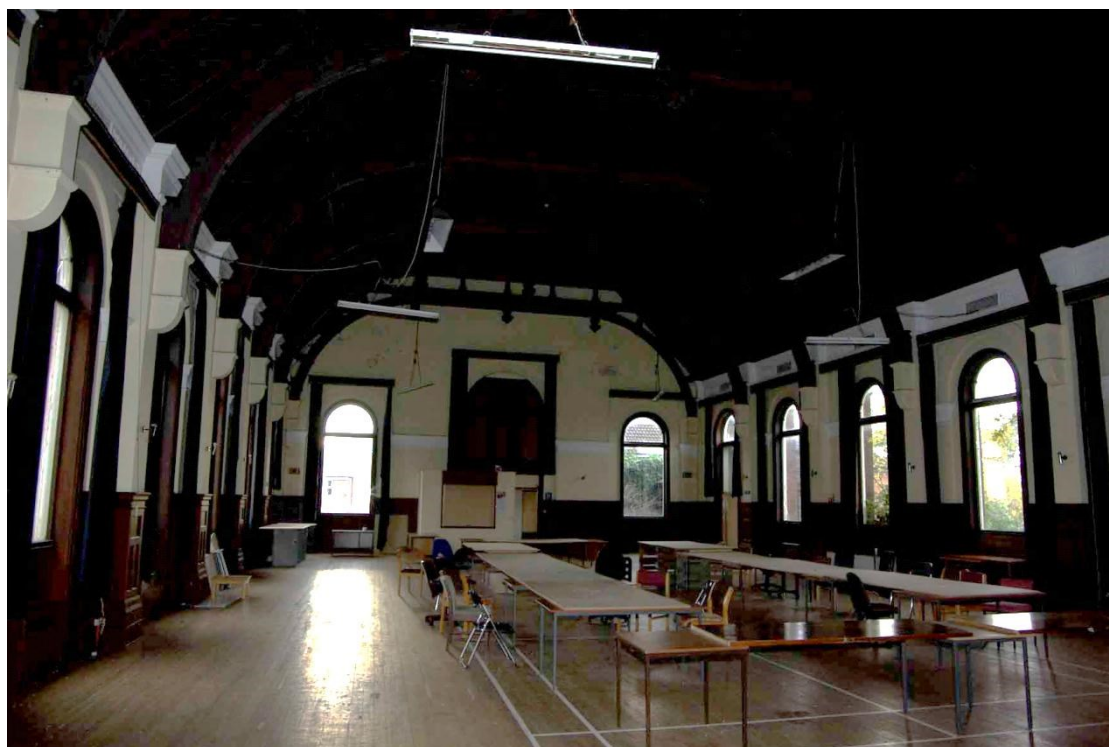


Figure 122 Recreation hall  
Looking south-west. Note small booth added to centre rear of hall



Figure 123 Side door of recreation hall  
Looking east, 1m scale



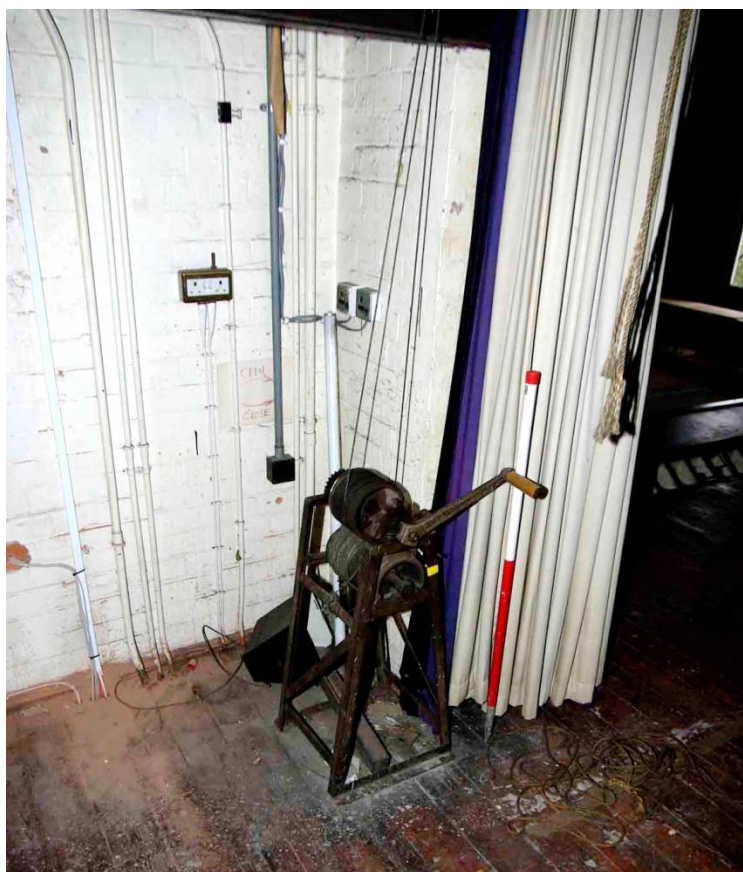


Figure 124 Curtain winding mechanism at side of stage



Figure 125 Men's changing room below stage



### *The Lodges*

The gateway from Gipsy Lane into the Daisy Peake site has two lodges, or gatehouses, on either side. The eastern lodge appears on the 1904 Ordnance Survey map at the same time as the whole of the Daisy Peake range and is contemporary with this new extension designed by Hine. The lodge is attached to the continuous brick wall which forms the boundary of the eastern half of the site along Gipsy Lane. The 1989 map indicates that at this date the building was used for the Forensic department but it seems likely that it was first built as a caretaker's house. At the time of the survey the lodge was being used as the site security office. The western lodge is significantly later in date and does not appear until the 1953 OS edition. The boundary with Gipsy Lane at this point is of decorative wrought iron railings. The 1989 map shows this as the social club and the remaining fittings support this. However a map shown on the Leicester City Council website suggests that was first built as a visitor waiting room although no further proof has been found.

The eastern lodge is a two storey red brick building with a slate roof. It has decorative limestone detailing around the windows and limestone coping on the parapets at each gable end (Figs. 126 to 128). The east and west elevations have shallow bays continuing up to form small projecting gables. Set at an angle into the north west and south west corners are two ground floor bays with leaded roofs. These may have been for surveillance of visitors and staff entering and leaving the premises. Wooden framed sash windows are used throughout the building. A small single storey extension has been added to the south eastern corner to increase the size of the room. The extension bricks look to date from the 1960s at the earliest (Fig. 128). To the rear (east) of the lodge is a small enclosed backyard with an outhouse and privy built along the north wall. Blue brick copings along the top of the backyard wall have a stamped maker's mark of Joseph Hamblet of West Bromwich and the date stamp of 1893.

Inside the lodge has two ground floor rooms either side of a hallway and stairs to the first floor (Fig. 129). The southern ground floor room, which has had the modern extension, has a full height cupboard built over and around the corner fireplace but is otherwise bare of fittings. The room does however have a picture rail and a high moulded skirting board. The northern room has a blocked fireplace and a doorway leading into a small kitchen and pantry (Fig. 130). There is an enclosed cupboard to the side of the chimney breast and, as in the south room, there is a moulded skirting board and picture rail. The kitchen has a door to the back yard and another one to the pantry which has a stone slab for cold storage. The inclusion of a kitchen and pantry might suggest a domestic use for this building when first built. The first floor has two main bedrooms with a smaller one built over the kitchen on the north eastern side. The main bedroom has a blocked fireplace and looks down the slope towards the Daisy Peake range (Fig. 131). A bathroom has been fitted into a small room over the hallway. No fittings or decorative features survive in any of the rooms.

The single storey western lodge appears to have tried to make an attempt at copying the style of the east lodge but uses modern dark brown bricks instead of the red brick used on every other building (Figs. 132 to 134). The slate has the appearance of having local Swithland slates instead of the Welsh slate used elsewhere. It has some limestone decoration around the eaves and gables but the windows have brick sills. The windows appear to date from the late 1940s or early 1950s and have metal

frames. The main entrance faces to the south and was originally an open portico supported by brick pillars but the gaps have now been glazed to create a narrow hall. The entrance leads into the bar room which has fitted seating around the corners of the room (Fig. 135). A doorway on the eastern side leads to the toilets and the barrel store which can also be reached from the outside. To the west of the bar room is the function room with a bar built into the north east corner (Fig. 136). Patio doors lead outside to a small patio and barbeque area.



Figure 126 Original gate lodge  
Looking south-west from Gipsy Lane



Figure 127 Lodge  
Looking north-east. Gates onto Gipsy Lane on left of photo



Figure 128 Lodge  
Looking north-west



Figure 129 Lodge hallway  
Looking east, 1m scale



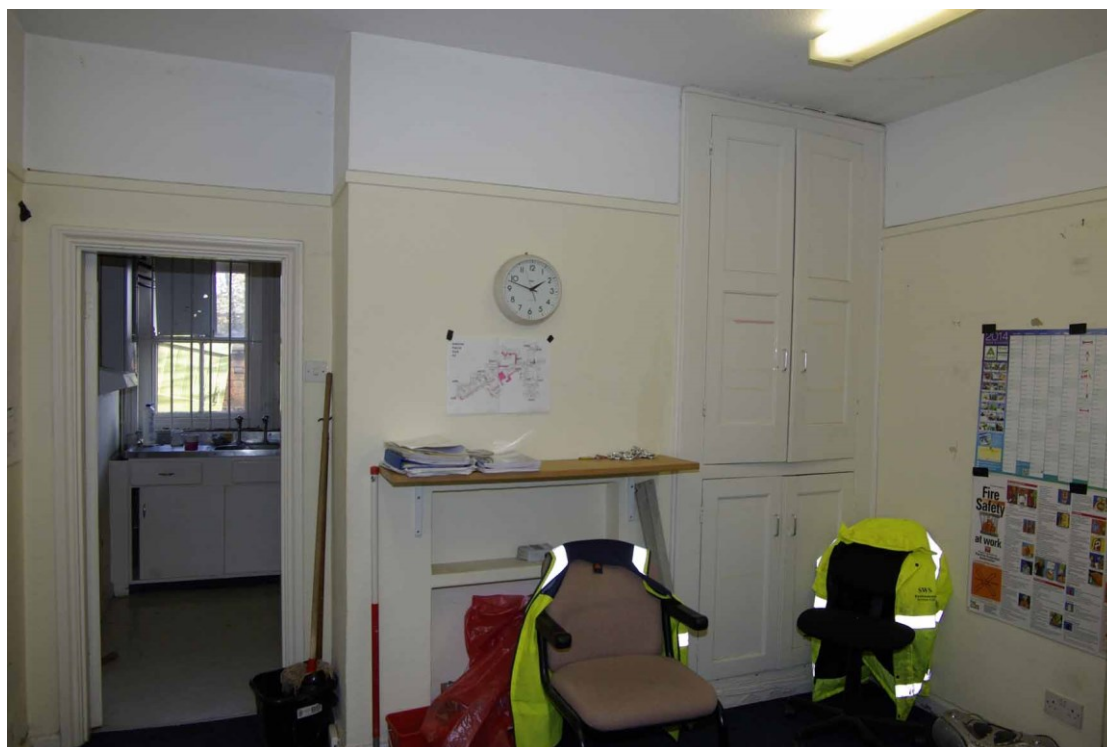


Figure 130 Lodge northern room  
Looking east, 1m scale. Doorway through to kitchen on left of photo



Figure 131 Lodge main bedroom  
Looking south, 1m scale



Figure 132 West lodge/ social club  
Looking west. Gate to Gypsy Lane on right of photo



Figure 133 Lodge/social club main entrance  
Looking north





Figure 134 Lodge/social club  
Looking east. Note decorative railings along Gypsy Lane to left of photo



Figure 135 Social club bar room  
Looking south-east, 1m scale. Bar on left of picture





Figure 136 Social club function room  
Looking north, 1m scale. Door to bar room on right of photo

### **Discussion**

Despite its rather grim local reputation the Towers Hospital appears to have been built in the late 19th century with the best of intentions towards mental health care. Although clear segregation between the sexes took place the concern for the welfare of the patient is clear to see. Apparently segregation took place until the 1970s and was even in evidence in the mortuary. Traditional open wards were used throughout the Daisy Peake range but it would appear that the patients were moved into large dayrooms for much of their time rather than being confined to bed. The size and quality of the dayrooms which served each ward indicates that the patients' wellbeing was a key concern. Judging by the number of on-site attendants' rooms the patient to attendant ratio was also quite high. Later 20th century ideas in care are shown quite clearly with the subdivision of wards to create private spaces. The attendants or nurses rooms appear to have changed either to patient accommodation or, more likely, to office space. This may have happened when staff numbers increased so much that the new nurse's home was built. The provision of workshops is another indication that the patients were not simply left to their own devices. The large recreation hall is yet another example of treating the whole person rather than relying on physical measures or the use of drugs. Although not part of the Daisy Peake buildings the nearby farm and piggeries also shows that the asylum staff did at least attempt to provide some sort of meaningful occupation for the patients where possible.

George Hine's design is well thought out and appears to follow a much more logical and easy to use plan than the earlier asylum buildings built by Stephens. The characteristic main corridor, seen in many of his asylum designs, is a simple but effective way of moving around the hospital without entering any of the wards. That

the corridor was successful can be seen in the fact that it was extended westwards to join with the original range. The almost free standing toilet blocks are also a good idea for assisting with the movement of clean fresh air around the blocks. The somewhat utilitarian design of the Daisy Peake buildings is in stark contrast to the Gothic towers and gables of the earlier parts of the asylum. This probably reflects not only changes in architectural fashion but also Hine's specific ideas on form and function.

In general the Daisy Peake buildings have seen very little alteration and change over their 100 years of use. The superficial changes resulting in the subdivision of the wards has had a minimal effect on the physical structure of the building. The conversion of many of the rooms to offices has also had little significant effect. Unfortunately very few fixtures and fittings were present at the time of the survey making interpretation of individual room usage rather difficult. The more recent changes in health care from hospital based care to community based care have led to the gradual rundown of the Towers estate which has culminated in the redundancy of this final range.

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Website consulted:

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<http://www.expresseumpoetics.org.uk/LeicsAsylums/BoroughAsylum.html>

[http://www.leicspart.nhs.uk/\\_News-Features-TowersHospitallegacyproject.aspx](http://www.leicspart.nhs.uk/_News-Features-TowersHospitallegacyproject.aspx)

### **Acknowledgements**

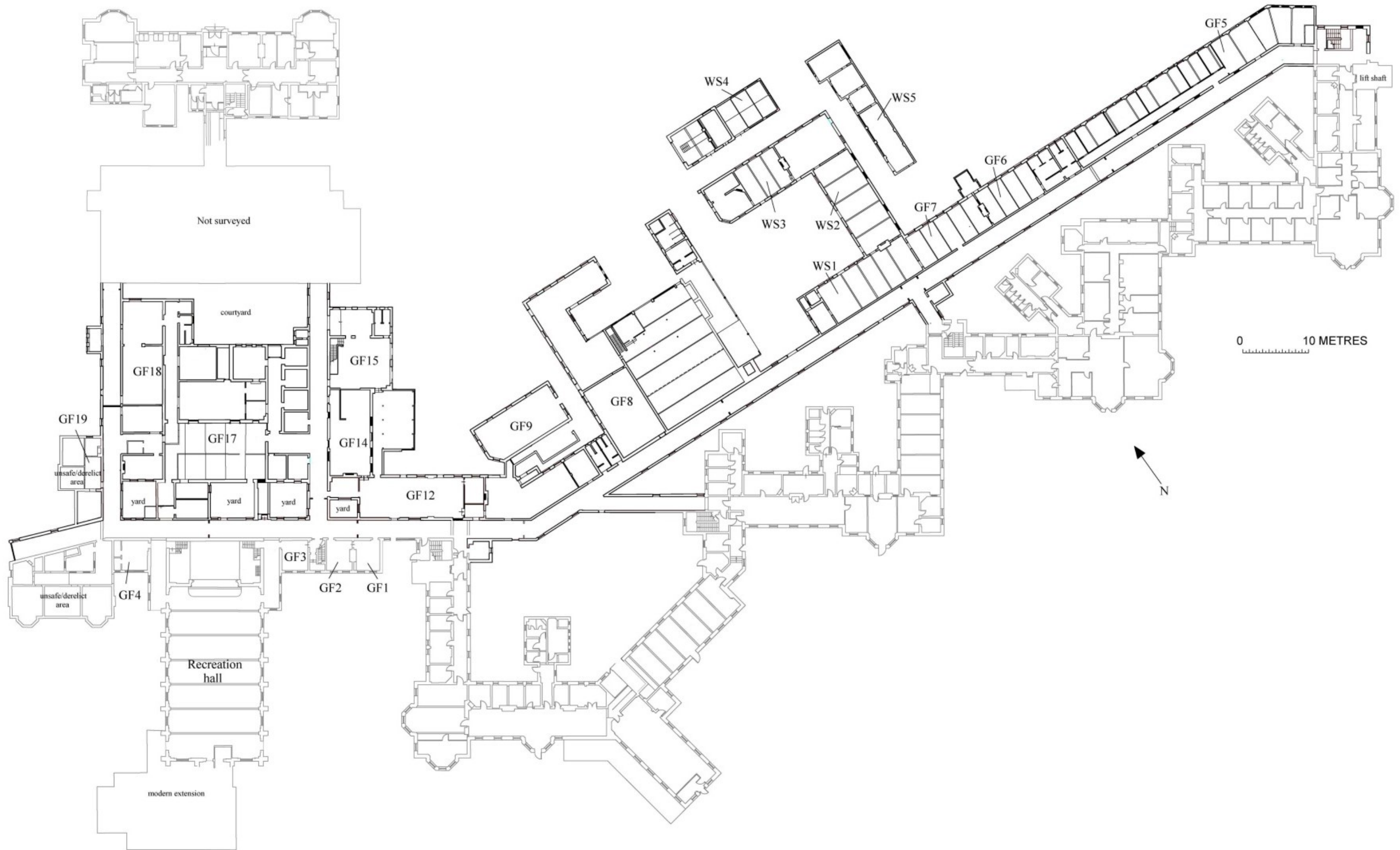
The fieldwork was undertaken by the author of this report, Sophie Clarke and Sue Henderson, with the Project being managed by Dr P Clay.

Thanks are due to Richard Hazelton, group commercial director, Hazelton Group and Nick Wilson, Kevin R. Twigger & Associates Ltd, for supplying relevant information and drawings. Michael Lowe of Tower Surveys Ltd also provided site drawings and site information.



### Appendix 1 Plans and Elevations

Modified from client's drawings

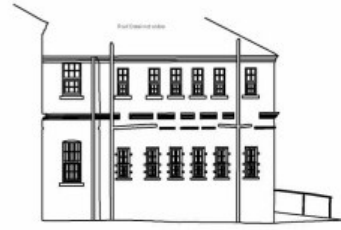




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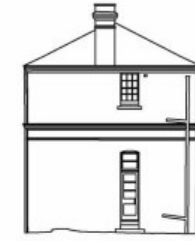
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ELEV 3



ELEV 4



ELEV 5



ELEV 6



ELEV 7



ELEV 8



ELEV 9



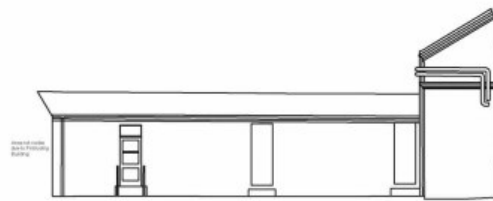
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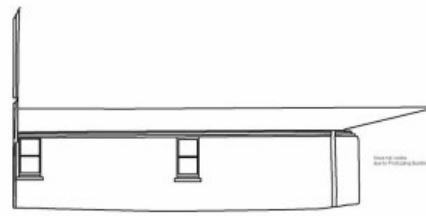
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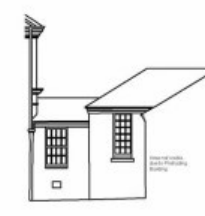
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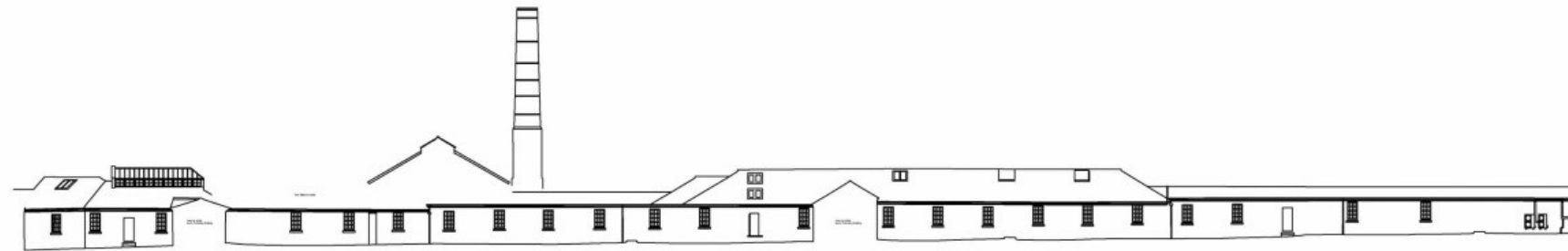
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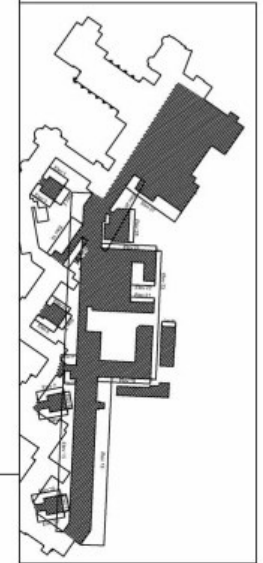
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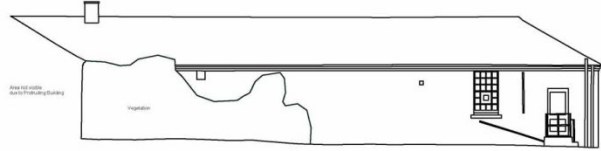


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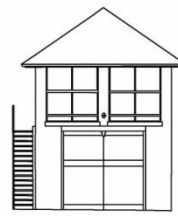




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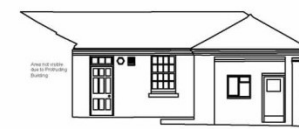
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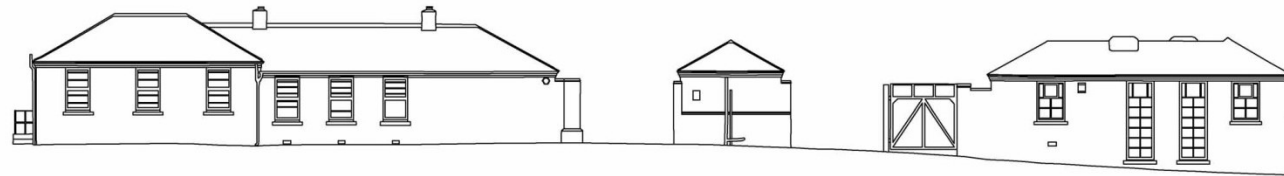
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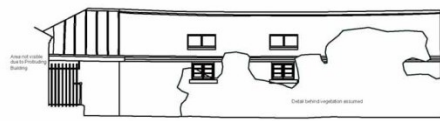
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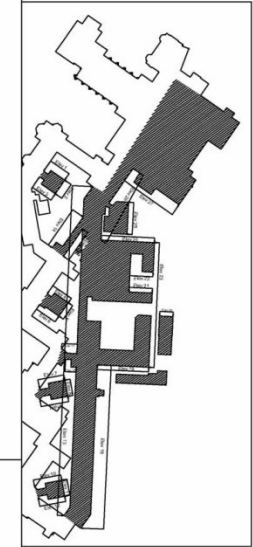
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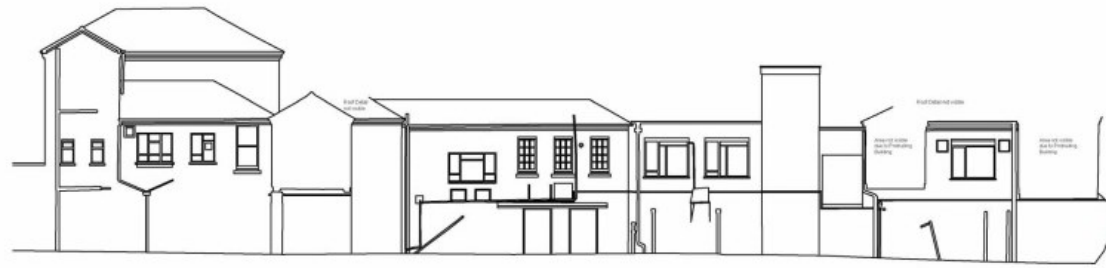
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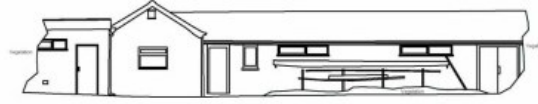
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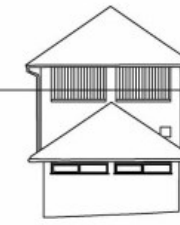
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ELEV 33



ELEV 34



ELEV 35

Datum 75.00 m



ELEV 36



ELEV 37



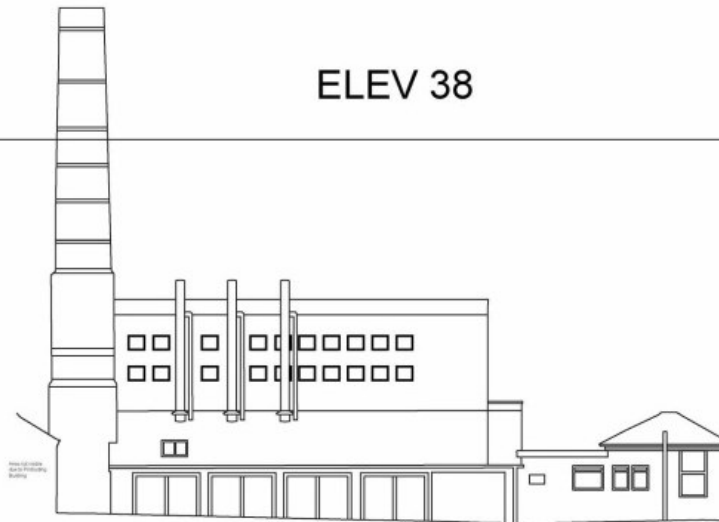
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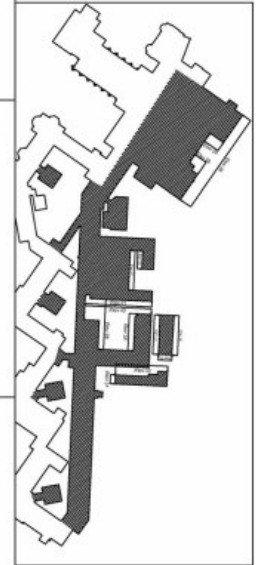
ELEV 39



ELEV 40



ELEV 41











**NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
2. THE DRAWING IS TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION AND THE CONTRACT DOCUMENTS.
3. CHECK LOCAL AND NATIONAL REGULATIONS BEFORE COMMENCING WORK.
4. IF ANY WORK IS TO BE DONE TO THE EXISTING BUILDING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE LOCAL AUTHORITY.
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**LEGEND**

[Symbol]	EXISTING WALL	[Symbol]	EXISTING WINDOW
[Symbol]	EXISTING DOOR	[Symbol]	EXISTING ROOF
[Symbol]	NEW WALL	[Symbol]	NEW WINDOW
[Symbol]	NEW DOOR	[Symbol]	NEW ROOF

**ELEVATION LOCATIONS**

**GENERAL**

ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE LOCAL AUTHORITY.

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**DRAWING STATUS**

NEW CURTESY COURT

**INFORMATION**

**CLIENT**

HAZELTON HOMES

**PROJECT TITLE**

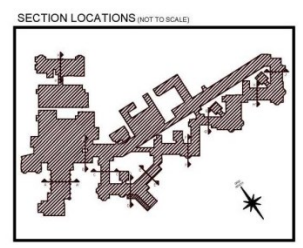
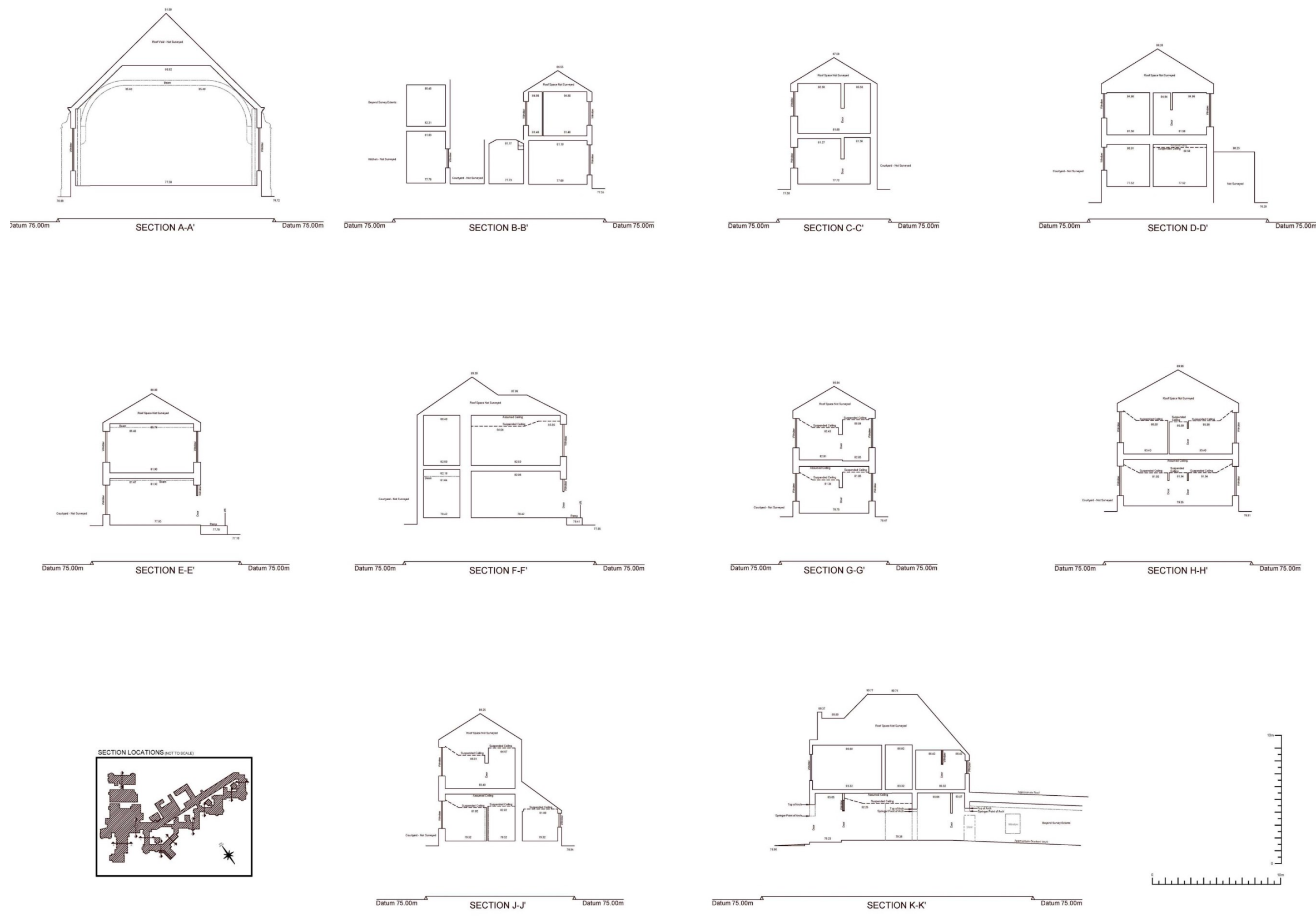
TOWERS HOSPITAL  
LEICESTER

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CHECKED BY	JULY 2013
APPROVED BY	SCALE
DRAWING NUMBER	1:100 OPEN PLOTTER @ A4
R4720_211	REVISION

0 10 METRES



**NOTES**

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2. ALL DIMENSIONS TO BE READ IN CONJUNCTION WITH THE DIMENSION LINE AND THE DIMENSION VALUE.
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LEVEL

MEASUREMENTS

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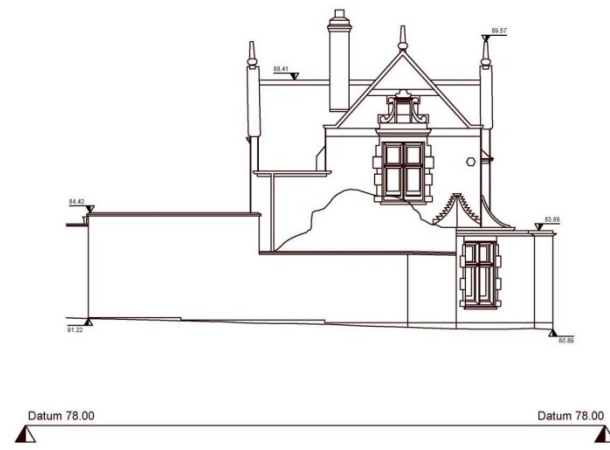
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**PROJECT TITLE**  
TOWERS HOSPITAL  
LEICESTER

**DRAWING DETAIL**  
SECTIONS AS OF 05/07/2013

DRAWN	ASG	DATE
ND	AS	JULY 2013
AS	AS	
AS	AS	
AS	AS	

The lodge



Elevation A



Elevation B



Elevation C



Elevation D

NOTES

- DATUM DETAILS  
HEIGHT DATUM  
ALL LEVELS IN METRES AND RELATED TO AN ARBITRARY VALUE.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS/DOCUMENTATION.
- CHECK SCALE BAR AND GRID BEFORE TAKING NON-FIGURED DIMENSIONS FROM THIS DRAWING.
- ALL MEASUREMENTS ARE IN METRES.
- IF IN DOUBT ASK.
- WHERE APPROPRIATE NON CONTACT METHODS HAVE BEEN USED, LINES, FEATURES AND DETAIL ARE OFTEN GENERALISED. ACCURACY IS SUBJECT TO END POINT DEFINITION. THIS SURVEY ONLY INCLUDES STRUCTURES VISIBLE FROM 'STREET LEVEL'.
- CRITICAL CLEARANCE DIMENSIONS AND HEIGHT MUST BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
- NON CONTACT METHODS HAVE BEEN USED. ACCURACY IS THEREFORE LIMITED TO THESE REMOTE TECHNIQUES (IN THE ORDER OF 15mm). THE NATURE OF THE SURFACE, POOR LIGHTING AND ANGLE OF VIEW (ESPECIALLY IN THE UPPER REACHES OF THE BUILDING WALLS AND GENERAL SURVEY TOLERANCES).
- THE LASER SCANNING CAN ONLY BE SET UP ON A STRAIGHT SURFACE IN A POSITION OF SAFETY. WHILE WE HAVE MADE EVERY EFFORT TO ENSURE THAT ALL AREAS OF THE SITE HAVE BEEN COVERED, IT MAY BE UNAVOIDABLE THAT AREAS OF 'SHADOWING' OCCUR WITHIN THE POINT CLOUD DATASET DUE TO A LACK OF SUITABLE Vantage POINTS. IN THIS CASE, AREAS THAT WERE NOT VISIBLE WILL BE ANNOTATED ACCORDINGLY.

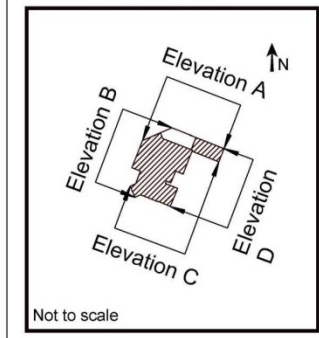
LEGEND

- LEVEL
- VENT

ABBREVIATIONS

- S SIGN
- LS UNDERSIDE
- V VENT

ELEVATION LOCATIONS



Not to scale

GENERAL

NO ALLOWANCE HAS BEEN MADE FOR SUB SURFACE ENTRY INTO MANHOLES OR OTHER CHAMBERS OR VOID BELOW GROUND LEVEL. THEREFORE ANY DETAILS RELATIVE TO DEPTHS, SIZES ETC. ARE TAKEN FROM ABOVE GROUND AND AS SUCH WILL BE APPROXIMATE ONLY. THE CONTRACTOR IS TO CHECK AND VERIFY ALL CRITICAL DIMENSIONS AND LEVELS BEFORE WORK BEGINS. SERVICES SHOWN ON THIS DRAWING MAY BE ASSUMED ROUTES AND WILL NORMALLY BE OF UNKNOWN CONDITION. CONTRACTORS SHOULD UNDERTAKE SUITABLE VALIDATION WORK AND TAKE PARTICULAR CARE DURING EXCAVATION WORK. SAFE DIGGING PRACTICES SHOULD BE FOLLOWED. SHOULD THERE BE ANY CONFLICT BETWEEN THE DETAILS INDICATED ON THIS DRAWING AND THOSE INDICATED ON OTHER DRAWINGS, THEN THE CONTRACTOR SHOULD BE INFORMED PRIOR TO CONSTRUCTION ON SITE. IT IS IMPORTANT TO NOTE THAT THE SAME ACCURACIES IMPLIED BY THE PLOTTING SCALE ARE EQUALLY APPLICABLE TO THE DATA SURVEYED FOR CAD. EVERY EFFORT IS MADE TO IDENTIFY ALL VISIBLE ABOVE GROUND FEATURES. HOWEVER, IT SHOULD BE UNDERSTOOD THAT THERE MAY BE ITEMS LOCATED AT THE TIME OF SURVEY VISIBLE FEATURES IN THE VICINITY OF THE BOUNDARIES, AS SHOWN ON THIS SURVEY, MAY NOT REPRESENT THE EXTENT OF LEGALLY COVERED OWNERSHIP.

DATUM AMENDED	A	10/10/14	LS	AC	AC
DESCRIPTION	REV	DATE	DRWN	CHKD	APPR

DRAWING STATUS

INFORMATION

**Tower Surveys**  
 Chartered Surveyors  
 Survey, Land, Urban, Engineering & Building

GEORGE HINE HOUSE  
 NO. 21 VIVIAN AVENUE  
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 NG5 1AF  
 TEL: +44 (0)115 9601312  
 FAX: +44 (0)115 9611050  
 info@towersurvey.co.uk  
 www.towersurvey.co.uk

**RICS**  
 Registered by RICS

CLIENT

HAZLETON GROUP

PROJECT TITLE

GEORGE HINE HOUSE, TOWERS HOSPITAL  
 LEICESTER

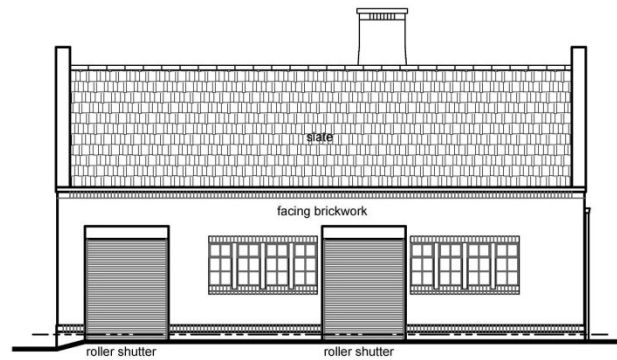
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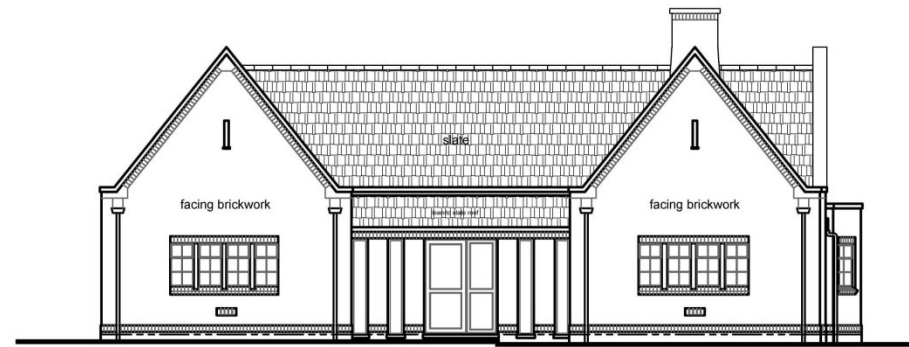
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The social club



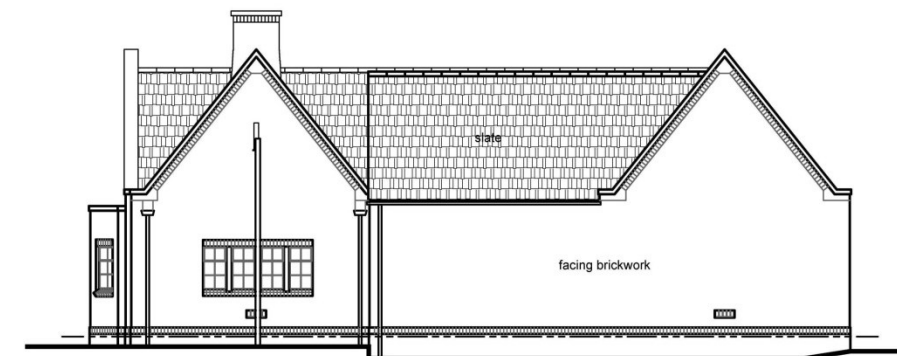
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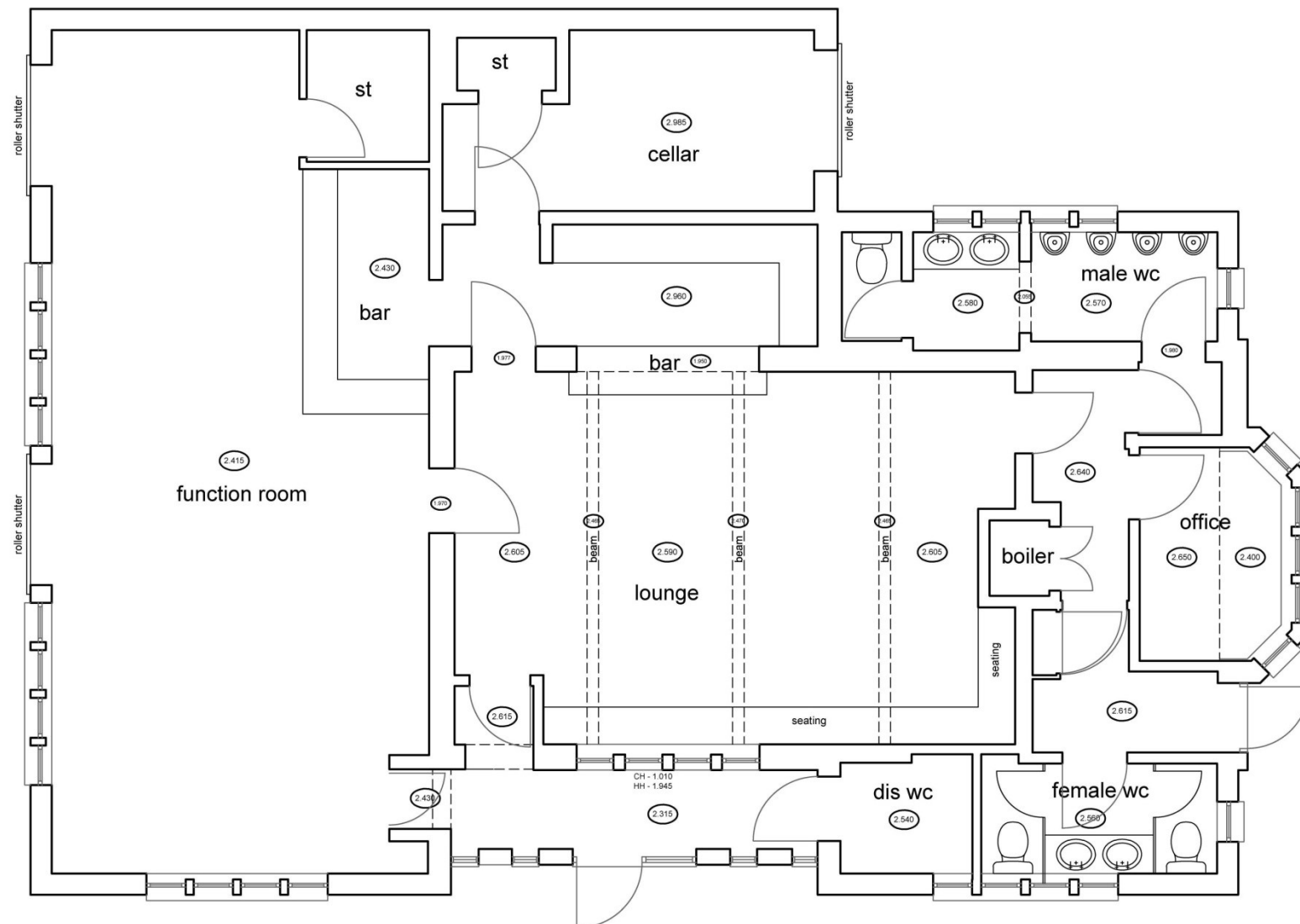
south elevation



east elevation



north elevation



existing floor plan

Rev	Amendment	Date	Drn/CHK
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<p><b>Site:</b>                      the towers hospital, gipsy lane,                      leicester</p>			
<p><b>Title:</b>                      existing plans and elevations                      former social club</p>			
<p><b>Scale:</b>                      1:50, 1:100 @ A2</p>		<p><b>Date:</b>                      december 2013</p>	
<p><b>Drw No.:</b>                      1180 - 43</p>		<p><b>Rev:</b>                      -</p>	
<p><b>DWG File Ref:</b> K:\Hazelton Homes\1067\Survey\1180-43.dwg  <b>Details:</b> -</p>			
<p><small>DO NOT SCALE FROM DRAWING. MINOR INACCURACIES MAY OCCUR DUE TO PRINTING PROCESSES. ALL WRITTEN / SCALED DIMENSIONS &amp; FLOOR AREAS ARE SUBJECT TO VERIFICATION BY CONTRACTOR(S) ON SITE.</small></p>			
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**Appendix 2 OASIS Information**

Project Name	Towers Hospital
Project Type	Level 2 and 3 building recording
Project Manager	P Clay
Project Supervisor	A Hyam
Previous/Future work	No previous, watching brief when development work starts
Current Land Use	Disused hospital
Development Type	Conversion
Reason for Investigation	As a condition
Position in the Planning Process	Ongoing
Site Co ordinates	SK 618 060
Start/end dates of field work	17.12.2014 to 20.12.2014
Archive Recipient	Leicestershire City Council
Study Area	

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