

**A Historic Building Recording
of the former Railway Servants Orphanage,
Stepping Lane, Derby**



General View of the site along Stepping Lane, Derby

ARS Ltd Report No. 2015/155
October 2015

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**Archaeological Research
Services Ltd**

**A Historic Building Recording of the
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ARS Ltd Report 2015/155

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Archaeological Research Services Ltd

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EXECUTIVE SUMMARY

In October 2015 Archaeological Research Services Ltd (ARS Ltd.) was commissioned by Simon Foote Architects on behalf of Kieran Mullin to undertake an archaeological building recording of the former Sanatorium building of the Railway Servants Orphanage at Stepping Lane, Derby. The building recording aimed to mitigate the impact of the conversion of the building into a number of residential apartments (Ref: DER/05/15/00608/PRI).

The building was originally designed as a Sanatorium and was constructed in the 1880s. It originally consisted of central ward rooms containing cross-ventilation achieved by opposite rows of tall, narrow windows. The east end may have originally been offices for administration, or nurse's stations, as the location of the original fireplaces indicate smaller rooms at this end of the building. Later extensions were added to the east and west sides of the original building shortly after its initial construction, between 1884 and 1901. These principally provided kitchens and toilets at either end of the structure, indicating that by 1901 the Sanatorium was probably split according to gender internally, if indeed this was not the original arrangement. The building remained in that state until 1947 when a further room was added to its south side.

The historical research into the building and the main Orphanage suggests that the population of the Orphanage began to fall after War World II, ultimately leading to the demolition of the original Orphanage and its replacement with two smaller structures in 1977. It is not known exactly when the Sanatorium ceased to provide a healthcare function, but it was converted to a school building and, between 1973 and 1999, a conservatory was added to its south side and a lift was added to its north side. The final stage of extension was the addition, between 1999 and 2006, of a further playroom/classroom and toilet on the north side of the building. These last two stages of alteration most likely took place when the building was used as a school. Most recently the building was used as a family centre, but this change of use does not appear to have necessitated any major reconfigurations of the building.

1. INTRODUCTION

1.1. Scope of work

1.1.1 In April 2015 Archaeological Research Services Ltd (ARS Ltd.) was commissioned by Simon Foote Architects, on behalf of Kieran Mullin, to undertake an archaeological building recording of the former Railway Servant's Orphanage on Stepping Lane, in Derby (Figure 1). The building recording was focussed on a building now known as the Old School/Family Centre on Stepping that was originally constructed as a Sanatorium for the Railway Servants Orphanage. The building recording was carried out in order to fulfil Condition 5 of the awarded planning permission (Ref: DER/05/15/00608/PRI) to convert the building into a number of residential apartments. The building has no statutory designation.

1.1.2 The site has been the subject of a Heritage Statement, also undertaken by ARS Ltd. (Mora-Ottomano 2015), which outlines its historical development and significance. The Orphanage at Derby was established in January 1875 as the Railway Servants Orphanage. In 1881 the Orphanage became part of the Railway Benevolent Institution and shortly afterwards a new wash-house, a laundry and other domestic buildings were erected. It was at this time that the Sanatorium, forming the focus of this recording exercise, was constructed. The Heritage Statement identified that the original Sanatorium building survives as the core of the present structure within a series of later extensions, principally dating from the late 19th century through to the early 20th century (Mora-Ottomano 2015, 41).

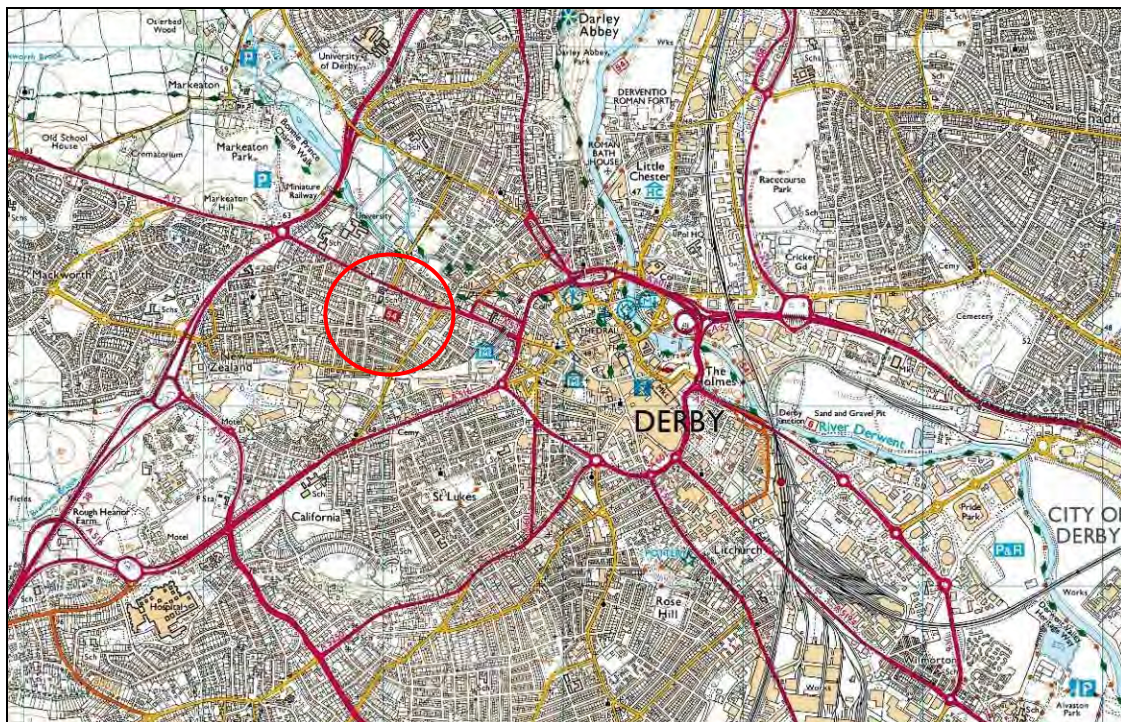


Figure 1. Site Location (Ordnance Survey Data © Crown copyright. All rights reserved. Licence No. 100045420).



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Figure 2:
 Plan of the site

Key:
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1.2. Location and geology

1.2.1 The site is located at the junction of Stepping Lane and Handford Street, to the west of Derby city centre (centred at NGR: SK 33924 36480, Figures 1 and 2). The solid geology of the area consists of Mudstone of the Mercia Mudstone Group. No superficial geology is recorded in the British Geological Survey (BGS 2015).

2. METHODOLOGY

2.1. Level 2 Historic Building Recording

2.1.1. An historic building survey, broadly equating to English Heritage Level 2 standard (English Heritage 2006), was carried out by Gillian Scott of ARS Ltd. in October 2015. The survey was conducted in line with a Written Scheme of Investigation (Appendix III) that was approved by the Derby and Derbyshire Development Control Archaeologist prior to the commencement of work. A Level 2 survey provides a descriptive record of the structure. The survey consisted of a written, drawn and photographic account comprising the following.

- The written record provides the precise location of the building together with any statutory and non-statutory designations, the date of the survey, and the location of the archive. It also includes a descriptive account of the building's form, function, and phasing, together with a summary of the names of its architects, builders, patrons and owners as gleaned through archival research.
- The photographic record includes all external elevations, general views of the building in its setting, and internal elevations of the principal rooms and circulation areas. Detail photographs of internal fixtures and fittings are also provided where relevant. The photographic record consists of high resolution colour digital photography at 7 megapixel minimum. All photographs contain a graduated photographic scale, where practicable. A photographic register detailing (as a minimum) location and direction of each shot was compiled and this is included as Appendix I of this report. The location and direction of each photograph have also been noted on plans of the building, reproduced as Appendix II. The digital photographic record will be submitted to the Archaeological Data Service online archive repository following completion of the projection.
- The accompanying drawn record, comprising plans and elevations of the building, is based on architect's drawings provided by the client. No new survey drawings were to be produced for this recording exercise. Phased plans of the buildings have also been produced and are included as Appendix II of this report.

2.1.2 The fieldwork was undertaken in accordance with the guidelines in *Understanding Historic Buildings – A Guide to Good Recording Practice* by Historic England (2006), and *Code of Conduct* of the Chartered Institute for Archaeologists (CifA 2014a) and the Chartered Institute for Archaeologists *Standard and Guidance*

for archaeological investigation and recording of standing buildings or structures (ClfA 2014b).

2.1.3 Relevant archive sources were consulted as part of the previous Heritage Statement undertaken in relation to this building (Mora-Ottomano 2015). The sources consulted were the Derbyshire Record Office (DRO) and Local Studies Library, together with a cartographic analysis of historic Ordnance Survey mapping.

3. HISTORICAL BACKGROUND AND MAP REGRESSION

3.1 The following account of the history and development of the Sanatorium building is taken from the previous Heritage Statement (Mora-Ottomano 2015). This account is repeated here for completeness, alongside additional information gathered during the building recording survey.

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. 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.

3.3 In 1880 it was found necessary to make further provision, and a boys' wing was added. In 1881 Orphanage also began accepting the orphaned children of railway workers who had died of natural causes and 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). Soon after this date a new wash-house, a laundry and other domestic buildings were erected. It was at this time that the Sanatorium, forming the focus of this recording exercise, was constructed. Its purpose was for the separate treatment of sickness, especially cases of an infectious, or contagious, character. Four subsequent purchases of land 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, 20th July 1887, by the Right Hon. The Marquis of Hartington, M.P. The contractor was Mr Edward Wood, of Derby, and the total cost was 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 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 architectural drawings, issued in 1884, reveal 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 A board of health map of Derby dated 1852 shows the site of the Orphanage and Sanatorium prior to their construction. The plot of land that would later contain the Sanatorium building is shown as a field, whilst the site of the Orphanage is occupied by a large house and associated gardens (Figure 3). The area is labelled as 'White Cross Field'. This house and gardens were initially adapted and used as the Orphanage from 1877, until they were replaced by the purpose-built structure prior to 1883. The first edition Ordnance Survey map issued in 1883 shows the site with the main Orphanage building and an ancillary outbuilding. The site of the Sanatorium building appears to be 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 (Figure 4).

3.6 The earliest cartographic record that shows most of the footprint of the Sanatorium building is the original architect's plan of the Railway Servants Orphanage issued in 1884. This shows that building labelled as a 'Sanatorium' with 'Vegetable Gardens' around it, all of which is enclosed by a boundary wall with internal buttresses (Figure 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 that the building was under construction, or that its design was yet to be completed in 1884.

3.7 The Ordnance Survey map issued in 1901 illustrates the Sanatorium building with most of the existing footprint including extensions at each end (Figure 6). A short projection shown on the 1884 plan (Figure 5) on the north-west side of the building is not depicted in this 1901 map (Figure 6). It is possible that the outline depicted on the preceding 1884 plan might have been an initial design which was later modified without this north-western projection.

3.8 The Ordnance Survey map issued in 1914 shows an equivalent form of the Sanatorium range; however, it is worth noting that the main range is now shown

with a central dividing line (Figure 7). This division would probably have separated the building according to genders, following standard plan designs of the late 19th century and early 20th century of hospitals for infectious diseases (e.g. Richardson 1998, 141). The results of the building recording exercise point to this having been an adaptation to the original design, following the construction of kitchen extensions at either end of the building between 1884 and 1901.

3.9 The Ordnance Survey map issued in 1947 is comparable to the preceding edition which also depicts the central dividing wall in the main range. The current southern projecting extension is also depicted as being under construction, as indicated by the diagonal hachures (Figure 8). The Railway Servants Orphanage was renamed St Christopher's Railway Home in 1948. Numbers at the Orphanage dropped significantly after World War II and the main Orphanage was demolished to make way for two smaller houses, opened in 1977. Subsequent Ordnance Survey maps up to 1973 depict the Sanatorium building in the same guise as that on the 1947 map (Figure 8).


3.10 The two houses built on the site of the original orphanage provided homes for children until 1982, after which time one was converted into a care home for the elderly. 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 was converted into as a school and family centre. Further extensions to the north-west corner and along the southern frontage of the former Sanatorium must have taken place after 1973. Historic Google EarthTM imagery shows that the conservatory along the south side of the building and the lift on its north side were in place by 1999, giving them a construction date range of between 1973 and 1999. The north-western extension first appears on an image dated to 2006, giving it a construction date range of between 1999 and 2006. The building has been vacant for a number of years.



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Figure 3:
Outline of existing building
overlying the 1852 Board
of Health Map

Key:
 Existing building

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Girls' Play Ground Boys' 1

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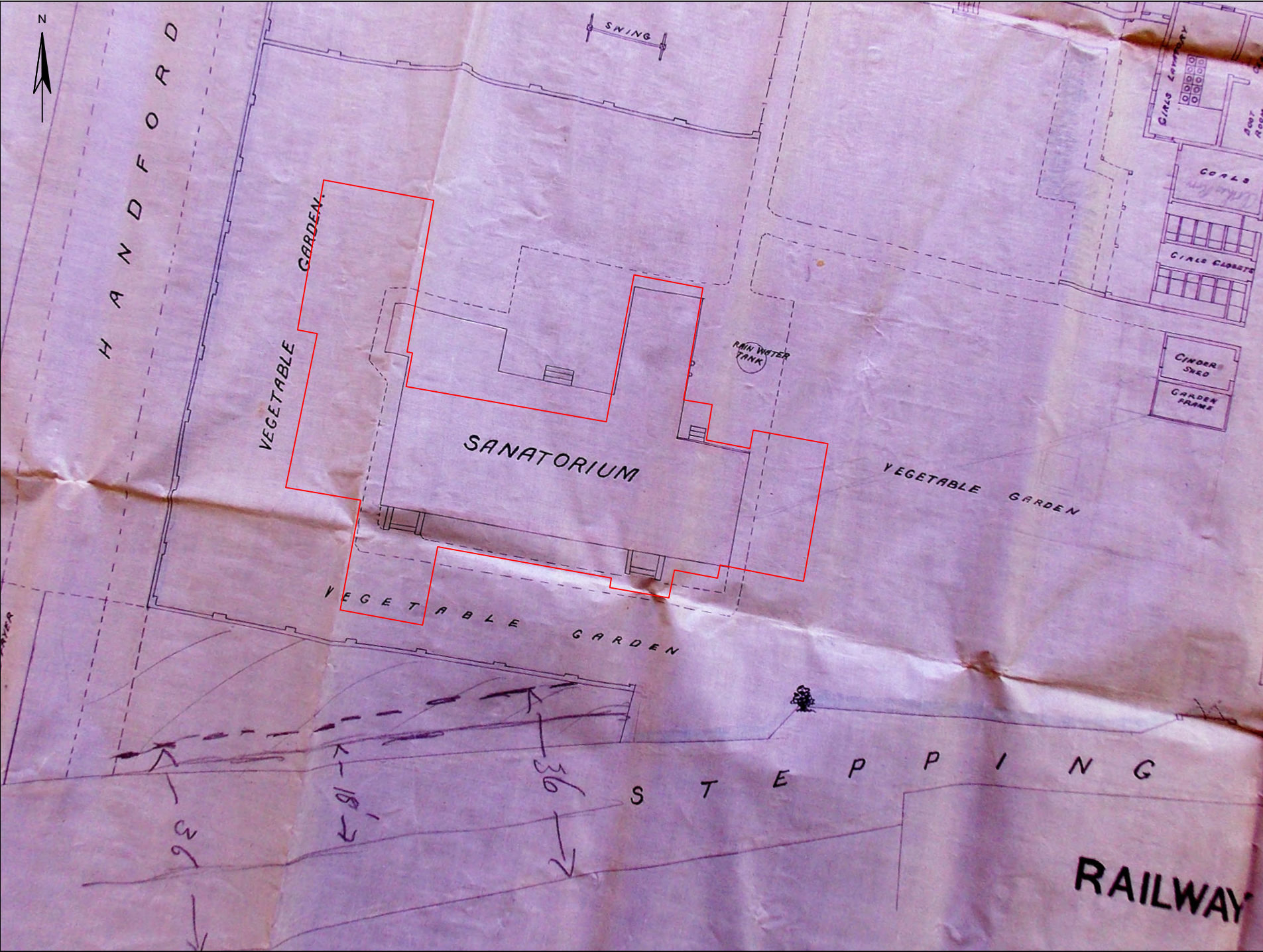
Figure 4:
Outline of existing building
overlying the 1883 OS map

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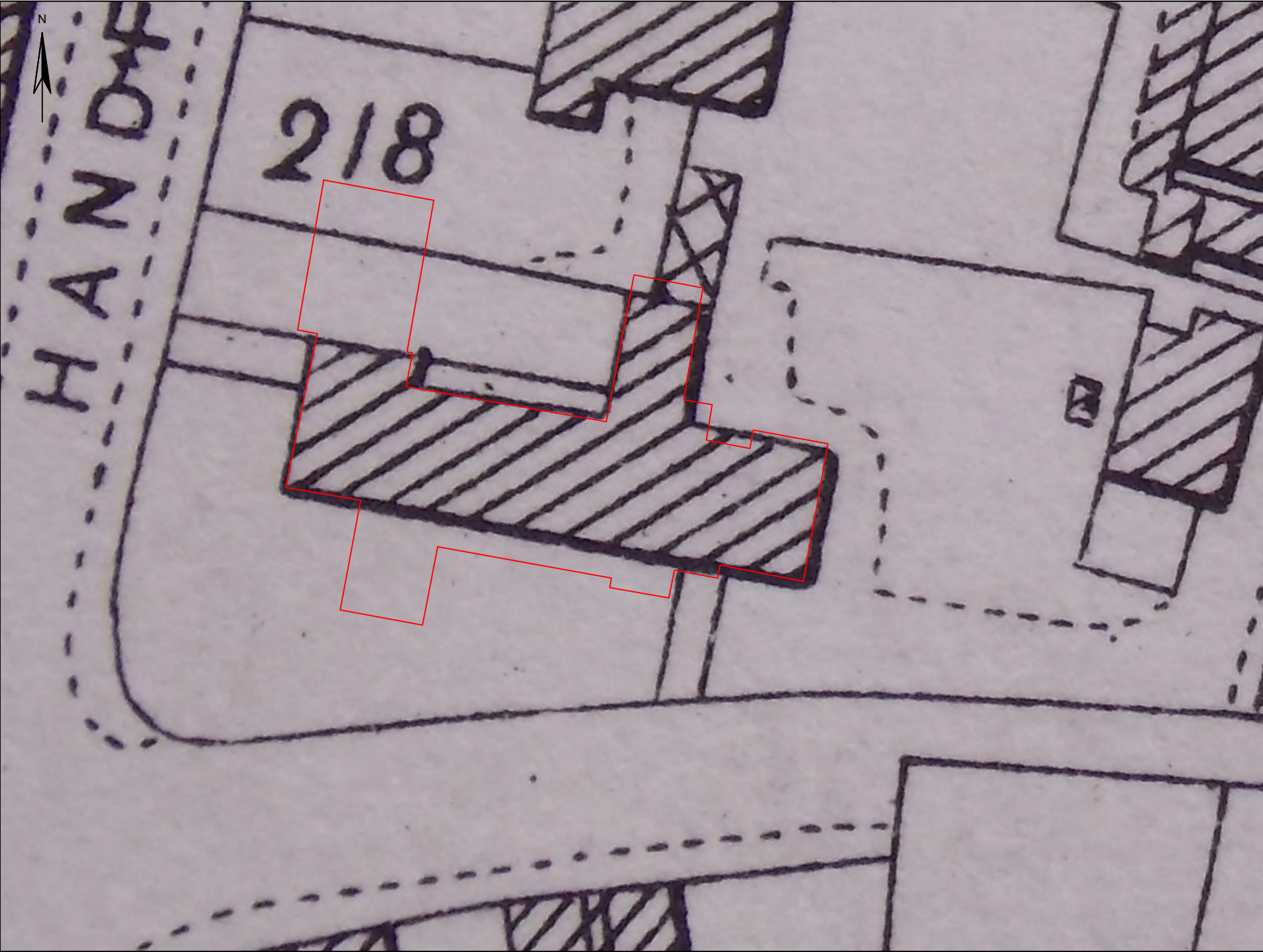
Figure 5:
 Outline of existing building
 overlying the 1884 plan of
 the Railway Servants
 Orphanage

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Figure 6:
Outline of existing building
overlying the 1901 OS map

Key:
 Existing building

Notes:

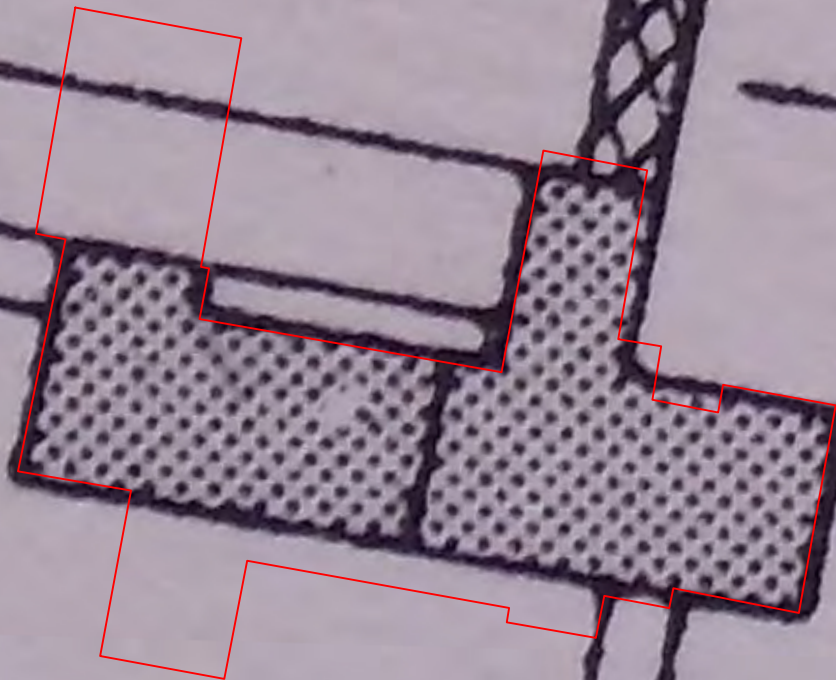
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Figure 7:
Outline of existing building
overlying the 1914 OS map

Key:

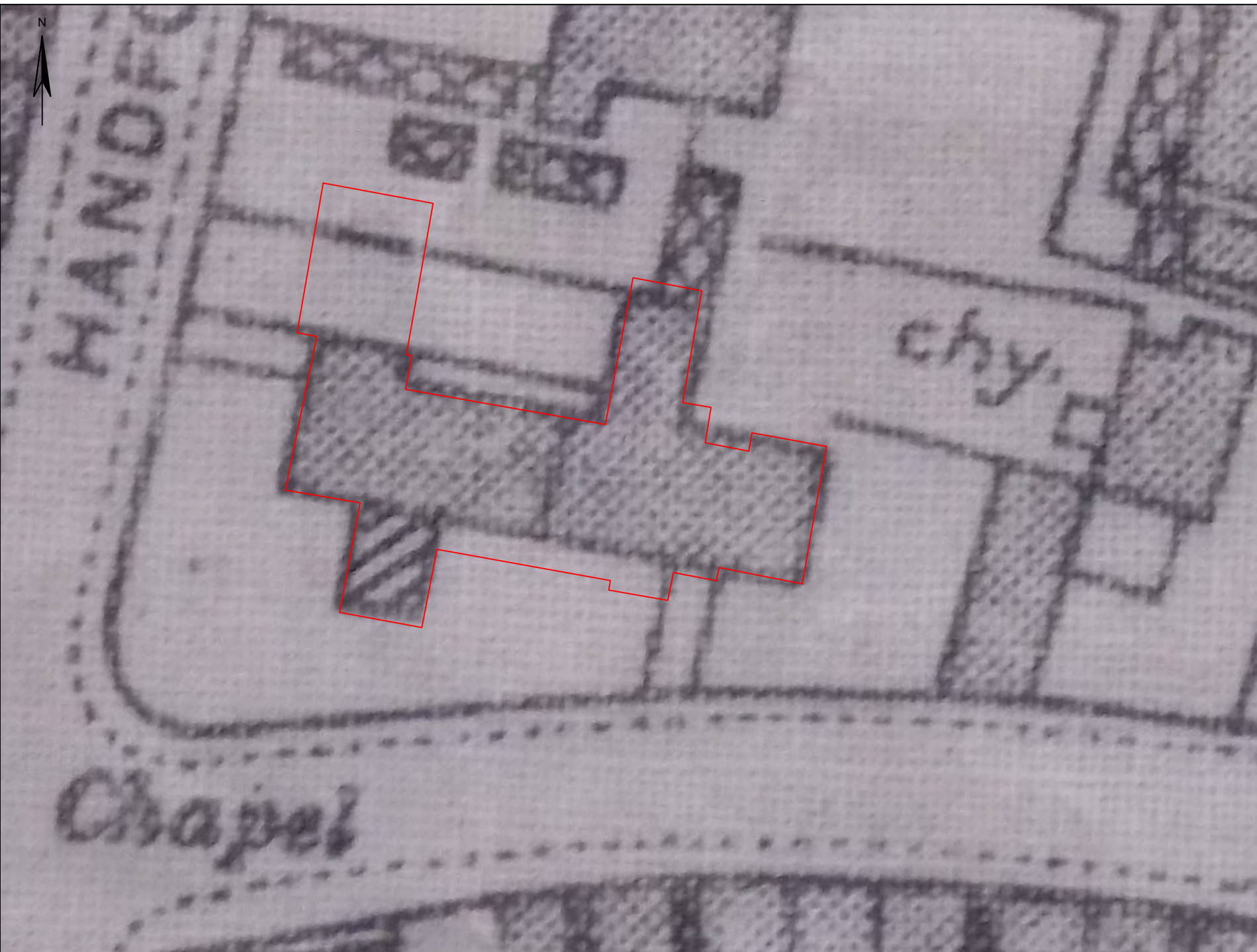
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Figure 8:
Outline of existing building
overlying the 1947 OS map

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4. RESULTS OF HISTORIC BUILDING SURVEY

The results of the building survey are presented in the following sections, with exterior elevations described first, followed by interior rooms. Annotated and phased plans have also been produced (Appendix III) and these should be read in conjunction with the descriptive account.

4.1 General Overview

4.1.1 The Sanatorium building is aligned roughly east-west along Stepping Lane. It is approached from the main entrance on Stepping Lane through a gateway with wrought-iron railings set within a brick-built garden wall which extends along Stepping Lane and northwards along Handford Street to the west of the building (Figure 9). Cartographic evidence shows that the present structure is an amalgamation of the core 1880s building with extensions of various dates on all four sides. The amalgamated building comprises a two-storey brick-built range with largely single-storey extensions. The original building has a blue engineering brick plinth which is roughly copied throughout many of the extensions, as is the style of the original window openings which are rectangular with chamfer-moulded, machine-cut, flush, sandstone lintels and projecting sandstone sills. The brickwork consists of pale orangey hand-made standard-sized bricks bonded with lime mortar and laid rather irregularly, although English bond predominates. Only the final north-western extension and the lift shaft on the north side of the building are constructed of modern machined bricks.

4.1.2 The core building has a half-hipped, slate roof with a gable to its east side, although this arrangement is probably unoriginal; the building most likely had a pitched roof originally (Figure 10). The core building retains its original crested terracotta ridge tiles with eyelets, although these are not present on the hipped end which has ceramic ridge tiles as per the rest of the building. The extensions generally have hipped, slate roofs with ceramic ridge tiles. All of the roof structures now have overhanging eaves, although again this is not an original feature. A single course of modern machined bricks is present below the eaves on the majority of the building's components and the overhanging eaves obscure the moulded sandstone lintels of the core building which would undoubtedly have been designed to be on display in the original Victorian building. The roof contains two short brick-built chimney stacks, each with four original ceramic pots. The location of internal fireplaces within the core building also suggests that further stacks have been removed. There is an awkward relationship between a third brick-built stack, rising from the eastward extension, and the overhanging eave of the adjacent building (Figure 11). This serves to further illustrate that the overhanging eaves design is not original.



Figure 9: General view of the Sanatorium Building from Stepping Lane, looking north-west.



Figure 10: General view of the north elevation of the Sanatorium building, particularly showing the style of its roof, looking south.



Figure 11: View of the awkward relationship between the overhanging eaves on the main building and the chimney stack rising from the eastern extension, note also the single course of modern bricks below the eaves on both roofs.

4.2 South Elevation

4.2.1 The south elevation is the building's main frontage. It is composed of the original core of the building, with extensions on its east and west sides, and two extensions on its south side: the first projects southwards from the main building and its western extension; the second comprises an east-west aligned conservatory with an attached brick-built porch and inserted bay window to its east side.

4.2.2 The original core Sanatorium building is divided into two components: the first is a large rectangular range with a half-hipped roof and the second is a two-bay eastern component, slightly lower in height and having a half-hipped roof built onto the gable end of the rectangular range. Although divided in this way, both components appear to be contemporary. The ground floor of the south elevation of the original building is obscured by the conservatory extension; however, the first floor level is visible (Figures 12 and 13). This contains six original window openings, although the easternmost two windows have been remodelled following the addition of the conservatory extension (Figure 14). The original window openings are fitted with sash windows, generally of two panes, with a single-pane upper hopper opening, although in one example the lower sash and upper hopper are divided into two panes. The westernmost window is slightly lower than the others as it lights an internal staircase. This window is a two-over-two sash.

4.2.3 The extensions on the east and west side of the original building are the second phase of construction and date to between 1884 and 1901. These ranges clearly copy the style of the original structure; however, they contain queen closers to the openings and corners, whereas the original structure does not. The western extension is of two storeys, slightly lower in height than the main range and having a hipped roof (Figure 15). The south elevation of this range is partially built over by a further southward extension, but it contains a single rectangular window on its ground and first floor levels, each is fitted with a sash window of two panes. To the east side of the first floor window a fire-escape, fitted with an external spiralled escape stair, has been inserted into an original window opening. The upper portion of the window has been retained as a makeshift fanlight over the door. The eastern extension is single-storey with a half-hipped roof (Figure 14). Its south elevation contains a single window opening fitted with a two-over-two sash.

4.2.4 The southward projecting extension towards the west end of the building is the next extension in the sequence. It is shown as being under construction on the Ordnance Survey map of 1947. The extension is aligned north-south and it is built onto the junction between the original core building and its western extension. The structure is single storey with a half-hipped roof. The east and west elevations of the extension contain a single rectangular window, that on the east elevation is fitted with a two-over-two sash with an upper hopper opening (Figure 16), whilst that on the west elevation is fitted with a two-paned sash with an upper hopper opening (Figure 15). Its south elevation is a featureless brick façade (Figure 13).

4.2.5 The conservatory, porch and bay window represent the final phase of extension to this elevation. The conservatory is built onto a brick plinth with a sandstone coping (Figure 12). Its south elevation consists of large four-paned glazing panels with smaller clerestory lights above. It has a glazed lean-to roof built onto the original external south elevation of the core building. There is a single, glazed entrance to the west of centre of the conservatory. At the east end of the conservatory the extension includes a brick-built entrance porch with a half-hipped roof. This contains a single-width doorway in the centre of its south wall, which has a sandstone band continuing the line of the sandstone coping on the conservatory as well as a sandstone cornice (Figure 14). These sandstone bands continue to the east of the porch where there is an inserted square bay window. This has a two-light window in its south wall with a sandstone mullion, fitted with two-over-two sashes. Beneath the bay window the head of a blocked two-coursed brick is visible in the plinth. This is a blocked coal chute opening leading to the building's basement.



Figure 12: Central section of the south elevation, looking north-west (Scale = 2m).



Figure 13: West end of the south elevation, looking north-north-east (Scale = 2m).



Figure 14: East end of the south elevation, looking north. Note the remodelled first floor windows – the western one much reduced in size and the eastern one with patched brickwork to its west side (Scale = 2m).

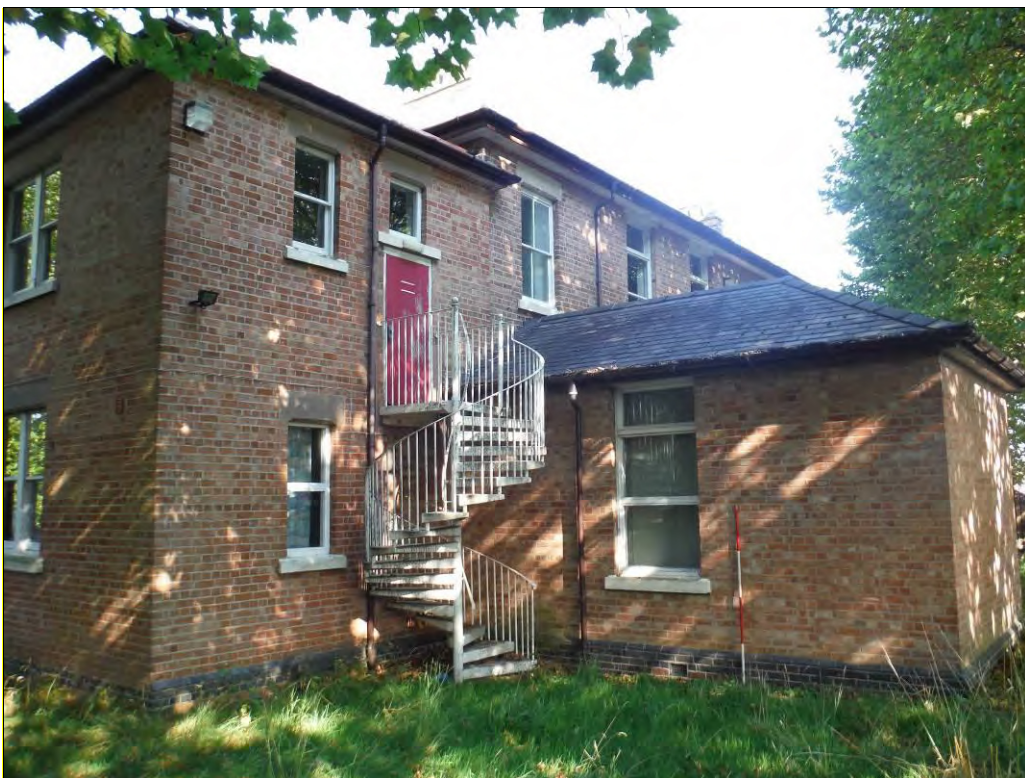


Figure 15: West end of the south elevation, looking north-east (Scale = 2m).



Figure 16: East elevation of southward extension to the south elevation, looking west (Scale = 2m).

4.3 West Elevation

4.3.1 The west elevation is composed of the western extension to the original building and an adjoining extension to its north side.

4.3.2 The construction style of the western extension is described in Section 4.2.3. Its west elevation contains a large square window opening on both its ground and first floor levels, directly above/below one another. The openings contain double sash windows, each of two panes (Figure 17).

4.3.3 Wrapped onto the north-west corner of the western extension there is a further single storey extension aligned north-south. This extension was constructed between 1999 and 2006. Its style copies the original building but it is constructed of modern machined bricks. It is a half-hipped roof built onto the north elevation of the earlier extension. Its west elevation contains an original single-width entrance, fitted with a UPVC door and external brick and concrete access ramp. To its south side there is a single small sash window of two-panes with frosted glass (Figure 18).



Figure 17: West elevation, looking north-east (Scale = 2m).



Figure 18: West elevation of northwards extension, looking south-east (Scale = 2m).

4.4 North Elevation

4.4.1 The north elevation is the building's rear elevation (Figure 10). It is composed of the original core of the building with an original northwards crosswing towards its east side and with extensions on its east and west sides.

4.4.2 The construction style of the original core Sanatorium building is described in Section 4.2.2. Its north elevation also contains a northwards projecting crosswing which is contemporary with the main building. This is two storeys in height for half of its length before continuing as single store structure. The two-storey section has a hipped roof, whilst the single storey section has a half-hipped roof. To the east side of the northwards crosswing, the main building contains a single window on each floor (Figure 19). Unlike the windows on the south elevation, these windows have brick arched lintels composed of a single row of soldier bricks. Both have projecting sandstone sills. To the west of the crosswing the windows return to the style seen on the south elevation with the chamfered sandstone lintels (Figure 20). There are three large windows to the ground floor and four to the first floor. These are fitted with two-paned sashes with an upper hopper opening. At the west end of the ground floor there is an original entrance doorway with a double-paned rectangular fanlight above (Figure 21). This is fitted with a external concrete access ramp.

4.4.3 The crosswing that projects northwards from the main range is most likely contemporary with it, although there is a curious change in window style on its west elevation which initially makes it appear to be of two phases (Figure 22). The crosswing's west elevation comprises three main parts. The first part, adjoining the main building, contains an original doorway with a double-paned rectangular fanlight above, of the same style as that seen on the north elevation of the main range. At first floor level there is a rectangular two-over-two sash window with a chamfered sandstone lintel. At roof level there is a short brick wing wall with sandstone coping. To the north of this section the two-storey range continues, but with a hipped roof at a slightly lower level. The west elevation of this part of the crosswing contains a single window on each floor, both with brick arched lintels composed of a single row of soldier bricks and fitted with a two-paned sash. To the north of this section the building continues as a single storey structure and its west elevation contains a blocked window of the same style as those to its south side and a single-width doorway with a brick arched head. The north elevation of the single storey range is a featureless brick façade, whilst there is a single brick arched window in the north elevation of the two-storey section (Figure 20). The east elevation of the crosswing is partially obscured by a later lift shaft extension, but it contains a single brick arched window on the ground floor level of the two-storey range and there is an inserted double-width doorway, fitted with timber plank-and-batten doors in the single storey range (Figure 19).

4.4.4 The extensions to the east and west sides of the original building are the second phase of construction to the north elevation dating to between 1884 and

1901. Their construction has been described in Section 4.2.3. The north elevation of the western extension is partially obscured by a further single-storey extension on this side, but the first floor is visible and contains three rectangular windows fitted with two-paned sashes (Figure 21). The north elevation of the eastern extension contains an original entrance doorway, fitted with external steps, and an adjacent square window fitted with a two-over-two sash (Figure 19).

4.4.5 The next phase of construction on the north elevation is the lift shaft placed in the re-entrant angle between the main range of the original building and its original crosswing. The lift shaft is a featureless brick construction added to the building between 1973 and 1999 (Figure 19).

4.4.6 The final phase of construction on the north elevation is the addition of the single-storey northwards projection onto the western extension. The construction style of this range is described in Section 4.3.3. Its north elevation contains two large windows, as does its east elevation. These are all fitted with double sashes of two panes (Figure 21).

4.5 East Elevation

4.5.1 The east elevation is composed of the eastern extension to the original building constructed between 1884 and 1901.

4.5.2 The construction style of the eastern extension is described in Section 4.2.3. Its east elevation contains rectangular window opening fitted with a two-over-two sash (Figure 23). A chimney stack rising from this range is blocked by the overhanging eaves of the adjacent east elevation of the original core building. This indicates that the eaves arrangement is not original.



Figure 19: East end of the north elevation, looking south-west (Scale = 2m).



Figure 20: North elevation, looking south-east (Scale = 2m).



Figure 21: North elevation, looking south-west (Scale = 2m).



Figure 22: West elevation of the crossing, looking east (Scale = 2m).



Figure 23: East elevation, looking west (Scale = 2m).

4.6 Interior

4.6.1 Internally, the building has been substantially altered although it retains most of its structural features. 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 some later replacements are also present. Most of the fixtures and fittings have been replaced with later types including fire retardant doors, later skirting boards and architraves.

4.6.2 Room G1 – Conservatory and Porch

Room G1 is contained within an extension running along the south wall of the original building. The room is accessed externally via a single-width doorway in its south wall. This gives access to small square porch with a further door giving access to the main building in its north wall and a narrow window in its east wall providing borrowed light from Room G2 (Figure 24). The west wall of the porch opens out into the lean-to glazed conservatory which acts as a corridor linking the porch with Room G14 via an inserted doorway the conservatory's west wall (Figure 25). The north wall of the conservatory is the original external wall of the Sanatorium building and it contains two original windows and a central doorway which has been inserted into a former window opening (Figure 26).



Figure 24: View east within Room G1 looking towards the porch (Scale = 2m).



Figure 25: View west within Room G1 (Scale = 2m).



Figure 26: Detail of doorway inserted into an original window opening on the north wall of Room G1 (Scale = 2m).

4.6.3 *Room G2 – Reception*

Room G2 is a reception area accessed via a dog-legged lobby from a doorway in its south wall leading from Room G1. The room contains an original chimney breast with a blocked up fireplace in its east wall (Figure 27) and an inserted three-light bay window in its south wall (Figure 28). Its north wall contains a doorway leading to Room G3. The north wall of this room is likely to be an original wall; however, the doorway is an insertion formed after the creation of a corridor along the outside of the north wall in Room G3.

4.6.4 *Room G3 – Hall*

Room G3 is a hallway and staircase accessed via an inserted doorway in the north wall of Room G2. The ceiling of Room G3 retains evidence of the removal of a wall which formerly created a second full room to the north side of Room G2 (Figure 30). This wall was removed to allow for the insertion of a corridor leading from the hall, Room G3, to the rooms within an extension to the east side of the building, Rooms G5 and G6 (Figure 29). The access through from the corridor to Room G5 appears from the buildings plan, and the number of chimney pots on the stack above this wall, to have been inserted into an original chimney breast which would have served the lost room in this location. The hall gives access to an inserted toilet cubicle, Room G4, in its east wall, to the inserted lift shaft at the east end of its north wall, and to a further lobby area, Room G7, at the west end of its north wall (Figure 30). Only the latter doorway is an original feature. The hallway also contains a straight

staircase along its west wall leading to the first floor and containing a doorway at its south end leading to a staircase into a small basement level (Figure 31). The staircase has timber panelling to its east side and is fitted with plain rails, square in section, and a plain turned newel post. Comparison between this staircase and the remnant staircase on the west side of the building suggests that this staircase is a replacement of an earlier form.

4.6.5 Room G4 – Toilet

Room G4 is a disabled toilet inserted into the north-east corner of what was originally a full-sized room with a fireplace in its east wall. The cubicle's south and west walls are inserted partitions. There is an original window in its north wall (Figure 32).

4.6.6 Room G5 – Kitchen

Room G5 was originally a kitchen. It is contained within an extension to the east side of the original building and is accessed via an inserted door in its west wall from Room G3. The room contains original windows in its north and east walls and a large original chimney breast in its west wall with a blocked fireplace (Figures 33 and 34). To the south of the chimney breast there is a large original cupboard with timber-panelled double-doors. The room is constructed of glazed bricks to dado height, terminating in a course of moulded glazed bricks. This treatment to the walls is common in Victorian kitchens and other sanitary areas. There is a doorway in the north wall leading to Room G6 and an adjacent inserted serving hatch (Figure 35).



Figure 27: View south-east within Room G2 (Scale = 2m).



Figure 28: Detail of the inserted three-light bay window in the south wall of Room G2 (Scale = 1m).



Figure 29: View east within Room G3 along the inserted corridor to Room G5 (Scale = 2m).



Figure 30: North wall of Room G3. Note the stub of a removed wall in the ceiling (Scale = 2m).



Figure 31: View south-west in Room G3 showing the remodelled straight staircase (Scale = 2m).



Figure 32: View north-east into Room G4 (Scale = 2m).



Figure 33: West wall of Room G5 showing the large fireplace and its adjacent cupboard (Scale = 2m).



Figure 34: Detail of the glazed brick chimney breast in the west wall of Room G5.



Figure 35: North wall of Room G5 (Scale = 2m).

4.6.7 Room G6 – Kitchen

Room G6 is accessed via a doorway in its south wall from Room G5. It is a small room fitted with modern kitchen units and tiled splashbacks. The room has an original window in its north wall and an adjacent external doorway (Figure 36).

4.6.8 Room G7 – Lobby

Room G7 is a small lobby accessed via a doorway in its south wall from Room G3. It has an original external doorway with a double rectangular fanlight above in its west wall (Figure 37). It contains two doorways in its north wall leading to toilets, Rooms G8 and G9, and there is a second doorway in its south wall leading to Room G12 (Figure 38).

4.6.9 Rooms G8 and G9 – Toilets

Rooms G8 and G9 are single toilets accessed via individual doorways in their south wall from Room G7. The rooms are mirror images of each other and contain single original windows in their east and west walls respectively (Figure 39).

4.6.10 Room G10 – Store

Room G10 is a store room accessed via inserted, external, double doors in its east wall. The room has been created by inserting a breeze-block partition wall between it and Room G11 on its west side (Figure 40). Room G11 contains the original access to this space in its west wall. Room G10 is therefore a modern creation. The room is open to its roof and has an engineering brick floor (Figure 41).

4.6.11 Room G11 – Store

There was no access to Room G11 at the time of the survey, however, evidence from within Room G10 shows that its east wall would be constructed of breeze blocks and it is likely to be open to the roof with an engineering brick floor. An original doorway and blocked window were noted in its external west wall.

4.6.12 Room G12 – Classroom

Room G12 is accessed via an original doorway in its north wall from Room G7. The room contains an original chimney breast with a blocked up fireplace in its east wall (Figure 42). There are original windows in its north and south walls. That on its south wall now looks into the conservatory, Room G1, but was originally external. There is a doorway at the north end of the room's west wall leading to Room G13a (Figure 43).



Figure 36: North wall of Room G6 (Scale = 2m).



Figure 37: View north-west within Room G7 (Scale =2m).



Figure 38: South wall of Room G7 showing doorways through to Room G3 and G12 (Scale = 2m).

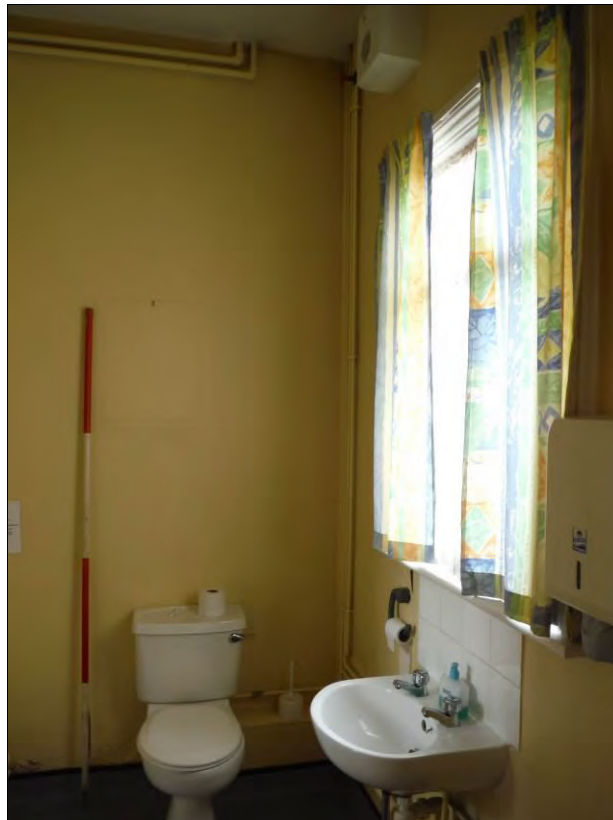


Figure 39: View north into Room G8 (Scale = 2m).



Figure 40: View south within Room G10 (Scale = 2m).



Figure 41: Detail of the brick floor in Room G10 (Scale = 2m).



Figure 42: View south-east within Room G12 (Scale = 2m).



Figure 43: North wall of Room G12 (Scale = 2m).

4.6.13 Room G13a – Playroom

Room G13a is accessed via an original doorway in its east wall from Room G12 (Figure 44). It can also be accessed via a doorway in its south wall from Room G1; this has been inserted into an original window opening (Figure 45). Room G13a is a large space with a blocked fireplace in its west wall. The room's east wall has been removed to create a large opening through to Room G13b (Figure 46). Above the location of the former wall there is a chimney stack at roof level indicating that this room also had a fireplace in its east wall. There are two large windows in the room's north wall (Figure 47) and there were originally two opposing windows in its south wall, but one has now been remodelled into a doorway as discussed (Figure 45).

4.6.14 Room G13b – Former lobby

Room G13b is accessed from Room G13a via a wide opening created by removing its east wall. The room was formerly a lobby and would have contained a dog-leg staircase leading to the first floor (see discussion of Room F8 for evidence of this). In this regard the room was probably similar to Room G3 originally, although both are now much altered. The room has original external doorways in its north and south walls, although the southern doorway (Figure 48), flanked by two narrow lights, now leads to Room G14 contained within the southern extension. The northern doorway (Figure 49) originally has a double rectangular fanlight above, but the upper pane is now blocked by a change in the ceiling height of this room. There are two inserted doorways the room's west wall leading to the western extension, Rooms G15 and G17, both of which have deep timber-panelled doorcases (Figure 50).



Figure 44: West wall of Room G13a (Scale = 2m).



Figure 45: South wall of Room G13a (Scale = 2m).



Figure 46: West end of Room G13a showing the wall opened out into Room G13b (Scale = 2m).



Figure 47: North wall of Room G13a (Scale = 2m).



Figure 48: View south-west within Room G13b (Scale = 2m).



Figure 49: View north-west into Room G13b (Scale = 2m).



Figure 50: Detail of inserted doorway with a deep timber panelled doorcase in the west wall of Room G13b (Scale = 2m).

4.6.15 Room G14 – Classroom

Room G14 is contained within a southwards extension to the building's south elevation. It is accessed via what was originally an external entrance in its north wall from Room G13b. This doorway is flanked by two narrow rectangular lights. The room contains an original chimney breast in its south wall with a boarded up fireplace (Figure 51). There is an original window in its east and west walls. At the north end of the room's east wall there is also an inserted doorway leading to the conservatory, Room G1 (Figure 52).

4.6.16 Room G15 – Lobby

Room G15 is contained within the western extension to the original building. It is accessed via an inserted doorway in its east wall from Room G13b. The room has painted brick walls and large portions of its north and south walls have been removed to provide east access to Room G19 and G16 respectively (Figure 53). The room's east wall contains an original doorway giving access to room G18.

4.6.17 Room G16 – Kitchen

Room G16 is contained within the western extension to the original building and is accessed via an inserted wide opening without door in its north wall from Room G15. It is likely that there was never a doorway in this location, as per the arrangement on the first floor level above this room. The room contains an original window in its west wall and a large original chimney breast in its north wall with a blocked fireplace (Figures 54). The room is constructed of glazed bricks to dado height, terminating in a course of moulded glazed bricks. This treatment to the walls is common in Victorian kitchens and other sanitary areas. There is a doorway in the south wall leading to Room G17 (Figure 55).

4.6.18 Room G17 – Store

Room G17 is accessed via an original doorway in its north wall from Room G16 and an inserted doorway in its east wall from Room G13b. It is probable that both doors are contemporary with the construction of the extension. The room contains a doorway mid-way along its length leading to a small room at its west end with a window in its south wall (Figure 56). The walls are constructed of glazed bricks to dado height, terminating in a course of moulded glazed bricks. This treatment to the walls is common in Victorian kitchens and other sanitary areas. In the original room layout it is likely that the eastern part of the room was a lobby providing access into the kitchen, Room G16, as there would not have been access between Rooms G15 and G16 originally. The lobby also provided access to a small probable toilet at its west end.



Figure 51: South wall of Room G14 (Scale = 2m).



Figure 52: View north-east within Room G14 (Scale = 2m).



Figure 53: View north-west into Room G15 (Scale = 2m).



Figure 54: View north-west within Room G16 (Scale = 2m).



Figure 55: View south-west within Room G16 (Scale = 2m).

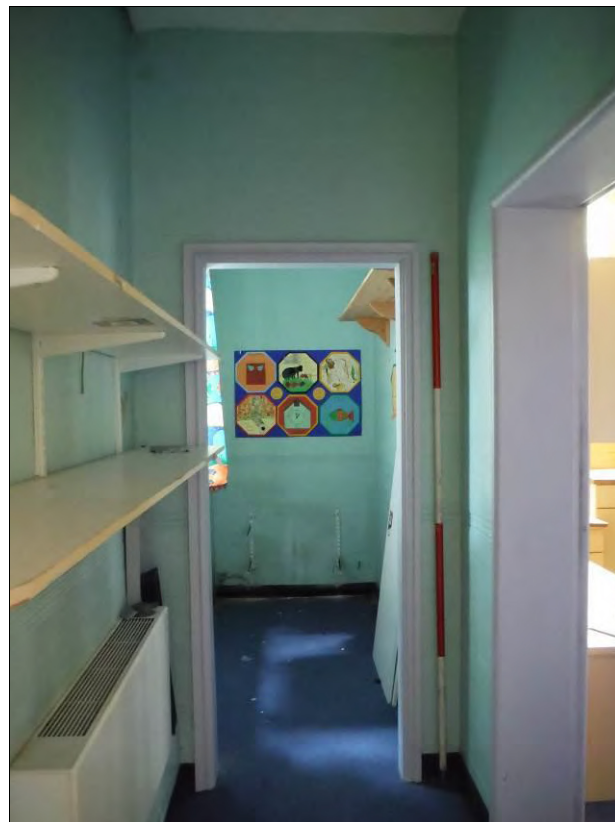


Figure 56: View west in Room G17 (Scale = 2m).

4.6.19 Room G18 – Toilets

Room G18 is accessed via an original doorway in its east wall from Room G15. It is now used as children's toilets with cubicles along its west wall. The walls are plain painted bricks. There is a blocked original window in the north wall (Figure 57). This window was originally external, but has been built over by the northwards extension.

4.6.20 Room G19 —Playroom

Room G20 is contained within a modern extension on the north side of the previous western extension. It is a large room with two windows in its north and east walls (Figure 58), an entrance in its west wall and a toilet cubicle, Room G20 in its south-west corner (Figure 59). It is accessed via an inserted opening without a door in Room G15 which sits adjacent to a kitchenette in the room's south-west corner (Figure 60).

4.6.21 Room G20 —Toilet

Room G20 is a small toilet cubicle in the north-west corner of Room G19. It is accessed via a doorway in its north wall and contains a single square window in its west wall (Figure 59).



Figure 57: North wall of Room G18 showing blocked original window (Scale = 2m).



Figure 58: View north-west within Room G19 (Scale = 2m).



Figure 59: View south within Room G19, showing the partitioned off toilet cubicle, Room G20, in the south-west corner with its western window (Scale = 2m).

4.6.22 Room B1 — Basement Stairs

Room B1 is accessed via a full height doorway in the east side of the staircase in Room G1. The room contains a staircase leading to a small basement room constructed of engineering brick and stone and has a simple timber handrail (Figure 60). There is a small section of surviving tiled floor at the top of the stairs (Figure 61). The staircase gives access to a long narrow room with a doorway in its east wall leading to Room B2.

4.6.23 Room B2 — Basement

Room B2 is a basement beneath Room G2. It is accessed via a single width doorway in its west wall from Room B1. It contains several features of note. There is a coal chute in the south wall leading up to ground level (Figure 62). The coal chute was noted as a blocked arch on the external south elevation of the inserted bay window. This suggests that this feature may also be an insertion. On the east wall there are two brick piers supporting the fireplace and hearth in Room G2 (Figure 63). In the south-west corner of the room there is a small butcher's bench or workbench supported on brick piers and having a slate top (Figure 64).

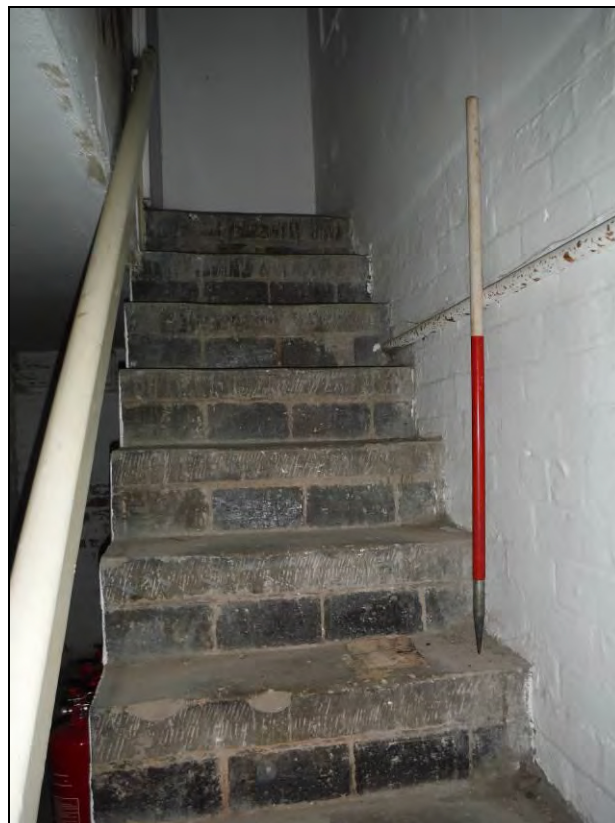


Figure 60: Staircase in Room B1 (Scale = 1m).

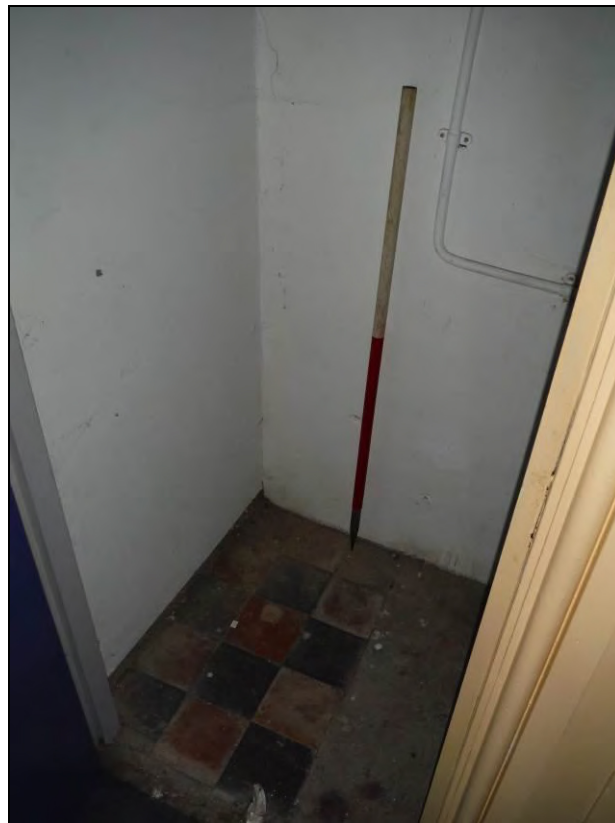


Figure 61: Small section of checkerboard tiled floor at the top of the staircase in Room B1 (Scale = 1m).



Figure 62: Coal chute in the south wall of Room B2.



Figure 63: Brick piers against the east wall of Room B2 supporting the fireplace and hearth in Room G2 above.



Figure 64: Inserted workbench in the south-west corner of Room B2 (Scale = 1m).

4.6.24 Room F1 — Hall

Room F1 is accessed via the straight staircase from Room G3. Room F1 contains the stairwell, bordered with a balustrade composed of plain rails, square in section, and a simple moulded handrail. There is a remodelled window in its south wall which is shorter than it would have been originally owing to the addition of the porch on this side of the building. The room's east wall gives access via two doorways to Rooms F14 and F13. As with Room G3 there is evidence for the northern section of the room's original east wall having been removed (Figure 65), probably in this case to provide access to the inserted lift shaft which has doors in the room's north wall. This means that Room F13, on the east side of Room F1, is now smaller than it would have been originally. There is a peculiar change in level between this room and Room F2 which is accessed from it via a short flight of stairs and a doorway in its north wall. These two rooms are part of the original building, but the difference in floor level would suggest that they were not originally intended to be interconnected spaces. The short flight of stairs is fitted with the same style of balustrade as the straight staircase to this level, which is itself unlikely to be original.

4.6.25 Room F2 — Lobby

Room F2 is a small lobby accessed via a probably inserted doorway at the east end of its south wall from Room F1. It has an original window in its west wall (Figure 66) and a single doorway in its north wall leading to toilets, Room F3. There are inserted lift doors in its east wall as well as a second doorway at the west end of its south wall leading to Room F4 (Figure 67).



Figure 65: View north-east within Room F1 (Scale = 2m).

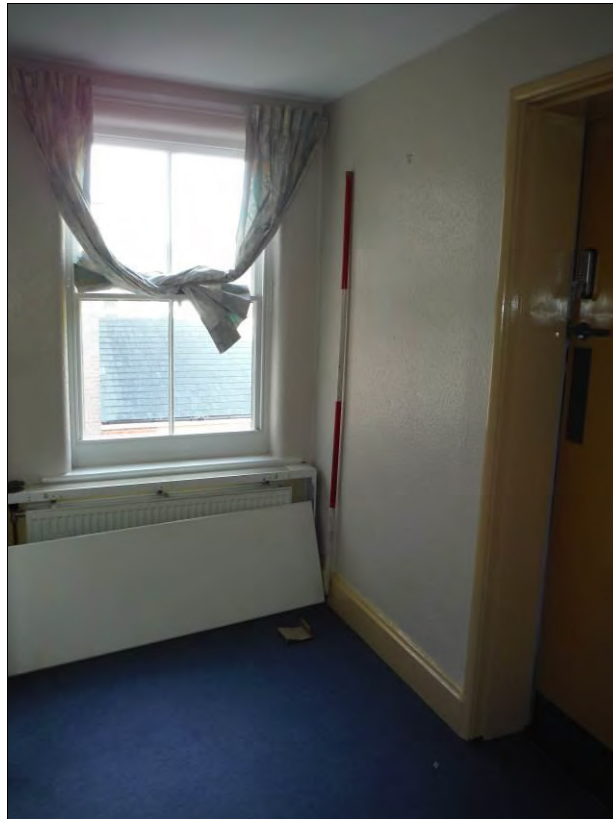


Figure 66: View north-west within Room F2 (Scale = 2m).



Figure 67: View south-east within Room F2 (Scale = 2m).

4.6.26 Room F3 — Toilets

Room F3 is a toilets block accessed via a doorway in its south wall from Room F2. The doorway leads opens onto three steps leading down into the room (Figure 68). This change in level is indicative of an alteration, but no further evidence of the purpose of this alteration or of the original scheme. There is an inserted boiler cupboard in the north-east corner of the room (Figure 69) and an original window in its north wall. The west wall contains a single doorway leading to a toilet cubicle with a window in its west wall.

4.6.27 Rooms F4 and F6 – Corridor

Rooms F4 and F6 form a corridor running east-west along the north side of the original range. The corridor has been created by inserting a partition wall across Rooms F5 and F7 to form the corridor's south wall. The partition is fitted with doorways leading to the aforementioned rooms. The north wall of the corridor is the original external wall and contains a single original window in Room F4 and two original windows in Room F5. Room F4 is accessed via an original doorway in its north wall from Room F2 and it gives access onto Room F6 via an inserted doorway in its west wall (Figure 70). Room F6 has an original doorway at its west end leading to Room F8 (Figure 71).

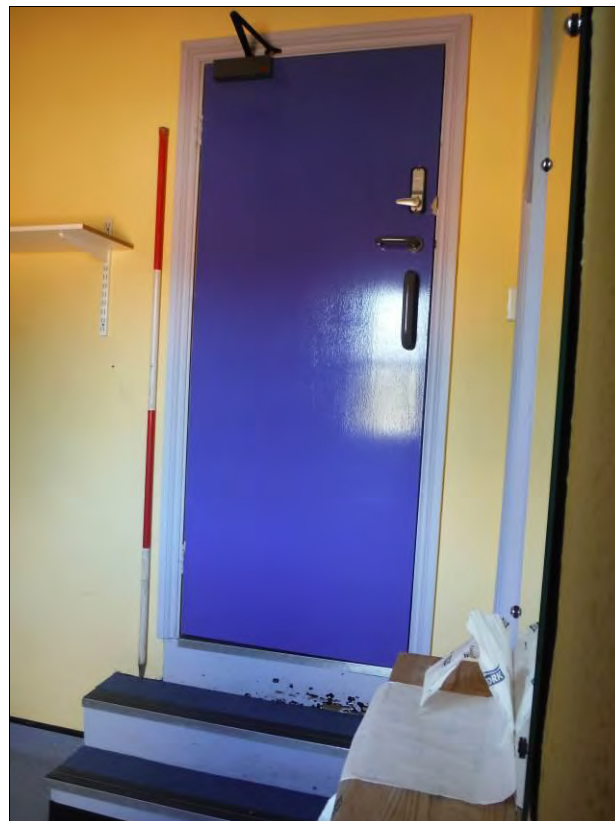


Figure 68: South wall of Room F3 (Scale = 2m).



Figure 69: Inserted boiler cupboard in the north-west corner of Room F3 (Scale = 2m).



Figure 70: View west within Room F4 (Scale= 2m).



Figure 71: View west within Room F6 (Scale= 2m).

4.6.28 Room F5 — Classroom

Room F5 is accessed via a doorway in its north wall from Room F4. The north wall of the room is an inserted partition. There is an original chimney breast in the east wall with a blocked fireplace (Figure 72) and a single original window in the south wall (Figure 73). The ceiling lowers towards the south end of the room.

4.6.29 Room F7 — Classroom

Room F7 is accessed via a doorway in its north wall from Room F6. The north wall of the room is an inserted partition. There is an original chimney breast in the east wall with a blocked fireplace and two original windows in the south wall (Figure 74). The ceiling lowers towards the south end of the room. There is a doorway inserted into a former fireplace in the room's west wall, leading to Room F8 (Figure 75).

4.6.30 Room F8 — Hall

Room F8 is accessed via an original doorway at the north end of its east wall from Room F6. It is also accessed via an inserted doorway to the south of the aforementioned doorway from Room F7 (Figure 76). The room is split into two levels by the presence of a short flight of steps. These steps represent a truncated dog-leg staircase that would originally have led from a half-landing at the south end of the room down to Room G13b below. The steps are fitted with open strings, slender turned balusters and an elegantly carved newel post (Figure 77). The staircase also retains part of its original skirting board (Figure 78). The hall has a single original

window in its north and south walls and its west wall contains inserted doorways at its north and south ends leading to the western extension. These have deep, timber-panelled doorcases as per those seen in Room 13b below.

4.6.31 Rooms F9 and F10 — Toilets

Room F9 is accessed via an inserted doorway in its east wall from Room F8. The room has plain painted brick walls and contains a single toilet cubicle on its west side with a window in its north wall and a sink area on its east side, also with a single window in its north wall (Figure 79). The west wall contains a doorway leading to Room F10. Room F10 is accessed via a doorway in its east wall from Room F9. The room has an inserted boiler cupboard in its north-west corner and an original window in its north wall (Figure 80).

4.6.32 Room F11 — Corridor

Room F11 is an east-west aligned corridor along the south end of the western extension. It is accessed via an inserted doorway in its east wall from Room F8. The corridor is split level with a set of three steps upwards in the centre of the room. It gives access to Room F12 via a doorway at the west end of its north wall, whilst its south wall contains an original window and an inserted which occupied a former original window opening (Figure 81).



Figure 72: East wall of Room F5 (Scale = 2m).

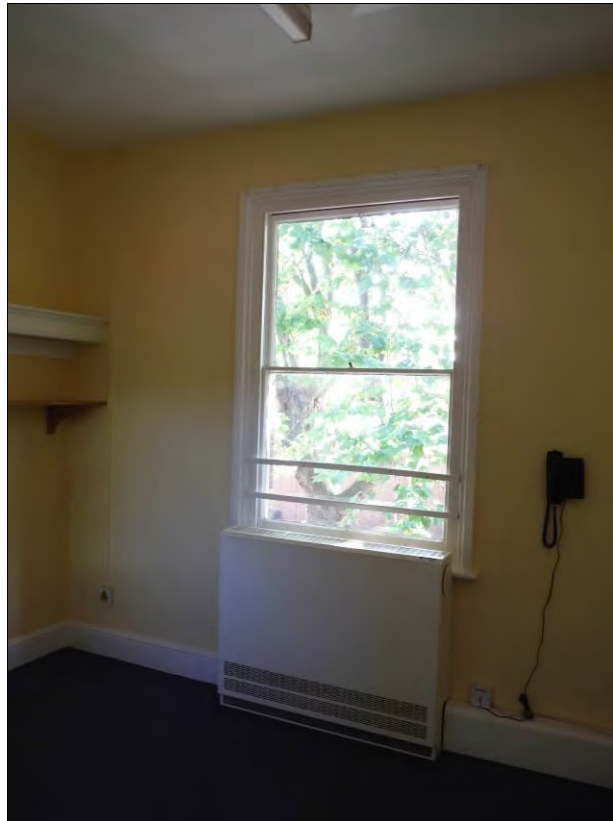


Figure 73: South wall of Room F5 (Scale = 2m).



Figure 74: View south-east within Room F7 (Scale = 2m).



Figure 75: View west within Room F7 showing doorway inserted into former chimney breast (Scale = 2m).



Figure 76: View north-east within Room F8 (Scale = 2m).



Figure 77: Detail of truncated staircase in Room F8 (Scale = 1m).



Figure 78: Original skirting board on the east side of the staircase in Room F8.



Figure 79: North wall of the east side of Room F9 (Scale = 2m).



Figure 80: North wall of Room F10 showing inserted boiler cupboard (Scale = 2m).

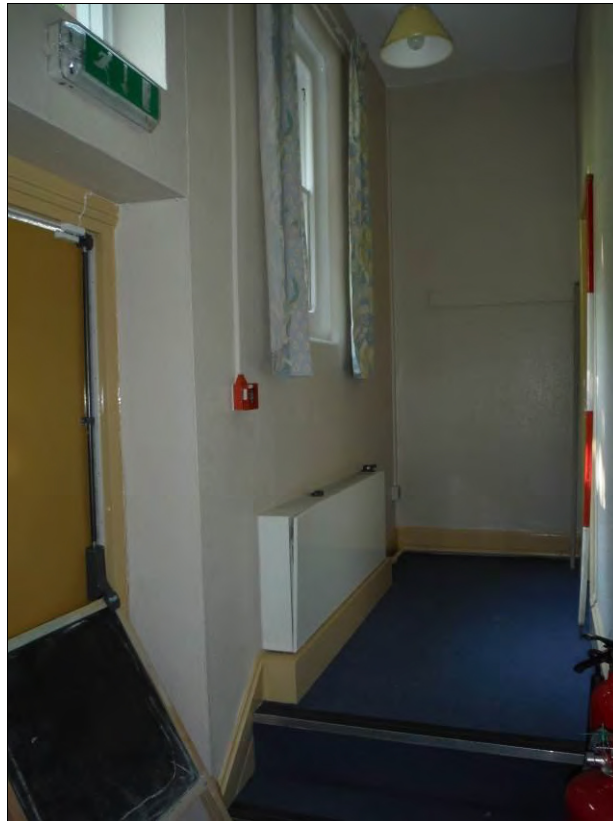


Figure 81: View south-west within Room F11 showing the inserted fire escape door (Scale = 2m).

4.6.33 Room F12 — Office

Room F12 is accessed via a doorway in its south wall from Room F11. The room contains an original chimney breast in its north wall with a blocked up fireplace (Figure 82). There is a large original window in its west wall (Figure 83).

4.6.34 Room F13 — Office

Room F13 is accessed via a doorway in its west wall from Room F1. The room's west wall is an inserted partition. Its original west wall was removed to allow access to the inserted lift from within Room F1. As such Room F13 is much smaller in size than it would have been originally. The room contains an original chimney breast with a blocked fireplace in its east wall. This has a, probably inserted, built-in cupboard to its north side (Figure 84). There is an original window in the room's north wall, whilst its south wall contains an inserted glazed hatch through to Room F14 beyond (Figure 85).

4.6.35 Room F14 — Office

Room F14 is accessed via a doorway in its west wall from Room F1. It contains an original chimney breast with a blocked up fireplace in its east wall (Figure 86). There is an original window in the room's south wall (Figure 87), whilst its north wall contains an inserted glazed hatch through to Room F13 beyond.



Figure 82: Chimney breast in the north wall of Room F12 (Scale = 2m).



Figure 83: West wall of Room F12 (Scale = 2m).



Figure 84: Detail of cupboard on the north side of the chimney breast in Room F13 (Scale = 2m).



Figure 85: Inserted glazed hatch in the south wall of Room F13 (Scale = 2m).



Figure 86: East wall of Room F14 (Scale = 2m).

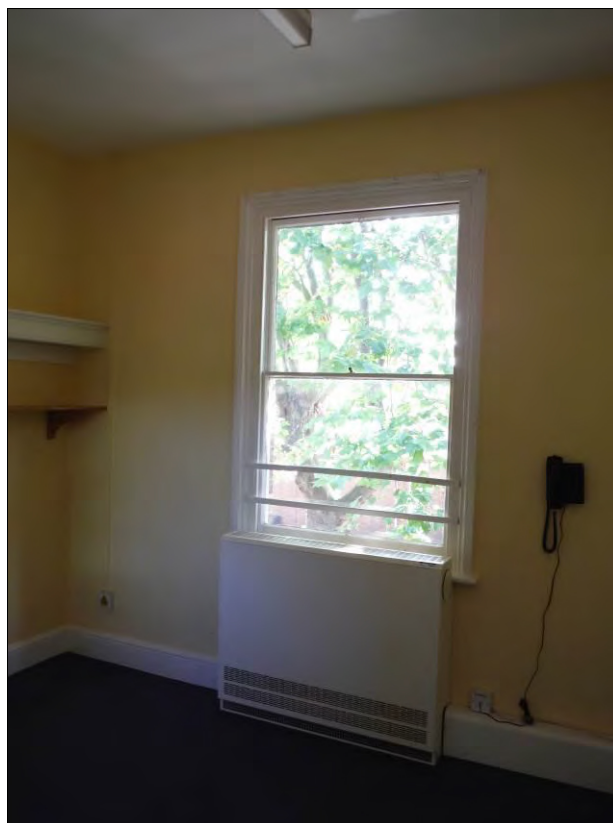


Figure 87: South wall of Room F14.

4.6.36 Roof Structure

An inspection over the ceiling of Room F7 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 (Figure 88). The roof structure was also observed consisting of a central sawn-timber king-post truss carrying two tiers of side purlins



Figure 88: King-post truss over Room F7.

5. DISCUSSION

5.1. The historic building recording of the former Sanatorium Building at the Railway Servants Orphanage has provided a descriptive account of the building and its history and development.

5.2 The building was originally designed as a Sanatorium and was constructed in the 1880s. It originally consisted of central ward rooms containing cross-ventilation achieved by opposite rows of tall, narrow windows. The east end may have originally been offices for administration, or nurse's stations, as the location of the original fireplaces indicate smaller rooms at this end of the building. Later extensions were added to the east and west sides of the original building shortly after its initial construction, between 1884 and 1901. These principally provided kitchens and toilets at either end of the structure, indicating that by 1901 the Sanatorium was probably split according to gender internally, if indeed this was not the original arrangement.

5.3 The building remained in that state until 1947 when a further room was added to its south side. The exact purpose of this room cannot be certain, but its construction blocked an existing external access point which must have necessitated some alteration to the internal use of space and circulation. It may be that the alterations to the western staircase took place as part of this phase of work although that cannot be stated with certainty.

5.4 The historical research into the building and the main Orphanage suggests that the population of the Orphanage began to fall after War World II, ultimately leading to the demolition of the original Orphanage and its replacement with two smaller structures in 1977. It is not known exactly when the Sanatorium ceased to provide a healthcare function, but it was converted to a school building and, between 1973 and 1999, a conservatory was added to its south side and a lift was added to its north side. The final stage of extension was the addition, between 1999 and 2006, of a further playroom/classroom and toilet on the north side of the building. These last two stages of alteration most likely took place when the building was used as a school. Most recently the building was used as a family centre, but this change of use does not appear to have necessitated any major reconfigurations of the building.

6. RECOMMENDATIONS

6.1 The historic building survey has provided an account of the developmental history and purpose of the building that is deemed to be appropriate to the building's significance. The interpretation of the building's development was not hampered by obscured evidence that may be revealed during the course of conversion works. For these reasons no further work archaeological work is recommended as a consequence of this building recording survey.

7. PUBLICITY, CONFIDENTIALITY AND COPYRIGHT

7.1. Any publicity will be handled by the client.

7.2. Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

8. STATEMENT OF INDEMNITY

8.1 All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or

opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

9. ACKNOWLEDGEMENTS

9.1. Archaeological Research Services Ltd would like to express special thanks to Chris Davies at Simon Foote Architects for commissioning the work and providing plans and elevation drawings; Kieran Mullin for facilitating access to the building; and Steve Baker, the Derby and Derbyshire Development Control Archaeologist, for his guidance and input.

10. ARCHIVE DEPOSITION

10.1 A digital and paper archive has been prepared by ARS Ltd, consisting of all primary written documents, plans, elevations, photographs and electronic data. All high resolution digital photographs will be submitted to the Archaeological Data Service (ADS) digital archive repository with the associated photographic registers and metadata. A paper archive, consisting of the final project report, together with all primary written documents, plans and sections, and a digital archive, consisting of the final project report in PDF/A format, will be deposited at the Derbyshire Record Office.

11. REFERENCES

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APPENDIX I: PHOTOGRAPH REGISTER

Shot No.	Direction	Scale	Description	Date
1	W	2m	Room G1	2/10/15
2	E	2m	Room G1	2/10/15
3	NE	2m	Room G1 – detail of window remodelling into door	24/6/15
4	NE	-	Room G1	2/10/15
5	SE	2m	Room G2	2/10/15
6	SW	1m	Room G2 – bay window detail	2/10/15
7	SW	2m	Room G3	2/10/15
8	E	2m	Room G3	2/10/15
9	N	2m	Room G3	2/10/15
10	E	2m	Room G4	2/10/15
11	SW	2m	Room G5	2/10/15
12	NE	2m	Room G5	2/10/15
13	SE	2m	Room G5	2/10/15
14	E	-	Room G5 - fireplace and glazed bricks detail	2/10/15
15	N	2m	Room G6	2/10/15
16	W	2m	Room G7	2/10/15
17	W	2m	Room G7	2/10/15
18	SE	2m	Room G7	2/10/15
19	N	2m	Room G8	2/10/15
20	N	2m	Room G9	2/10/15
21	N	2m	Room G10	2/10/15
22	S	2m	Room G10	2/10/15
23	N	2m	Room G10 – floor detail	2/10/15
24	N	-	Room G10 – roof detail	2/10/15
25	N	2m	Room G12	2/10/15
26	S	2m	Room G12	2/10/15
27	W	2m	Room G13a	2/10/15
28	SW	2m	Room G13a	2/10/15
29	E	2m	Room G13a	2/10/15
30	NE	2m	Room G13a	2/10/15
31	-	-	Plans – first floor	2/10/15
32	-	-	Plans – ground floor	2/10/15
33	N	2m	Room G13a – detail of North wall window	2/10/15
34	S	2m	Room G13a – detail of South wall window	2/10/15
35	NW	2m	Room G13b	2/10/15
36	SW	2m	Room G13b	2/10/15
37	NW	2m	Room G13b – detail of doorcase in west wall	2/10/15
38	SW	2m	Room G14	2/10/15
39	NE	2m	Room G14	2/10/15
40	NW	2m	Room G15	2/10/15
41	NW	2m	Room G16	2/10/15
42	SW	2m	Room G16	2/10/15
43	NE	2m	Room G16	2/10/15
44	W	2m	Room G17	2/10/15
45	N	2m	Room G18 – blocked window	2/10/15
46	S	2m	Room G18	2/10/15

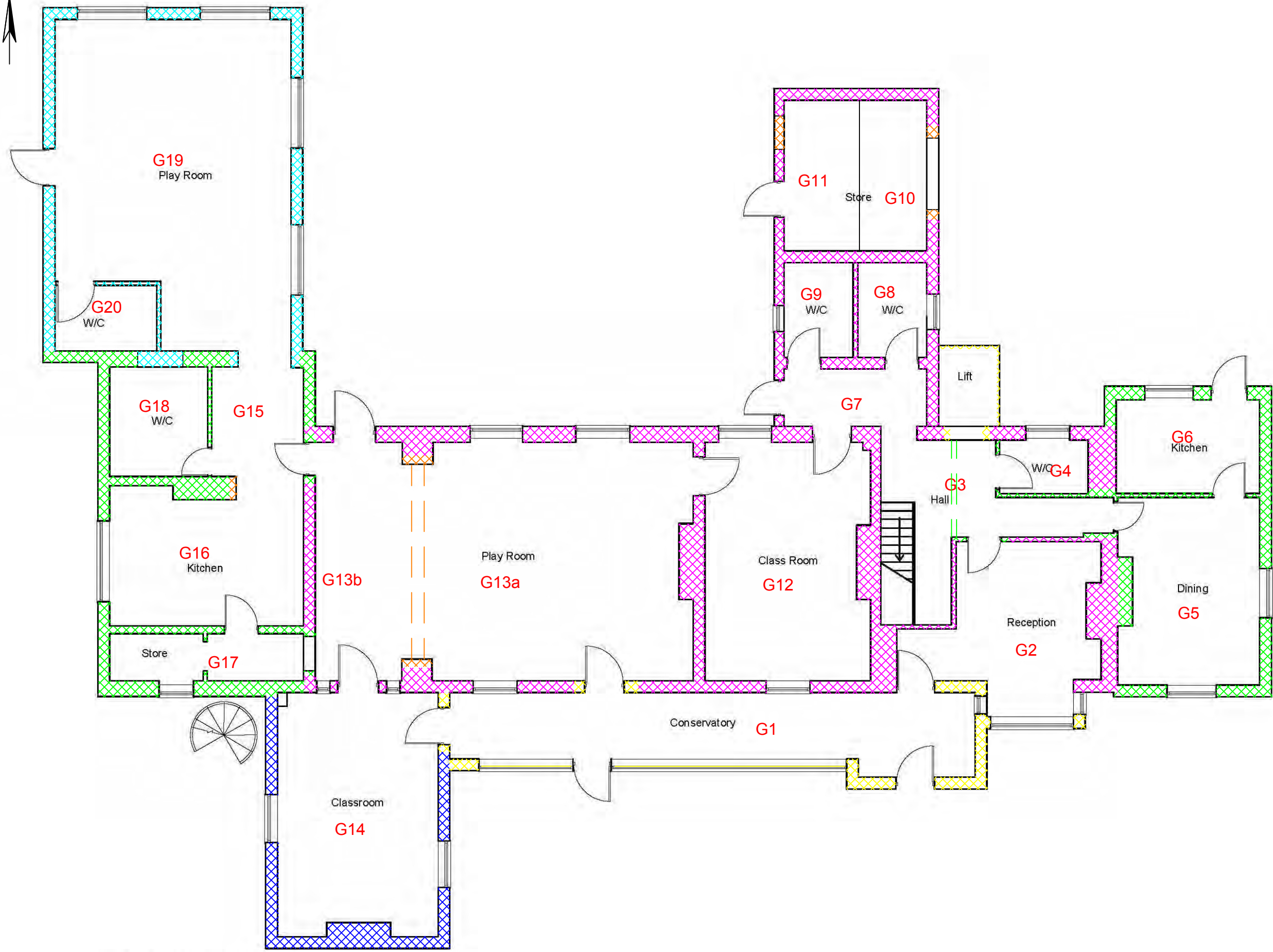
A Historic Building Recording of the former Railway Servants Orphanage, Stepping Lane, Derby

47	NW	2m	Room G19	2/10/15
48	S	2m	Room G19	2/10/15
49	SE	2m	Room G19	2/10/15
50	W	2m	Room G20	2/10/15
51	SW	2m	Room G19 – kitchenette detail	2/10/15
52	S	2m	Room F1	2/10/15
53	N	2m	Room F1	2/10/15
54	NE	2m	Room F1- staircase	24/6/15
55	NW	2m	Room F1 – stairs to F2	24/6/15
56	W	2m	Room F2	2/10/15
57	E	2m	Room F2	2/10/15
58	NE	2m	Room F3	2/10/15
59	S	2m	Room F3	2/10/15
60	N	2m	Room F3	2/10/15
61	W	2m	Room F4	2/10/15
62	E	2m	Room F4	2/10/15
63	SE	2m	Room F5	2/10/15
64	S	2m	Room F5	2/10/15
65	NE	2m	Room F5	2/10/15
66	W	2m	Room F6	2/10/15
67	E	2m	Room F6	2/10/15
68	E	2m	Room F7	2/10/15
69	W	2m	Room F7	2/10/15
70	SW	2m	Room F7 – window detail	2/10/15
71	N	2m	Room F8	2/10/15
72	NW	2m	Room F8	24/6/15
73	W	2m	Room F8 – doorcase detail	2/10/15
74	NE	1m	Room F8 - staircase detail	24/6/15
75	NE	-	Room F8 – skirting detail	2/10/15
76	N	2m	Room F9 – lobby area	2/10/15
77	N	2m	Room F9 – toilet	2/10/15
78	NW	2m	Room F10	2/10/15
79	SE	2m	Room F10	2/10/15
80	SW	2m	Room F11	2/10/15
81	NW	2m	Room F11	2/10/15
82	SE	2m	Room F11	2/10/15
83	NE	2m	Room F12	2/10/15
84	W	2m	Room F12	2/10/15
85	NE	2m	Room F13	2/10/15
86	S	2m	Room F13	2/10/15
87	NE	2m	Room F14	2/10/15
88	E	2m	Room F14	2/10/15
89	S	2m	Room F14	2/10/15
90	W	1m	Room B1 – floor detail	2/10/15
91	S	1m	Room B1	2/10/15
92	S	-	Room B2 – coal chute	2/10/15
93	E	-	Room B2 – fireplace supports	2/10/15
94	SW	-	Room B2 – work bench	2/10/15
95	S	1m	Room B1 - stairs	2/10/15
96	NW	2m	South elevation conservatory	2/10/15

97	W	2m	South elevation southward projection	2/10/15
98	N	2m	South elevation extension	2/10/15
99	NE	2m	South elevation	2/10/15
100	NE	2m	West and South elevation	2/10/15
101	E	2m	West elevation of western crosswing	2/10/15
102	NW	2m	South and West boundary wall with buttresses	2/10/15
103	NW	2m	South and West boundary wall with buttresses	2/10/15
104	NE	-	Detail of phasing on the south elevation	2/10/15
105	N	2m	Detail of phasing on the west elevation	2/10/15
106	E	-	Graffiti on the west elevation	2/10/15
107	E	2m	Detail of blocked window on the west elevation of the eastern crosswing	2/10/15
108	SW	2m	East elevation	2/10/15
109	SW	2m	East elevation	2/10/15
110	E	2m	Eastern boundary wall with features	2/10/15
111	E	2m	Eastern boundary wall with features	2/10/15
112	SE	2m	Eastern boundary wall with features	2/10/15
113	S	2m	Eastern boundary wall with features	2/10/15
114	S	2m	Eastern boundary wall with features	2/10/15
115	E	2m	Eastern boundary wall with features	2/10/15
116	E	2m	Eastern boundary wall with features	2/10/15
117	SE	-	Eastern boundary wall 'Slater Derby' coping brick	2/10/15
118	NW	-	Chimney detail on the east elevation	2/10/15
119	E	-	Eastern boundary wall 'Slater Derby 1939' coping brick	2/10/15
120	W	-	Chimney and eaves detail on the east elevation	2/10/15
121	NW	-	Window detail south elevation above the porch	2/10/15
122	NW	2m	General view of the building in its setting	24/6/15
123	N	2m	South elevation east end	24/6/15
124	NW	2m	South elevation east end	24/6/15
125	NW	2m	South elevation east end	24/6/15
126	NW	1m	Detail of a change in the style of the plinth at the east end of the south elevation	24/6/15
127	N	2m	South elevation east end	24/6/15
128	N	2m	South elevation east end	24/6/15
129	W	-	East elevation	24/6/15
130	NW	-	Window detail first floor south elevation	24/6/15
131	NE	-	General view of the building in its setting with the boundary wall	24/6/15
132	E	-	General view of the building in its setting with the boundary wall	24/6/15
133	SE	-	North elevation of the north-west corner of the building	24/6/15
134	S	2m	North elevation of eastern crosswing	24/6/15
135	E	2m	West elevation of eastern crosswing	24/6/15
136	SE	2m	North elevation	24/6/15
137	SW	2m	North elevation + east elevation of western crosswing	24/6/15
138	S	2m	North elevation	24/6/15
139	E	2m	West elevation of eastern crosswing	24/6/15
140	S	-	North elevation - ground floor window detail	24/6/15
141	SW	2m	East elevation of eastern crosswing door detail	24/6/15
142	SW	2m	North elevation – east end	24/6/15
143	W	2m	East elevation of eastern crosswing	24/6/15

144	S	2m	North elevation – east end	24/6/15
145	S	-	North elevation – general view	24/6/15







APPENDIX II: ANNOTATED PLANS AND ELEVATIONS



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Site Code: RSO'15
 Drawing Ref:
 Date: 12 October 2015
 Drawn: GS
 Scale: 1:100@A3

**Plan 1:
 Phased Ground Floor Plan**

- Key:**
-  Phase 1
Mid 1880s
 -  Phase 2
Late 19th/Early 20th C
 -  Phase 3
1947
 -  Phase 4
1973-1999
 -  Phase 5
1999-2006
 -  Unknown

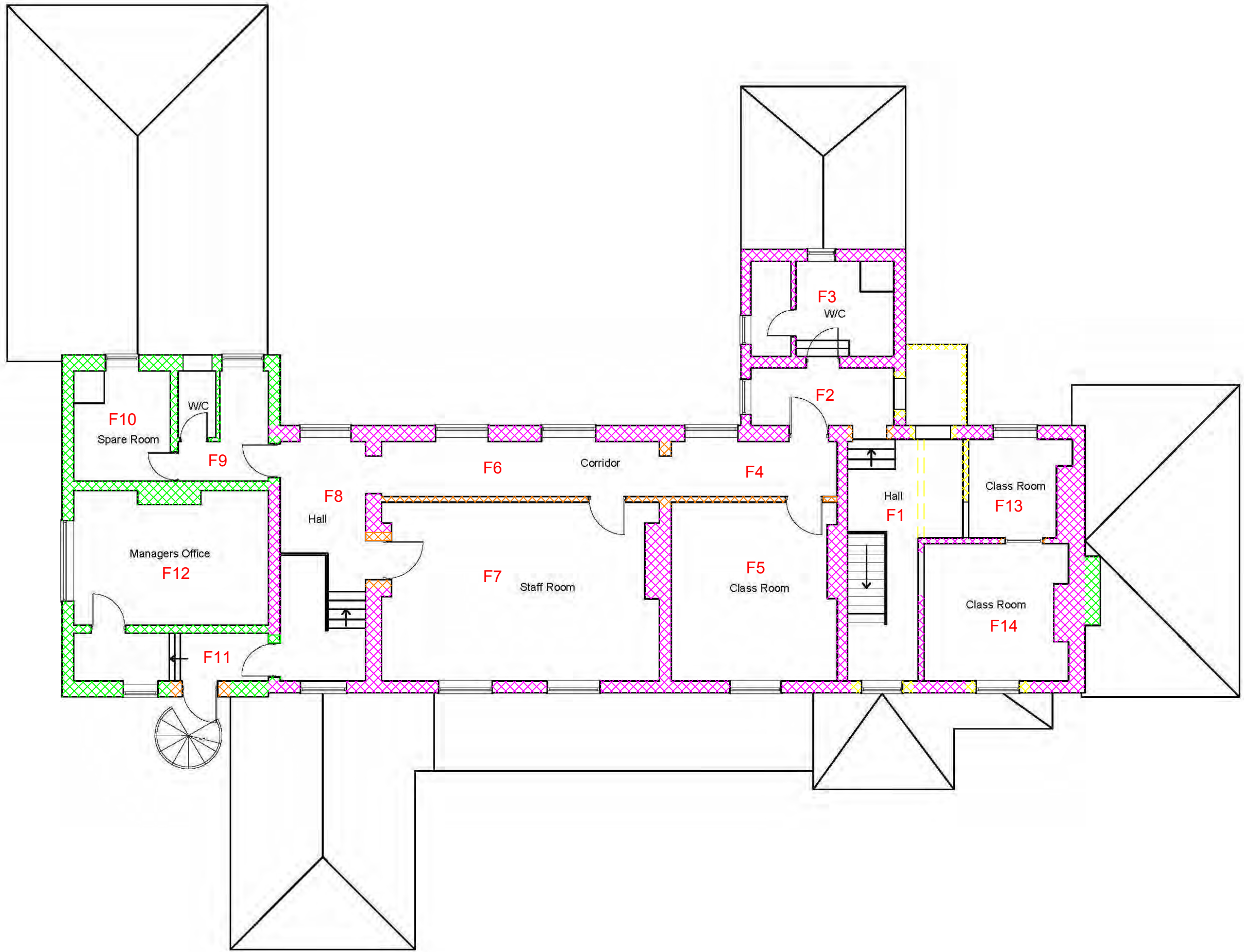
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Existing Ground Floor Plan Scale 1:100











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Drawing Ref:
Date: 12 October 2015
Drawn: GS
Scale: 1:100@A3

Plan 2:
Phased First Floor Plan

- Key:**
-  Phase 1
Mid 1880s
 -  Phase 2
Late 19th/Early 20th C
 -  Phase 3
1947
 -  Phase 4
1973-1999
 -  Phase 5
1999-2006
 -  Unknown

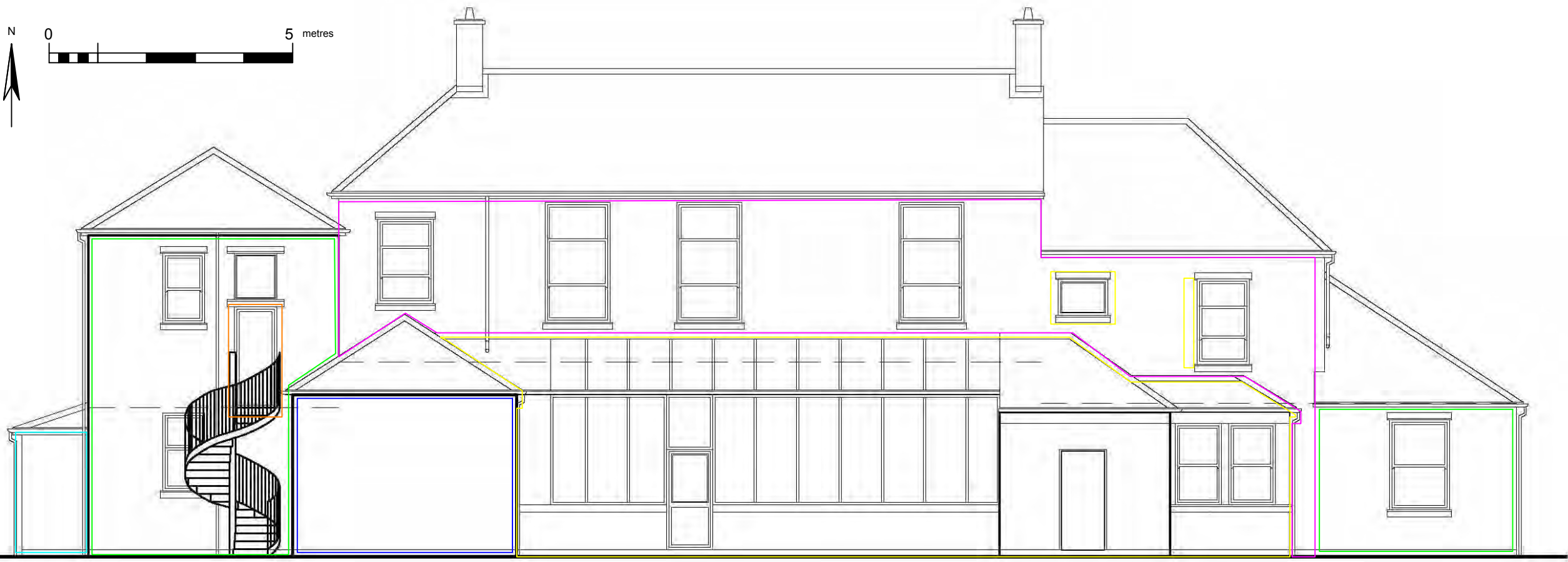
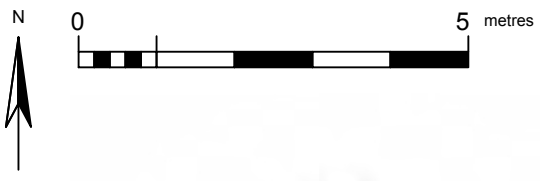
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Existing Front Elevation Scale 1:100









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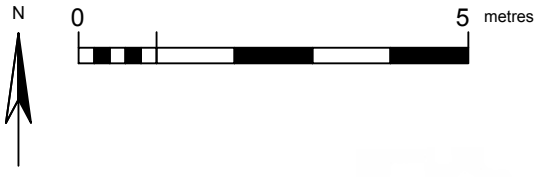
**Plan 3:
 Phased Elevations**

- Key:**
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Mid 1880s
 -  Phase 2
Late 19th/Early 20th C
 -  Phase 3
1947
 -  Phase 4
1973-1999
 -  Phase 5
1999-2006
 -  Unknown

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Existing Side Elevation Scale 1:100

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 Drawing Ref:
 Date: 12 October 2015
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**Plan 4:
 Phased Elevations**

Key:

- Phase 1
Mid 1880s

- Phase 2
Late 19th/Early 20th C

- Phase 3
1947

- Phase 4
1973-1999

- Phase 5
1999-2006

- Unknown

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 Date: 12 October 2015
 Drawn: GS
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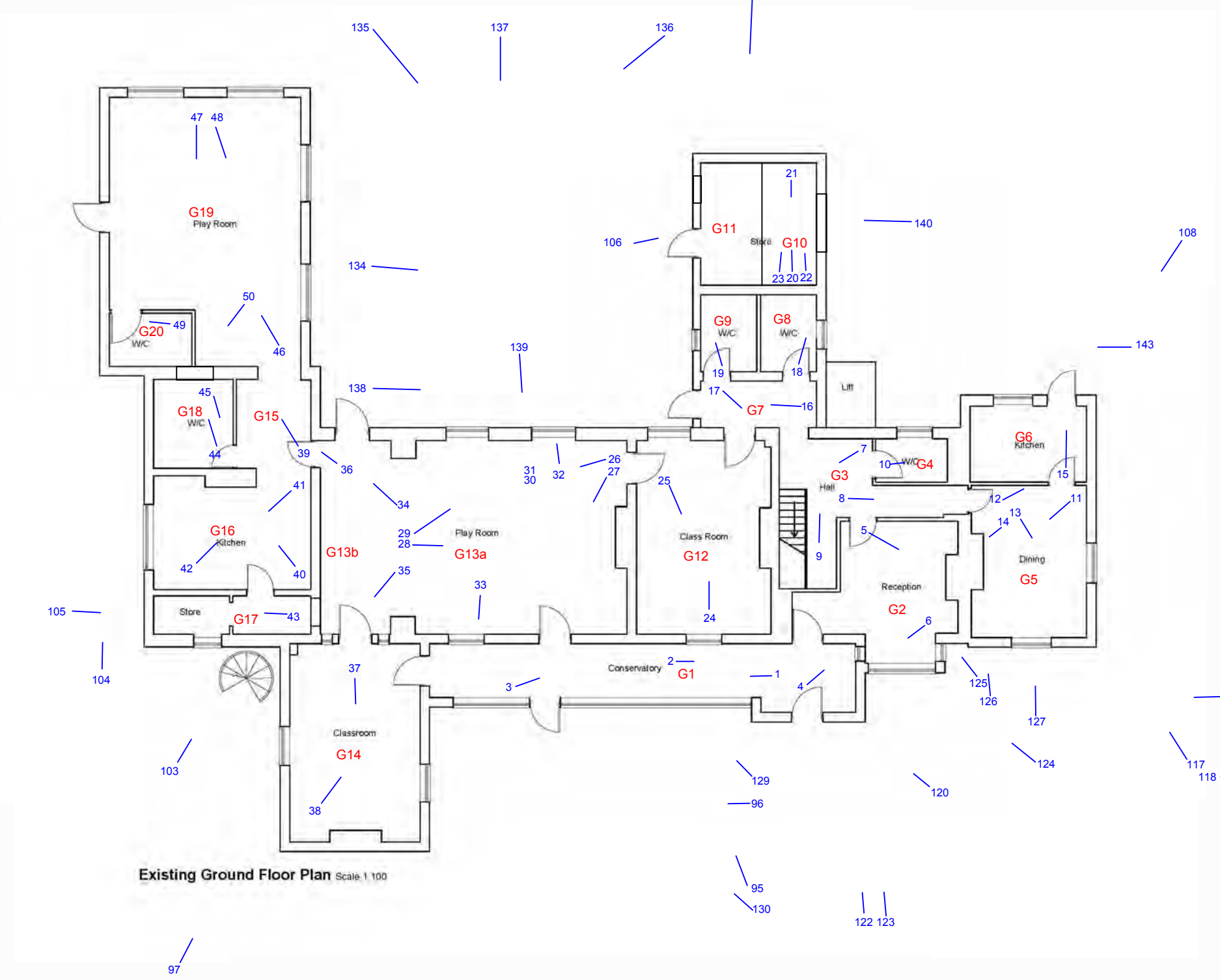
**Plan 5:
 Photograph Locations**

Key:
 2 Photograph location and direction
 G1 Room number used in the text and register

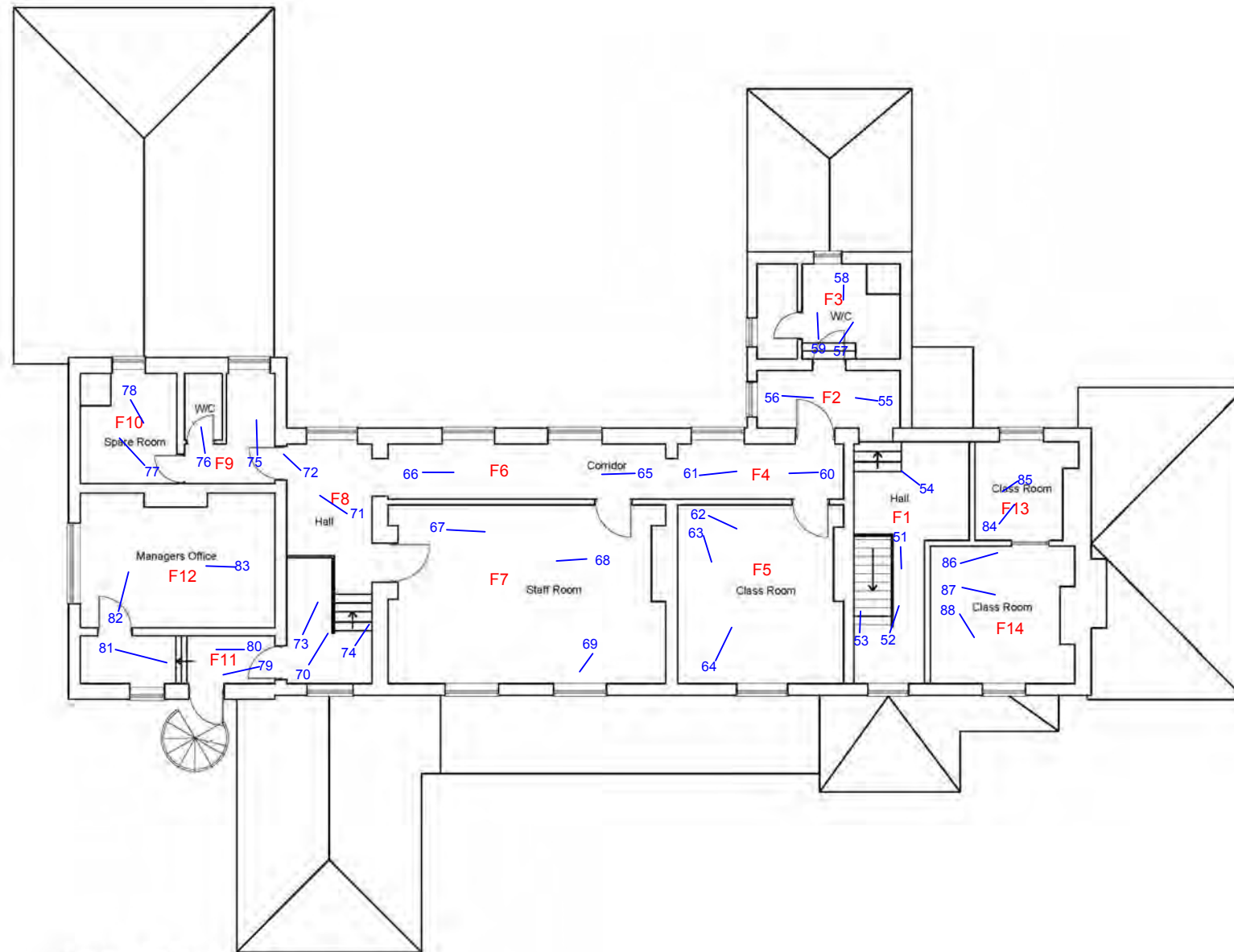
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132
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 123



Existing 1st Floor Plan Scale 1:100

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Derbyshire
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Site Code: RSO'15
Drawing Ref:
Date: 12 October 2015
Drawn: GS
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Plan 6: Photograph Locations

Key:

2 / Photograph location and direction

G1 Room number used in the text and register

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Written Scheme of Investigation

2015



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on behalf of

Kieran Mullin via Simon Foote Architects

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1 INTRODUCTION

1.1 Project Background

1.1.1. In June 2015 Archaeological Research Ltd (ARS 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 converting the Old School/Family Centre, Stepping Lane, Derby, into residential flats (Mora-Ottomano 2015). The building concerned formed part of the former Railway Servants Orphanage which was originally designed as a Sanatorium. The assessment of the significance of the building concluded that

'The building is therefore an undesignated heritage asset of local historic significance in relation to the 19th 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.' (Mora-Ottomano 2015, 41)

1.1.2. The assessment concluded that whilst the proposed new use would require some change to the historic of the building, the proposal would not heavily impact upon the integrity of the heritage asset and would represent a positive opportunity to provide a viable future use for the building (Mora-Ottomano 2015, 43).

1.1.3. The proposed scheme was subsequently awarded planning permission by Derbyshire County Council (Ref: DER/05/15/00608/PRI). Condition 5 of the decision document outlines that a historic building recording is required prior to the commencement of development. It states:

(a) No development shall take place until a Written Scheme of Investigation for historic building recording has been submitted to and approved by the local planning authority in writing, until all pre-commencement elements of the approved scheme have been completed to the written satisfaction of the local planning authority, and until the provision to be made for analysis, reporting, publication and dissemination of the results and archive deposition has been secured. The Written Scheme of Investigation shall include an assessment of significance and research questions; and

- 1. The programme and methodology of site investigation and recording*
- 2. The programme and provision for post-investigation analysis and reporting*
- 3. Provision to be made for publication and dissemination of the analysis and records of the site investigation*
- 4. Provision to be made for archive deposition of the analysis and records of the site investigation*
- 5. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation"*



“(b) No development shall take place other than in accordance with the provisions for in-conversion building recording contained within the Written Scheme of Investigation approved under condition (a)”

1.1.4. Archaeological Research Services Ltd (ARS Ltd) has been commissioned by Simon Foote Architects, on behalf of Kieran Mullin, to carry out an historic building recording of the former Railway Servants Orphanage in line with this condition. This is to be undertaken in advance of any works to the structure. A watching brief during structural works to the building may then be required to record any concealed features of heritage interest.

1.1.5. The archaeological historic building recording will comply with Level 2 standard as outlined in the Historic England volume ‘*Understanding Historic Buildings. A Guide to Good Recording Practice*’ (English Heritage 2006).

1.1.6. This document comprises a Written Scheme of Investigation (WSI) for an historic building record for the approval of the Derby and Derbyshire Development Control Archaeologist in line with the planning condition.

1.2 Location

1.1.7. The site is located within a built up area of Derby, west of the city centre, centred of NGR: SK 33924 36480 (Figure 1).

2 AIMS AND OBJECTIVES

2.1 Project Aims

2.1.2 The building survey and watching brief aim to produce the following:

- A formal description of the building, its architectural plan, elevations, roof structure, flooring, internal layout and spaces, detailing, form, fabric, and evidence for phasing and development. The descriptive account will include all associated buildings, structures and spaces within the grounds.
- A set of measured survey drawings of the building, at an appropriate scale, including floor plans, external and, where appropriate, internal elevations.
- A photographic record, based on high quality digital colour images, with photographic scales with all photographs descriptively captioned and cross referenced to a plan, plans and/or elevations clearly showing the viewing position, direction and photographic image reference.
- A record of the archaeological intra-demolition watching brief including, as appropriate, illustrations (plans, sections and features), photographs, a description (including tabulated results) of finds and any necessary specialist reports.

3 METHODOLOGY

3.1 Nominated Buildings Archaeologist

3.1.1 The archaeological building recording and investigation will be carried out by



Dr Gillian Scott (BSc, PhD) of ARS Ltd. Gillian gained her BA in Archaeology and Palaeoecology at Queen's University Belfast, where she focused on practical surveying and recording skills, as well as the study of medieval buildings and settlement. She completed her PhD thesis at the same university for research focusing on late-medieval castles of the British Isles. Since joining ARS Ltd in 2010 Gillian undertook English Heritage's week-long intensive training programme in historic building recording and assessment. She is a specialist in documentary research, historic building recording, GIS and conservation management assessment. She heads up ARS Ltd's landscape survey and historic building projects in Cumbria, the North East and North Yorkshire. She is the current Chair of the Castle Studies Group and regularly presents papers on studies of fortified houses at conferences.

3.2 Building Recording: Level 2 Methodology

3.2.1 ARS Ltd will undertake a Level 2 buildings recording survey following Historic England standards (English Heritage 2006) and will produce a report and prepare an archive for deposition.

3.2.2 The drawn record will include:

- Site location plans at suitable scales (preferably indicating the position of the site within the country, within the county and a clear plan of the precise location/outline of the building i.e. 1:50).
- A plan indicating the position and orientation of photographs/images included in the report.
- A set of detailed measured survey drawings including floor plans, external, and where appropriate internal, elevations with annotations and conventions following English Heritage standards (2006). These will be based on architect's drawings of the site provided by the client.
- Phased plans showing the development of the buildings.

3.2.3 A detailed photographic survey of the building will be conducted using high resolution digital photography (minimum of 7.1 megapixels). Where possible, photographs will include a graduated scale and cameras will be mounted on tripods for extra stability. Details of the photographs will be recorded on pro-forma index sheets, which include location, subject and orientation. The location and direction of the photographs will be plotted on scaled plans forming part of the general archive.

3.2.4 The photographic record will cover as a minimum:

- Photographs of the interior, exterior and setting of the building. A two metre ranging rod will be included in a selection of general shots in order that the scale of all elements of the building can be sufficiently established.
- The building's external appearance is to be recorded. Typically a series of oblique views will show all external elevations of the structure and give an overall impression of size and shape. Where an individual elevation embodies complex historical information or have been conceived as formal



compositions, views at right angles to the plane of the elevation may also be appropriate.

- The overall appearance of principal rooms and circulation areas.
- Copies of maps, drawings, views and photographs present in the building and illustrating its development/use, or that of its site.

3.2.5 The written account will include:

- The precise location of the building, by name or street number, civil parish, town and National Grid Reference.
- An introduction setting out the circumstances in which the records were made, its objectives, methods, scope and limitations. This will also detail any constraints which limited the achievement of the objectives.
- A copy of the brief and WSI.
- The date when the record was made, the names of the recorders and the archive content/character and location.
- A summary of the building's form, function date and sequence of development. Together with a summary of the names of architects, builders, patrons and owners if known.
- A discussion of published sources relating to the building and its setting. This will refer to the existing heritage statement (Mora-Ottomano 2015).
- A register of photographs taken.

3.2.6 All aspects of the Building Recording will be conducted according to the guidelines in 'Recording Historic Buildings' published by the Royal Commission on the Historical Monuments of England (1996), 'Understanding Historic Buildings – A guide to good recording practice' by Historic England (English Heritage 2006) and the Chartered Institute for Archaeologists 'Code of Conduct' (2014a) and the 'The Standards and Guidance for Archaeological Building Recording' (2014b).

3.2.7 The archaeological building recording and investigation will be carried out in accordance with 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).

3.2.8 The historic buildings recording may identify opportunities for hidden structural evidence to be exposed during the proposed conversion process. This will be noted at the earliest possible opportunity, and may require a separate WSI, or an addendum to the agreed document, detailing how the intra-conversion work will be carried out. Any changes to the WSI will be discussed with, and agreed with the



Derby and Derbyshire Development Control Archaeologist, before implementation.

3.3 Completion of the Building Recording

3.3.1 Development work may not commence until the primary site archive has been signed off to discharge the archaeological planning condition by the Derby and Derbyshire Development Control Archaeologist and until the programme for reporting, publication and archiving has been submitted and approved in writing (see section 6.4 below).

3.4 Intra-demolition Watching Brief Methodology

3.4.1 Where the building survey and investigation identifies issues relating to the development, history, sequence, function or other aspect of the buildings and site that may be resolved by hidden evidence, this will be noted and will form a specific element for an intra-conversion watching brief. The Derby and Derbyshire Development Control Archaeologist will be informed if such works are required and the correct method of investigation will be agreed by all parties.

3.4.2 The objective of further work will be to provide a sufficient record of archaeological remains prior to their removal during the course of the development.

3.4.3 If required, the watching brief will be undertaken by the nominated buildings archaeologist in accordance with the Chartered Institute for Archaeologists' 'Standard and Guidance for an Archaeological Watching Briefs' (2014c).

4 HISTORIC BUILDING REPORT

4.1 Within two months of the completion of the building recording, ARS Ltd will produce a report which will include as a minimum:

- A summary statement of the background to the project and the findings of work undertaken.
- The background to the survey including locational details (to include grid reference, reason for survey). The site will be located on a 1:50,000 OS map and a more detailed OS map.
- An outline of the methodology employed.
- An account and description of the site's setting and the significance of the building.
- An illustrated developmental account of the documented history of the building including, as appropriate, historic mapping/ plans/ photographs (historic mapping extracts/ plans included will be enlarged sufficiently for the building's outline to be easily discernable).
- The results covering all of the aims set-out in Section 3.
- Photographic images at laser printer quality, no smaller than 5" x 4" and suitably captioned.



- A copy of the brief.
- A CD (with the project title, date and author noted on the CD) containing; i) digital copy of the report (PDF/A); and ii) separate digital (TIF/JPG/BMP) copies of all photographic images.

4.2 Copies of the final report will be submitted to the Derby and Derbyshire Development Control Archaeologist and deposited with the Derbyshire HER.

5 MONITORING ARRANGEMENTS

5.1 Provision will be made for an appropriate site visit during the historic building recording for the Derby and Derbyshire Development Control Archaeologist or his nominated representative.

5.2 Reasonable prior notice of the commencement of the historic building survey will be given to the Development Control Archaeologist. The contact will be:

Steve Baker,
Development Control Archaeologist,
Derbyshire County Council,
Shand House,
Dale Road South,
Matlock,
Derbyshire DE4 3RY

steve.baker.@derbyshire.gov.uk
Tel: 01629 585146
Mob: 07781 850742
Fax: 01629 585507

5.3 ARS Ltd will maintain appropriate communication with the Derby and Derbyshire Development Control Archaeologist to ensure that the project aims and objectives are met.

6 ARCHIVE DEPOSITION

6.1 A digital and paper archive will be prepared by ARS Ltd.

6.2 All high resolution digital photographs will be submitted to the Archaeological Data Service (ADS) digital archive repository with the associated photographic registers and metadata.

6.3 A paper archive, consisting of the final project report, together with all primary written documents, plans and sections, and a digital archive, consisting of the final project report in PDF/A format, will be deposited at the Derbyshire Record Office (DRO).

6.4 The archive will be deposited within two months of the completion of fieldwork. The Derby and Derbyshire Development Control Archaeologist will be notified in writing on completion of the fieldwork with projected dates for the



completion of the report and deposition of the archive, and will also be sent a CD with the high resolution digital photographs that it is proposed to submit to ADS as the digital archive along with the and associated photographic registers. The date for deposition of the archive will be confirmed in the report and the Derby and Derbyshire Development Control Archaeologist informed in writing on final deposition of the archive.

6.5 At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> will be initiated and key fields completed on Details, Location and Creators forms. All parts of the OASIS online form will be completed for submission to the Derbyshire HER. This will include an uploaded .pdf version of the entire report (in addition to those listed above).

7 PUBLICATION

7.1 If significant architectural and/or historical finding are made during the course of the building recording exercise, a summary of the project with, if appropriate, selected drawings, illustrations and photographs will be prepared for publication. The requirement for, and the final form of, any publication arising from the project will be agreed with the Derby and Derbyshire Development Control Archaeologist and the client dependent on the results of the fieldwork.

8 CHANGES TO METHODOLOGY OR WORK PROGRAMME

8.1 Changes to the approved Written Scheme of Investigation or programme of works will only be made with prior written approval of the Derby and Derbyshire Development Control Archaeologist.

9 HEALTH AND SAFETY

9.1 A full health and safety risk assessment will be carried out prior to fieldwork commencing. All people working on the site will be briefed on the safety requirements whilst working on-site and given access to a copy of the risk assessment. ARS Ltd maintains a strict health and safety policy and the appointed Health and Safety Officer for the company is Mark Potter.

10 REFERENCES

Chartered Institute for Archaeologists. Revised 2014a. *Code of Conduct*. Reading: Institute for Archaeologists.

Chartered Institute for Archaeologists. Revised 2014b. *The Standards and Guidance for Archaeological Building Recording*. Reading, Institute for Archaeologists.

Chartered Institute for Archaeologists. Revised 2014c. *Standard and Guidance for an Archaeological Watching Briefs*. Reading, Institute for Archaeologists.

Department for Communities and Local Government. 2012. National Planning Policy Framework [online].



English Heritage. 2006. *Understanding Historic Buildings; a Guide to Good Recording Practice*. Swindon: English Heritage.

Mora-Ottomano, A. 2015. *The former Railway Servants Orphanage, Stepping Lane, Derby; Built Heritage Assessment*. Archaeological Research Services Report No 2015/89.

Royal Commission on the Historical Monuments of England 1996. *Recording Historic Buildings: A Descriptive Specification*. 3rd Edition.



11 FIGURES

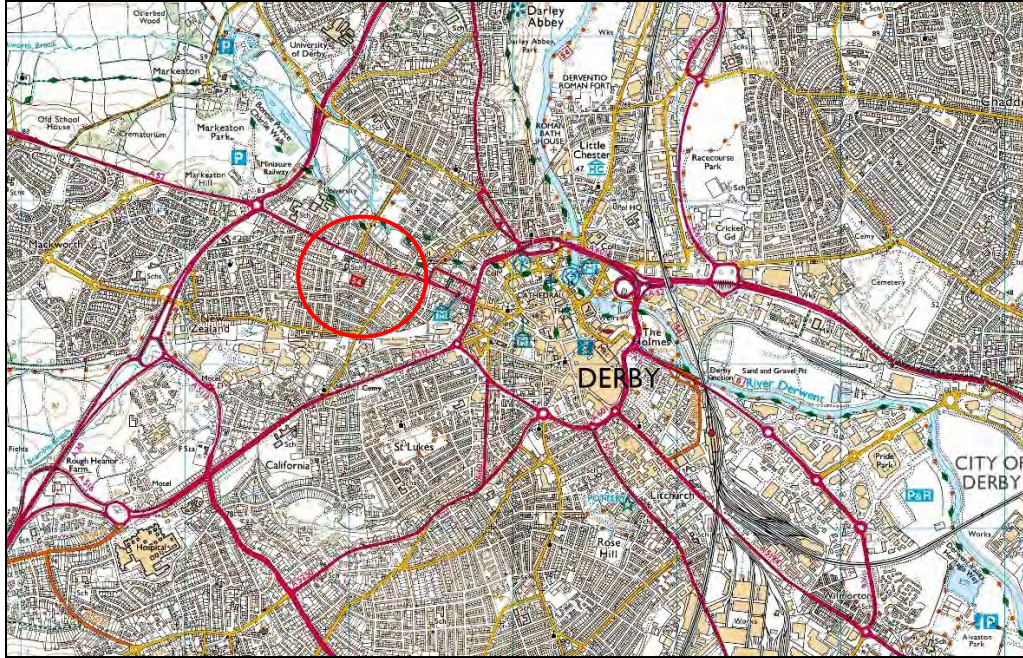


Figure 1: General site location (circled).

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