

**ST ALBRIGHTS HOSPITAL  
(THE FORMER LEXDEN AND WINSTREE UNION WORKHOUSE)  
1 LONDON ROAD  
STANWAY  
COLCHESTER**

**HISTORIC BUILDING SURVEY**



**Essex County Council  
Field Archaeology Unit**

**April 2011**

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ESSEX**

**HISTORIC BUILDING SURVEY**

**Client:** Arcady Architects on behalf of Knight Developments Ltd

**FAU Project No.:** 2380

**NGR:** TL 9593 2489

**Listed Building no.:** 421078

**OASIS No.:** 98037

**Date of Fieldwork:** February 2011

## **1.0 INTRODUCTION**

A programme of historic building recording was undertaken by Essex County Council Field Archaeology Unit (ECC FAU) on a Grade II-Listed former workhouse prior to conversion to residential use and the redevelopment of the surrounding site. The work was commissioned by Arcady Architects on behalf of Knight Developments and carried out in accordance with a written scheme of investigation produced by ECC FAU, on the advice of the Principle Planning Officer of Colchester Borough Council (CBC).

Copies of the report will be supplied to the client, CBC and the Essex Historic Environment Record (EHER) at County Hall, Chelmsford. The archive will be stored with Colchester Museum. An OASIS online record has been created at <http://ads.ahds.ac.uk/oasis/index.cfm>.

The workhouse was constructed in 1836 as a variation on the Sampson Kempthorne radial plan form. It comprises a central hub with four projecting accommodation wings and segregated yards enclosed by an outer rim of octagonal service structures. An entrance block was located to the north and an infirmary to the south. A chapel, laundry and mortuary were added later. After 1930 it became St Albrights Hospital and in latter years was occupied by Essex County Council Social Services, before closure in 2006. Despite extensive internal changes, the exteriors and the original layout remain well-preserved and it is acknowledged

as being of national importance by its Listing, an English Heritage publication (Morrison 1999) and a comparative survey of Essex Poor Law buildings (Garrett 1998).

The List description (421078) reads:

*1837, formerly Colchester workhouse, by Scott and Moffatt. Cruciform plan with octagonal centre block. Two storeys. Red brick and grey slate roofs. Double hung vertical sliding sashes with glazing bars and some modern casements, in segmental brick arches. Masters House is of 2 storeys in red brick with grey slate hipped roof. Four window range double hung vertical sliding sashes with glazing bars. Modillioned eaves course. Large flat roofed central porch. Central octagon, cruciform wings, perimeter range and Masters house, but laundry and C20 outbuildings not of special interest.*

## **2.0 BACKGROUND**

### **2.1 Site location and description**

St Albrights is a prominent building standing on the corner of London Road and New Farm Road, in a largely residential area (NGR TL 9593 2489). It occupies a large oblong plot with the main buildings set centrally, surrounded by tree plantings, lawns and car parking areas. A recent housing development occupies former grounds to the south.

The frontage, represented by the Master's House entrance block, is set back from the road with the accommodation wings, service buildings, hub, infirmary and chapel behind to the south and a mortuary to the east (fig. 1). The main entrance was traditionally a circular driveway off London Road, but was changed to New Farm Road after the hospital was established.

The extant workhouse structures are built of brick with slated roofs and represent development from the 1830s to the early 20th century. Other buildings from the workhouse and hospital phases are no longer standing but are shown as outlines in figure 1.

Plan-form and exteriors remain barely altered, but adaptations to hospital use mean that existing internal layouts and fixtures and fittings have not survived. In addition, some interiors were stripped-out or refurbished by previous owners.

At the time of the survey the buildings were vacant and the site surrounded by hoarding in preparation for refurbishment works to begin.

## **2.2 Planning background**

An application to refurbish the main buildings on the site for residential use (Master's House, accommodation wings, Rose House and chapel), rebuild the octagonal service ranges and demolish the laundry and mortuary was submitted to Colchester Borough Council in November 2010 (planning ref. 102359). Considering its Grade II Listed status and importance as a well-preserved example of workhouse design and unique form, an archaeological condition for an historic building survey was attached to the planning consent by CBC, to record the structures on the site in their present form.

## **2.3 Aims and objectives**

The purpose of the historic building survey was to record the buildings to RCHME Level 3 standard (1996) to 'preserve by record' the workhouse and any related structures prior to conversion. This meant addressing materials and method of construction, building function, room status and internal spatial layout, and original fixtures and fittings, along with producing a full photographic record.

The survey concentrated on recording the workhouse rather than the (few) hospital-era additions located around the infirmary. Within the workhouse buildings the survey aimed to record original spatial layouts and fixtures and fittings with the hope of identifying room function, etc. The transformation from workhouse to hospital and ensuing alterations for social services has generally disrupted the original room layout and removed earlier fixtures and fittings, though the exteriors generally survive with limited alterations.

## **2.4 Description of work**

Full access was provided around the site and within the most of the workhouse buildings. As part of the survey, external and internal architectural descriptions were made and plans and elevations supplied by the consultants were annotated, which will form part of the archive. New plans were made of the laundry and mortuary that are scheduled for demolition. No new plans were available of the surviving octagon outbuildings, which are to be rebuilt, and plans from the 1950s/60s are included in the report with representative photographs. Poor/unsafe conditions inside the cellar meant that a photographic record was made only.

Ground floor internal inspection was affected by a lack of natural light since most windows were boarded-up at this level. In these cases the surveys were undertaken using artificial light.

A series of photographs (digital and 35mm black & white print) were taken internally and externally. As most of the interiors have been either modernised or stripped-out, general internal shots were taken to show current character. Specific shots were taken of any original fixtures and fittings or architectural detail. A representative selection of photographs is reproduced at the back of the report as plates 1-66. The remainder can be found in the archive.

A phased location/block plan was produced to illustrate the development of the workhouse and hospital (fig.1) based on documentary and cartographic research and existing reports made available from Essex County Council and the National Monuments Record.

### **3.0 HISTORICAL BACKGROUND AND DEVELOPMENT**

Cartographic and documentary research was undertaken at the Essex Record Office, Chelmsford (ERO) and references are supplied in the text. Information was also taken from the Essex County Council Comparative Survey of Poor Law Buildings (Garret 1998), the RCHME survey of workhouses for the book *The Workhouse* (Morrison 1994 & 1999), acquired through the National Monuments Register, and a short history written in 1959 by the daughter of one of the last Governors (ERO T/2219). Much of the material used in the report from the ERO is cartographical but they also hold comprehensive registers and board minutes, although some of the documents include material also covering St Albrights are not yet available to the public. Historic plans from the 1950s and 60s were provided by the client, but no 19th century plans appear to survive of the workhouse.

Numbers used in the text refer to the block plan (fig. 1). The same lettering system for the accommodation wings used by the hospital and the architects has been retained (blocks A-D).

The Lexden and Winstree Union Workhouse was constructed in 1836 (Morrison 1999) to hold up to 330 inmates (Kelly's Directory 1886) and cost £6,800 to build. The architects were O. Foden and W. Henman (ERO G/LW M1), though it is often ascribed to Scott and Moffat (Morrison 1994). The design was adapted from the square and hexagonal model to hold 300 inmates designed by Sampson Kempthorne for the Poor Law Commissioners in 1835 (appendix 1). Kempthorne's square model (appendix 1a) contained an octagonal central hub connected to four accommodation ranges in a cruciform layout, forming four yards bounded by a square single-storey outbuilding range. The hexagonal variation (appendix 1b) had a

hexagonal hub and outbuilding range with accommodation ranges forming three yards in a Y-shaped arrangement. Both plans were popular between 1835 and 1840 although architects adapted them to fit their own requirements (Morrison 1994). This can be clearly seen at the Lexden and Winstree workhouse which has an octagonal hub and outbuilding range and four wings in the shape of a St Andrews (saltire) cross (fig. 1). The entrance range (Master's House) was located at the most prominent end, facing the road, but detached from the accommodation blocks. The infirmary was also detached and located at the southern end. Beyond this were grounds for growing vegetables and fruit, on which many of the male inmates worked (ERO T/2219).

The early layout of the workhouse is shown in the Stanway Tithe Map of 1839 (fig. 2), three years after its construction (ERO D/CT 329). This shows the principle buildings, the entrance range (Master's House: 1), accommodation wings/hub (2) and infirmary (Rose House: 4), linked by a central pathway and enclosed by an octagonal wall. Plot 221 is described in the tithe award 'Union house and field' owned by the Guardians of Lexden and Winstree Union and occupying an area of 5.1 acres (ERO D/CT329/A). If the map is to be relied upon, the octagonal outbuilding range (3) was not part of the original build, which is unlikely since service buildings were important elements of the Kempthorne model. Based on the map the porch to the Master's House is also a later feature, but this may not be the case.

According to cartographic sources, the outbuilding range (3) and the two ward blocks either side of the infirmary (5) were built between 1839 and 1876, though the earlier date is perhaps more likely. Their initial presence on the first edition Ordnance Survey map, joined to the outbuilding range, suggests they could be contemporary (fig. 3). The 1876 map also shows much detail: the semi-circular driveway, tree plantings, pathways around the allotments at the back and buildings to the east of the main structures, which are no longer extant (fig. 3). The chapel (6) was built between 1876 and 1896 (fig. 4), but hitherto one would have been within the main wings, often combined with the dining hall (appendix 1).

Further additions were made to the infirmary in the last phase of the workhouse, as shown on the 1920-21 map (fig. 5). In this phase, buildings forming the southern part of the octagon were demolished when the infirmary was extended and remodelled. Recollections of workhouse life around this time by the daughter of Mr and Mrs Austin Gosling, perhaps the last master and matron to occupy the workhouse, may be found in the ERO as T/Z 219/1. This describes life in the workhouse as largely community-based and supportive, and it is generally accepted that in later years conditions in workhouses improved from the strict authoritarian mode employed in the early years of the Poor Law.

Following the Local Government Act of 1929, the Guardians were disbanded and St Albrights Hospital was established, named after the parish church that celebrates a martyred East Anglian king (Scarfe 1968). This is not unusual as workhouses passed to local authorities after closure and many were used as hospitals since the long accommodation blocks could be easily adapted to wards. A new mortuary (9) was built beside the newly-established eastern entrance (1939 map, fig. 6). Further extensions to the ward blocks were added and also the corridor that now links the infirmary and the wards. The hospital was used for the care of the elderly.

In the early 1960s the former infirmary wards were divided up for nurse accommodation. A plan from 1969 (fig. 7) shows the layout of the hospital (apart from Rose House, the chapel and mortuary) and may reflect more fully the original room layout. St Albrights closed in 1991 (British History Online) and was then taken over by Essex County Council Social Services, but became redundant in 2006 (plate 3).

Following break-ins and a fire, building contractors were called in by the previous owners to make repairs. The interiors were cleared and block D, where the fire had been, was partly gutted and refurbished. The attached outbuilding range, where the fire had started, was partially demolished. A number of peripheral buildings were subsequently demolished and cleared away before the site was sold.

## **4.0 BUILDING DESCRIPTIONS**

For consistency in the following text, the buildings are referred to by the names used by the architects and in previous surveys. Where appropriate, their original functions are provided in brackets. This includes the four accommodation blocks that during the hospital period were referred to as blocks A-D. Within these buildings, where possible, room function has been assigned based on the Sampson Kempthorne models (appendix 1) and existing reports by Katherine Morrison and Essex County Council (which is partly based on the earlier Morrison report) and added to the floor plans.

### **4.1 General description**

The main buildings form a tight group enclosing the four yards with the Master's House at the front and accommodation wings behind (plate 1) surrounded by the octagonal service buildings. These would typically have included a bakehouse, laundry, stables, etc, many of which are no longer standing or else modified, making easy identification unclear. At the rear



of the complex was the infirmary where the sickest paupers were treated (plate 2). The chapel and mortuary, the latter of which was built when the hospital was founded, stand slightly apart from the main group (fig. 1).

All the original workhouse structures, the entrance block, hub, accommodation ranges and infirmary are built of red brick in English bond and have pitched slate roofs. The later structures, such as the octagonal outbuilding range and infirmary additions, have similar characteristics that blend in with the group, but minor differences in construction.

Originally the yards were gravelled except the western yard beside the laundry, which was paved because this was where the washing was hung out to dry. In later years, the yards had flower beds and seats for the inmates to use in their leisure time (ERO T/2219).

## **4.2 Entrance block 1 (Master's House)**

The Master's House was the entrance block to the workhouse and as such was a grander building with a prominent location. It is two storeys high and built of 9" red bricks arranged in English bond beneath a hipped slate roof with modillioned eaves (brackets). The formal entrance is on the main façade behind a porch, with the pauper's door on the western side. At the back was a doorway leading to the hub, containing the master's quarters. The windows on both levels are narrow-framed six-over-six sash windows with ovolo-mouldings and stone sills, the upper ones, lighting the boardroom are the same but taller.

The building remains in good condition apart from some internal fire damage on the western side around the stairs that also affected the outbuilding on this side.

Typically the entrance block would have contained a downstairs porter's room and waiting room for newly-arrived paupers. Upstairs was the boardroom, where the guardians met, and a clerk's office (Morrison 1994). New inmates entered through the door on the east side of the hall and once registered in the waiting room were classed and examined by a medical officer in the receiving wards in the single-storey outbuilding range (Garrett 1998) before passing to their relevant accommodation block.

### **4.2.1 External description**

The main façade is the **north elevation**, facing onto the road, built in the Regency style of the times (plate 4). It is five bays long, with the central three bays projecting slightly forwards either side of a heavy, central porch, slightly elevated on a ramped sandstone pavement. The porch has square Tuscan columns and narrow side lights beneath a shallow pedimental

parapet. A black-painted stone sill band divides the ground and first-floor and continues around to the sides, but not the rear. A heavy six-panel door forms the main entrance with brass fittings and a triple-light fanlight. The windows have flat rubbed brick heads. Chimneys either side are plain with square-profile pots adding nice detail.

On the **east elevation** is the pauper's door that led into the waiting room but now leads into a small store room (fig. 8a). Stone steps lead up to a four-panelled door, topped by a flat arch, with an iron boot-scraper beside the entrance (plate 38). The east side had access into the outbuilding range before the doorway was blocked.

The **south elevation** faces onto the north yard (plate 5). The fenestration is the same as on the main elevation at the front, but although the ground floor windows are evenly-spaced either side of the door, those on the upper floor are not, providing an asymmetric appearance (plate 5). One of the windows here is blocked, but retains its sill and head. The backdoor is of four-panel semi-glazed construction with a three-pane hopper fanlight.

#### **4.2.2 Internal description**

The interior was divided up into offices probably when Social Services took over, though perhaps in the later hospital era. In addition, a kitchen and toilets (under the stair and in the outbuilding range) were added, affecting the original spatial layout. Fireplaces were removed, carpets laid down and new lighting and internal doors added. Wherever possible, suggestions for original room function are shown on figures 8a and 8b, based on the model plans (appendix 1).

#### **Ground floor**

The main entrance leads into a lobby area. There is little decoration here apart from some 9" torus moulded skirting boards that survive amidst a later, plainer form. To the west are the stairs up to the boardroom (now partitioned off) and to the east is a large room that was probably the pauper's waiting hall (plate 6). It was here that the paupers asked for relief, having entered the building through the entrance on the east side (fig. 8a). A second doorway on the same side would have lead to the outbuilding range, but is now blocked (fig. 8a)

The layout on the west side of the waiting room is unclear, since walls have been inserted and possibly removed. One of the dividing walls features on the 1969 plan (fig. 7). Traditionally, smaller rooms were attached to the waiting room such as the porter's room,

search room or store rooms (appendix 1). Morrison (1994) suggests there may have been a passage through the middle for the master, which aligned with the pathway to the hub.

The two bays in the south-west corner are divided by a wide opening that may have held doors or a screen originally (fig. 8a), but shows no evidence. Since the sides and top of the opening are decorated with edge-roll mouldings, it is unlikely there was a wall here (plate 7). The same mouldings decorate the wide archway between the hall lobby and the stairs (plate 8), and are also found in the infirmary. The stair has wooden treads and cast iron balusters, adopting an open-well form with winders on the first turn and a quarter-pace landing on the second (fig. 8b). The lower flight partly obscures the west window (plate 8), perhaps suggesting the stair replaced an earlier one, especially since its style is rather utilitarian, unlike its surroundings. The area around the stair was damaged during the recent fire, causing blackening of the walls and peeling paint, though the stairs themselves and the panelled wooden staircase were not badly affected (plate 9). In the final stages of use, the space under the stair allowed access to modern washrooms and toilets in the outbuilding range.

### **First floor**

The small landing upstairs led directly into the boardroom (plate 10) and the clerk's room at the back (Morrison 1994). Modern partitions now form a corridor through both rooms and divide the boardroom into three offices. The ceiling is high and the windows on the most prominent elevation have panelled casings (plate 11). The walls are lined with deep 12" moulded skirting boards and a moulded cornice (plate 12). All prominent corners, such as the fireplace, have the same edge-roll mouldings as those downstairs, a nice Victorian detail (plate 12). Four Tubin's tube ventilators survive on the long walls (fig. 8b, plate 12). The mechanism itself is simple, and the operating rods are held by tiny cast iron hands, an interesting detail (plate 13).

### **4.3 The workhouse 2 (hub and accommodation blocks)**

**The hub** provided accommodation for the Master and his family at the centre of the workhouse, with prominent views across the yards and easy access into the accommodation blocks (plate 14). It has an octagonal plan form and is set on three levels with entry from the north (Master's House/entrance block) and south (infirmary). Originally it had a ground floor kitchen with the Master's parlour above, bedrooms on the second floor, attic and bell tower (ERO T/2219). The basement is situated below.

Access was traditionally by the stairs in the first bay of the accommodation blocks, which were removed when the hub was gutted when the hospital was remodelled in the 1960s, prior to the installation of the lift and staircase.

### ***External description***

During the hospital refurbishment, a short porch and bivalve fire- were inserted on the east side of the hub to receive patients into the hospital wards and the main floors up to the attic were refenestrated around the hub with casement windows. The attic windows that remain are small three-over-three sashes under segmental-arched heads (plate 15), like the original windows in the accommodation blocks. The attic area was extended over block A in the modern period to contain a water tank for the toilets. The bell tower on the top of the hub survives completely, with a bell and weather vane (plate 15).

#### ***4.3.1 Internal description***

The interior was gutted in the 1960s refurbishment and a cast iron staircase inserted. The walkway floors around the lift are concrete, supported on heavy reinforced concrete joists. On the ground floor, original four panel semi-glazed doors remain on the north and south side beneath five pane fanlights (plate 16). They are the same design as those in the accommodation wings that lead out into the yards.

The stair wraps its way around the lift on three levels and is of cast iron, much like the pauper's stairs in the accommodation blocks (plate 17). The attic, where the lift machinery is located, remains intact. Here the floor is boarded and some old striped wallpaper survives that may be contemporary to the workhouse (plate 18). Along the ceiling are the remains of a former studwork partition, suggesting there were two bedrooms here.

A basement exists under the hub, which is accessed from block C (fig. 9a). Stone stairs lead down into the interior, which comprises three rooms with a barrel-vaulted ceiling and red-painted bare brick walls. The interior contains modern boilers and pipework as well as an accumulation of assorted debris (plate 19). This was not included in the architect's survey and because of the poor conditions and low light levels no further recording took place

The **accommodation ranges** comprise four three-storey eight-bay wings projecting outwards from the hub to the outbuildings of the octagon. The first bays are recessed to allow more light into the hub and have tall brick piers on the corners to hold gates to keep the paupers away from the hub (plates 14 & 15). The recessed bays originally contained stairs

and toilets (Morrison 1994), which were replaced with corridors and new toilets/bathrooms to serve the new wards when the staircase in the hub was inserted.

Internal layouts in blocks A and B conform to Sampson Kempthorne designs (Appendix 1), which had stairs on the first and fifth bays and dayrooms on the ground floor for each of the sexes, and bedrooms upstairs divided into able-bodied and sick and infirm. Given the position of the laundry, the women would have occupied the west side and the men the east (Morrison 1994). The layout for blocks D and C is more difficult to judge as the original room layout has not been preserved. These blocks had staircases on the outer bays and, based on the model plan, would have included rooms such as stores/larders, chapel, dining rooms, boys and girl's dining rooms, schoolrooms, boy's and girl's dormitories, lying-in wards and nurseries (Morrison 1994).

Apart from some later and revamped 19th century fenestration, the blocks remain much as they were apart from two single bay toilet/bathroom extensions that were added at the end of blocks A and B in the post-war period (1960s?), which as modern additions are only described briefly.

In the following text, the ranges are described externally by yard in a clockwise direction, starting with the east yard and then internally by block. Bays are numbered 1-8 starting from the stair bay next to the hub.

#### **4.4.1 External description**

The four blocks are uniform in design, each of three storeys and eight bays, built in English bond, with low slate roofs gabled either end on the main bays (2-8) and pitched over the recessed first bay.

The external fabric has been altered very little, apart from the windows. Wide modern casement and vent windows have been added to the ground floors and the levels above have a mixture of original three-over-three pane vent windows, refurbished original windows with inserted modern vents and six-over-six Victorian and modern sashes. Many if not all of the original external doors survive too, the same as those on the hub and set within segmental heads.

The refurbished windows retain their stone sills and segmental arched heads, which was achieved by cutting out the bottoms and adding modern vents above the refitted original windows and sills.

### **East yard**

The eastern yard (plate 20), which became the main entrance into the hospital in the post-workhouse period, comprises blocks C and B. The outbuilding range (3), subject to the changes, survives in a truncated form.

A doorway within the recessed stair bay between hub and wing leads to the basement below and is the only doorway on this elevation.

**Block C**, the north-east block retains original fenestration on the end (north-east) bay and within the recessed stairway (plate 20). Otherwise the original apertures have been enlarged to take modern windows on the ground floor and second floors and later Victorian sashes on the first. The modern windows all have concrete sills and heads as opposed to the original brick heads which remain for the first floor sash windows. Chimney stacks are located along the north-east wall between bays 4 and 5 and 7 and 8, suggesting the interiors were originally divided into at least two rooms.

**Block B**, forming the other side of the yard retains original doors leading from the stairway next to the hub and into the fifth bay (plate 21). Only the windows on the ground floor are modern. The hospital era one-bay toilet block on the south-eastern end was probably built in the post-war period in two stages, initially single storied with a first floor and flat roof added at a later stage. It is likely the end chimney stack was removed when it was built.

### **South yard**

The south yard (plate 22) contains a doorway leading from the hub to the infirmary. The door is set beneath a small slate-roofed porch flanked by heavy brick piers. The outbuilding range here was demolished c.1900, but was originally separated from the rest of the range and is perhaps more likely to have been associated with the infirmary.

A doorway on the seventh bay leads onto the yard from the old dayroom and is the only entry point onto the yard from this side. A chimney stands between bays 3 and 4, plain in design as with the others. Fenestration in **block B** contains mainly modern windows on the ground and second floors and refurbished Victorian ones on the first. Blind windows are located on the sixth bay in front of the internal staircase on the ground and first floors (plate 23), presumably to shield the users from view. The top floor has the only original window, on the sixth bay (plate 23, behind tree).

The treatment of **block A** (plate 22, left) is very similar to block B, with wider windows inserted on the ground floor and refurbished original windows on the first. Blind windows are

again located behind the stairs on the sixth bay. The window range above comprises wide modern windows apart from on bays 1, 6 and 8, which are original. The window on the first (stair) bay was partially blocked when the toilets were inserted. Chimney stacks are located between bays 2 and 3 and 4 and 5.

None of the outbuilding range survives here.

### **West yard** (women's yard)

Traditionally the women occupied the yard closest to the laundry (Morrison 1994) where the washing was hung out. The yard was opened up when the outbuildings were demolished between the laundry and block D (plate 24).

The south-east side of **block A** presents the best-preserved elevation of all the ranges. At ground floor are three original doorways out onto the yard, from the stairs and the former dayroom. Although original windows on the ground floor have been replaced with sash windows, those on the first and second floors are entirely original (plates 25 & 26).

The north-east side of **block D** retains a small part of the former outbuilding range that was recently demolished after a fire (plate 24). Some of the windows have been replaced, although one original window remains on the ground floor, on the seventh bay. Two others are located on the first floor, on bays one and eight, the rest being refitted modern sashes. On the top floor, original windows occupy the sixth and eighth bays. Chimney stacks exist on this side between bays two and three and four and five, with another at the far end, suggesting there was at least three ground floor rooms originally.

### **North yard**

In terms of early spatial layout, the north yard (plate 27) is the best preserved since it retains all of its outbuildings and the path between the entrance range and hub is still extant. Being beside the women's yard, this is likely to have been for the girl's use and would have provided easy access to a school house, which is likely to have been housed in either block D or C.

At ground floor level, the south-west side of **block D** (plate 27, right) retains original windows on bays 4-7 and original doorways at either end. The first floor contains mainly modern sash windows, apart from bays 7 and 8, which are also original. The windows on the top floor are all original.

In the **block C** elevation (plate 27, left) no early windows survive at ground floor level but the spacing of the doorways either end is identical to block D. At first floor level, all but the eighth bay are Victorian sash windows, while all on the top floor are original.

#### **4.4.2 Internal description**

Occupation by St Albrights Hospital for some 60 years after the workhouse closed inevitably had a great impact on the spatial layout of the buildings and the survival of original internal features, fixtures and fittings. In addition, remedial and stripping-out work by building contractors after the site had closed caused further disturbance.

The eight bay blocks were used as hospital wards after the workhouse closed. The first (recessed) bay was the original stair bay, which also contained toilets on each level (Morrison 1994). These were changed to toilets/bathrooms for the wards and the doorways moved from the centre to the side. The former ward partitions were stripped out after the architect's survey in 2006, and generally only minor modern hospital features remain, namely 4" skirting boards and dado rails, mixed with a small amount of original decor. All internal doors are modern although many were removed by the previous owners.

Since all the interiors have been modernised and are now fairly uniform, representational plates showing the room layout on all floors are included as well as detailed shots of features of interest.

The layout of the main rooms suggests that the main accommodation blocks were A and B, while blocks C and D were mainly used as service rooms such as the dining hall, schoolroom, chapel (pre-c.1900) and several other functions suggested by the plans in appendix 1.

#### **Block C**

The ground floor of block C occupies one large room with the old ward partitions removed and 3½" pine floorboards exposed in the ceiling. The modern windows have tile sills. A hatch in the south-west wall (plate 28) shows where the original central doorway was, which was more fully observed in block D.

Occupying the eighth bay are the old pauper stairs (plate 29), which wind up through the levels to the second floor. They are dog-leg in form, built with stone treads (now carpeted), plain cast iron balusters, and cast iron rails with curved terminals. The slim newel posts are square at the base and the shafts chamfered to an octagon. It is likely the stairs in the first



bays were once the same. The small cupboard next to the stair is perhaps modern and has a diamond-pattered red and black tile floor.

The wooden floors are supported on 6"-wide joists. Some 6" skirting board survives in the first floor (plate 30), which has a quite subtle torus moulding also recorded in other parts of the ranges, inside the infirmary and on the second floor of this block. The second floor is built into the eaves, with canted ceilings and the walls here and elsewhere are kept in position by a series of iron tie bars (plate 31), which again are also found in the infirmary. The roof is light and has a simple rafter form. Original windows on this floor have splayed heads to increase light levels (plate 31).

The outbuildings immediately beyond the range have been converted to staff rooms and sanitary facilities and have lost much of their early spatial integrity. They have also suffered from damp (fig. 7).

### **Block B**

The room layout in blocks B and A are identical and the same as the single-sex blocks in appendix 1, with dayrooms for the adults and adult infirm on the ground floors and bedrooms above, separated by a cast iron stair on the sixth bay. Modern two-storey sanitary facilities were added at either end in the 1960s.

The ground floor in block B contains no features of interest apart from the staircase (plate 32), although there is evidence on the upper floors for blocked central doorways leading off the stairs (figs. 9b & c) which would give good sight lines through the rooms. The same principle was noted in other blocks too.

### **Block A**

Block A was also a single-sex block, with same layout as block B. Again, this was divided into two wards when used as a hospital, with stairs inbetween and sanitary facilities either end. Block A is connected to Rose House (the infirmary) by a single-storey 1960s extension block of no architectural importance (fig. 1, plate 23, right).

The internal detail is modern on all floors and largely already covered in earlier descriptions. However, an unexpected feature was the staircase, which up to the first floor landing is wooden rather than cast iron. These wooden stairs have a panelled staircase, square balustrades and handrail (plate 32). The newel post has a faceted finial, a quite commonplace motif, and perhaps here providing a more 'homely' effect. The underside of the

stairs is boarded and a four-panel door reveals a cupboard beneath containing a storage area with a gault brick floor utility area, perhaps a cleaning cupboard. At the first floor landing, the wooden stair changes to the more familiar cast iron version (plate 33), perhaps suggesting the iron stairs are later replacements. At the top of the landing are the remains of a wooden stair guard (plate 34), whereby a rail (now missing) could be lowered across the stair to prevent inmates falling down the stairs at night. Both original and refitted windows were recorded on the first floor. The original windows are square with three-over-three panes, the top one of which tilts and is kept in place by an iron stay on the side (plate 35). The surrounds are wooden. The modified ones use the same windows refitted with a central stay and a modern vent window above and utilitarian tiled sill. There are no further features of interest.

### **Block D**

All wall fittings in block D are modern and all former partitions have been stripped-out. The ceiling joists are partly-exposed on the ground floor where fire repairs were carried out. The end bay where the stair is situated has been fire-damaged and the outbuildings to which it linked have been demolished.

The first floor was stripped back to the brickwork after the fire, which has revealed a blocked central doorway into the main room (plate 36) but no further evidence of the original layout. A wooden rail set in the walls 1.4m above the floor provides evidence for a panelled interior of some sort, suggesting this was a room of some importance, perhaps the schoolroom or original chapel. Some traces of green paint were observed on the bare brick walls above, and it is worth noting that green was a common colour in Victorian institutions. This floor was refenestrated after the fire with modern sash windows.

No features of interest were recorded on the second floor, though it had not been unduly affected by the fire.

### **4.5 Outbuildings 3**

Single-storey outbuildings are recorded on historic maps of the 19th and early 20th centuries but not on the earliest map, the 1839 tithe map, which instead shows a thick octagonal wall around the yards (fig. 2). Though unlikely, their rudimentary brickwork suggests they may be part of a different building phase, though probably built not long after the workhouse was established. Only elements of them survive today, across the north and east yards. The 1930's Public Assistance Committee Report shows that these were used as receiving wards, stables, a wood and cart shed (now demolished) and the original laundry (Garrett 1998), but

probably also workrooms and bathrooms. None of these functions is preserved in the present structures which have all been modified through hospital use and many are now in a poor state of repair due to neglect, damp and fire damage. Their internal layout has barely changed from the 1969 architects drawing shown as figure 7. Elevations are included in the archive.

All structures are brick-built to a lower standard than the rest of the buildings, in a low-quality form of Flemish bond that varies between two and three stretchers per header. Internally, the bays are separated by narrow 0.6m-wide wooden planks. Some of the interiors originally had boarded ceilings and some others lath and plaster, though some have been replaced with hardboard and modern insulation. The roofs were originally slated but most of these have been removed, letting in water. In the following descriptions only surviving original fabric is mentioned. A few areas were inaccessible and like the rest of the site, the ground floor windows were boarded up.

#### **4.5.1 North-east range (3a)**

This range was historically linked to the Master's House and block C, but the end of the range across the east yard was demolished in the 1960s, along with part of the south-east range (3b), when the new hospital entrance was put in.

The range is uniform in height apart from the taller bay towards the north-west end that contains a modern porch and doorway into the hospital staff kitchen area (plate 37). Original doorways are located at either end of the north-east elevation. One leads to rooms either side of a short corridor or straight through into the yard, while the second, next to the Master's House, is a refitted fire door. Beside the outbuilding doorway (plate 38) is the 'house bell' sign, now faded to grey and probably relocated from its original position by the pauper's door.

The windows are a mixture of later casements and original-looking three-over-three pane vent windows like those seen in the accommodation blocks that have been refurbished with modern stays and tile sills.

The south-west elevation is situated both sides of block C. The part in the north yard was largely inaccessible and in poor condition. The elevation (plate 39) shows doorways either side with a second doorway, leading into a small room (former WC). Both windows appear to be original, comprising a five-pane horizontal sliding sash and the standard vent window,

while at the end of block C itself are the patient's toilets and bathrooms, much like those in figure 7.

The part in the east yard (plate 40) is much like the opposite side, containing a mixture of early and later windows. Beside the downpipes by the renewed gable end is some workhouse graffiti, the clearest of which reads 'J. W. Cook 1877' (plate 41). Inside are two rooms either side of a short corridor. Their function is unknown, though that to the north-west contains a fireplace and casement windows (plate 42).

#### **4.5.2 South-east range (3b)**

Only four bays of the south-east range survives and only limited inspection was possible. The first bay, next to block B, was re-covered with a flat one in the modern period, probably when the toilet extension was built, forming a new entrance (plate 43). None of the other three rooms were accessible apart from the northern bay, which had been used more recently as a chemical store, and retained its boarded ceiling (plate 44).

#### **4.5.3 North-west range (3c)**

Only the part between block D and the Master's House remains after the rest was demolished following the fire, and those interiors that remain are badly fire-damaged. Fenestration appears to be unaltered, mainly comprising three-pane casements and single vent windows; none of the four original pivoting metal windows recorded in the RCHME survey appear to have survived.

The south-east elevation broadly mirrors the other side of the yard with two entry points at the accommodation block end and single one to the Master's House (plate 45). Only two complete bays remain on the north-west, the rest of the walls having been demolished (plate 24, left). The interiors retain a fireplace, lath and plaster ceilings (plate 46) and modern toilets at the far end, linking to the offices in the former Master's House (fig. 7).

#### **4.6 Infirmary 4, 5 & 7 (Rose House)**

The infirmary (plate 47) was built in the first workhouse phase as a two-storey rectangular block to the south of the complex. Two-storey ward blocks, constructed between 1839 and 1876, were added either side, linked to the octagonal outbuilding range. These may have been linked by an open covered way or veranda on the north side; such a design being characteristic of pavilion planning introduced in the 1870's (RCHME, 1994). Extensions were added to the ward blocks to west and east in the early part of the 20th century (pre-1920), replacing the outbuilding range, thus forming an unusual though symmetrical plan form. In

the early years of the hospital (1930s) a timber-framed and boarded link was added at the back to join up the three elements on both levels. A brick reception area was added between the stair bays to the front (north). In the 1960s the wards were converted to bedrooms for nurses, removing earlier fixtures and creating a new spatial layout that was reused under more recent occupancy by Social Services. This involved partitioning and refitting the wards as corridors and bedrooms with studwork partitions. Multi-pane glazed screens were added along the corridors and over the doorways to maintain light levels. New carpets were laid, fireplaces removed and interiors decorated.

#### **4.6.1 Infirmary (4)**

The main **infirmary building (4)** is five bays long and built in English bond with a low-pitched slated roof, gabled either end. Chimney stacks are located either end and on the penultimate eastern bay (plate 48). Access was originally from the Master's hub to the north, now located behind a modern addition (7).

##### ***External***

The most prominent elevation is now on the south side, facing the chapel. It has a uniform appearance with sash windows lighting each of the bays with codestone sills and segmental brick heads (plate 48). Those on the ground floor are tall six-over-six sash windows with three-pane hopper windows above. On the first floor are six-over-six sashes. The sash windows on the north elevation (plate 49) are slightly more ornate, having arched rather than flat frames, and cambered brick heads. The side elevations show no existing fenestration and are mostly obscured by the two ward blocks, (5).

##### ***Internal***

The three-room layout of the original infirmary building appears to survive on both levels, probably accommodating women on one level and men on the other (Morrison 1994). This would seem likely since there is limited room space for corridors, etc. The Rose House plan of 1961 shows the only entrance on the north side (fig. 10b) and stairs located in the north-west corner of the room, and this may be the original form. It also shows that the west room (plate 50) contained a central access to the middle ward (now blocked) and a smaller possible isolation ward at the east end. All were heated by open fires. Original fixtures and fittings consist solely of 6" torus skirting boards.

The first floor has the same layout but the doorways have been moved to the north wall rather than the middle, assuming the plan form was the same as below. Like the

accommodation ranges the ceiling is canted and iron tie rods span between the windows (plate 51).

#### **4.6.2 19th Century ward blocks (5)**

The ward blocks were built as two five-bay blocks of similar size to the original infirmary although constructed from Flemish rather than English bond. They were possibly associated with an open covered-way or veranda, linking the two through side doors behind the central block (Morrison 1994).

##### ***External***

Tall six-over-six sash and hopper windows exist on both levels and all sides apart from the north elevation which was reworked when the early 20th century blocks were added (phase 4, figs. 9a & b). These are the same as those on the ground floor of the infirmary, with identical dressings. The ground floor windows on either side of the infirmary appear to have been blocked, the reason for which is unknown. Chimneys are located in the hipped roofs either end, best shown in the south elevation since the hips at the northern ends are now embedded in the Edwardian extensions either side.

##### ***Internal***

At the outset the side wards had their own outbuilding ranges to each side that were not linked to the other ranges, however, these were demolished in the early 1900s. The current interiors are identical in form to the infirmary as nurse accommodation/offices.

The original layout of the wards was probably the same on both levels, with the stairs contained within the north bay and the further four bays used for patients. It was only in the 1900s that the existing stair blocks were added. Fireplaces were located at the southern ends to heat the large rooms. Upstairs the ceiling is canted and iron tie rods mark the bays.

#### **4.6.3 Edwardian ward blocks and stairs (7)**

The later extensions to the phase 2 blocks created extra wards on the outward side and staircase blocks on the inside, forming rough cross-shapes (fig. 6). The main part was the four-bay wards to west and east, uniform and terminating in a stacked gabled end with rusticated corners, a prominent feature of this phase. To the north was a one-bay extension containing entry points to both levels via external iron stairs. The north gable ends were extended at ground floor level in the 1930s and then raised at a later date in stretcher bond (plate 49). The three-bay stair additions contain more formal entrance points and a higher level of architectural detailing around them.

### ***External description***

The four-bay wings added either side of the phase 2 ward blocks have narrow four-over-four sash and hopper windows with codestone sills and flat heads, and chimneys located on the gabled ends (plate 47). The north elevations are more complicated since the inner first bay is hidden by the 1930s extension, though this appears from the maps to have been started in the 1900s (fig. 5).

The **three-bay stair blocks** have off-centre heavy four-panel doors within a bullnose brick doorframe accompanied by semi-circular fanlights above set within an ovolo-moulded brick overdoor and keystone (plate 49), all of which are likely Edwardian features. To either side of the doors are narrow four-over-four sash windows. Small four-pane windows light the area beneath the stairs.

### ***Internal description***

The phase 4 wards would have used existing stairs off the phase 2 ward for access and the circulation routes would have been similar if not the same as they are today (figs 10a & 10b). Since conversion the ward block interiors are uniform with those other parts of Rose House, apart from the first floor ceiling which is not canted like the others nor employs tie rods.

Quite spacious and well-lit stairways are located between the side wards, originally giving access to all but the main infirmary building which retained its own. The best preserved is on the western side (plate 52). Dog-leg in form, the stairs are wooden with square balustrades and moulded handrails and newel post, the latter terminating in a globe finial, fairly typical of the period. The base of the stair is lit by a semi-circular fanlight over the door and the landing is lit by a large round-headed window.

#### **4.6.4 Hospital additions**

Two sanitary blocks were added to the ward blocks, probably when the hospital was established c.1930, with a reception area and corridor between the wards added in 1961.

The 1930s blocks were built in two stages. The interiors contained a linen room, toilets and bathrooms on both levels, with white brick-tiled interiors since replaced by square tiles, and linked by a side corridor (fig.10b). A thick beaded dado rail runs along the walls and around the sills and door frames of the corridor and rooms off it, to good effect (plate 53).

The single-storey brick reception area housed a flat-roofed duty room, cloakroom and wide central entrance, and glazed-roofed corridor behind, leading to all areas but in poor condition

since the roof was lost (plate 54). The boarded modern entrance set back on the south side, between the wards blocks and original infirmary, was also built when the infirmary was converted to nurse accommodation, to provide first floor corridors and links between the three buildings, but has no architectural merit.

#### **4.7 Chapel 6**

The chapel lies to the south of the infirmary and was constructed in the late 19th century (1876-96). It is single-storey, built of red brick with stained black bands and stone dressings (plates 55 & 56). The building is gabled to the east and west with a slate roof with a three-bay rectangular nave and small chancel at the east end, set slightly lower (plate 55). Diagonal and pilaster-type buttresses divide double lancet windows with a transom at springer level containing lead glazing. Tripartite windows stand at the chancel end and retain some stained glass detail from behind protective glass screens (plate 57).

Entry is by a doorway set under a pointed arch at the west end. The floor is boarded and raised at the chancel end, where there is a chamfered pointed arch and also some square panelling (plate 58), partly fire-damaged. Vertical panelling survives in the north-west corner along with a coat rail. There is no other evidence of panelling and the rest of the interior is simply plastered. The windows have splayed reveals and sills and incised stonework around the heads (plate 59). The canted ceiling is built of stained pine boards and remains intact, divided by wooden tie beams.

#### **4.8 Laundry 8**

The laundry (plates 24 & 60) is one of the most complete and overlooked building in the group. It was built in the early 1900s to replace and probably expand/modernise existing facilities which probably formed part of the outbuilding range on the same western side of the octagon (fig. 4). Many original fixtures and fittings survive inside the laundry.

This is a large red brick building whose plan-form replicates the octagonal range that it replaced. It is lit by six-over-six pane sash and three-pane hopper windows on most sides, under segmental heads and codestone lintels. Two six pane fixed light western windows are set higher to light a small first floor drying area. Doorways (with segmental heads and hoppers) are located to the west into the boiler house, and to the east into the laundry and washroom, the latter of which has a modern porch and wide doors for laundry trolleys (fig. 12, plate 60). The wide gable ends contain large oculi windows and the slate roof carries ridge ventilators, a conical steam vent and a large square-shafted chimney above the boiler house (plate 60).



Inside are two large rooms. The washroom (fig. 12, plate 61) has been cleared out but retains a sink and concrete base for later laundry machines. The laundry contains a lobby area by the door, now used to store old pallets, and a large working area with drying rooms on the western side, with huge king post trusses above. One of these rooms has a circular steel-bar dryer, heated by wall-mounted elements (plate 62) and the other has iron racks. Above are wooden steps leading to a first floor area where other racks are located (plate 61). One of the main items of interest is a 'Tullis' Linen press, manufactured in Clydebank, Scotland (plate 63). Décor consists of a beaded dado under sill level in the laundry area but there is no such decoration in the washroom.

#### **4.9 Mortuary 9**

The original mortuary to the east of the workhouse (Morrison 1994) was replaced in the 1920s or 30s by a single-storey brown brick building, built in stretcher bond with vented gabled ends and a slate roof (that has been severely ransacked, plates 64 & 65). It is lit by two pointed leaded windows to the east and west, with codestone sills and brick arches and gablets rising above eaves level. There was a double doorway with a Tudor-arched head on the main west side that lead into the mortuary room, and a side entrance to the north which is largely intact, that led into the chapel (plate 65).

The interior is sombrely decorated in 6" purple tile walls and stone dressings around the doors and windows. A curtain divided the mortuary room, where two slab bases remain for one of the five former slate slabs (plate 66) from the chapel, where family of the deceased could visit (fig. 13).

#### **5.0 DISCUSSION AND CONCLUSION**

The first Poor Law was established during Elizabeth I's reign when it was the responsibility of the parish to provide 'outdoor relief'. After 1601 small parish workhouses were built where paupers did basic work for food and shelter. However the system of outdoor relief was open to abuse by the able-bodied and became costly. The Poor Law Amendment Act of 1834 sought to remedy this with the use of well-regulated workhouses where "harsh discipline and segregation would deter all but the deserving poor "(Garrett 1994). The 'union' workhouse served several parishes, each controlled by 'guardians', local dignitaries (businessmen, clergy, etc) who were responsible to the Central Poor Law Commission in London.

The central tenet of the new workhouses was to deter all but the very needy. Conditions inside were therefore designed to be bad; worse than that of the lowest-class labourer. Harsh discipline was employed along with a strict timetable and the sexes separated to prevent moral degradation. Couples were separated as well as children from their mothers (Garrett 1998). The seven main classifications of inmates were originally:

- Infirm and old men
- Able bodied men and youths above fifteen years
- Boys above seven and below fifteen
- Infirm and old women
- Able bodied women and girls above fifteen years
- Girls above seven and below fifteen
- Children under seven years old

Architecture was designed to look austere, foreboding and institutional, much like prisons; cheerless and uninviting. The plan form, with a central hub overlooked segregated yards for men, women, boys and girls and enabled the master to control and monitor the activity within. Four 'model' plans were adopted by the Commission, onto which architects could base their designs. Three of these were designed by Sampson Kempthorne as 'radial' forms, with the hub at the centre and accommodation blocks leading off to outbuildings that divided the exercise yards. Two designs were hexagonal with 'Y' and cruciform ranges and the third was a cruciform range within a square.

The Lexden and Winstree Union Workhouse was a fusion of these designs. Here the plan form was based on an octagon, whereby the accommodation blocks of the cross were rotated by 45° (Morrison 1999) to form a saltire (St Andrew's) cross between an octagonal hub and outbuilding range. This created four regular yards with easy supervision from the hub and access to the outbuildings. The only one of similar plan is the Depwade and Walsingham workhouses in Norfolk (Morrison 1999), though this is effectively a cruciform plan with the corners removed, and lacks the elegance and symmetry of the Lexden design.

Although the plan-form was different, the appearance of the workhouse was typical of Kempthorne's model, with an entrance block with projecting front occupying the prominent position containing a higher, though not ornate, level of architectural detail, symbolising authority and power. The three-storey accommodation wings were austere and prison-like, but were not designed, like some, to block-out the outside world. Their windows were regularly-spaced to ensure high light levels and provide cross-ventilation, a key design

feature in public buildings of the time, especially hospitals. The octagonal three-and-a-half storey hub in the centre created a statement of authority and controlling presence, but little personal space for the master and his family. Gates were fitted to keep the inmates from straying too close to the hub. Cartographic evidence suggests the original workhouse was built without an outbuilding range, but with an octagonal wall instead. This is only possible if the early workhouse was a more modest affair, with service rooms housed in the wings, and it was only with expansion that the outbuildings were built.

Form, function and mobility are important concepts to the arrangement of all public buildings and the Victorians were keen innovators. Internally the entrance block at the front contained a waiting room for new paupers on the ground floor and the guardian's boardroom on the upper floor. The former entered by a discrete side door and the guardians through a porch at the front and up to the boardroom through an arched stair lobby. As befitting its role in running the workhouse, the décor upstairs was quite grand. Once registered the new inmates would pass to the receiving wards where they would have medical checks, be washed and supplied with clothing. From there they would be allocated their place according to sex and age; women and men accommodated in the southern wings and girls and boys in the northern wings, along with ancillary rooms such as schoolroom, dining hall and chapel (in the early phases), etc. The kitchen was located in the hub, with the Master's parlour and bedrooms above.

Not only could the master view the yards, he could also see straight along the accommodation blocks from the stair bay through the central doorways. Often in workhouses the accommodation ranges were sparsely decorated, with bare brick walls. This may have been the case here, although the first floor of block D shows evidence for wood panelling, which suggests this was a room of some importance, such as the schoolroom or chapel/dining room. Since the layout is fairly unique, there is no real basis to suggest who was allocated to which yard, although the women were always located in the yard by the laundry, which in this case is the west yard. Boys and girls would have their own yards as well as the men. Having the large blocks delineating the yards would have meant that communication was impossible and although it would be possible to see each other, the small vented windows on the blocks would have made communication difficult. The fact that the central stairs on the men's and women's blocks are shielded from view suggests the need or desire to reduce distractions/loitering in areas less easy to supervise.

The infirmary was set slightly apart from the main group to reduce infection and was linked to its own ancillary outbuildings as part of the outer octagon. Each sex had their own ward

assigned to a floor rather than off corridors; the elderly and infirm were looked after in the main adult blocks. Windows were large and located close together and spaced opposite to ensure fresh air and cross-ventilation and thus help prevent passing infections.

The internal layout of the workhouse has been altered over time, largely by the closing-in of spaces to form rooms for nurse accommodation and offices during the hospital era. Particularly this is in the infirmary, though the spatial layout of the wards and the location of stairs can be deduced. The pauper's waiting room in the Master's House is intact and so is the boardroom upstairs, though now divided into three. The southern accommodation blocks conform exactly to the Kempthorne model for men and women, but the precise layout of the northern blocks is unknown as internal walls are likely to have been removed to create long wards for the hospital. The internal layout of the remaining outbuilding range has been altered where modern sanitary facilities have been inserted but otherwise probably remains largely as it was. As they are, it is difficult to assign exact room functions, though they are likely to broadly follow the model design. Peripheral buildings, the laundry, chapel and mortuary, unaffected by later developments, retain their internal layout.

Surviving fixtures and fittings vary from building to building. Generally original fenestration survives well, apart from the accommodation ranges where the original windows have either been replaced or adapted, though less so in the western yard, particularly block A. Most main external doorways survive too. Internally the boardroom in the master's House retains the most original internal detail and elsewhere survival is limited to stray areas of original skirting boards and architraves. One feature of interest is the wooden staircase in block A, which is likely to be original, although in direct conflict with the predominant iron stairs in the which often provide 'pauper's stairs' in workhouses. Although the wooden stairs have a Victorian form, the iron stairs are a utilitarian type that is difficult to date. Similar stairs are located in the hub, which date to the modern period and it is possible the original stairs were replaced during the hospital refurbishment.

Of the peripheral buildings, the interior of the laundry, although being of later date, survives well and retains features and machinery dated to the early 1900s, which is a rare survival. The building form, emulating the outbuilding range that it replaced, is unusual too and apart from the modern entrance has not been altered externally. The mortuary, though small and suffering since the roof tiles were removed, has a good interior and detailing around the doors and windows.

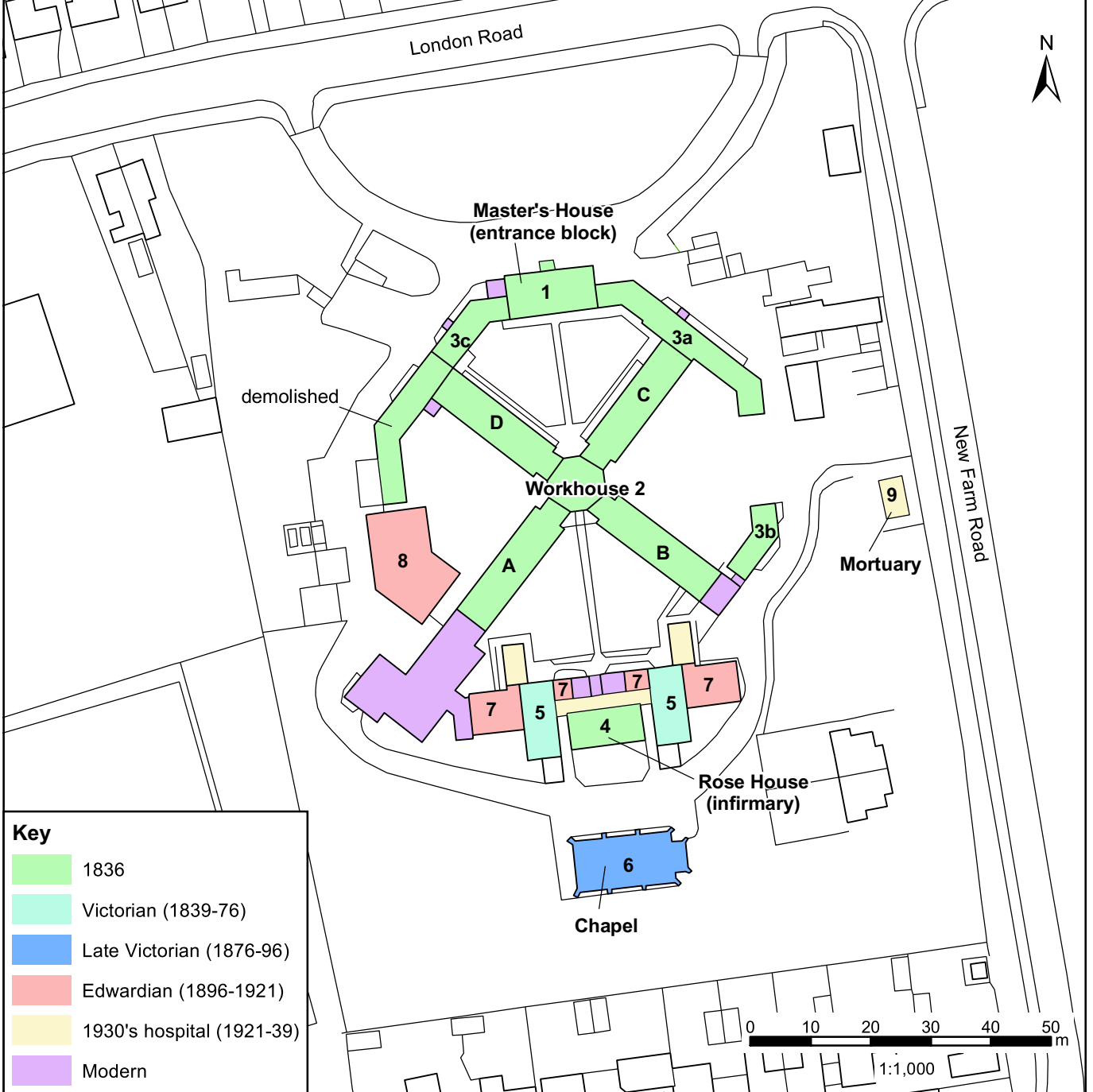
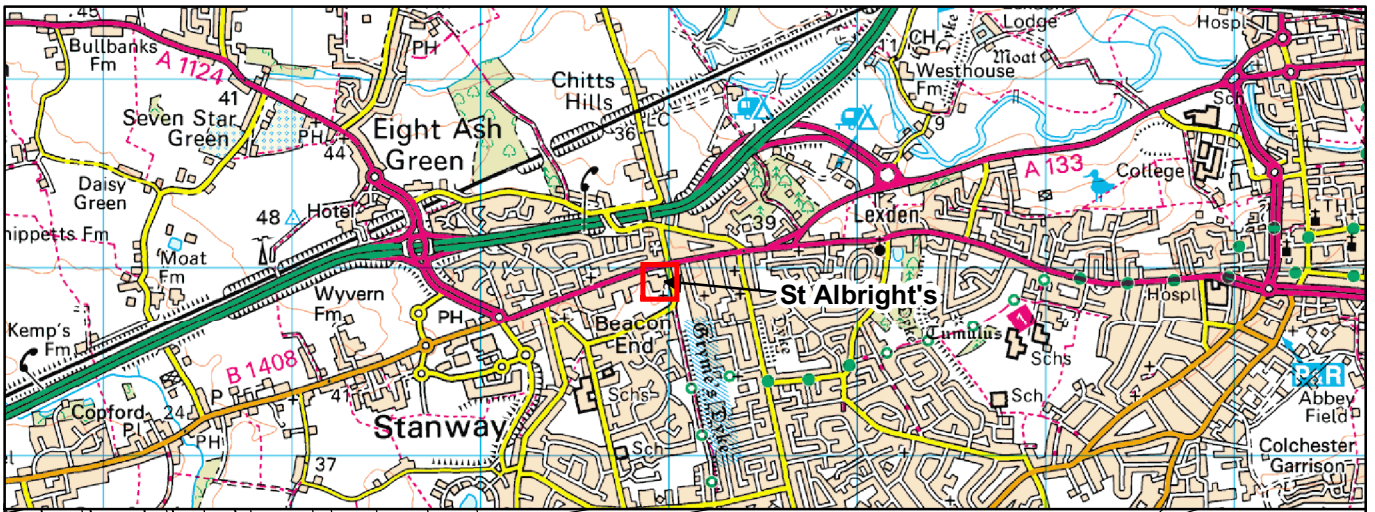
The former Lexden and Winstree Union Workhouse is unique in its adaptation of the radial plan-form that was prevalent in workhouse design soon after the Poor Law was introduced. Its importance is recognised in It Grade II listing and its inclusion in the English Heritage workhouse book (Morrison 1999) and is described in the ECC Comparative Survey as “an unusually complete early nineteenth-century workhouse that clearly demonstrates how the architecture of the New Poor Law was envisaged” (Garrett 1998). As a building group it is well-preserved, with all the main buildings remaining and the spatial layout intact, starkly reflecting elements of control, order and segregation that were part of the workhouse ethos.

## **ACKNOWLEDGEMENTS**

Thanks are due to Bob Wilson and Jon Crisp of Arcady Architects for commissioning this survey and for supplying drawings. Also to Andrew Knight and Richard of Knight Developments for facilitating the works. Thanks also to staff at the Essex Records Office and National Monument Record Office. Fieldwork, recording and photography were undertaken by the author. Illustrations were prepared by the author and produced by Andrew Lewsey of ECC FAU. The project was managed by Adrian Scruby.

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| Wells-Gardner, M.J.  | 1959 | <i>Ring in the Old</i> (typescript recollections ERO T2219)  |



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Fig.1. Site location and phased block plan

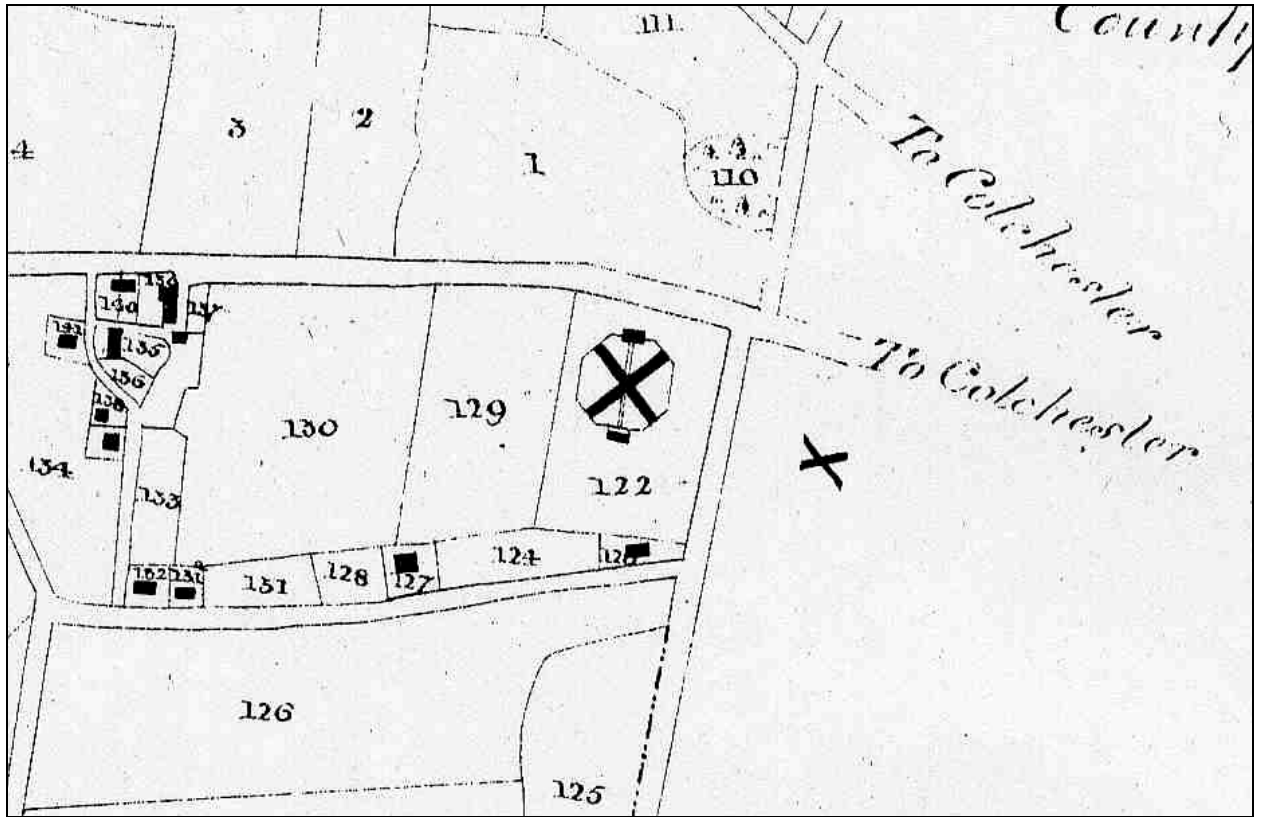


Fig. 2 Stanway tithe map, 1839 (D/CT 329)

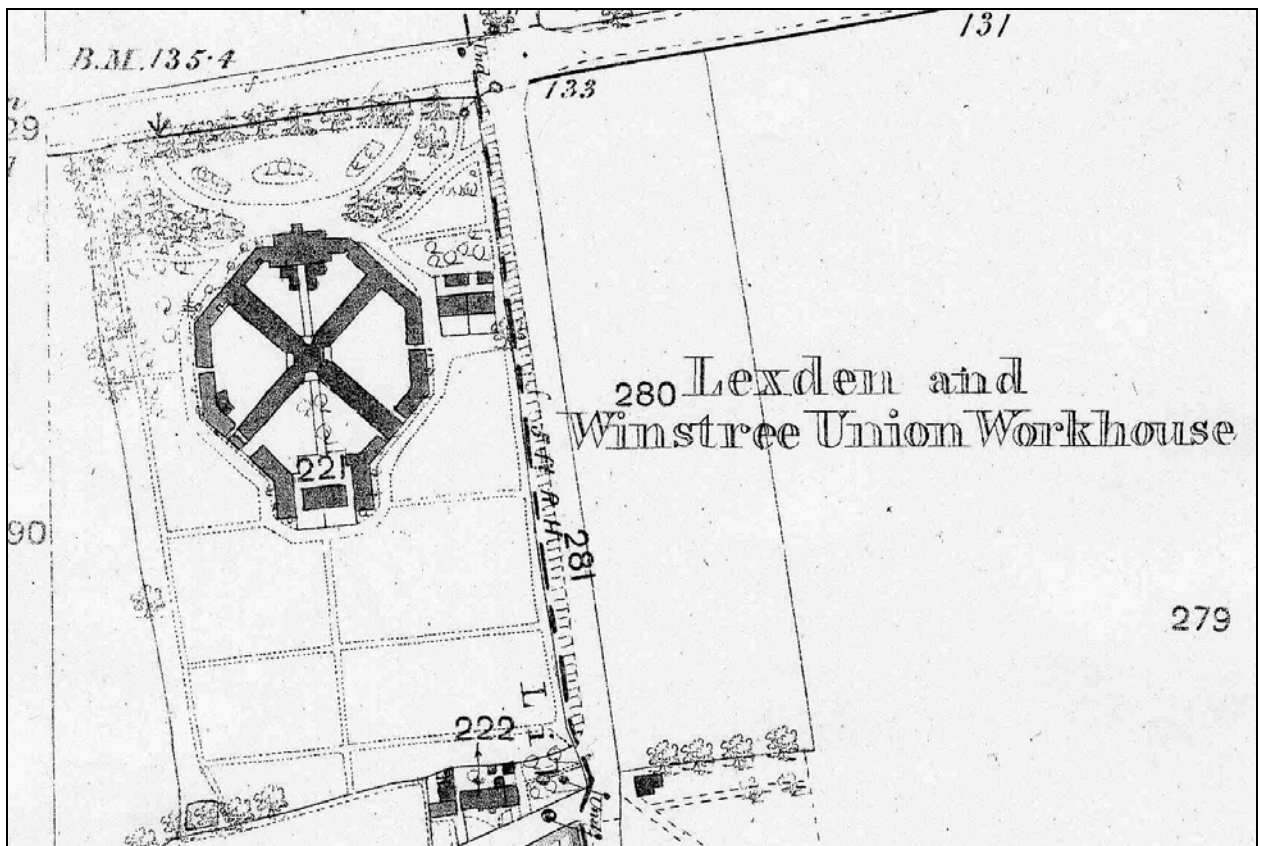


Fig. 3 First edition OS map, surveyed 1876 (sheet 27/11)



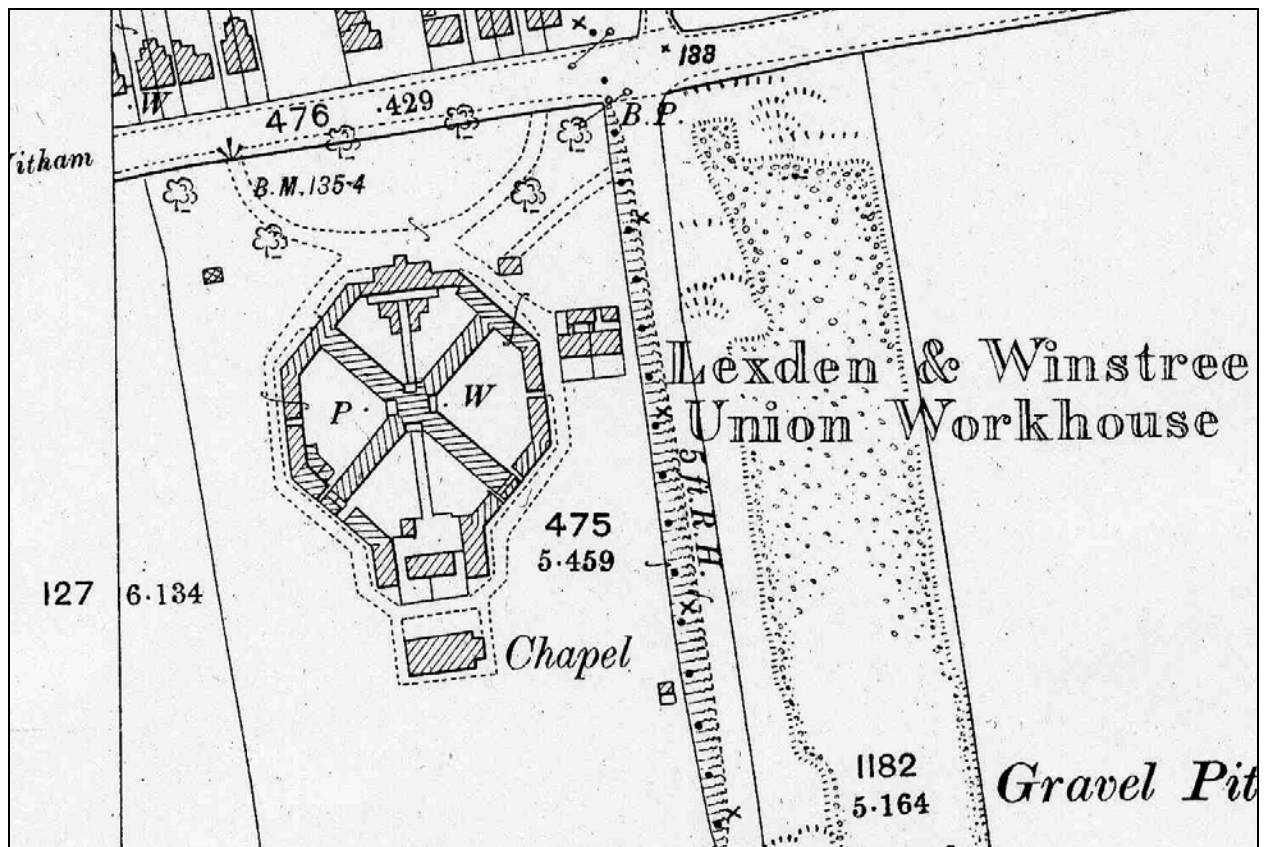


Fig. 4 Second edition OS map, 1896 (sheet 27/11)

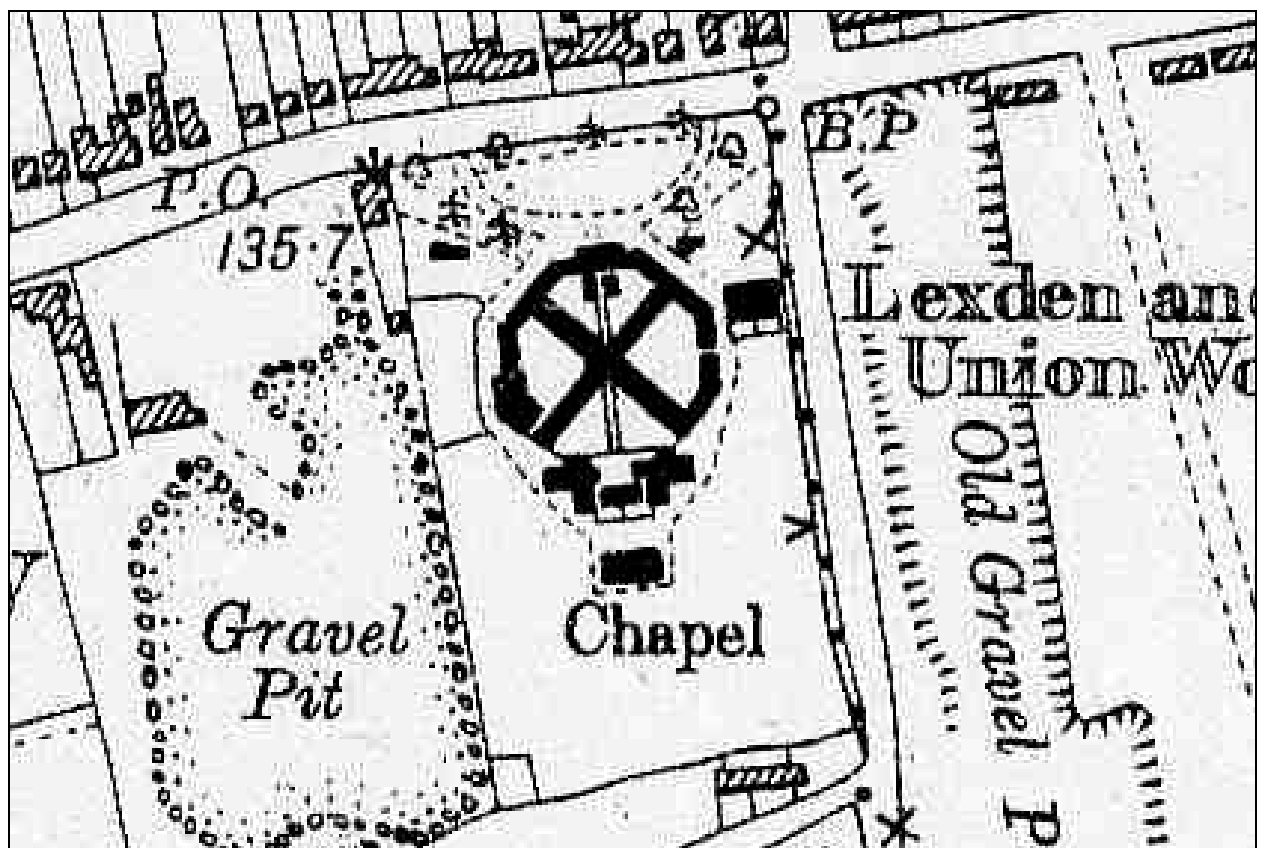


Fig. 5 New series OS map, revised 1920-21 (sheet 37 NW)

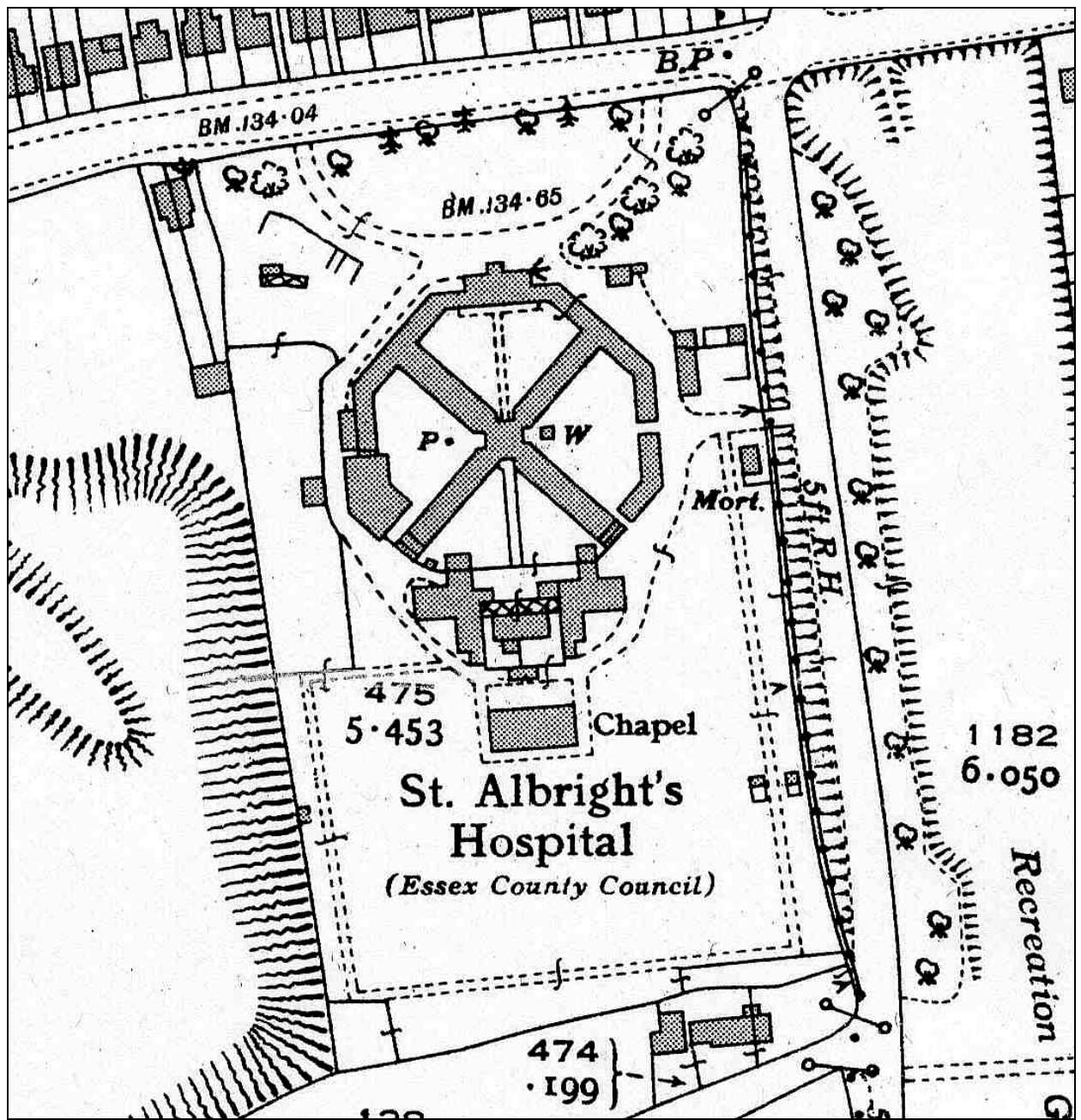


Fig. 6 Third revision OS map, 1939 (sheet 37/1)



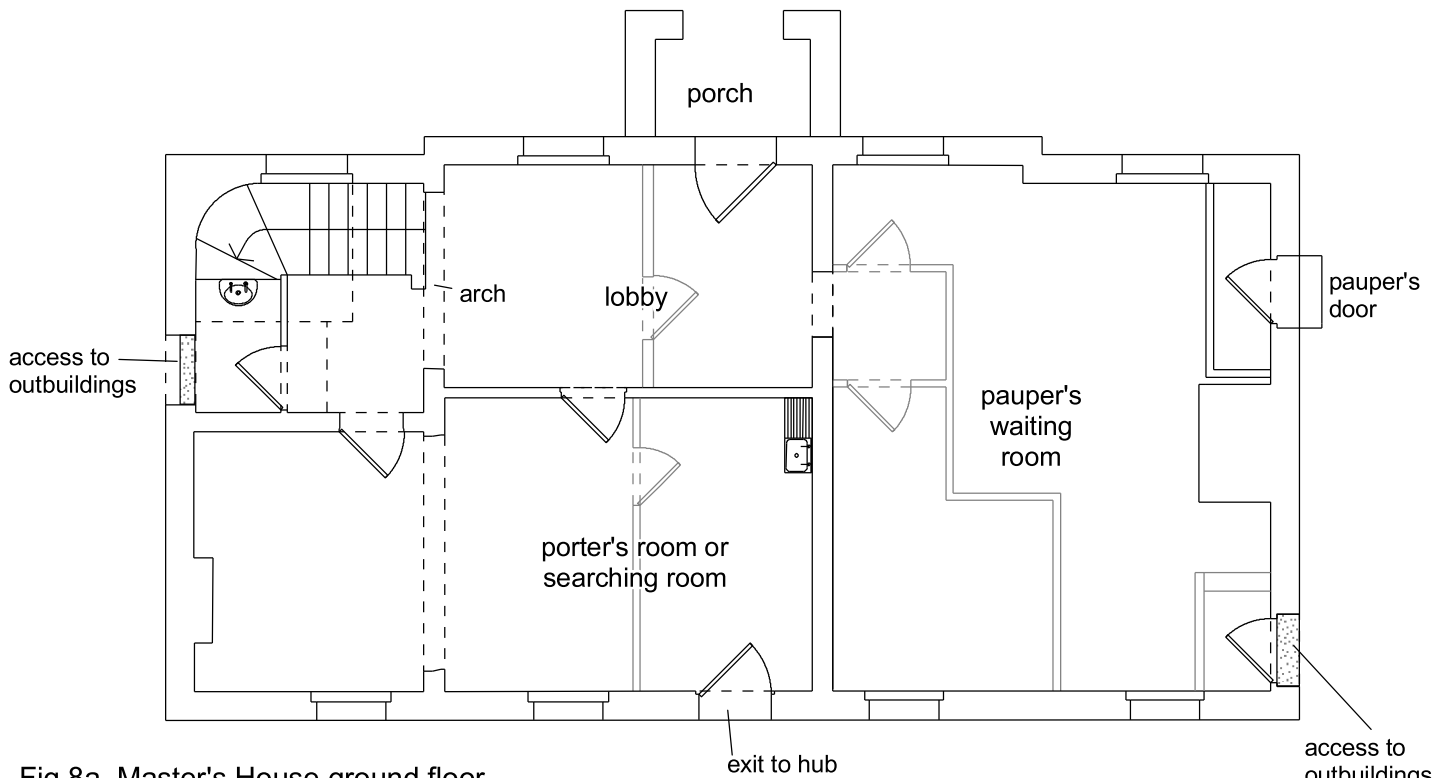


Fig.8a. Master's House ground floor

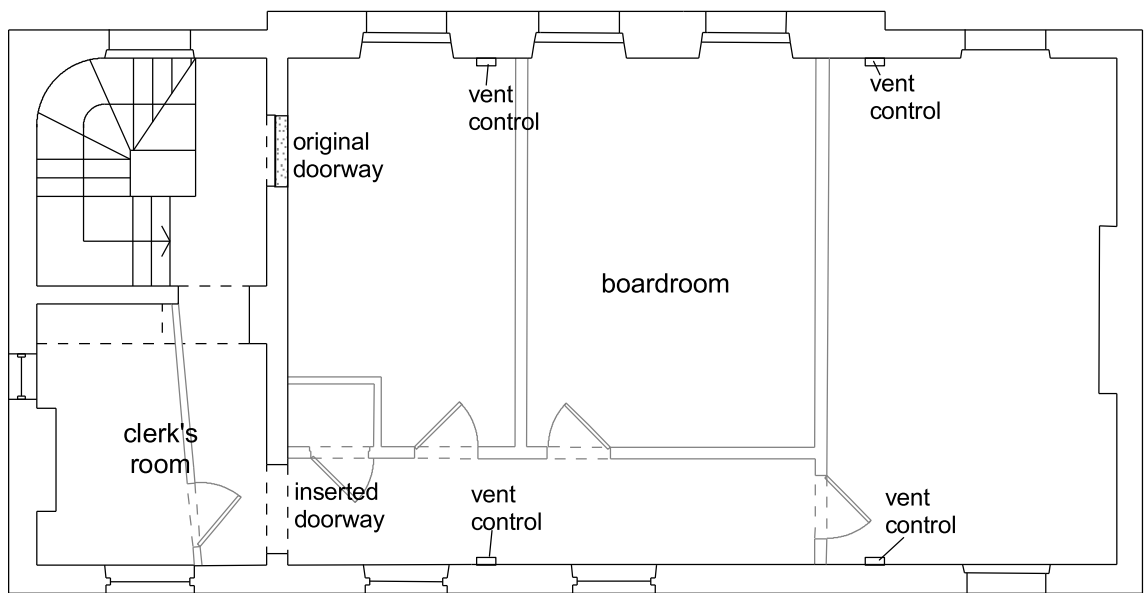
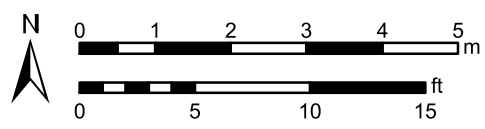


Fig.8b. Master's House first floor

- Key
- blocked
  - modern partition (some removed)



1:100



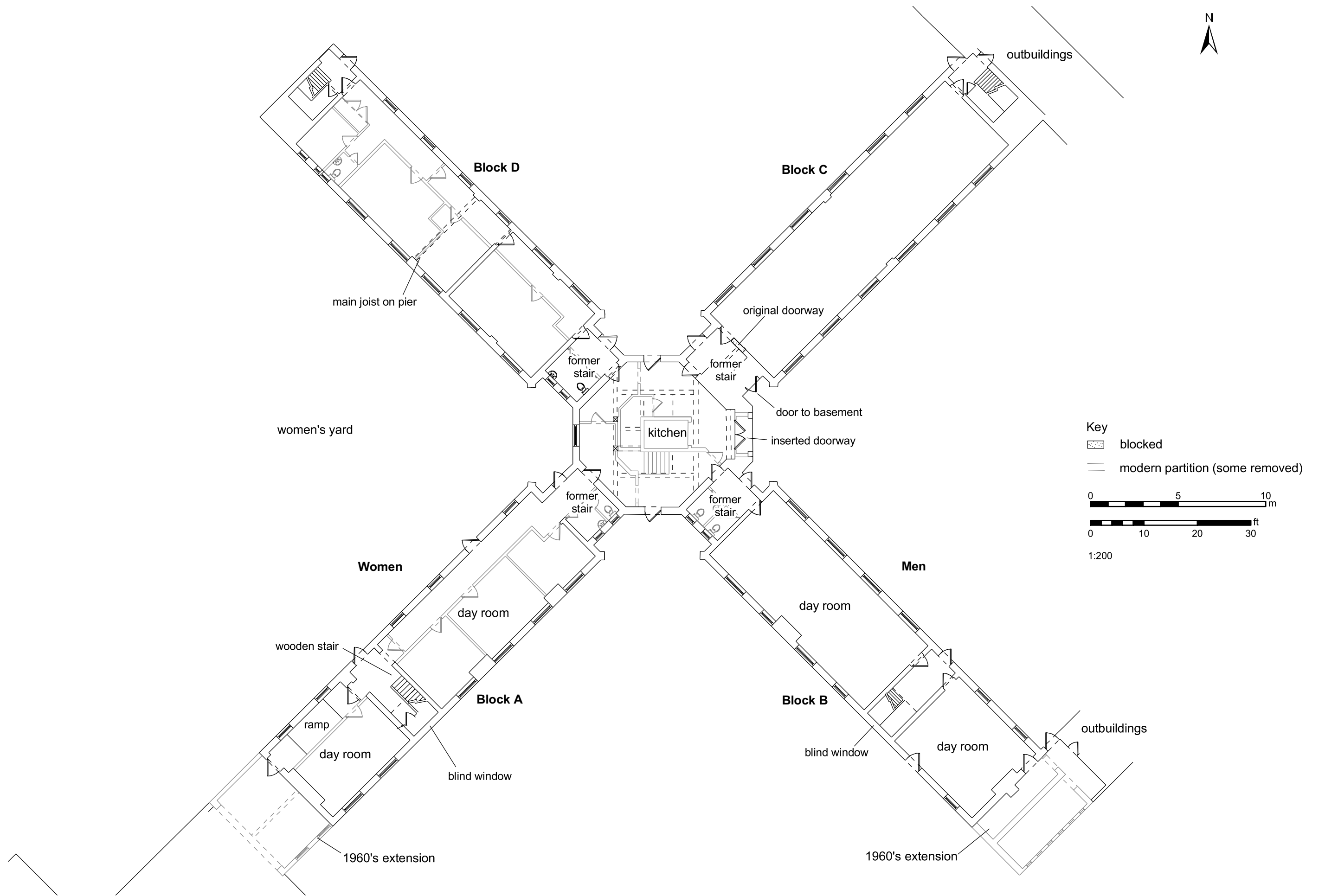
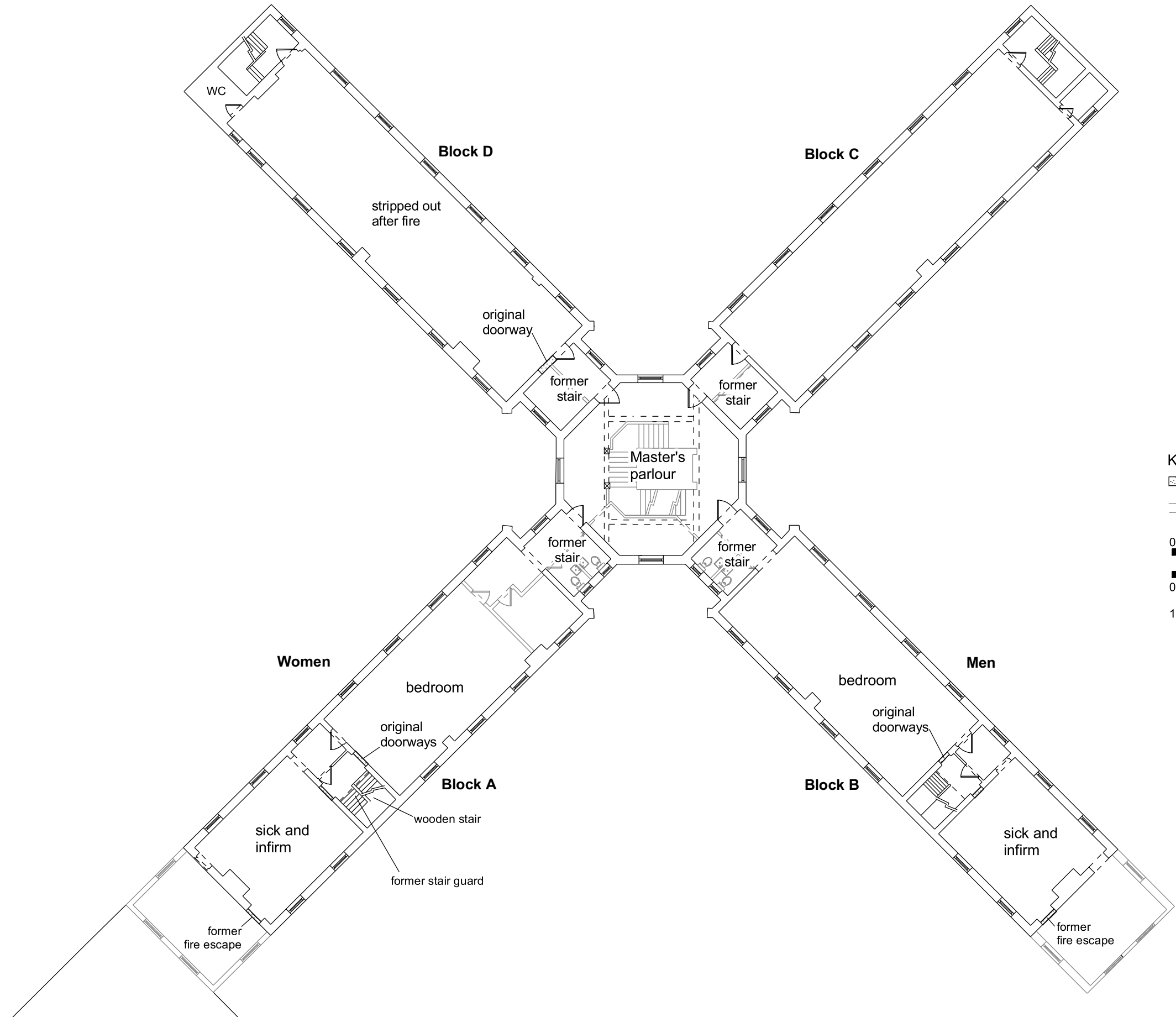


Fig.9a. The Workhouse (blocks A, B, C, D & hub) - ground floor



Key

- blocked
- modern partition (some removed)

0 5 10 m

0 10 20 30 ft

1:200

Fig.9b. The Workhouse (blocks A, B, C, D & hub) - first floor

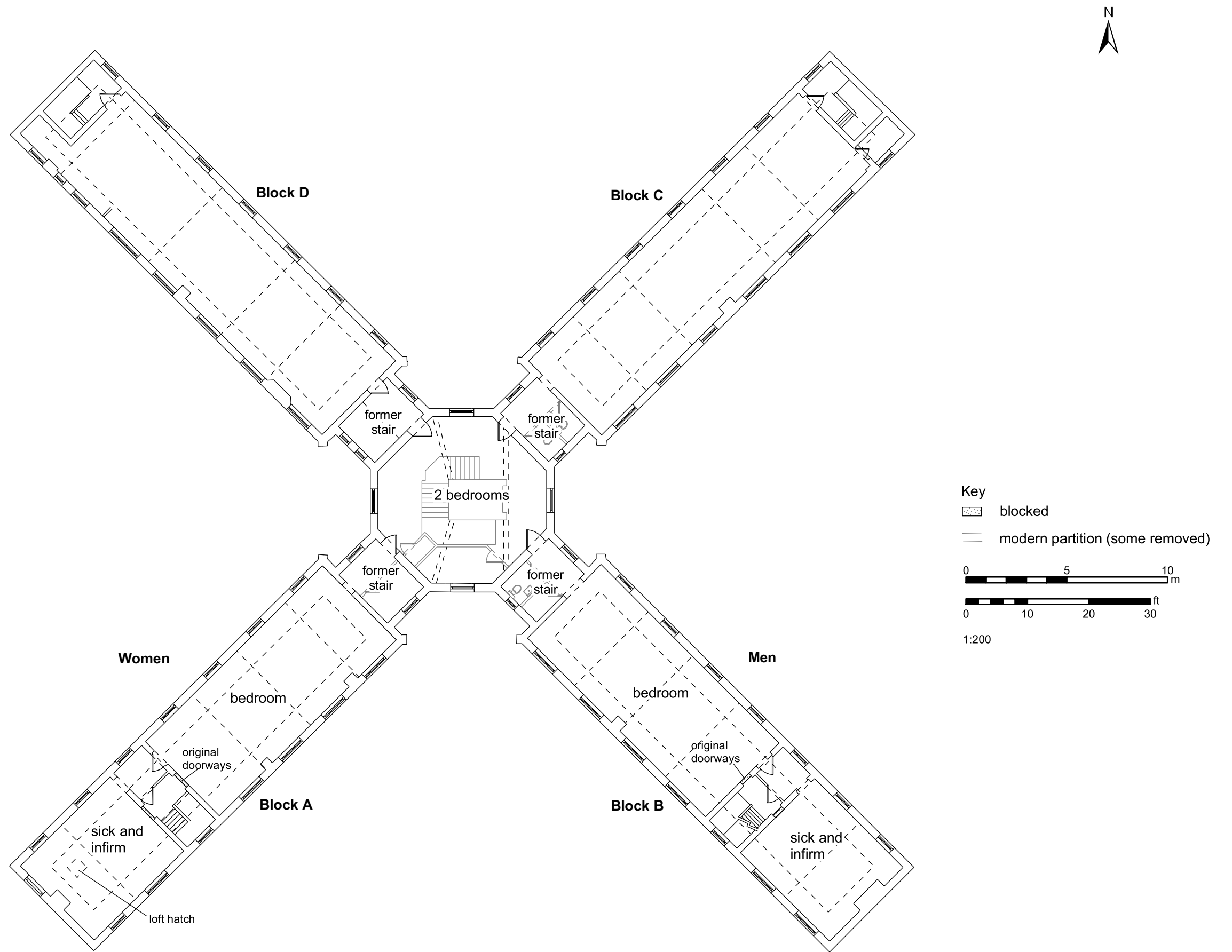


Fig.9c. The Workhouse (blocks A, B, C, D & hub) - second floor

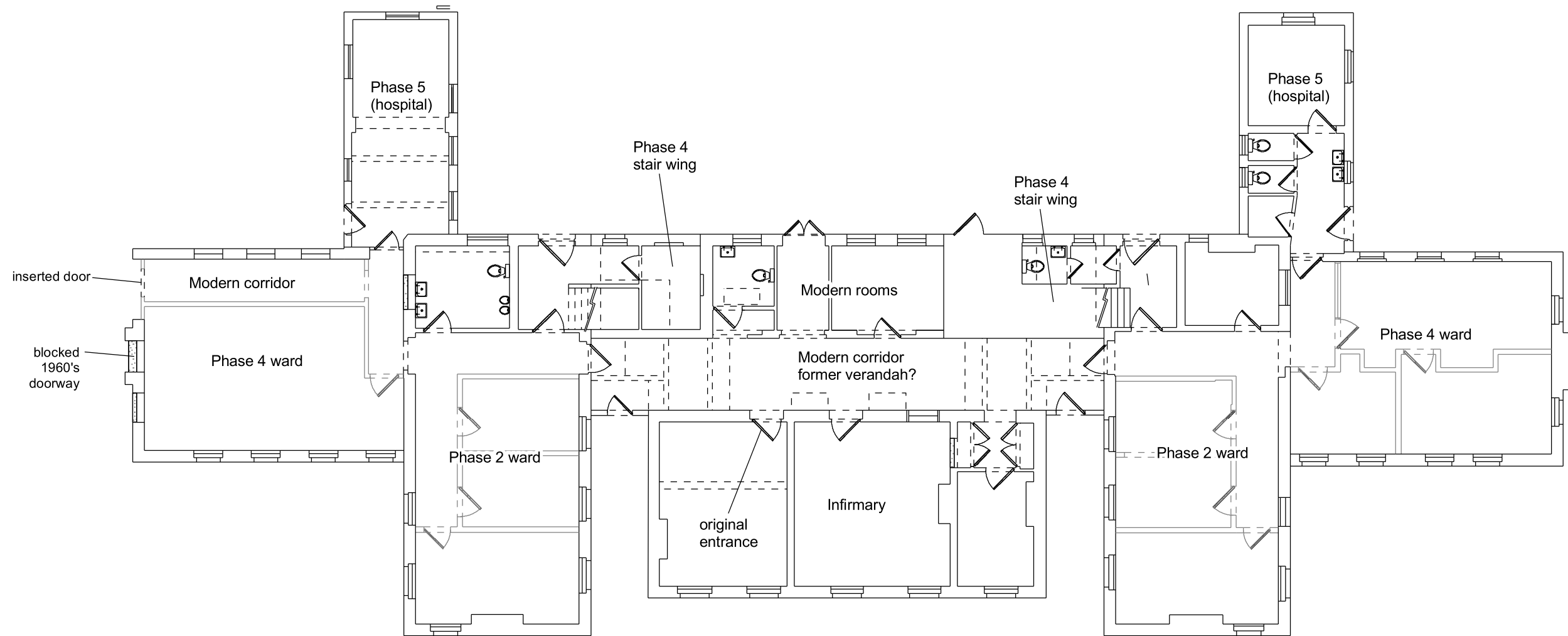



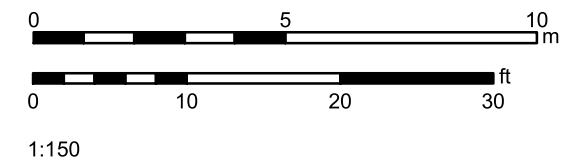


Fig.10a. Rose House - ground floor

- Key
-  blocked
  -  secondary partition
  -  tie rods





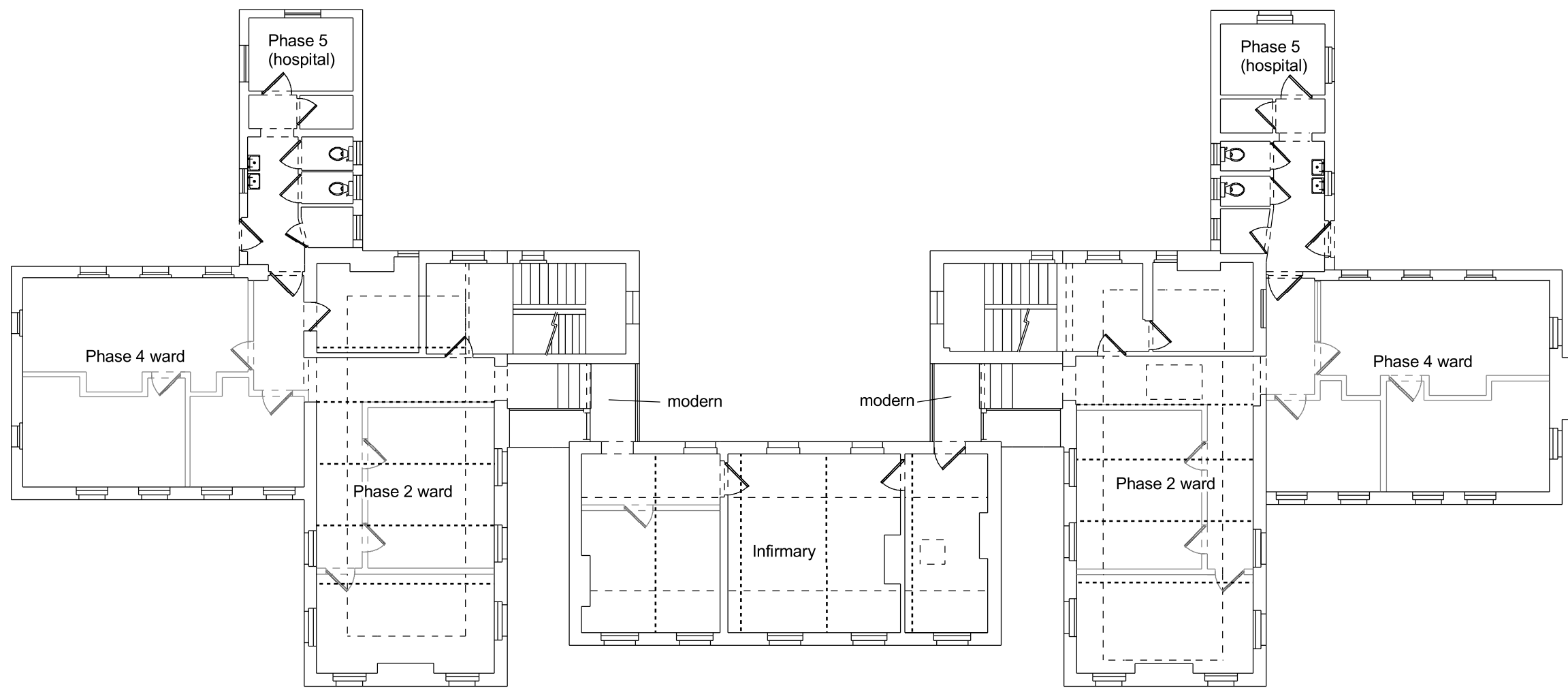



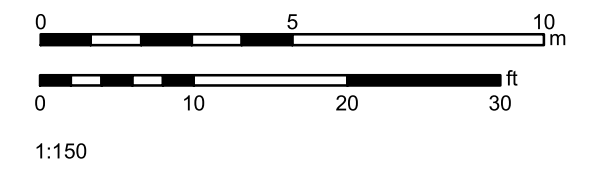


Fig.10b. Rose House - first floor

- Key
-  blocked
  -  secondary partition
  -  tie rods



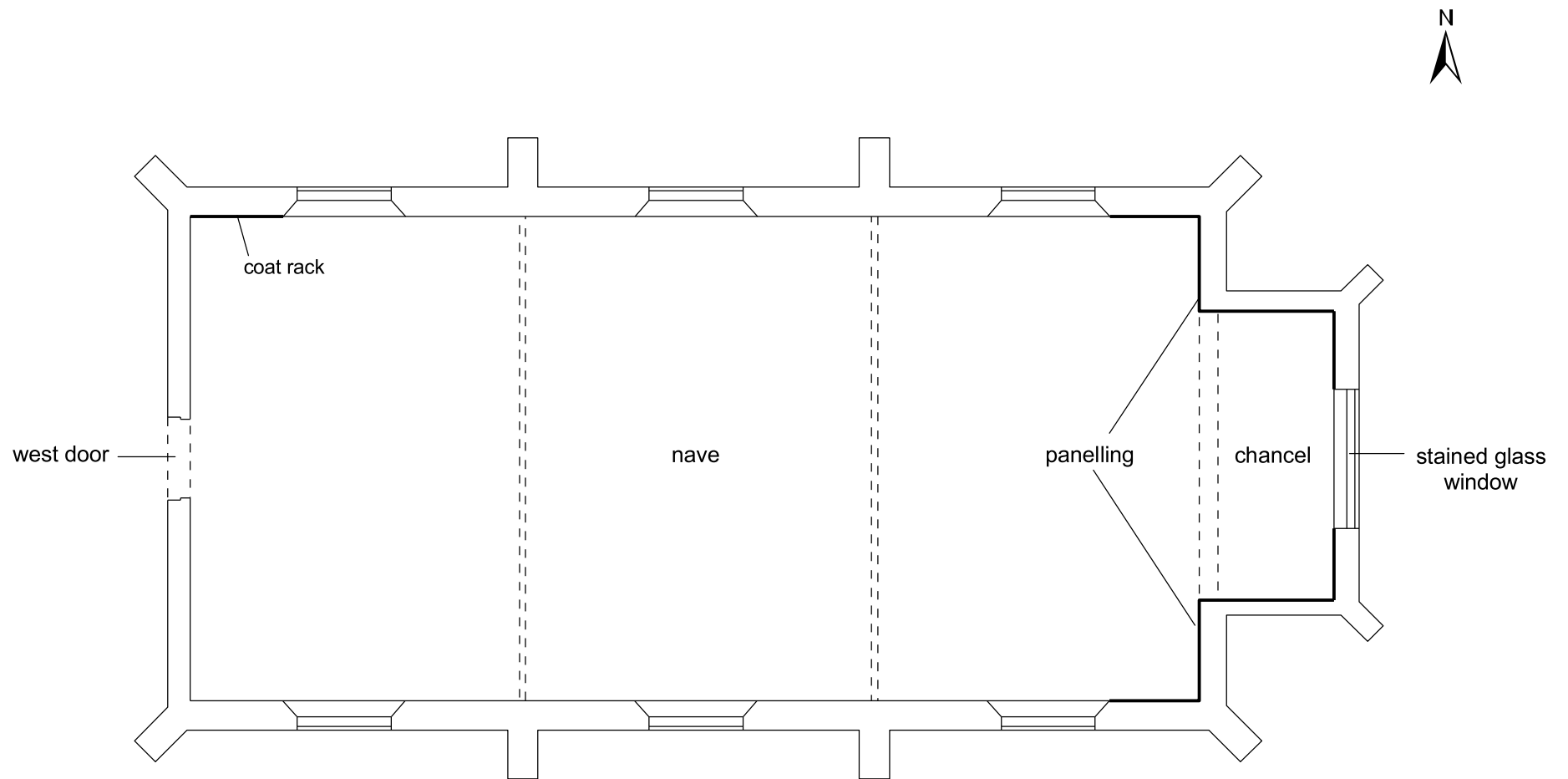
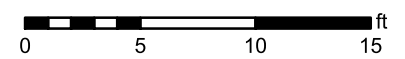
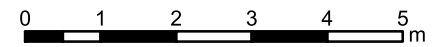


Fig.11. Plan of chapel



1:100

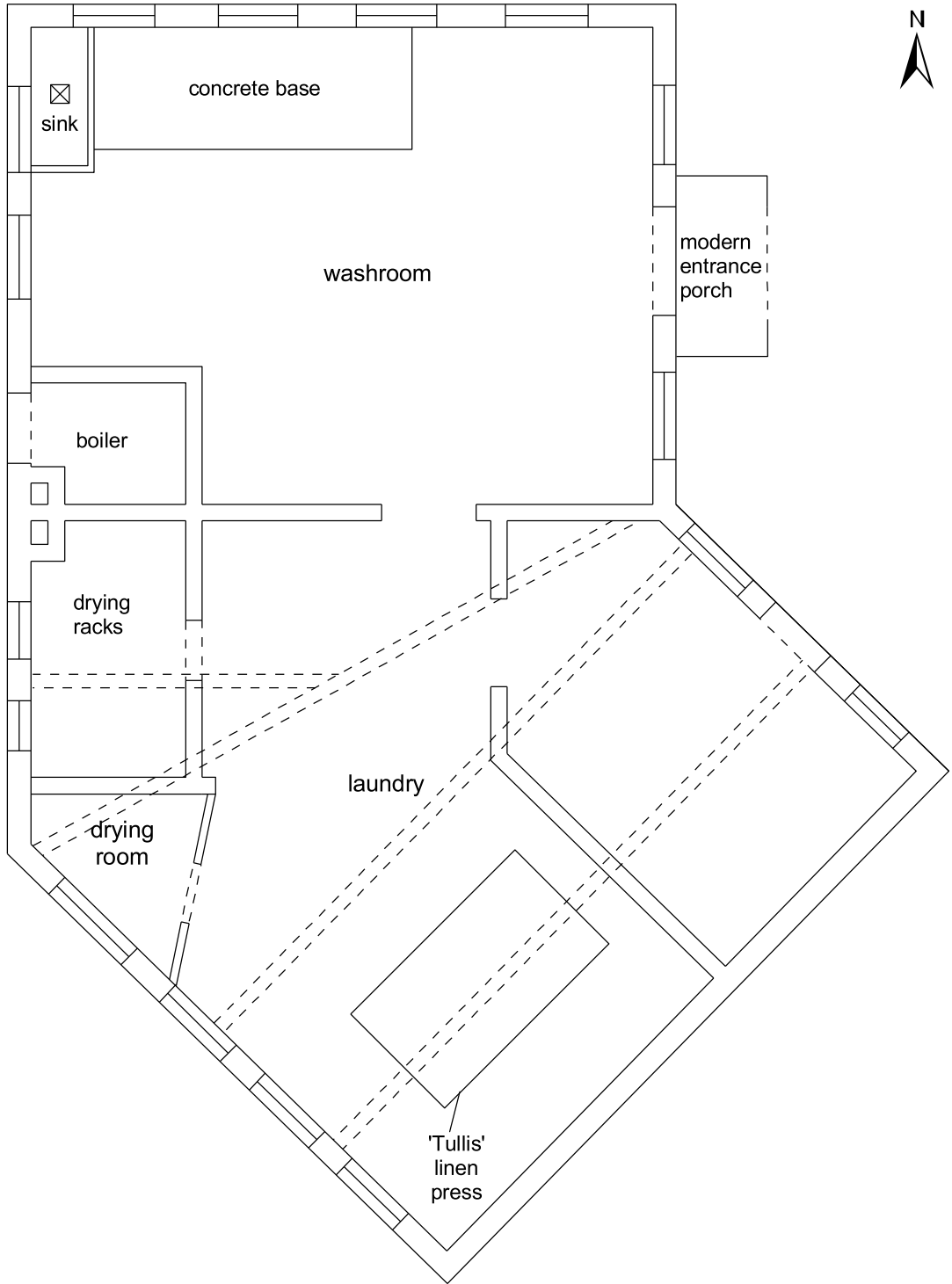
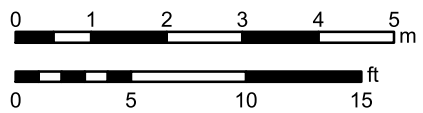


Fig.12. Plan of laundry



1:100

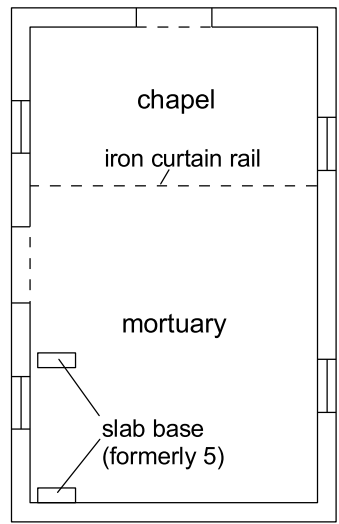
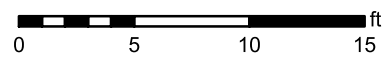
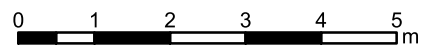


Fig.13. Plan of mortuary



1:100



Plate 1 Master's House viewed to south



Plate 2 Chapel, infirmary and workhouse viewed to north-west





Plate 3 Aerial view of site in 2006 (Google Maps)



Plate 4 Master's House viewed to south-east





Plate 5 Rear elevation of Master's House and north yard



Plate 6 Pauper's Waiting Room



Plate 7 Probable Porter's or Search Room



Plate 8 Stairs in Master's House and arch from entrance lobby





Plate 9 Stairs viewed to south-west



Plate 10 Top landing and former boardroom entrance



Plate 11 Windows and décor in boardroom



Plate 12 East end of boardroom



Plate 13 Tubin's tube ventilator



Plate 14 East yard and outbuilding range





Plate 15 Eastern hub



Plate 16 Interior of hub, viewed to doorway into north yard



Plate 17 Hub staircase and lift from first floor (block D)



Plate 18 Hub attic





Plate 19 Basement underneath hub



Plate 20 East yard viewed to west





Plate 21 Block B, east yard



Plate 22 South yard viewed to north





Plate 23 Block B, south yard



Plate 24 West yard and laundry building viewed to east





Plate 25 Block A, west yard



Plate 26 Detail of original tilting window





Plate 27 North yard viewed to south



Plate 28 Block C, ground floor viewed to south

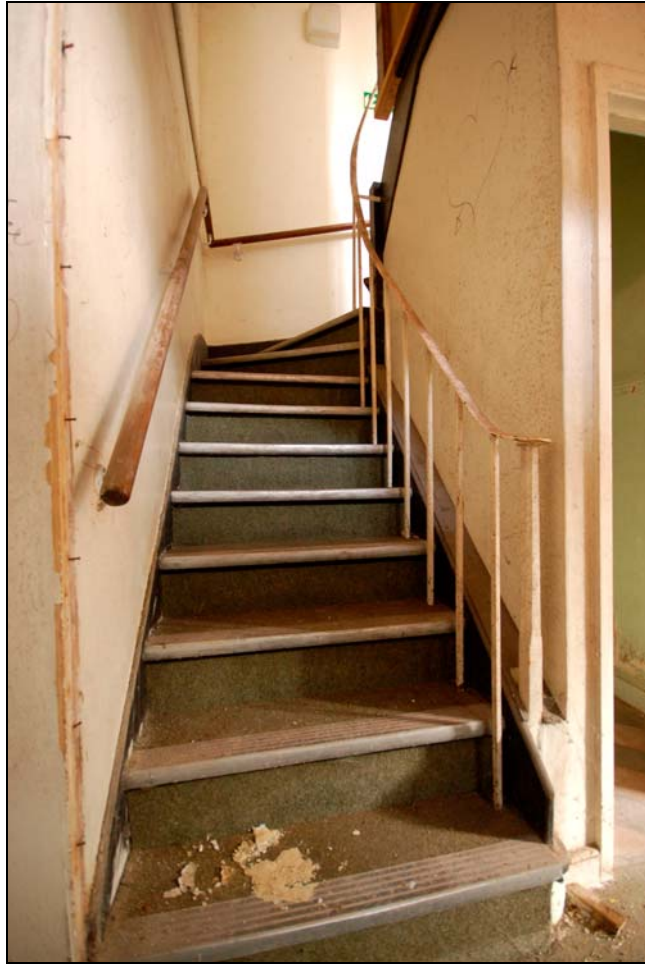


Plate 29 Pauper's Stair in block C



Plate 30 First floor of block C viewed to north-east





Plate 31 Block C, second floor viewed to north

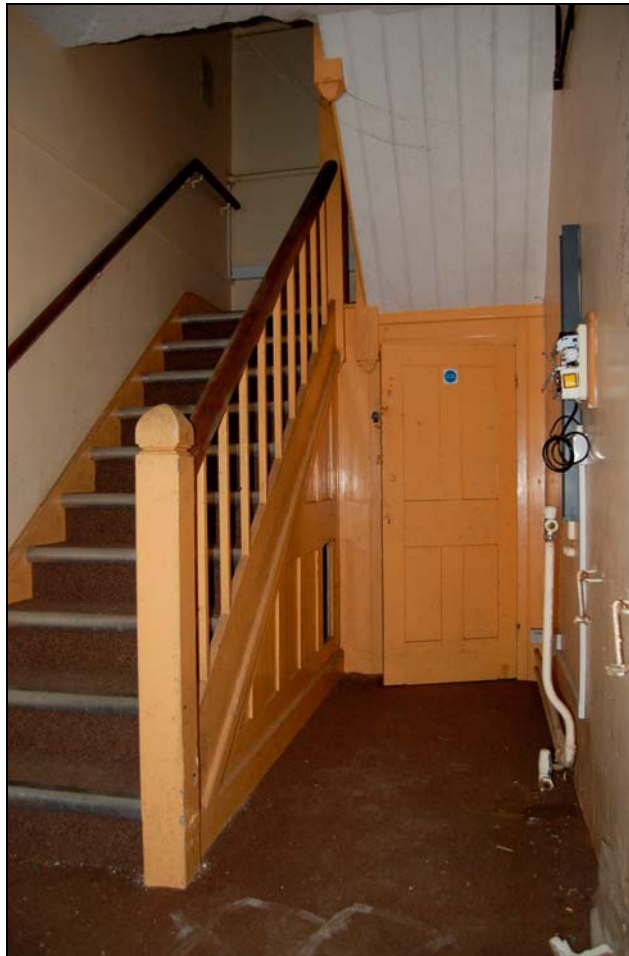


Plate 32 Wooden stair in block A



Plate 33 Change from wooden to cast iron stair on first floor landing



Plate 34 Remains of stair guard on first floor landing



Plate 35 Original window viewed internally



Plate 36 Stripped-out first floor of block D, viewed to south-east





Plate 37 Outbuildings 3a



Plate 38 Pauper's door and probable receiving ward





Plate 39 Outbuildings 3a viewed in north yard



Plate 40 Outbuildings 3a and block C viewed in east yard





Plate 41 Graffiti on wall of outbuildings 3a, viewed in east yard



Plate 42 Interior of outbuilding 3a viewed to north-east





Plate 43 Outbuildings 3b viewed in east yard



Plate 44 Interior of part of outbuildings 3b





Plate 45 Outbuildings 3c viewed in north yard



Plate 46 Interior of outbuildings 3c viewed to north-east





Plate 47 Rose House viewed to north-east



Plate 48 Rose House viewed to north



Plate 49 Rose House viewed to south



Plate 50 Ground floor room in original infirmary (4)





Plate 51 First floor room in original infirmary (4)



Plate 52 Western stair in Edwardian ward block (7)



Plate 53 East corridor in Edwardian block (7)



Plate 54 Modern hospital corridor viewed to east





Plate 55 Chapel viewed to north-west



Plate 56 Chapel viewed to south-east



Plate 57 Stained glass window



Plate 58 Interior of chapel viewed to east





Plate 59 Detail of chapel window and original doors



Plate 60 Laundry viewed to south-west





Plate 61 Interior of washroom viewed to north-west



Plate 62 Interior of laundry viewed to west



Plate 63 Tullis linen press



6

Plate 64 Mortuary viewed to east



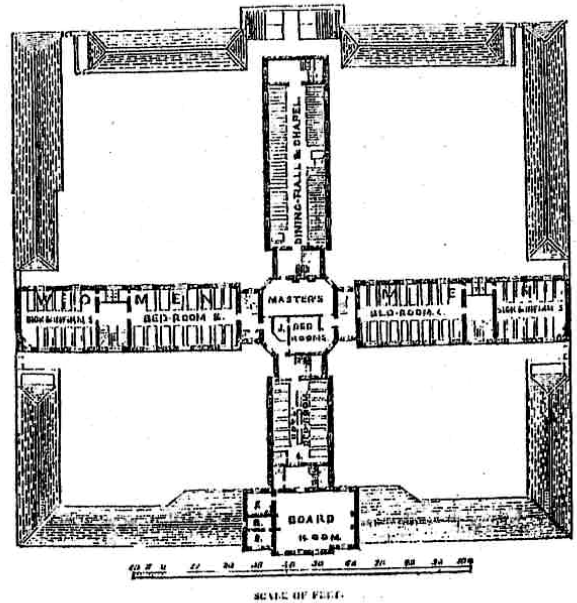
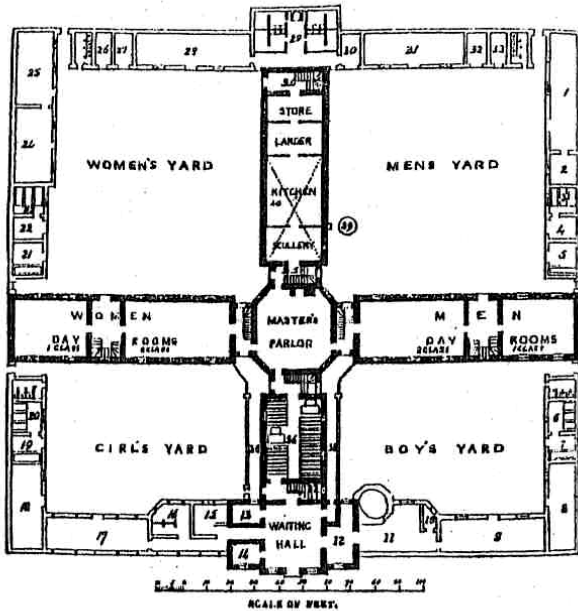


Plate 65 Mortuary viewed to south-east



Plate 66 Interior of mortuary viewed to north-west

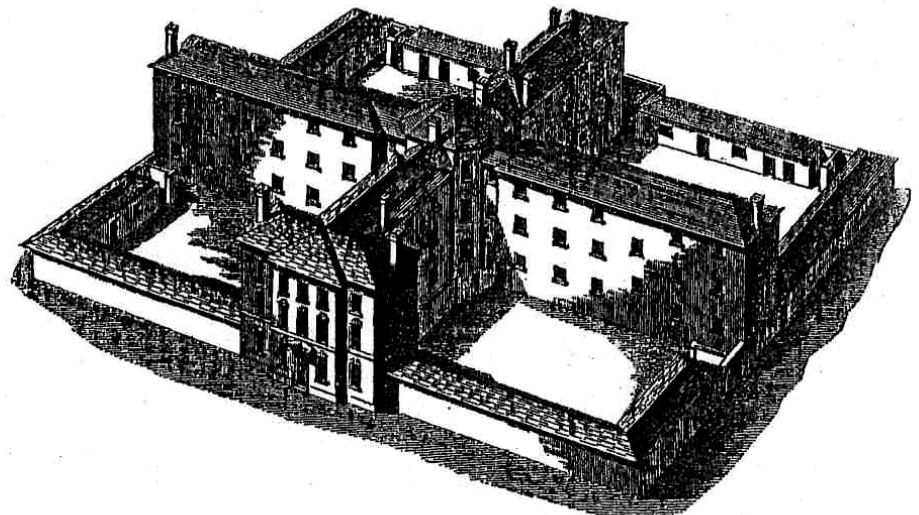
Appendix 1: Sampson Kempthorne workhouse designs(Morrison 1998): (a) Cruciform



- |                            |                            |   |
|----------------------------|----------------------------|---|
| 1 Work Room.               | 16 Store.                  | 30 Pigery.                                  |
| 2 Store.                   | 18 Potatoes.               | 30 Slaughter House.                         |
| 3 Receiving Wards, 3 beds. | 17 Coals.                  | 31 Work Room.                               |
| 4 Bath.                    | 19 Work Room.              | 32 Refractory Ward.                         |
| 5 Washing Room.            | 19 Washing Room.           | 33 Dead House.                              |
| 6 Receiving Ward, 3 beds.  | 20 Receiving Ward, 3 beds. | 34 Women's Stairs to Dining Hall.           |
| 7 Washing Room.            | 21 Washing Room.           | 35 Men's Stairs to ditto.                   |
| 8 Work Room.               | 22 Bath.                   | 36 Boy's and Girls' School and Dining Room. |
| 9 Flour and Mill Room.     | 23 Receiving Ward, 3 beds. | 37 Delivery.                                |
| 10 Coals.                  | 23 Bath.                   | 38 Passage.                                 |
| 11 Bakehouse.              | 24 Wash-house.             | 39 Well.                                    |
| 12 Bread Room.             | 26 Dead House.             | 40 Celler under ground.                     |
| 13 Receiving Room.         | 27 Refractory Ward.        |   |
| 14 Porter's Room.          | 28 Work Room.              |   |

- |   |  |
|---|--|
| 1 Twelve single Beds.                           | 5 Twelve single Beds.                      |
| 2 First class, 20 in double Beds.               | 6 Thirty-six in single Beds, in two tiers. |
| 3 Closet.                                       | 7 Clerk.                                   |
| 4 First class, 25 in single Beds, in two tiers. | 8 Strong Room.                             |
|   | 9 Anti-Room.                               |

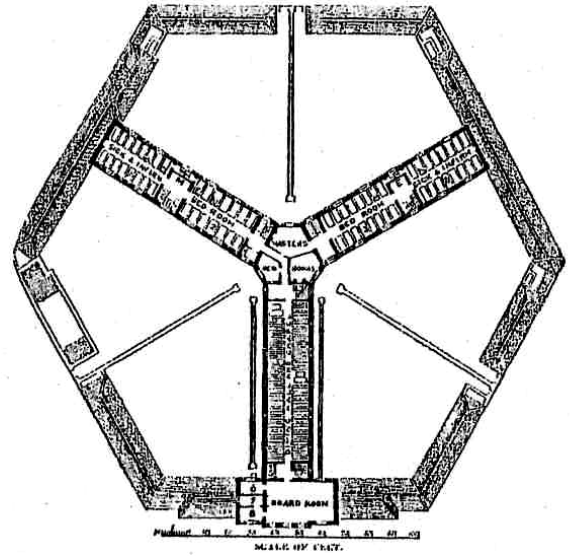
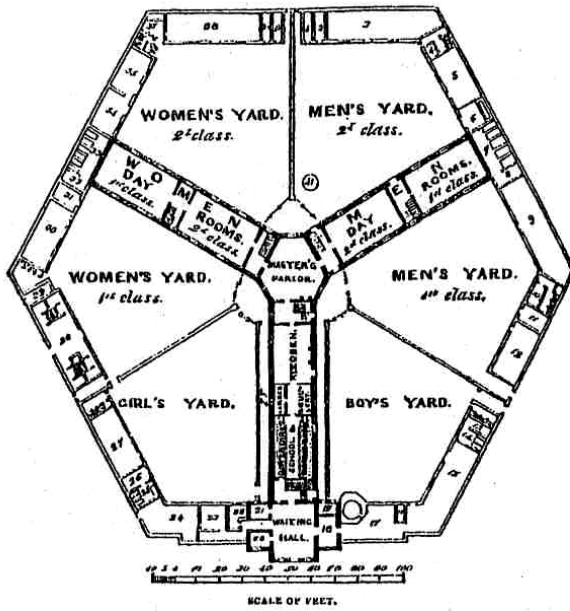
*Kempthorne's design for a model workhouse for 300 (1835), ground floor plan, first floor plan, aerial perspective*  
 Source: British Parliamentary Papers (1835)



PERSPECTIVE VIEW OF A WORKHOUSE FOR 300 PAUPERS, (F.)

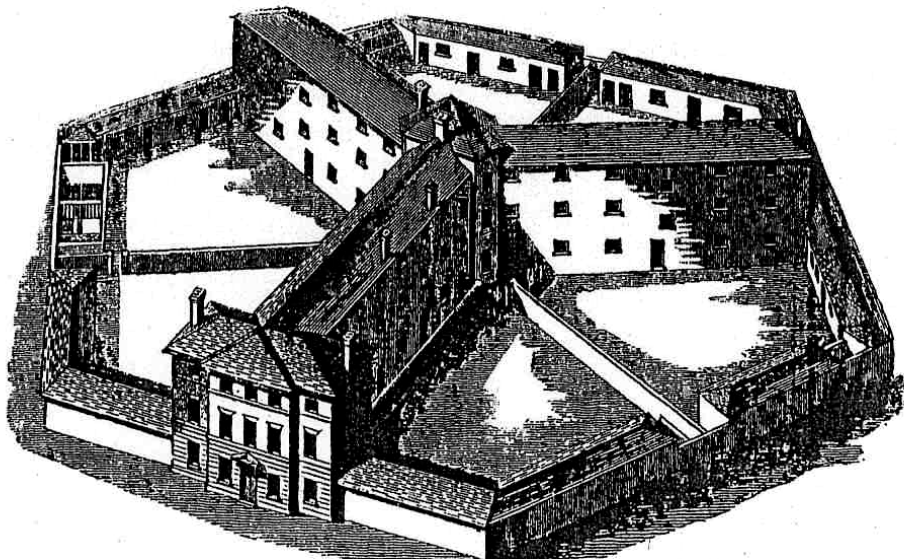
SAMPSON KEMPTHORNE, Architect,  
 CARLTON CHAMBERS, 14, REGENT STREET.

(b) Hexagon design



- |                            |                            |                            |
|----------------------------|----------------------------|----------------------------|
| 1 Dead House.              | 15 Work Room.              | 29 Slaughter House.        |
| 2 Refractory Ward.         | 16 Cuts.                   | 30 Work Room.              |
| 3 Work Room.               | 17 Bakehouse.              | 31 Washing Room.           |
| 4 Dust.                    | 18 Bread Room.             | 32 Bath.                   |
| 5 Work Room.               | 19 Delivery Room.          | 33 Receiving Ward, 6 beds. |
| 6 Washing Room.            | 20 Porter's Room.          | 34 Wash-house.             |
| 7 Receiving Ward, 6 beds.  | 21 Scorching Room.         | 35 Laundry.                |
| 8 Hall.                    | 22 Store.                  | 36 Dust.                   |
| 9 Work Room.               | 23 Potatoes.               | 37 Washing Room.           |
| 10 Dust.                   | 24 Cuts.                   | 38 Work Room.              |
| 11 Washing Room.           | 25 Receiving Ward, 4 beds. | 39 Refractory Ward.        |
| 12 Flour and Mill Rooms.   | 26 Washing Room.           | 40 Dead House.             |
| 13 Washing Room.           | 27 Work Rooms.             | 41 Wall.                   |
| 14 Receiving Ward, 3 beds. | 28 Piggery.                | 42 Passage.                |

- |   |                           |
|---|---------------------------|
| 1 Sixteen in single beds.                 | 4 Sixteen in single beds. |
| 2 Twenty-seven in double beds.            | 5 Water Closet.           |
| 3 Thirty-two in single beds in two tiers. | 6 Clock.                  |
|   | 7 Strong Room.            |
|   | 8 Aftic Room.             |



PERSPECTIVE VIEW OF A WORKHOUSE FOR 300 PAUPERS. (E.)

SAMUEL KEMPTHORNE, Architect,  
CARLTON CHAMBERS, 12, REGENT STREET.

*KemPTHORNE'S design  
for a model workhouse  
for 300 (1835),  
ground floor plan,  
first floor plan, and  
aerial perspective*  
Source: British  
Parliamentary Papers  
(1835)



## **Appendix 2: Contents of Archive**

**Site name: St Albrights Hospital (former Lexden and Winstree Union Workhouse), London Road, Stanway, Essex**

**Project no.: 2380**

### **Index to the Archive:**

Document wallet containing:

#### **1. Introduction**

- 1.1 FAU written scheme of investigation
- 1.2 Client/archive report
- 1.3 Unbound version of report
- 1.4 CD containing digital photographs, architect's drawings & copy of report, pdf-formatted

#### **2. Site Archive**

- 2.1 Photographic record (digital prints & monochrome 35mm prints & negatives)
- 2.2 Photographic registers
- 2.3 Site notes, annotated architect's plans, & elevations

### Appendix 3: EHER Summary Sheet

<b>Site Name/Address:</b> St Albrights Hospital (former Lexden and Winstree Union Workhouse), London Road, Stanway, Essex	
<b>Parish:</b> Stanway	<b>District:</b> Colchester
<b>NGR:</b> TL 9593 2489	<b>OASIS Record No.:</b> 98037
<b>Type of Work:</b> Building recording	<b>Site Director/Team:</b> Andrew Letch ECC FAU
<b>Date of Work:</b> February 2011	<b>Size of Area Investigated:</b> N/A
<b>Curating Museum:</b> Colchester	<b>Funding Source:</b> Arcady Architects
<b>Further Work Anticipated?</b> No	<b>Related LBS No.</b> 421078 (Grade II)
<b>Final Report:</b> Summary in EAH	
<b>Periods Represented:</b> Victorian & 20th century	

#### SUMMARY OF FIELDWORK RESULTS:

A programme of historic building recording was undertaken on a Grade II-Listed former workhouse prior to conversion to residential use and the redevelopment of the surrounding site. The workhouse was constructed in 1836 as a variation on the Sampson Kempthorne radial plan form and comprises a central hub with four projecting accommodation wings and segregated yards enclosed by an outer rim of octagonal service structures. An entrance block was located to the front (north) and an infirmary to the south. A chapel, laundry and mortuary were added later. After 1930 it became St Albrights Hospital and in latter years was occupied by Essex County Council Social Services, before closure in 2006.

The workhouse was built of red brick and slate roofs. The Master's House or entrance range has not changed externally but the interior layout, originally containing the pauper's waiting room and guardian's boardroom has been altered, though important features survive, mainly upstairs.

The octagonal hub, where the master and family lived originally had the workhouse kitchen on the ground floor with a parlour and bedrooms above on the second floor and attic levels, but all of the main floors were removed when the hospital lift and stairs were introduced.

Later use has also affected the accommodation wings, which retain much of their external character but were radically refurbished internally as wards. Originally however, these held men and women in the south ranges and their overall layout survives. Children were accommodated in the north ranges as well as (based on the Kempthorne model) probably a dining room/chapel, schoolrooms, nurseries and storage areas. Some minor original fixtures and fittings remain, but much has been lost. Major features in the wings are the remains of a wooden staircase, that may be pre-date the existing iron ones and evidence for possible panelling.

The octagonal outbuilding range originally contained receiving wards, stables, laundry and other functions and may have been built in a later phase. Their interiors have suffered through fire and damp and parts have been demolished.

The infirmary was built in three main stages, initially with one ward, with either floor allocated to each sex. Interiors were remodelled when it became a nurse's home in the 1960s.

The laundry, chapel and mortuary are all later buildings but the laundry in particular retains its original features including drying areas and a Tullis linen press (or similar).

Despite extensive internal changes, its unique plan-form, surviving exteriors and the original spatial layout of the buildings remain well-preserved and for this reason it is acknowledged as being of national importance

**Previous Summaries/Reports:** *Essex Poor law Buildings: A Comparative Survey* (Garrett, T.1999.)

**Author of Summary:** Andrew Letch

**Date of Summary:** 1st April 2011