

# The former Railway Servants Orphanage, Stepping Lane, Derby

## Built Heritage Assessment



General view of the site along Stepping Lane, Derby

**ARS Ltd Report 2015/89**

June 2015

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# **The former Railway Servants Orphanage, Stepping Lane, Derby**

## **Built Heritage Assessment**

**ARS Ltd Report 2015/89**

**Archaeological Research Services Ltd**

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## ***Executive Summary***

*In June 2015 Archaeological Research Services Ltd was commissioned by Simon Foote Architects, on behalf of Kieran Mullin, to undertake a Built Heritage Assessment in support of a planning application for a development of converting the Old School/Family Centre, Stepping Lane, Derby, into residential flats.*

*The building concerned formed part of the former Railway Servants Orphanage which was originally designed as a Sanatorium. The primary building was erected in the mid-1880s and later extensions were added throughout time although the majority of the existing structural fabrics date from the late 19<sup>th</sup> century through to the early 20<sup>th</sup> century.*

*Externally the re-development proposal avoids major alterations particularly on the external elevations, except for the construction of a single-bay upper storey within the eastern extension which will form an integral structure with the adjacent range. Minor external alterations include modifying two inserted doorways into window openings and blocking few existing secondary window openings. These proposals will not affect significant historical fabrics. Internally, however, the proposed work involves partial removal and alteration which will have a moderate impact on the special architectural and historic significance of the building.*

*Whilst it must be recognised that any new use will require some change to the historic fabric of the building, this proposal does not heavily impact upon the historic integrity of a heritage asset, and the proposal represents a positive opportunity to provide a viable future for the building which, if left in its present condition, it may deteriorate.*

*Appropriate mitigation measures may be requested by the Local Planning Authority to record architectural features prior to their removal and to establish the presence/absence and record any archaeological deposits encountered during any ground-works.*



## 1 Introduction

1.1 A planning application for the development of the Old School/Family Centre at Stepping Lane, Derby (centred at NGR: SK 33924 36480, Figs 1 and 2), has been submitted to the Derby City Council. The development will involve the conversion of the building aforementioned into residential dwellings.

1.2 The Development Control Archaeologist of Derby and Derbyshire County Council has advised that a Built Heritage Assessment including an impact assessment should be undertaken to supply information on the special architectural and historic significance of the building and its setting. The Built Heritage Assessment has been carried out in accordance with government policy requirements specified in the National Planning Policy Framework (DCLG 2012).

1.3 The assessment comprised a site visit in order to compile analytical descriptions, documentary research to provide back up evidence of date and function, and an evaluation of architectural and historic significance based on the existence or non-existence of statutory and non-statutory designations and also on the author's professional judgement formulated by a substantial experience of historic building analysis. The fieldwork was undertaken in accordance with the guidelines in *Understanding Historic Buildings – A Guide to Good Recording Practice* by English Heritage (2006), and the *Code of Conduct, Standards and Guidance for Historic Environment Desk Based Assessment* and *Standard and Guidance for archaeological investigation and recording of standing buildings or structures* of the Chartered Institute for Archaeologists (CIFA 2014a, 2014b and 2014c).

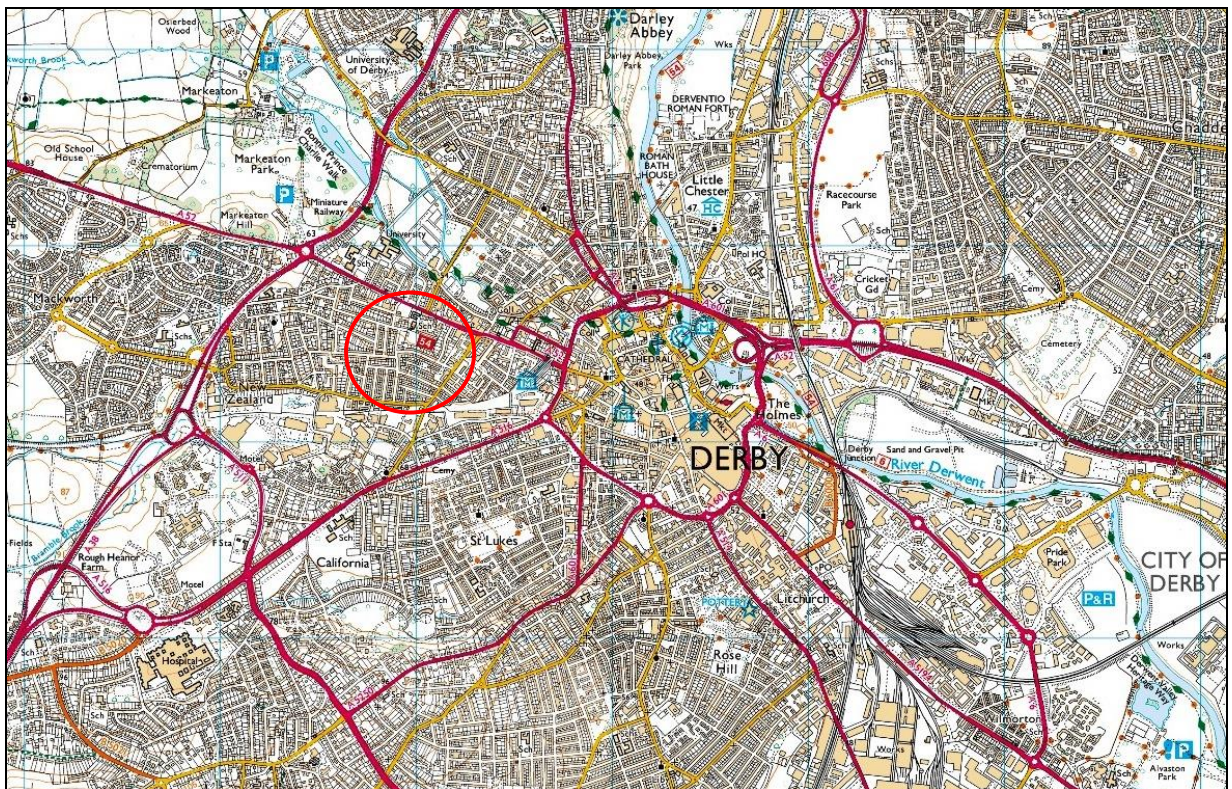


Figure 1: General site location (circled).  
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Figure 2:  
 Plan of the site

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## 2 Planning Policy Context

2.1 This assessment is carried out under the National Planning Policy Framework (NPPF) (DCLG 2012). The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. The purpose of the NPPF is to contribute to the achievement of *sustainable development*, which includes “...contributing to, protecting and enhancing our natural, built and historic environment...” (DCLG 2012, 30).

2.2 Section 12 of the NPPF deals with government policy in relation to conserving and enhancing the historic environment and its role in sustainable development.

2.3 Paragraph 126 states that Local Authorities must undertake to “*recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance*”. In developing their strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

2.4 Paragraph 128 states that, “*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation*” (DCLG 2012, 30).

2.5 Paragraph 129 states that, “*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal*” (DCLG 2012, 30).

2.6 In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

2.7 Paragraphs 132 – 141 provide guidance on the approach to be adopted by local authorities in weighing the impact of development against the conservation of heritage assets and their setting and significance (DCLG 2012, 31-32). Paragraph 132 states that “*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional*” (DCLG 2012, 31).

2.8 Paragraph 135 states that “*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*” (DCLG 2012, 31).

2.9 Paragraph 141 states the Government requirement for the planning process to contribute to public understanding of the historic environment.

### **3 Historical background**

3.1 Relevant archive sources were consulted from the Derbyshire Record Office (DRO) and Local Studies Library. A historical account of the former Railway Servants Orphanage at Derby obtained from primary sources (DRO reference number D3732) of the site is summarised below.

3.2 The Orphanage at Derby was established in January 1875 as the Railway Servants Orphanage. It was intended for the children of railway workers who had lost their lives in the performance of their duty, but from 1881 the children of railway workers who had died of natural causes were accepted and from 1927 those whose mothers had died or were incapacitated. In 1877, by the kindness of the then Treasurer, the late Sir Abraham Woodiwiss, a good house and gardens in Ashbourne Road, Derby, was purchased, altered and extended and further land purchased in order to accommodate 36 children. The Derbyshire Historic Environment Record (HER) states that the altered house that became the initial orphanage building appears labelled as ‘White Cross Fields’ on the Board of Health map of 1852. A copy of the aforementioned map is held at DRO; however, following consultation with the pertinent archive conservator it was decided to cancel the viewing of the map due to its poor state. However, the HER contains a copy which was supplied and reproduced here.

3.3 In 1880 it was found necessary to make further provision, and a boys’ wing was added. In 1881 the Orphanage became a part of the Railway Benevolent Institution (which was founded in 1858 to help railway staff and their family in time of need), and soon afterwards a new wash-house, a laundry and other domestic buildings were erected, and also a Sanatorium for the separate treatment of sickness, and especially of cases of an infectious or contagious character. Four subsequent purchases of land had increased the area of the site to over five acres. In 1884 a special effort was made by the Institution to provide the means for finally completing the buildings, and the result was that the largest amount ever raised by the Institution was received, the total exceeding £9,000. Mr A.A. Langley, engineer of the Midland Railway, kindly made the plans and elevations, and superintended the erection of the buildings without any charge; and Mr S.W. Johnson, Locomotive Superintendent of the Midland Railway, placed his services at the disposal of the committee in the provision of apparatus for steam-cooking and washing, heating the premises, water services, etc. The Orphanage having been finally completed, was publicly opened on Wednesday, 20<sup>th</sup> July 1887, by the Right Hon. The Marquis of Hartington, M.P. The contractor was Mr Edward Wood, of Derby, and the total cost has been over £10,000. The buildings were able to accommodate 300 children, and the site included extensive playgrounds and covered play-sheds for both sexes, and large gardens. The whole of the land, buildings and furniture had cost £28,000. An illustration of the original Orphanage is included below (Fig. 3). Moreover, a historical photograph of the main building is available online at <http://www.derbytelegraph.co.uk/Derby-Railway-Servants-Orphanage-records-online/story-25898602-detail/story.html>

3.4 Original architect drawings issued in 1884 reveals that the building concerned within the built heritage assessment corresponds to the original Sanatorium block. A cartographic regression analysis of relevant available maps was undertaken as it provides a comprehensive chronological development of the site and its environment. The results are incorporated below.

3.5 The first edition Ordnance Survey map issued in 1883 shows the site with the main Orphanage building and ancillary outbuilding. The area where the existing building subject of the heritage assessment appears occupied by a formal garden and a ‘Girls’ Play Ground’ which formed part of the Orphanage site as indicated by a series of elongated ‘S’ symbols across boundaries within the parcels aforementioned. This type of symbol is currently called ‘areas brace’ although formerly known as a ‘field tie’ symbol, which joins areas of land together to give a single field parcel number (Fig. 4).

3.6 The earliest cartographic record that shows most of the footprint of the building assessed is the original architect’s plan of the Railway Servants Orphanage issued in 1884 which is labelled as a ‘Sanatorium’ with ‘Vegetable Gardens’ around it (Fig. 5). The depiction of the Sanatorium consists only of outline borders in contrast with the remaining buildings within the Orphanage complex which includes separate internal divisions, room names, etc. This may represent its original design or that the building was under construction.

3.7 The Ordnance Survey map issued in 1901 illustrates the Sanatorium building with most of the existing footprint including extensions at each end (Fig. 6). It is possible that the outline depicted on the preceding 1884 plan of the Railway Servants Orphanage might have been an initial design which was later modified without the north-western projection depicted on the 1884 plan.

3.8 The Ordnance Survey map issued in 1914 shows an equivalent form of the Sanatorium range; however, it is worth noting that the range itself might have consisted of two amalgamated structures as indicated by a central dividing line (Fig. 7). This division, although integral, would have been arranged to accommodate separate genders, following standard plan designs of the late 19<sup>th</sup> century and early 20<sup>th</sup> century of hospitals for infectious diseases (e.g. Richardson 1998, 141).

3.9 The Ordnance Survey map issued in 1947 is comparable to the preceding edition which also depicts the central dividing wall between the merged buildings which corresponded to the Sanatorium. The current southern projecting extension is also depicted as being under construction (Fig 8).

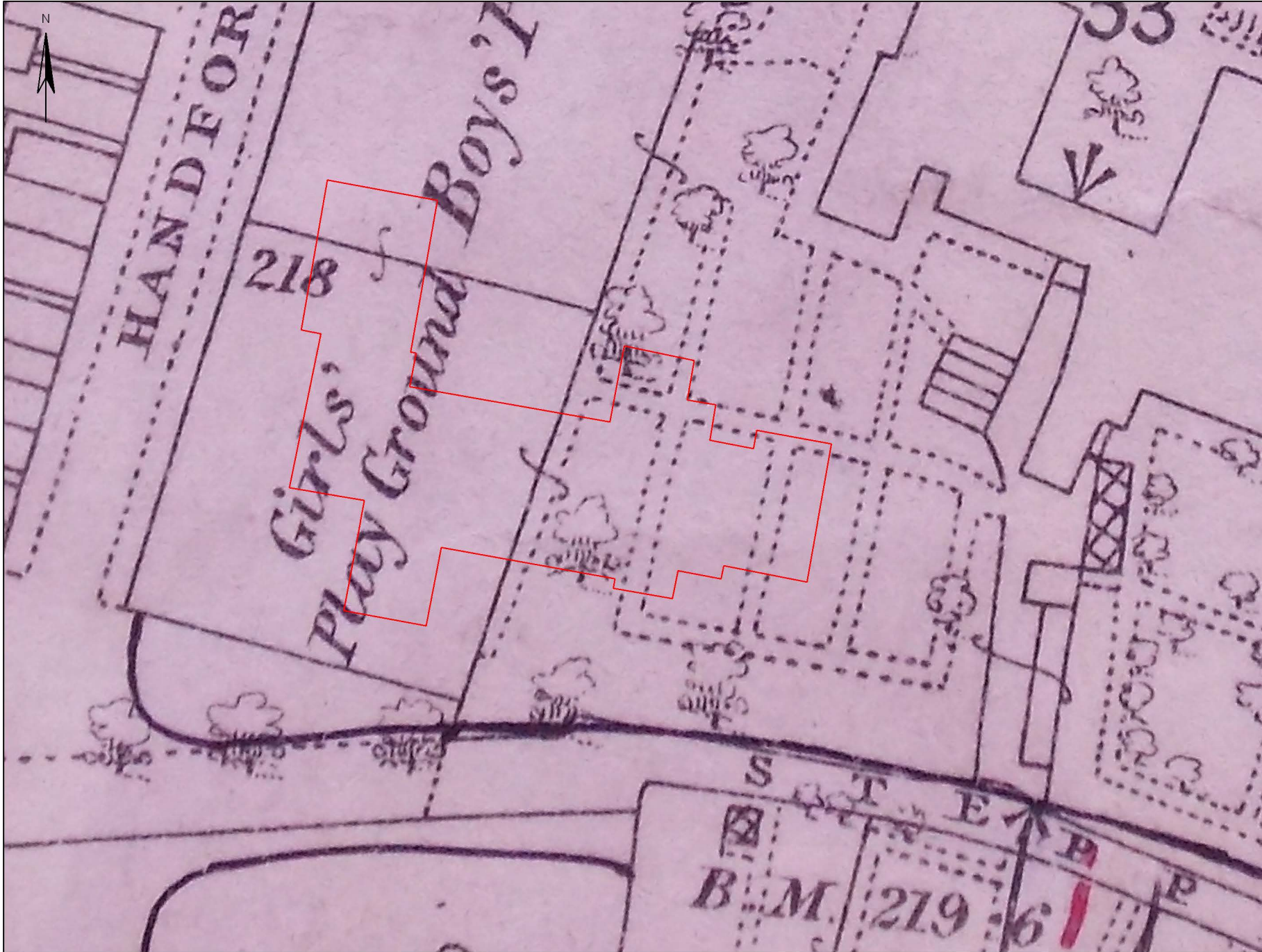
3.10 Further extensions and alterations appear to have taken place from the mid to late 20<sup>th</sup> century. The Railway Servants Orphanage was renamed St Christopher’s Railway Home in 1948. Numbers at the Orphanage dropped significantly after the II World War and the main building was demolished to make way for two smaller houses, opened in 1977. By 1982, one of these was adequate for children cared for at the Home and the other was adapted for use as a home for the elderly from 1983. By the time it was finally closed in 1993, there were no longer any children at St Christopher’s and only six elderly residents. The former Sanatorium range had recently been used as a school and family centre; however it has been closed for a number of years and it is currently vulnerable to the possibility of anti-social behaviour given its extensive grounds and corner plot location.





Figure 3: Extract of the Derby 1852 Board of Heath map (above) and an illustration of the former Railway Servants Orphanage, Derby (DRO ref. no. D3732).





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Figure 4:  
Outline of existing building  
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Figure 5:  
 Outline of existing building  
 overlying the 1884 plan of  
 the Railway Servants  
 Orphanage

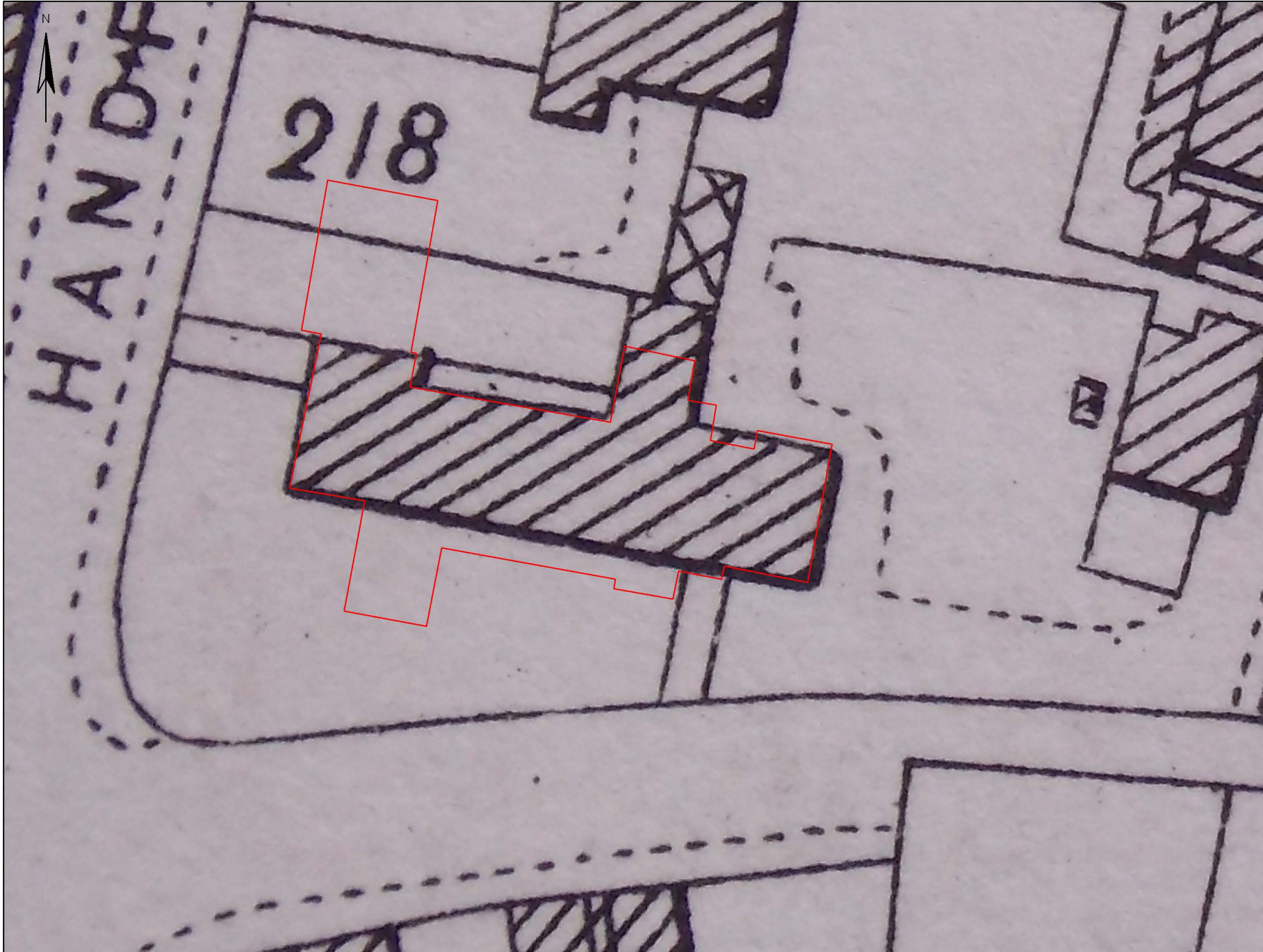
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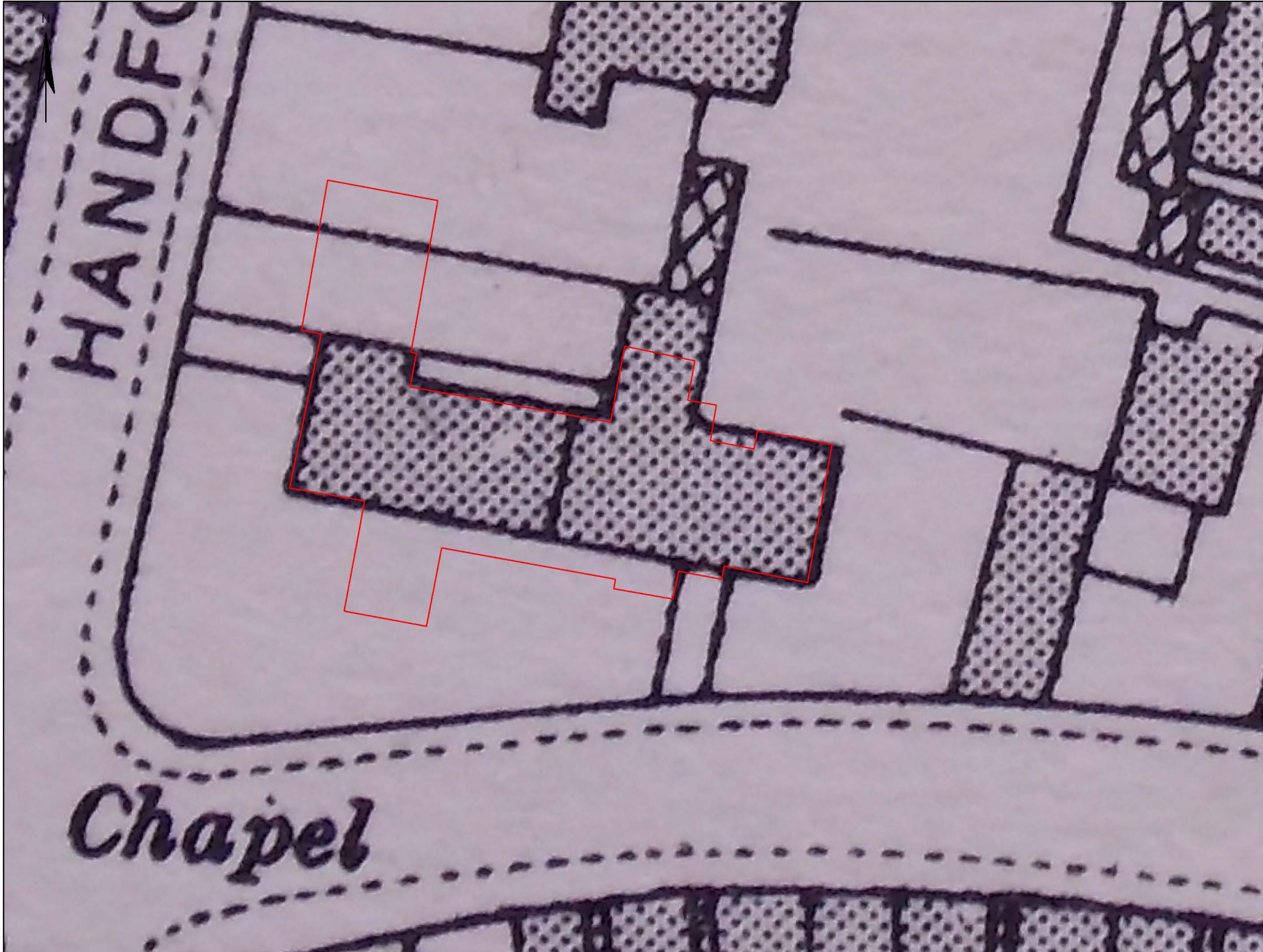
Figure 6:  
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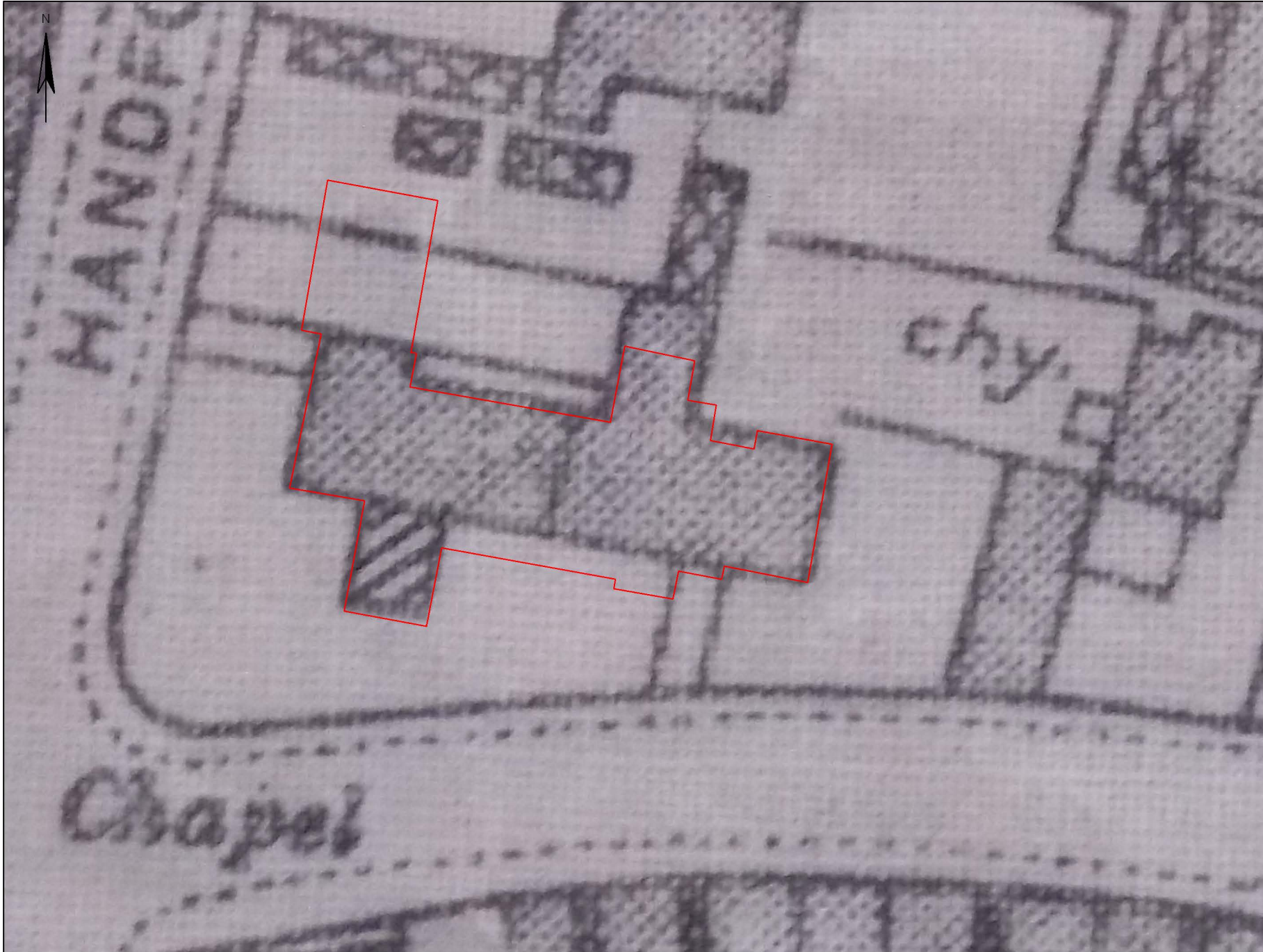
Figure 7:  
Outline of existing building  
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Figure 8:  
Outline of existing building  
overlying the 1947 OS map

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## 4 Building description

4.1 The proposed development programme intends to convert the vacant building into residential flats. The building concerned formed part of the former Railway Servants Orphanage which was originally designed as a Sanatorium. The primary building was erected in the mid-1880s and later extensions were added throughout time although the majority of the existing structural fabrics date from the late 19<sup>th</sup> century through to the early 20<sup>th</sup> century.

4.2 The present building thus comprised different amalgamated structural elements. Floor plans with room names have been compiled (Figs 9 and 10). A selection of photographic plates is also included in the report. The current building is known as the Old School/Family Centre. It is approached from the main entrance along Stepping Lane through a doorway with wrought-iron railings set within a brick-built garden wall which extends along Handford Street to the west (Figs 11 and 12). The amalgamated building is a two-storey brick-built range with a blue engineering brick plinth. The brickwork consists of pale orangey hand-made standard size bonded with lime mortar and laid rather irregularly although English bond predominates. It has a multiple hipped slated roof with overhanging eaves and different heights. The roof appears to have been slightly modified and repaired. It has two short chimney stacks within the central area although other stacks had been removed.

4.3 The south elevation contains later single-storeyed extensions including an early to mid-20<sup>th</sup> century cross-wing towards the west; and more modern structures comprising a long conservatory, a porch and a bay window whose plinth contains a segmental arched head of a former coal chute opening now blocked up (Figs 13 – 15). Above the extensions, original window openings with sashes can be discerned within the main central area. The west elevation contains large window openings on each level and includes a later single-storeyed extension projecting northwards (Fig. 16).

4.4 The north elevation is less disfigured despite although later extensions are also present. The main central range contains tall sash windows symmetrically arranged (Fig. 17). The main central range corresponds to the original Sanatorium which appears to have been divided internally accommodating separate genders, following standard plan designs of the late 19<sup>th</sup> century and early 20<sup>th</sup> century of hospitals for infectious diseases (e.g. Richardson 1998, 141). Indeed, in hospital wards, complete cross-ventilation was achieved by opposite rows of tall, narrow windows reaching from a low sill height to ceiling. Natural ventilation from doors, windows and fireplaces was the rule. This uniformity of design among late Victorian hospitals, with its emphasis on spaciousness and natural ventilation, was the logical outcome of the general acceptance of the aerial conduction of disease or, as it was known to contemporaries, the miasmatic theory. Florence Nightingale was one of the most famous supporters of this theory (*ibid.*).

4.5 Towards the eastern side of the north elevation there is the original toilet block and several later extensions including a modern tower-like structure which contains a lift (Fig. 18). The eastern side leads to a car park area whose boundary wall contains structural remains of the former Orphanage complex (Fig. 19). Further surviving structural elements of the Orphanage are an outbuilding within the adjacent playground to the north of the site and most of the boundary wall along the Stepping Lane and Handford Street (Figs 20 and 21). The boundary wall is of special significance as original cast-iron railings within the

boundary wall of the former Orphanage along the southern side of Ashbourne Road are designated Grade II Listed Building (LBS 1215687).

4.6 Internally, the building has been substantially altered although it retains most of the structural features including chimney breasts amongst the rooms despite having their fire places concealed. The entrance from the northern porch leads to a Conservatory passageway which provides additional access to the Class Room, within the southern cross-wing extension, and the Play Room (Fig 22). One of the windows within the southern wall of the main central range has been altered with the insertion of a doorway, however, the remaining original sash windows are extant. There are two type of sashes, one shorter with four-over-four lights and an upper hopper opening and the other type, which predominates, consists of larger sashes with one-over-one lights and an upper hopper opening (Figs 23 and 24).

4.7 The majority of the rooms are built with brick walls rendered with plaster, concrete floors covered with linoleum, carpet, etc. and plaster ceilings. Some rooms contain chimney breasts although their fire places are now blocked up. There are original windows although later replacement are also present. Most of the fixtures and fittings have been replaced with later types including fire retardant doors, later skirting boards and architraves, etc. (Figs 25 – 35).

4.8 Of note is a straight staircase within the Hall which provides access to the floor above but also to a small cellar beneath the Reception Room (Fig. 28). The central rooms retain most of their original structural features including their tall ceilings and windows; however, the western wall of the Play Room had been opened up to a small space which would have been an original lobby (Fig. 31). The primary entrance to this former lobby is still present containing a doorway with an upper straight fan-light and two flanking narrow fixed glazed windows (Fig. 34).

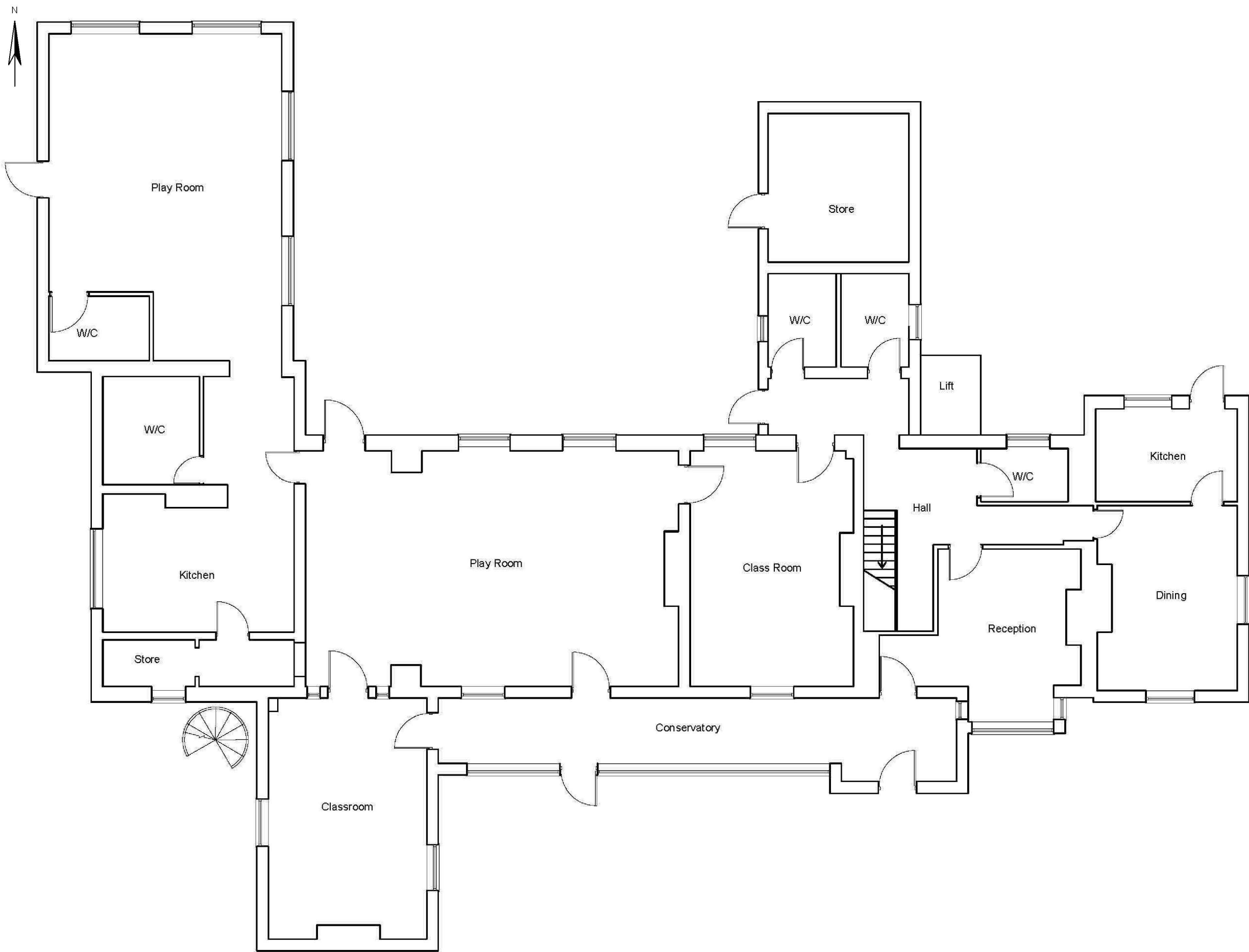
4.9 The small cellar contains two brick pillars supporting the chimney breast within the Reception room above it and a coal chute within the southern wall whose external opening was identified within the elevation fronting onto Stepping Lane (Figs 36 and 37).

4.10 The first floor is access from the straight staircase within the hallway aforementioned. The general fabrics are comparable to the ones on the ground floor (Figs 38 – 48). It is noteworthy, however, that there is another staircase within a western hallway although this had been substantially mutilated as it only contains five steps down to a landing which leads to a passageway that provides access to the Managers Office within the late 19<sup>th</sup>/early 20<sup>th</sup> century western extension. The surviving elements of the staircase consists of a dog-leg stair with landing, open strings, slender turned balusters and an elegant newel post (Figs 40 and 41). The staircase also retains part of its original skirting board.

4.11 The Staff Room and Class Room retain most of their original structural features including their tall windows. However, the western chimney breast within the Staff Room had been considerably modified with the insertion of a doorway (Fig. 42). An inspection over the ceiling of the Staff Room through a hatch revealed that the present ceiling is a later replacement as the original one would have consisted of lath-and-plaster attached to the common rafters and higher ceiling joists (Fig. 44). The roof structure was also observed consisting of a central sawn-timber king-post truss carrying two tiers of side

purlins (Fig. 45). The adjacent Class Room retains the original lath-and-plaster ceiling providing a considerable height of under four meters (Fig. 46).

4.12 This building was originally designed as a Sanatorium with central but separated ward rooms containing cross-ventilation achieved by opposite rows of tall, narrow windows. Later extension were added shortly after its initial construction in the mid-1880s accommodating lavatories, offices, etc. Altogether the architectural design, as well as some of the internal fixtures and fittings (e.g. roof truss), is typical of the late 19<sup>th</sup> century with early 20<sup>th</sup> century extensions and additions. The primary use of the building has changed through time and the building has suffered some repair and alterations and therefore is not substantially as built. Detailed analysis is beyond the scope of the present project, but there are clearly several phases of alteration, blocking of doorways and insertion of windows etc. Despite these alterations the original layout appears to be recoverable, and more detailed analysis may reveal the earlier function of several parts of the building that are presently unknown. Some of the later alterations to the building detract from its original appearance. However, these alterations are part of the building's historical development, and may in some cases reflect important changes in public spaces.



**Existing Ground Floor Plan** Scale 1:100



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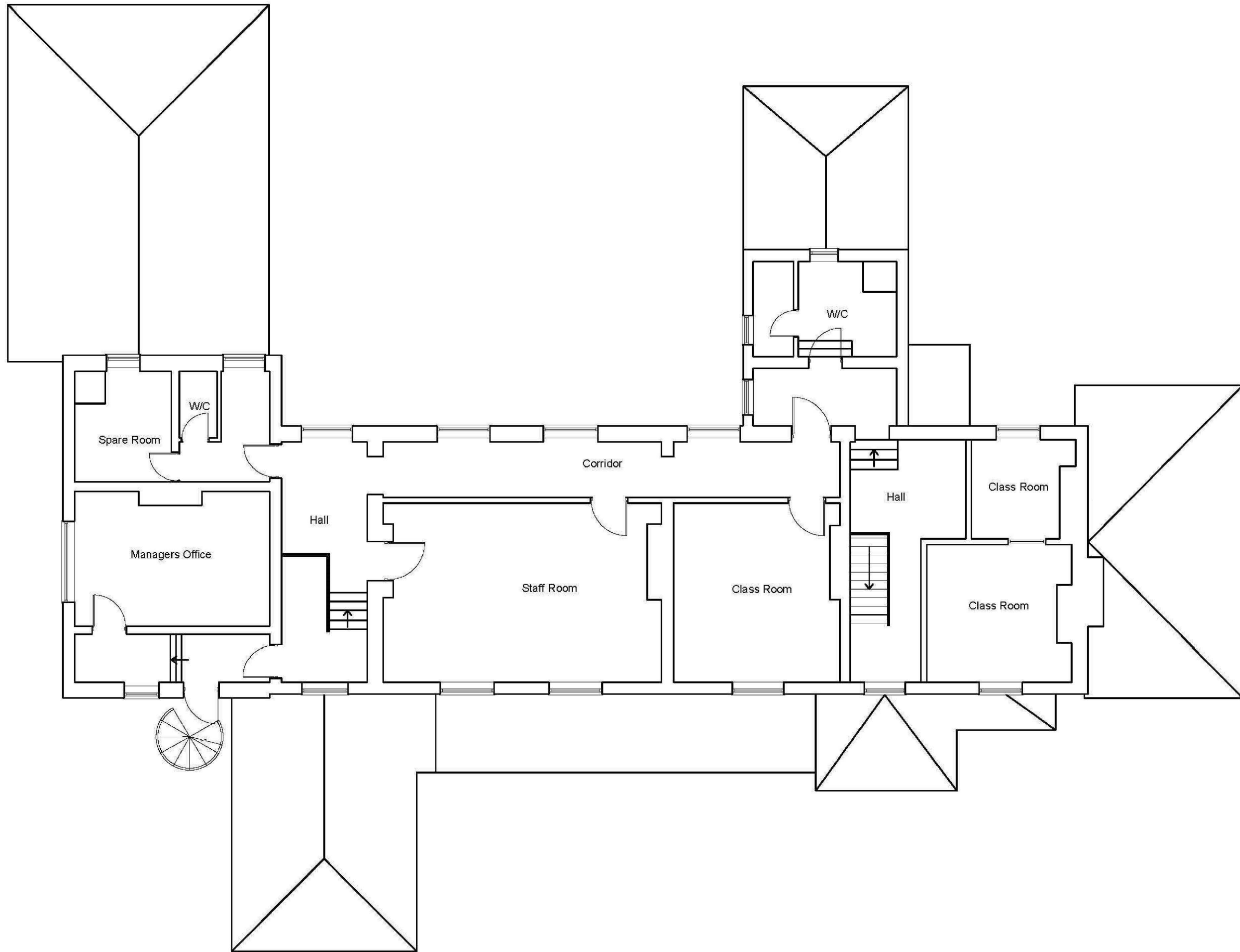
**Figure 9:**  
 Existing ground floor plan

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Drawn: AMO  
Scale: 1:100@A3

Figure 10:  
Existing first floor plan

Notes:

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Figure 11: General view of the site along Stepping Lane.



Figure 12: Stepping Lane with the Old School/Family Centre in the background.





Figure 13: Eastern side of the south elevation showing inserted bay window and entrance porch.



Figure 14: Detail of arched head of a former coal chute.





Figure 15: Lean-to conservatory.



Figure 16: West elevation.





Figure 17: General view of the north elevation with projecting cross-wings.



Figure 18: North elevation viewed from the north-western car park.





Figure 19: Boundary wall of the car park composed of former structural remains.



Figure 20: Playground area immediately to the north of the site.





Figure 21: Boundary wall along Handford Street.



Figure 22: Internal view of the Conservatory.



Figure 23: Detail of short sash window.



Figure 24: Detail of tall sash window.





Figure 25: Reception Room with original chimney breast.



Figure 26: Inserted bay window within Reception Room.

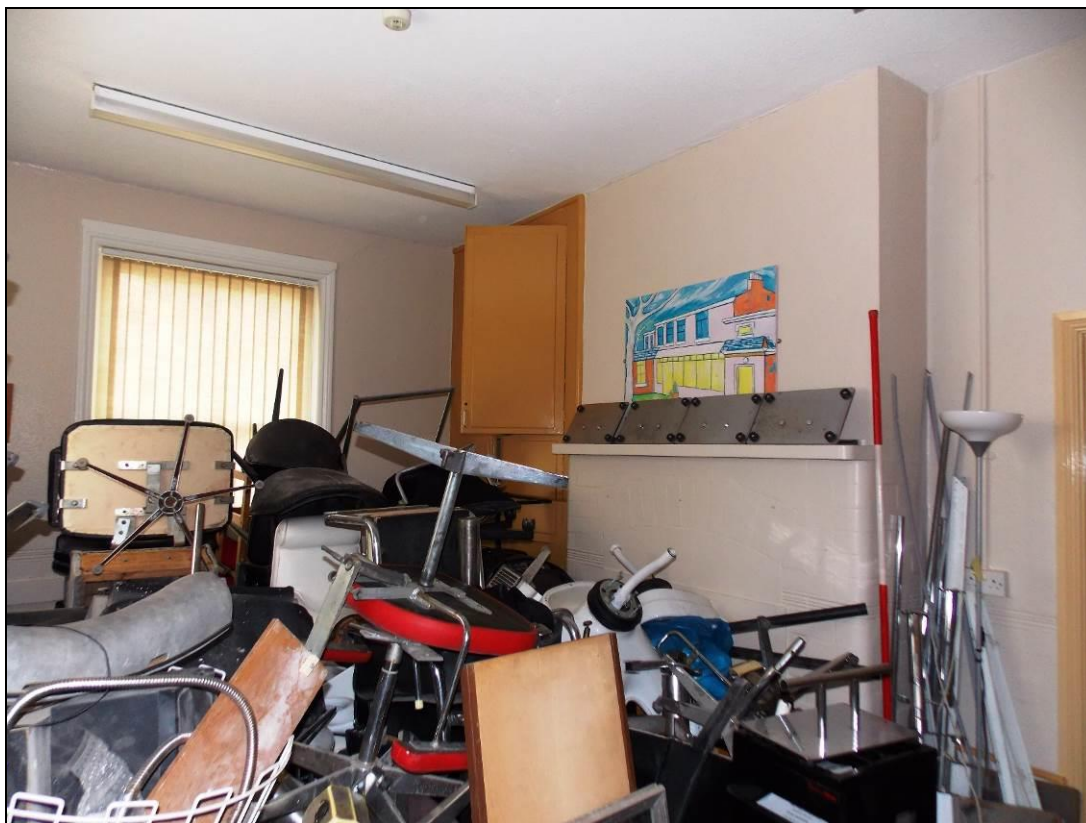


Figure 27: Dining Room with original chimney breast.

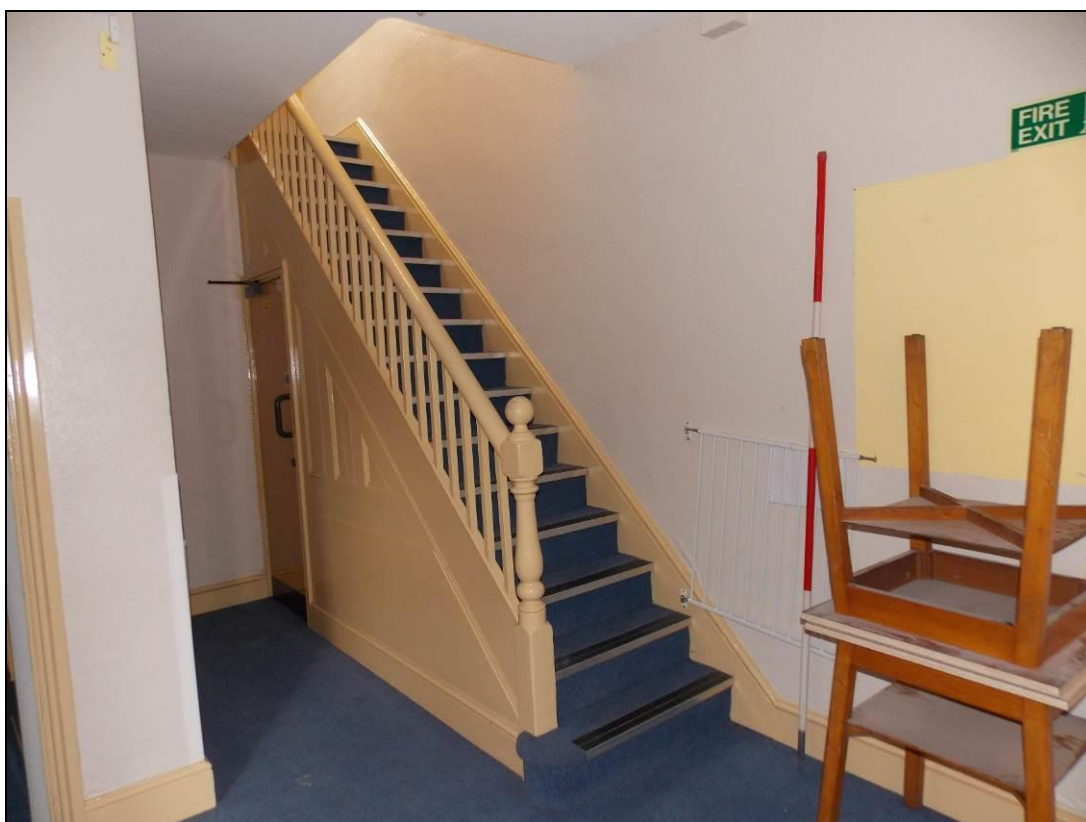


Figure 28: Hall with staircase to the first floor and a small cellar.



Figure 29: Detail of window within the central Class Room.



Figure 30: Central Class Room with original chimney breast.





Figure 31: Main Play Room with western wall partially removed.



Figure 32: Kitchen with original chimney breast.



Figure 33: South-western Class Room with original chimney breast.



Figure 34: Original doorway and windows viewed from the south-western Class Room.



Figure 35: Play Room, kitchen and lavatory within the north-western cross-wing.



Figure 36: Cellar with brick pillars supporting the chimney breast within the Reception Room.





Figure 37: Coal chute within the southern wall of the cellar.

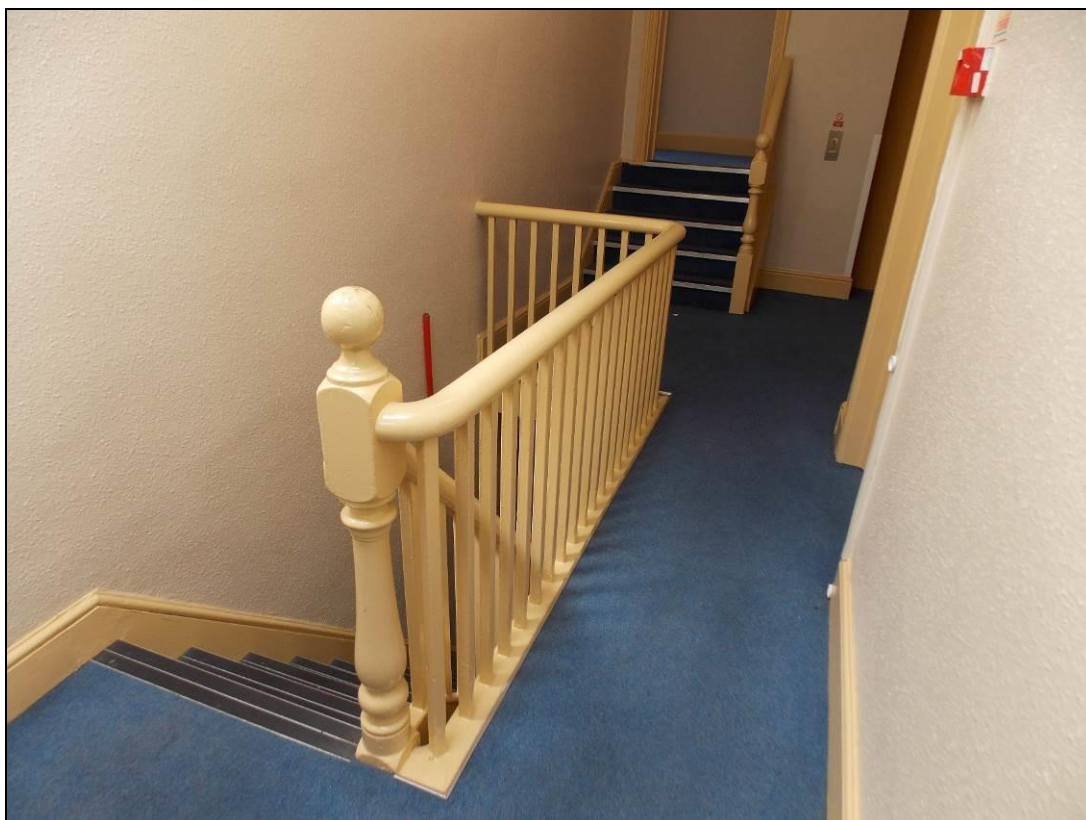


Figure 38: First floor with original staircase.



Figure 39: South-eastern Class Room of the first floor with original chimney breast.

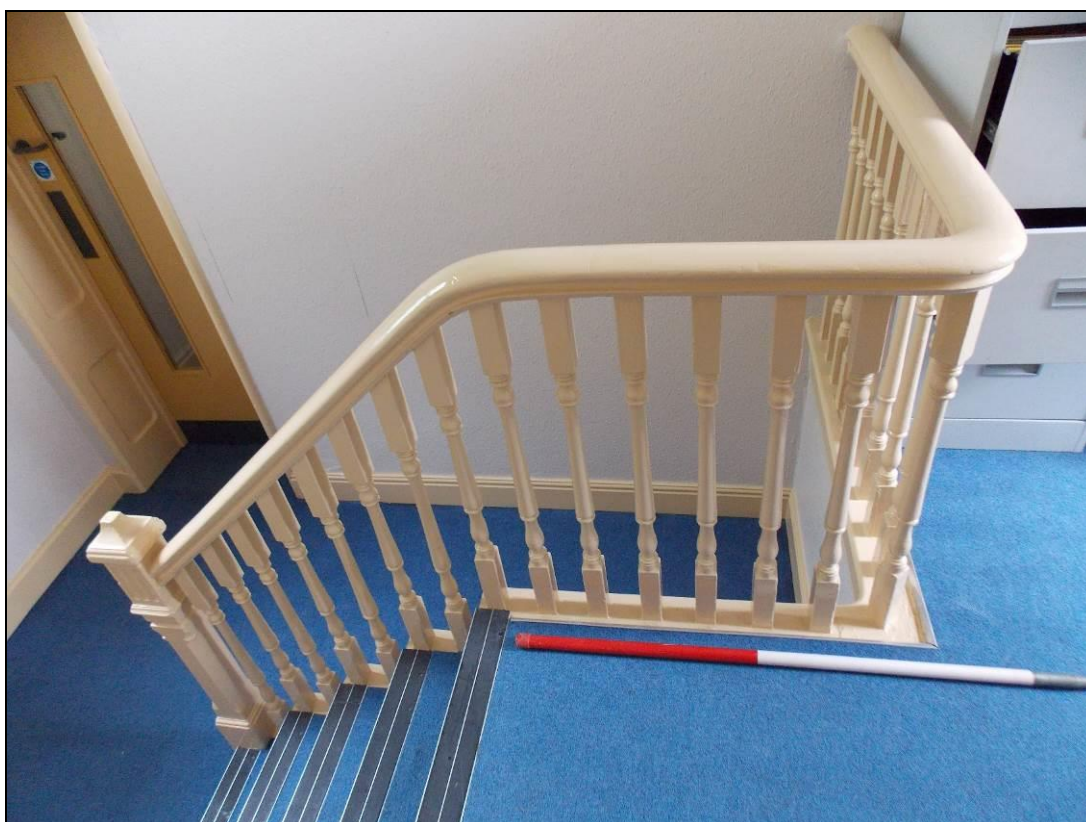


Figure 40: Western Hall of the first floor with truncated staircase.





Figure 41: Detail of newell post, open-string and turned balusters.



Figure 42: Staff Room with inserted doorway within an original chimney breast.



Figure 43: Staff Room with original chimney breast along the eastern wall.



Figure 44: Roof structure over the Staff Room.





Figure 45: King-post truss over the Staff Room.



Figure 46: Central Class Room with original chimney breast.





Figure 47: Managers Office with original chimney breast.



Figure 48: Detail of window within the Managers Office.

## 5 Assessment of the Heritage Asset

5.1 The historical research and building survey established that most of the Old School/Family Centre building along Steeping Lane, Derby, was erected as a Sanatorium of the former Railway Servants Orphanage in the mid-1880s. Later extensions occurred through time changing its original function. Although internally it has been significantly altered in order to accommodate different purposes, it retains most of the primary structural fabrics as well as some fixtures and fittings including staircases and windows. The amalgamated building is therefore an undesignated heritage asset of local historic significance in relation to the 19<sup>th</sup> century Orphanage site and more broadly in relation to Derby's railway heritage. It also bears some architectural merit.

5.2 Historic buildings are a significant part of the landscape of the district and play an important role in creating the character of the nation's historic environment; as such, they provide continuity with those who have gone before us and help future generations to learn about life in the past. While a few historic buildings will be of such importance that they should be maintained as they are without change, most will be able to accommodate new uses.

5.3 To assess the Old School/Family Centre building's wider significance several criteria must be considered:

### *Condition*

5.4 The building, although it has been closed for a number of years, has been historically well maintained, and the original elements are in generally good condition despite some alterations and replacements. However, the existing building has been targeted by thieves, who stripped lead from the roof in May 2011. It is currently vulnerable to the possibility of anti-social behaviour given its extensive grounds and corner plot location.

### *Rarity*

5.5 The architectural style of the building is relatively widespread in the district area and similar examples of contemporary construction (e.g. hospital, schools, etc.) exist in some numbers in the neighbouring areas of Derbyshire. However, these types of undesignated heritage asset are now becoming increasingly scarce, and this scarcity adds some significance to the heritage value of the present building.

### *Group value*

5.6 The building was originally part of the former Railway Servants Orphanage complex dating to the late 19<sup>th</sup> century. This complex also includes a number of fairly contemporary structures in various states of completeness, such as the main boundary wall, an outbuilding within the adjacent playground and standing remains around the car park of the Old School/Family Centre. These elements contribute to the group value of the former Orphanage although with subsequent additions.

### *Associations*

5.7 The present building was originally the Sanatorium of the former Railway Servants Orphanage and as such it has historic associations with the Orphanage itself but also with the

Railway Benevolent Institution and Midland Railway. It became known as St Christopher's Railway Home in the mid-20<sup>th</sup> century.

### *Significance*

5.8 The building is therefore an undesignated heritage asset of local historic significance in relation to the 19<sup>th</sup> century Orphanage site and more broadly in relation to Derby's railway heritage. It also bears some architectural merit. It has a particular charm, being built in the traditional vernacular style and local materials, and every effort should be made to ensure that the basic fabric, form and exterior appearance of the core structures is retained during conversion to a secondary use.

### *Impact Assessment*

5.9 Whilst the Old School/Family Centre is of some historic significance, the building has been closed for a number of years and without occupation it may suffer from neglect and/or vandalism.

5.10 The proposed conversion of the building will offer an opportunity to remove some of the later, and more unsightly, accretions from the exterior such as the conservatory whilst ensuring the future maintenance of the building. Where possible the design of the conversion should seek to retain historic fabric by utilizing existing openings. There is ample scope for low-impact and reversible conversion without significant structural alterations within the present internal lay-out of the building. The preliminary design of the proposed alterations will be in the interior of the building are minor in the context of the overall development and it is intended to retain most of the existing openings. Sympathetic alterations will have little impact on the significance of the heritage asset and the conversion of the building will prevent the site falling into disuse.

5.11 The specific proposals are outlined below with discussions of their historical and architectural significance. Phased plans have been compiled in order to illustrate the sequential development of the building (Fig. 49). Existing room names shown on plans (Figs 9 and 10) refer to the assessment discussed below.

5.12 Externally the re-development proposal avoids major alterations particularly on the external elevations, except for the construction of a single-bay upper storey within the eastern extension which will form an integral structure with the adjacent range. Minor external alterations includes modifying two inserted doorways into window openings and blocking few existing secondary window openings. These proposals will not affect significant historical fabrics. Internally, the proposal is more significant thus, noteworthy elements are discussed below.

5.13 The small cellar room is thought to be retained with no alterations.

5.14 The ground floor contains several original chimney breasts within the rooms although their associated fire places are now blocked up. No original doorways, architraves, skirting boards, etc. survive as these have been replaced with modern types. However, a large number of primary windows are extant, most of which will be retained. The proposed alteration within the ground floor includes the following.



5.15 A major staircase will be inserted within the toilet block within the northern extension whose connecting doorways with the main central merged range as well as side window openings will be blocked up. Despite some alterations to the historic fabric, these proposals are not highly significant.

5.16 The main central area will retain most of the northern original windows although the southern wall is intended to be significantly modified with partial removal of the masonry, insertion of doorways and, more importantly, concealing original openings including the primary doorway flanked by narrow fixed windows of the Play Room. The dividing wall between the Play Room and adjacent Class Room will also undergo noteworthy modification consisting of the partial removal of the wall. The doorway linking these rooms is also intended to be blocked up. The proposed development work within the central range thus will considerably affect the historic fabrics.

5.17 The proposed alteration within the first floor is somewhat less significant than the ones on the ground floor. The toilet block within the northern extension will also be affected by the insertion of the staircase aforementioned, although this will have a low impact. A substantial new addition is proposed as a single-bay upper storey extension within the easternmost end of the building above the current Dining and Kitchen Rooms on the ground floor. This proposal will affect the historical fabric.

5.18 The dividing wall between the Staff Room and adjacent Class Room within the first floor will also undergo noteworthy modification consisting of the partial removal of the wall as proposed on the floor below. The western wall of the Staff Room will also be affected with the new blocking over the existing doorways, although the current doorway inserted within a chimney breast had substantially changed the original character of this primary structural feature. This proposed refurbishment within the central main range will result in the loss of part of the original internal masonry which affect the historic fabrics.

5.19 The lack of original fixtures and fittings is also evident throughout the first floor. However, there are two hallways with original staircases which are proposed to be removed. The western one is a dog-leg type with landing and possess elegant joinery design; however, it is substantially truncated and only the uppermost section is extant which provides access to a passageway of the Managers Office whose floor level is lower than that of the main central range. The skirting board of the staircase also appears to be contemporary. The surviving elements of this staircase represent nevertheless original fixtures and fittings of the building. The staircase within the eastern Hall consists of a plainer straight type. Both staircases are primary fixtures as the original Sanatorium appears to have been composed of two amalgamated structures whose division appears illustrated on the 1914 OS map and succeeding editions. Thus, the proposal of their removal will have an effect on the historic fabrics.

5.20 Whilst some upgrading of building elements is unavoidable due to requirement of current legislation, it would be desirable for repairs, renovations and developments to be undertaken using traditional skills and in a manner sympathetic to the original fabric and design of the building. Where viable alternatives to standard practice or regulations cannot be achieved, such new works (as are essential) should seek to upgrade, not replace, existing fabric. Where alterations required for the new use as apartments do remove or impact upon historic features, it is recommended that these features should be preserved by record. The photographs included in the report may represent the preservation by record of any lost

historic fabrics; however, an enhanced record may be sought by the Local Planning Authority. The overall impact of the proposal is highlighted below.

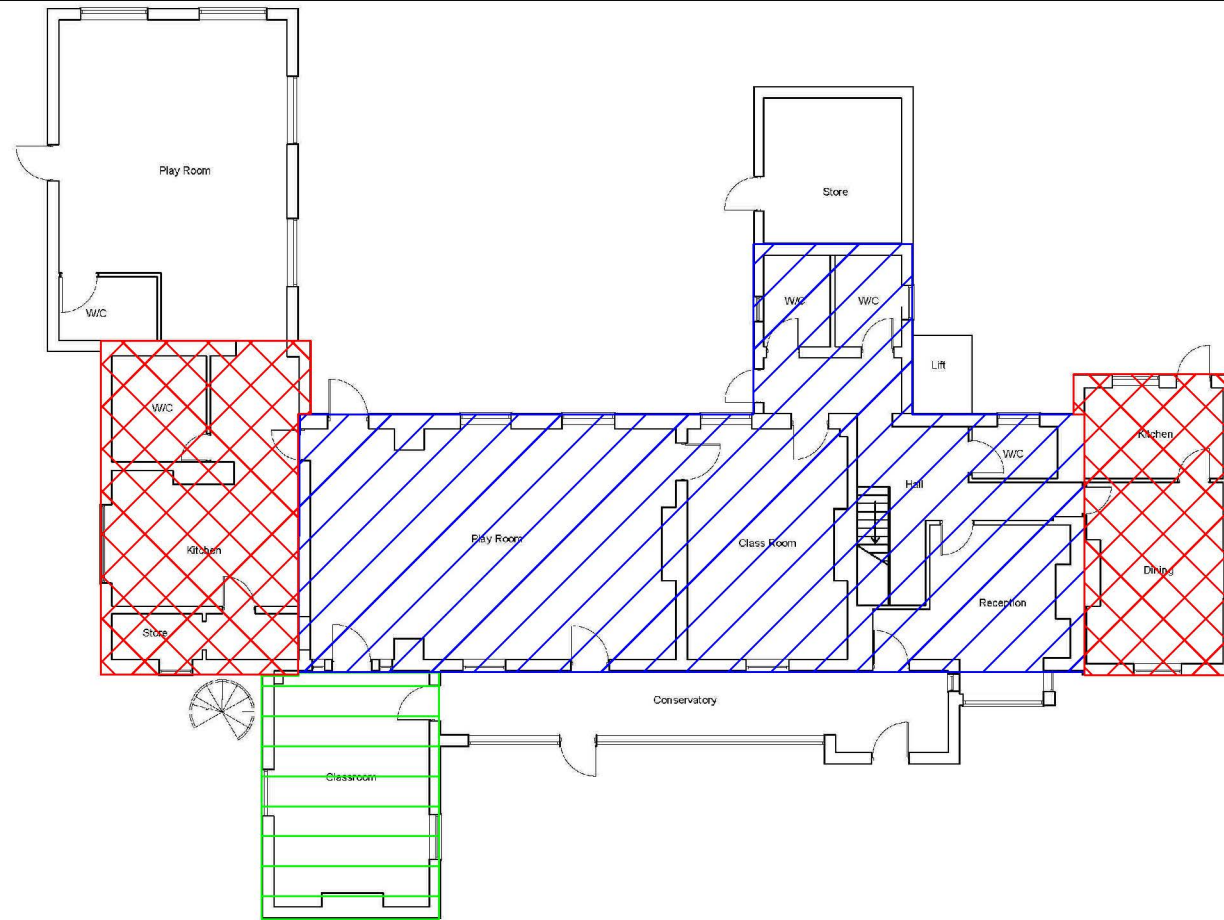
- The removal of primary features, fixtures and fittings will have significant impact.
- The insertion of new openings within primary walls will have a moderate impact.
- The removal and replacement of secondary features, fixtures and fittings will have a low impact providing they are recorded.
- The removal and replacement of tertiary features and fittings such as the 20<sup>th</sup> century unsympathetic fabrics will have no impact.

5.21 On consideration of the above it is apparent that the application proposals would have a moderate impact on the special architectural and historic significance of the building.

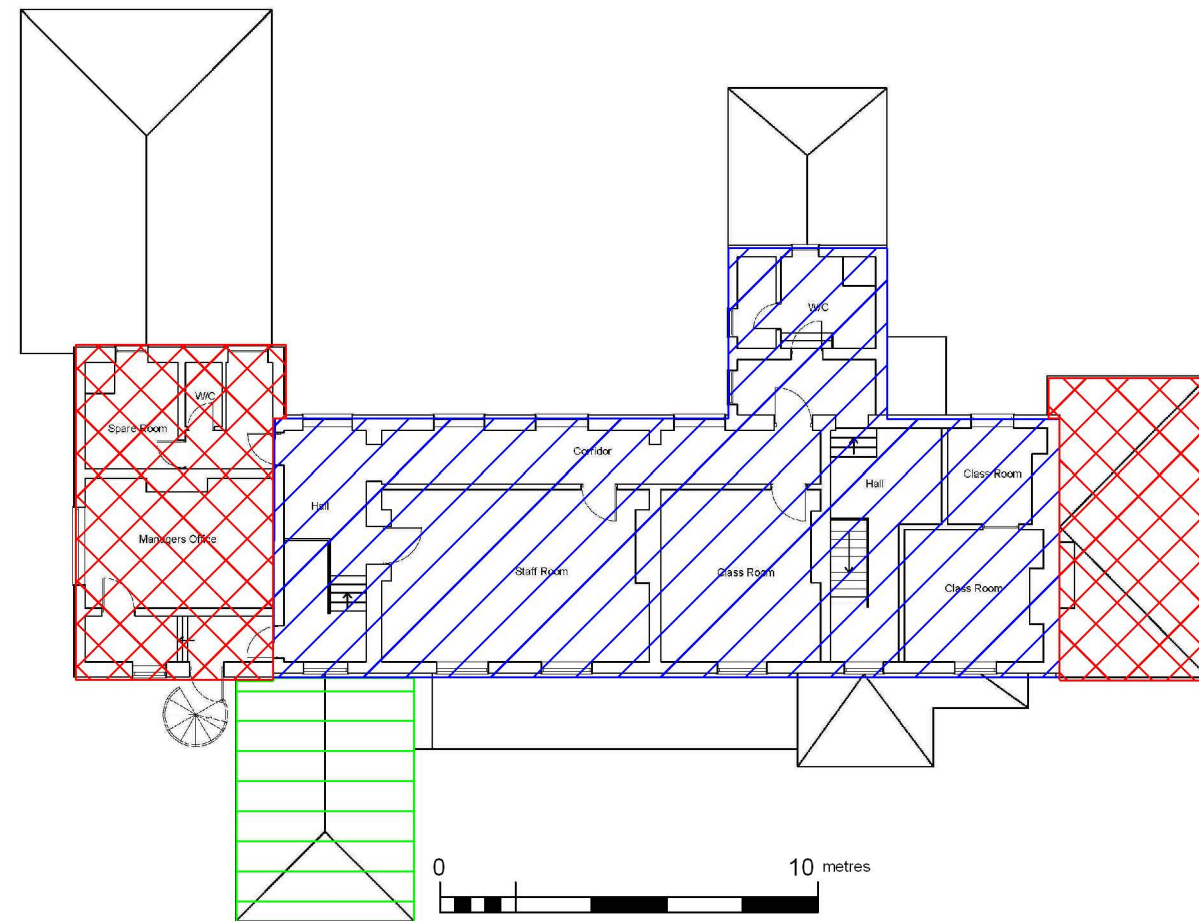
5.22 Considering the present situation of the building, a sympathetic programme of work represents an opportunity to secure the future of the building, and will enhance the character and appearance of the building and surrounding area.

5.23 Appropriate mitigation measures may be requested by the Local Planning Authority to record architectural features prior to their removal and to establish the presence/absence and record any archaeological deposits encountered during any ground-works.

5.24 In summary whilst it must be recognised that any new use will require some change to the historic fabric of the building, this proposal does not heavily impact upon the historic integrity of a heritage asset, and the proposal represents a positive opportunity to provide a viable future for the building which, if left in its present condition, it may deteriorate.



Existing Ground Floor Plan Scale 1:100



Existing 1st Floor Plan Scale 1:100







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Derbyshire  
DE45 1HB

Site Code: RSO'15  
Drawing Ref:  
Date: 24 June 2015  
Drawn: AMO  
Scale: 1:200@A3

Figure 49:  
Phased plan

Key:

-  Phase 1  
Mid 1880s
-  Phase 2  
Late 19th/Early 20th C
-  Phase 3  
Early to Mid 20th C
-  Phase 4  
Mid to Late 20th C

Notes:

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## **8 Acknowledgements**

8.1 Archaeological Research Services Ltd would like to thank all those involved with the project, especially Kieran Mullin; Chris Davies of Simon Foote Architects Ltd, for commissioning the work; and Steve Baker, Development Control Archaeologist of Derbyshire County Council, for his advice.

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**APPENDIX I: OASIS FORM**

# OASIS DATA COLLECTION FORM: England

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**OASIS ID: archaeol5-215485**

### Project details

Project name	The former Railway Servants Orphanage, Stepping Lane, Derby. Built heritage assessment
Short description of the project	Former sanatorium of the Railway Servants Orphanage was surveyed rapidly as part of a heritage assessment prior to its refurbishment.
Project dates	Start: 23-06-2015 End: 26-06-2015
Previous/future work	No / Not known
Type of project	Desk based assessment
Monument type	BUILDING Post Medieval
Significant Finds	NONE None
Methods & techniques	"Documentary Search", "Visual Inspection"
Development type	Building refurbishment/repairs/restoration
Prompt	National Planning Policy Framework - NPPF

### Project location

Country	England
Site location	DERBYSHIRE DERBY DERBY The former Railway Servants Orphanage, Stepping Lane, Derby
Study area	100.00 Square metres
Site coordinates	SK 33924 36480 52.9243418994 -1.49533564504 52 55 27 N 001 29 43 W Point

### Project creators

Name of Organisation	Archaeological Research Services Ltd
Project brief originator	Derbyshire County Council
Project design originator	Archaeological Research Services Ltd
Project director/manager	Dr. Robin Holgate



Project supervisor Alvaro Mora-Ottomano

### Project archives

Physical Archive Exists? No

Digital Archive Exists? No

Paper Archive Exists? No

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