# HERITAGE NETWORK

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# ST. JOHN'S HOSPITAL St. John's Close, Peterborough

HN1152

HISTORIC BUILDING RECORD

HERITAGE NETWORK

Registered with the Chartered Institute for Archaeologists Managing Director: David Hillelson, BA MCIfA

# ST. JOHN'S HOSPITAL St. John's Close, Peterborough

Project ref.: HN1152 Planning ref.: 14/00536/OUT

### Historic Building Record

Prepared on behalf of Lands Improvement

by Helen Ashworth, BA (Hons), ACIfA

> Report no.938 June 2015 © The Heritage Network Ltd

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The cover photograph shows the south elevation, looking NE

# Acknowledgements

The field recording for the present project was undertaken by David Hillelson with Jenny Heinzelmann. The report text and illustrations were prepared by Helen Ashworth, and edited by David Hillelson.

The Heritage Network would like to express its thanks to: Paul Jeal and Viktoria Oakley, Lands Improvement; Tim Young, John Rowan & Partners; Gavin Davis and James Farr, WSP; Michael Meenaghan and Chris Bibb, DSM Group; and, Jim Daley, Principal Built Environment Officer, Peterborough City Council, for their cooperation and assistance in the preparation of this report.

Site name and address:	St. John's Hospital, St. John's Close, Thorpe Road, Peterborough		
County:	Cambridgeshire	District:	Peterborough City
Village/town:	Peterborough	Parish:	Peterborough
Planning reference:	14/00536/OUT	NGR:	518106 298801
Client name and address:	Lands Improvement, 35a A	Avenue J F Kennedy, L-1855	5, Luxembourg
Nature of work:	Demolition	Former use:	Hospital
Site Status:	n/a	<b>Reason for investigation:</b>	Direction of LPA (NPPF)
Position in planning process:	After full determination	Project brief originator:	Local Authority
	(as a condition)		
Site Code:	HN1152	Other reference:	n/a
Organisation:	Heritage Network	Site Director:	David Hillelson
Project type, methods etc	Building recording	Archive Recipient:	Peterborough Museum
Oasis UID	heritage1-212672	Significant finds:	n/a
Monument types:	Hospital		
Physical archive:	n/a		
Previous summaries/reports:	Ashworth, H. & Hillelson, D. Former Peterborough District Hospital,		
	Peterborough: Heritage Impact Assessment. Heritage Network report no.844.		

### Summary

#### Synopsis:

As part of the proposed redevelopment of the former Peterborough Hospital the building formerly known as St. John's Infirmary is to be demolished. As this was the infirmary to the former workhouse, and therefore the earliest medical building on the site, a Level 2 building record was recommended prior to demolition.

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The hospital building, which is scheduled for demolition, has undergone a number of phases of alteration and reconstruction, particularly since the 1970s. However, the core of the present building including its southern and eastern elevations, and part of its northern elevation, have survived since 1923.

The present project has also demonstrated that, although the basic original layout of the interior has survived within the main (southern) block, few original features survived.

# 1. Introduction

1.1 This report has been prepared at the request of *Lands Improvement*, as part of a programme of historic building recording carried out on St. John's Hospital, St. John's Close, Peterborough.

*1.2* An application for outline planning consent for the redevelopment of the former District Hospital site (14/00535/OUT) was approved by Peterborough City Council (PCC) in July 2014, subject to a S106 agreement. Condition 14 of the planning permission states that:

No demolition/development shall take place/commence within any zone or part thereof, except for demolition within Zone A which is covered by Condition 35, until a programme of archaeological work including a Written Scheme of Investigation for that zone or part thereof has been submitted to and approved in writing by the Local Planning Authority. This should include targeted evaluation by trial trenching and possible targeted area excavations. No demolition/development within the zone or part thereof shall thereafter take place except in complete accordance with the approved scheme. The approved scheme shall be implemented in full including any post development requirements e.g. archiving and submission of final reports.

Reason: To secure the obligation on the planning applicant or developer to mitigate the impact of their scheme on the historic environment when preservation in situ is not possible, in accordance with paragraphs 128 and 141 of the National Planning Policy Framework (2012), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).

1.3 St. John's Hospital lies within the centre of the former Peterborough District Hospital site (centred on NGR 518106 298801), on the eastern side of St. John's Close (Figure 1). It was originally built in the early 1920s as the infirmary to the Peterborough Union Workhouse, which stood on the site of the City Care Centre on the opposite side of St. John's Close. As such, it forms both the last remnant of the workhouse, and the first medical building to be constructed on the former Peterborough District Hospital site. On this basis, it was considered to be a non-designated heritage asset.

1.4 Mitigation of the identified harm to the significance of a heritage asset is required under paragraph 141 of the *National Planning Policy Framework* (NPPF), which states that 'local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'.

1.5 The present document is intended to meet this requirement, and conform to a Level 2 record, as defined in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage, 2006). It was considered that a record should be made of this building prior to its demolition, particularly to identify any surviving original features. The documentary archive for the project will be deposited with Peterborough Museum.

#### **COMPETENCE**

**1.6** The Heritage Network is an independent practice specialising in archaeology and the historic environment. Founded in 1992, the company has undertaken a wide variety of commercial investigation and recording projects for clients involved in housing and industrial development, pipeline and road construction, agriculture and landscaping. As a *Registered Organisation*, the company is monitored annually by the Chartered Institute for Archaeologists to ensure that its work meets the highest professional standards.

1.7 Projects are administered and co-ordinated by David Hillelson, the Heritage Network's Managing Director, an established archaeologist and historic buildings specialist with extensive experience of the investigation and recording of heritage assets in both urban and rural environments. He holds an honours degree in archaeology from the University of Durham, and is a Member of the Chartered Institute for Archaeologists. He has been the practice's principal officer since 1992.

**1.8** Research projects are managed by Helen Ashworth. She holds a degree in English and History from Middlesex Polytechnic, a Post-graduate Diploma in Librarianship, a Post-graduate Certificate in Field Archaeology from the University of Oxford, and she is an Associate of the Chartered Institute for Archaeologists. She has over thirty years of practical archaeological experience in local government, with the Royal Commission for the Historical Monuments of England, and in private practice.

# 2. Historic Evidence

2.1 St. John's Hospital is located on the eastern side of St. John's Close, within the core of the former Peterborough District Hospital site. It was built in 1923 as the infirmary to the Peterborough Union Workhouse to the west, making it the first purpose-built hospital on the District Hospital site. A dedication stone in the entrance lobby to the hospital gives the date of building and names the members of the building committee (Plate 1). It was extended in the late 1980s, as the headquarters of the Peterborough District Health Authority.

2.2 The main workhouse buildings to the west were built in the 1830s to a cruciform plan. Later extensions were added to the north and south of the workhouse. The workhouse was demolished in the early 1970s, and the site is now occupied by the new City Care Centre.

#### Cartographic Evidence

2.3 St. John's Hospital is first shown to the east of the workhouse on the Ordnance Survey map dated 1926 (Figure 2). This shows the building as rectangular, with two entrance porches on the south elevation and three small extensions to the north elevation. Lean-to structures are shown at either end of the south elevation.

2.4 The original building underwent several phases of remodelling and extension. From Ordnance Survey mapping, it is clear that the eastern and western bays were added to the south elevation between 1958 and 1966. The present north-eastern block was added between 1976 and 1984, creating a small courtyard to the rear. At the same period an extension was added at the western end of the north extension and a small separate building was constructed immediately to the west. The site of this structure was incorporated into the main building in the late 1980s / early 1990s (Figure 3). The curved bays at the western end of the north elevation and at the southern end of the west elevation appear to be later additions (Figure 4).

# 3. Building Record

#### Introduction

3.1 The focus of the present record has been to make a record of any surviving features from the original building. On this basis, the interiors of the later extensions have been excluded.

*3.2* The original building was a rectangular structure of two storeys, constructed in Cambridgeshire white brick, with a hipped slate roof. Its footprint has survived within the present structure (Figure 4). Modern extensions, which mask or have replaced the original western and northern elevations, have been added to the 1920s building.

#### **Exterior**

#### South (front) elevation

*3.3* The original structure is of five bays (Plate 2). The centre bay is occupied by the main entrance, which incorporates sandstone jambs and a curved hood, and glazed double doors with a semi-circular fanlight above (Plate 3). Above the doorway, on first floor, is a small two-light sash (six over six) with gauged brick header and sandstone sill. The doorway is accessed via three steps which appear to form part of a late access ramp, but are likely to replace an earlier arrangement.

3.4 The bays flanking the doorway have two tall and narrow window openings in each storey (Plate 4). The windows in the lower storey are boarded, while those in the upper storey are three-light sash windows with a fixed quarter-light above. These have been re-glazed following the removal of the glazing bars. Each window has a gauged brick header and a sandstone sill.

3.5 The outer bays project forward from the line of the building, with two windows to each storey, in the same pattern. The upper windows in the western bay retain their original glazing bars (Plate 5). These windows are flanked by metal brackets (Plate 6), which may have accommodated an awning or security grilles.

3.6 The original bays have hipped slate roofs and rusticated quoins, each three bricks high.

*3.7* The front elevation has been extended to east and west with a projecting flat-roofed bay on each side. These are also constructed of white brick, with three openings to each storey (see Plate 2). A stone panel, with rusticated decoration, occupies the central opening in the ground floor, suggesting a blocked doorway.

#### *East elevation*

3.8 The original east elevation to the 1920s infirmary is still visible (Plate 7). This also has rusticated quoins and a dentilled cornice. Three window openings, offset to the north, are located in each storey. These are in a similar style to those observed in the south elevation. A modern metal fire escape occupies the southern end of the elevation.

3.9 Part of the east elevation of one of the original rear extensions to the north elevation is visible between the original block and the modern extension to the rear (Plate 8). This has an opening to each storey. The lower opening appears to be a blocked doorway, with a gauged header, while the upper opening is a sash window, in a similar style to those noted in the south elevation, which retains its original glazing bars.

#### West elevation

**3.10** The west elevation, which is of late 1980s/1990s date, is of at least four bays in length (Plate 9). It is constructed in white brick, with a curved bay at the southern end. This has three window openings to each storey. To the north the elevation is flat, with five window openings to each storey. The style of this elevation has echoed that of the south elevation, with sash windows, brick headers to the ground floor windows and rusticated quoins.

#### North elevation

*3.11* The curved western end of the north elevation is of late 1980s/1990s date and is similar to the curved bay at the southern end of the west elevation (Plate 10). The eastern end was built between 1976 and 1984. Apart from the use of white bricks, the architectural style does not match that of the original building.

*3.12* Part of the original north elevation is visible in the courtyard at the rear of the hospital, created when the eastern block was added to the north elevation between 1976 and 1984. The features are similar to those observed in the south elevation, comprising a dentilled cornice and tall narrow sash windows, with gauged brick headers and sandstone sills (Plate 11).

#### Interior

#### Ground floor

**3.13** The layout of the original interior appears to have consisted of an entrance lobby in the centre of the building, which ran north to an east-west aligned corridor. A series of small rooms were located to north and south of the corridor, with larger rooms (G1 and G6) at the east and west ends. These would originally have been accessed from the corridor and are shown thus on a plan from the hospital archives dated 1987 (Figure 5). Although the layout of the 1920s hospital has survived, the interior rooms have been altered and few original features have survived.

*3.14* The surviving features include the original sash windows, with their glazing bars, in Rooms G2 and G3, although they are partly obscured by suspended ceilings in both rooms (Plate 12), and two surviving doorways, now blocked, in the east elevation of the ground floor plant room. These originally gave access to the eastern rear extension (Plate 13).

#### First floor

3.15 The layout of the first floor echoed that of the ground floor, comprising a central corridor with smaller rooms to north and south and larger rooms to east and west (Figure 6).

**3.16** Few original features survive at first floor level. The windows to the south elevation and part of the north elevation remain (Plates 14 and 15). As with the ground floor rooms, suspended ceilings have been installed. The partition wall between F2 and F3 is original, as shown by the surviving moulded wooden skirting (Plate 16). Room F3 has been enlarged by the removal of the former partition wall, while Room F8 has been sub-divided by the insertion of a partition wall (Figure 6).

### 4. Discussion

*4.1* St. John's Hospital is the earliest purpose-built medical building on the former Peterborough District Hospital site. It was constructed in 1923 as the infirmary for the Peterborough Union workhouse, which was subsequently acquired by the Peterborough Health Authority as part of the District Hospital site.

4.2 The infirmary building, which is scheduled for demolition, has undergone a number of phases of alteration and reconstruction, particularly since the 1970s. However, the core of the present building including its southern and eastern elevations, and part of its northern elevation, have survived since 1923.

4.3 The present project has demonstrated that although the basic original layout of the interior survived within the southern block, few original features remained.

# **5. Sources Consulted**

#### **ARCHIVES**

#### **Peterborough District Hospital Archive**

PDH ref	Date	Description
2:48:SJ:20	1987	Plan - Proposed relocation of District Headquarters to St. John's

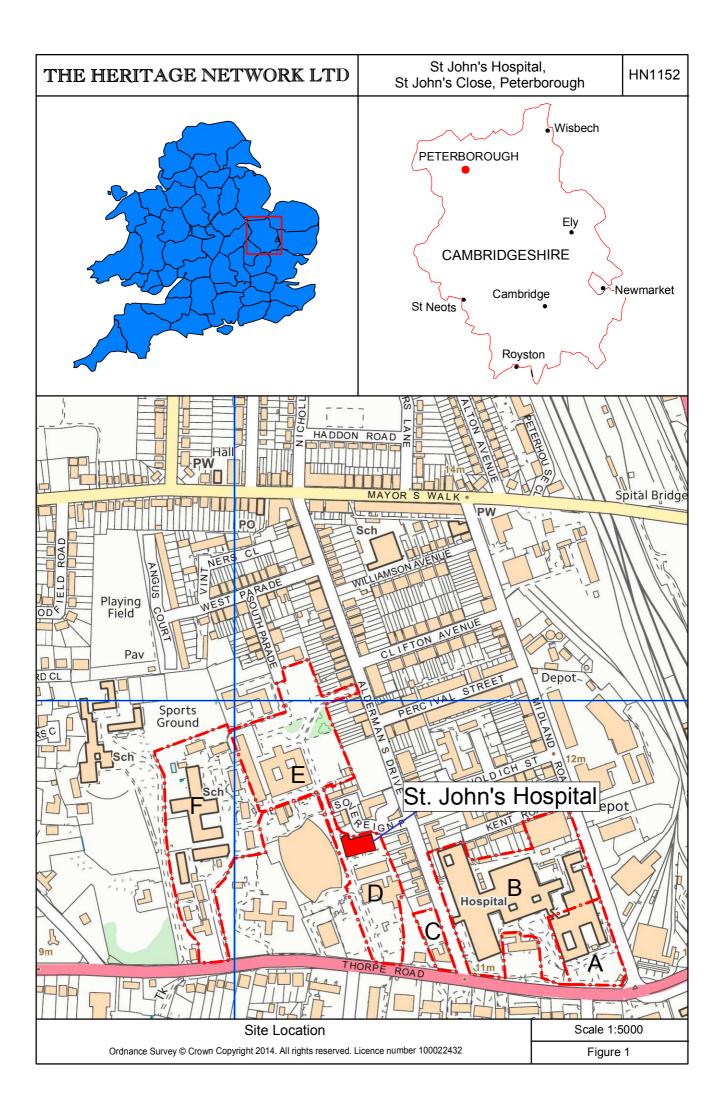
#### **BIBLIOGRAPHY**

- Ashworth, H. & Hillelson, D. 2014 Former Peterborough District Hospital, Peterborough: Heritage Impact Assessment. Heritage Network report no.844
- English Heritage 2006 Understanding Historic Buildings: A guide to good recording practice. London: The Stationery Office
- Institute for Archaeologists 2008 Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures
- Medlycott, M. (ed.) 2011 Research and Archaeology Revisited: a revised framework for the East of England. East Anglian Archaeology Occasional Paper 24.

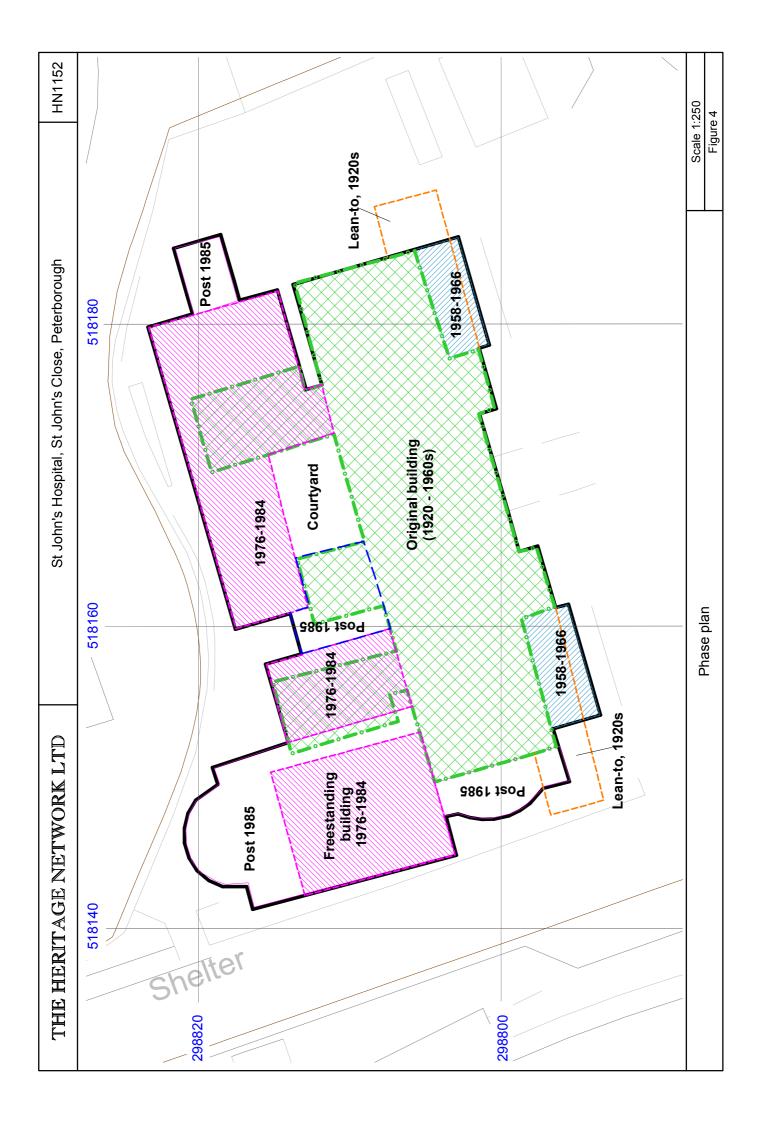
# 6. Illustrations

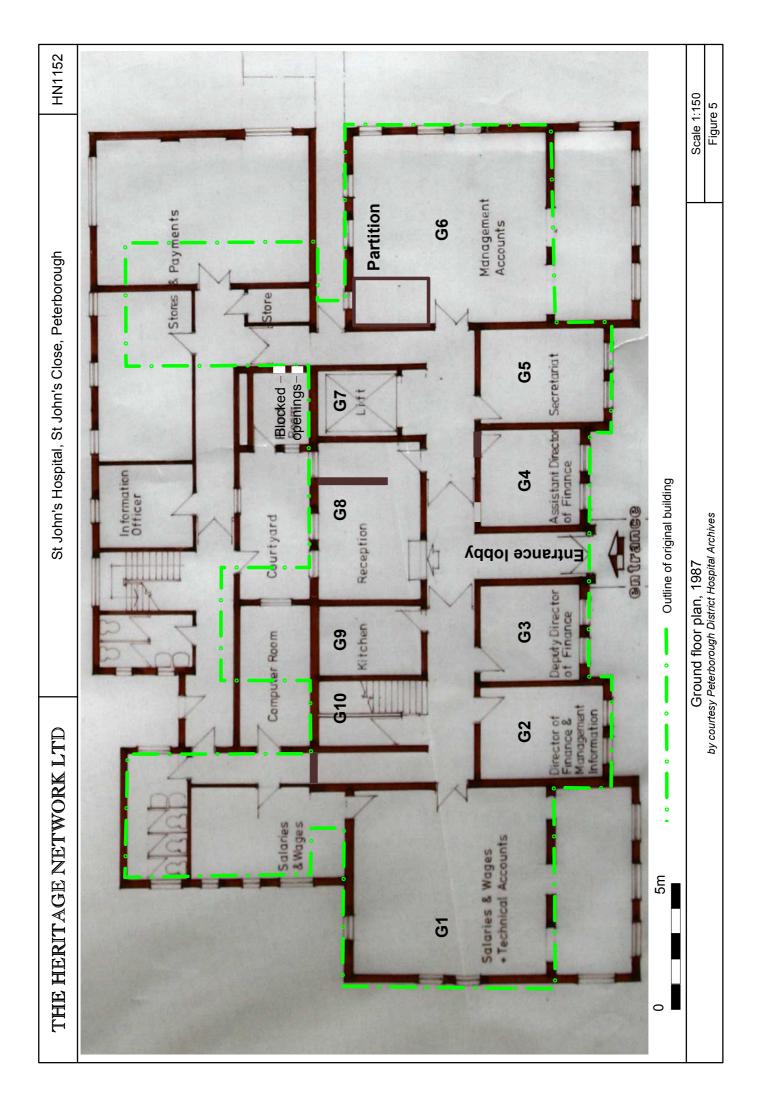
Figure 1	Site location
Figure 2	Extract from the OS map, 1926
Figure 3	Extract from the OS map, 1985
Figure 4	Phase plan
Figure 5	Ground floor plan, 1987
Figure 6	First floor plan, 1987

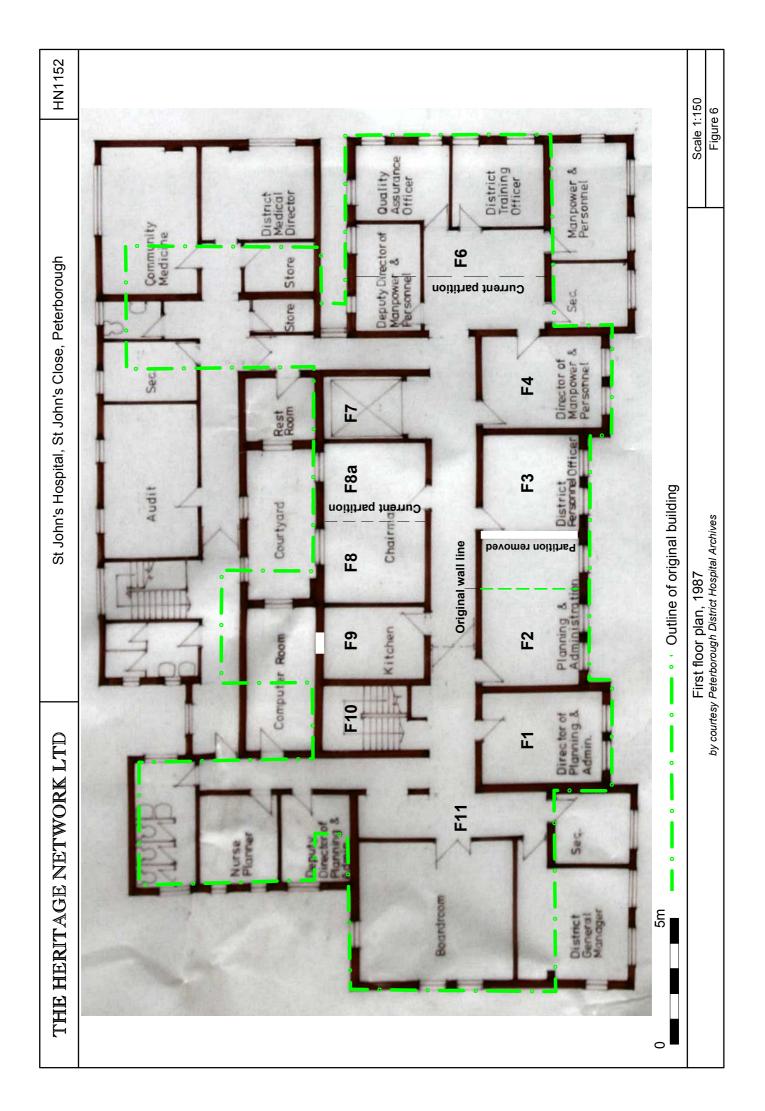
Plate 1	Dedication stone in the entrance lobby
Plate 2	
Plate 3	Detail of front entrance
Plate 4	
Plate 5	
Plate 6	S elevation, detail of metal brackets flanking windows
Plate 7	Original east elevation
Plate 8	Remains of N extension, E elevation
Plate 9	
Plate 10	
Plate 11	Surviving part of original N elevation
Plate 12	
Plate 13	Original doorways in E elevation of Plant Room
Plate 14	
Plate 15	Room F8a, looking N
Plate 16	Room F2, original skirting in NE corner
Plate 17	Room F3, looking S











#### HN1152: St. John's Hospital, St. John's Close, Peterborough

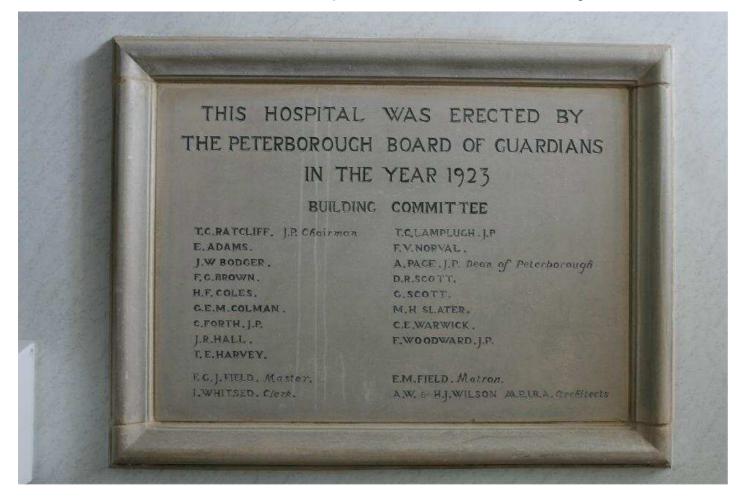


Plate 01 - Dedication stone in the entrance lobby



HN1152: St. John's Hospital, St. John's Close, Peterborough



Plate 03 - Detail of front entrance



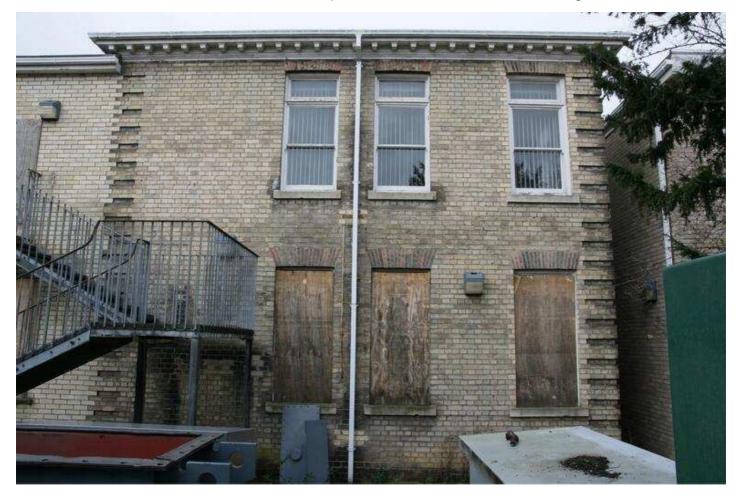


HN1152: St. John's Hospital, St. John's Close, Peterborough

Plate 05 - S elevation, detail of W bay



Plate 06 - S elevation, detail of metal brackets flanking the windows



HN1152: St. John's Hospital, St. John's Close, Peterborough

Plate 07 - Original east elevation

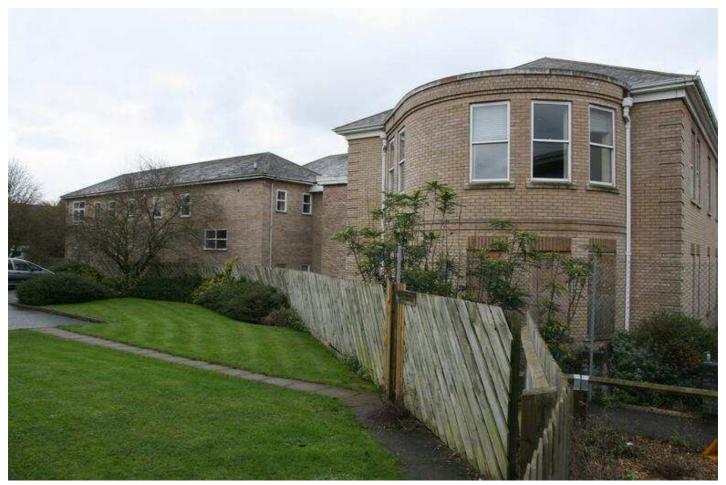


Plate 08 - Remains of original northern extension, E elevation



HN1152: St. John's Hospital, St. John's Close, Peterborough

Plate 09 - West elevation





HN1152: St. John's Hospital, St. John's Close, Peterborough

Plate 11 - Surviving part of original north elevation





HN1152: St. John's Hospital, St. John's Close, Peterborough

Plate 13 - Original doorways in east elevation of Plant Room





HN1152: St. John's Hospital, St. John's Close, Peterborough

Plate 15 - Room F8a, looking N



Plate 16 - Room F2, original skirting in NE corner



HN1152: St. John's Hospital, St. John's Close, Peterborough

Plate 17 - Room F3, looking S

# Appendix 1

### Photolog

Frame No	Detail	View
HN1152_SJ001	Exterior: S elevation	NW
HN1152_SJ002	Exterior: S elevation	Ν
HN1152_SJ003	Exterior: S elevation	NE
HN1152_SJ004	Exterior: S elevation	NE
HN1152_SJ005	Exterior: S elevation: main doorway	NE
HN1152_SJ006	Exterior: S elevation: Western projecting bay	Ν
HN1152_SJ007	Exterior: S elevation: detail of metal brackets flanking upper windows	NW
HN1152_SJ008	Exterior: E elevation	NW
HN1152_SJ009	Exterior: E elevation: original part	W
HN1152_SJ010	Exterior: E elevation: original part	W
HN1152_SJ011	Exterior: link at rear to main block to new extension	W
HN1152_SJ012	Exterior: W elevation	NE
HN1152_SJ013	Exterior: W elevation	SE
HN1152_SJ014	Exterior: N elevation (S)	SE
HN1152_SJ015	Exterior: N elevation (S)	SE
HN1152_SJ016	Interior: dedication stone in entrance lobby	E
HN1152_SJ017	Interior: dedication stone in entrance lobby	E
HN1152_SJ018	Interior: entrance lobby	S
HN1152_SJ019	Interior: Room G4: general view	S
HN1152_SJ020	Interior: Room G5: general view	S
HN1152_SJ021	Interior: Room G6: general view	NE
HN1152_SJ022	Interior: Room G6: general view	Ν
HN1152_SJ023	Interior: Room G6: general view	SW
HN1152_SJ024	Interior: Room G7: lift: general view	Ν
HN1152_SJ025	Interior: Room G4: entrance door	S
HN1152_SJ026	Interior: Room G4: detail of corner	NE
HN1152_SJ027	Interior: Room G8: subdivision: view	Ν
HN1152_SJ028	Interior: Room G8: view	Ν
HN1152_SJ029	Interior: Room G3: view	S
HN1152_SJ030	Interior: Room G2: view	S
HN1152_SJ031	Interior: stairs: view	NW
HN1152_SJ032	Interior: Room G1: view	W
HN1152_SJ033	Interior: Room G1: view	E
HN1152_SJ034	Interior: Room F1: view	S
HN1152_SJ035	Interior: Room F2: view	S
HN1152_SJ036	Interior: Room F2: corner skirting	NE
HN1152_SJ037	Interior: Room F2: doorway from corridor	SW
HN1152_SJ038	Interior: Room F9: view	Ν
HN1152_SJ039	Interior: Room F8: view	Ν
HN1152_SJ040	Interior: Room F8a: view	Ν
HN1152_SJ041	Interior: Room F3: view	S
HN1152_SJ042	Interior: Room F3: view	S
HN1152_SJ043	Interior: Room F4: view	S
HN1152_SJ044	Interior: Room F7: liftshaft: view	Ν
HN1152_SJ045	Interior: Room F7: lift door	Ν

Frame No	Detail	View
HN1152_SJ046	Interior: Room F6: view	NE
HN1152_SJ047	Interior: Room F6: view	Ν
HN1152_SJ048	Exterior: N elevation: E end: from window	SE
HN1152_SJ049	Exterior: N elevation: middle of range: from window	SW
HN1152_SJ050	Steel roof truss in roof space: running N/S (S)	n/a
HN1152_SJ051	Top of staircase from landing (S)	SE
HN1152_SJ052	Top of staircase from landing (S)	SE
HN1152_SJ053	Top of staircase from landing (S)	SE
HN1152_SJ054	Exterior: rear elevation	S
HN1152_SJ055	Exterior: rear elevation	S
HN1152_SJ056	Exterior: rear elevation	S
HN1152_SJ057	Exterior: rear elevation	S
HN1152_SJ058	Rear elevation: blocked doorways in lift machinery room	SE
HN1152_SJ059	Exterior: view of N and E elevation	SW
HN1152_SJ060	Exterior: view of N and E elevation	SW



HN1152\_SJ003



HN1152\_SJ006



HN1152\_SJ009



HN1152\_SJ012



HN1152\_SJ015





HN1152\_SJ002

HN1152\_SJ005



HN1152\_SJ001



HN1152\_SJ004



HN1152\_SJ007



HN1152\_SJ010



HN1152\_SJ014





HN1152\_SJ013



HN1152\_SJ016

HN1152\_SJ017

HN1152\_SJ018





HN1152\_SJ008

### HN1152: Former Peterborough District Hospital - St John's



HN1152\_SJ019



HN1152\_SJ022



HN1152\_SJ020



HN1152\_SJ023



HN1152\_SJ021



HN1152\_SJ024



HN1152\_SJ027



HN1152\_SJ030



HN1152\_SJ033





HN1152\_SJ029



HN1152\_SJ028



HN1152\_SJ031



HN1152\_SJ034



HN1152\_SJ032



HN1152\_SJ035

### HN1152: Former Peterborough District Hospital - St John's



HN1152\_SJ037



HN1152\_SJ040

HN1152\_SJ043







HN1152\_SJ044



HN1152\_SJ039



HN1152\_SJ042



HN1152\_SJ045



HN1152\_SJ048



HN1152\_SJ051



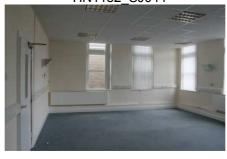




HN1152\_SJ049



HN1152\_SJ052

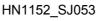


HN1152\_SJ047



HN1152\_SJ050





### HN1152: Former Peterborough District Hospital - St John's





HN1152\_SJ058



HN1152\_SJ059



HN1152\_SJ060

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# Appendix 2

### **OASIS Data Entry**

OASIS ID: heritage1-212672			
	Project details		
Project name	St. John's Hospital, St. John's Close, Peterborough		
	As part of the proposed redevelopment of the former Peterborough Hospital the building formerly known as St. John's Infirmary is to be demolished. As this was the infirmary to the former workhouse, and therefore the earliest medical building on the site, a Level 2 building record was recommended prior to demolition.		
Short description of the project	St. John's Hospital is the earliest purpose-built medical building on the former Peterborough District Hospital site. It was constructed in 1923 as the infirmary for the Peterborough Union workhouse, which was subsequently acquired by the Peterborough Health Authority as part of the District Hospital site.		
	The hospital building, which is scheduled for demolition, has undergone a number of phases of alteration and reconstruction, particularly since the 1970s. However, the core of the present building including its southern and eastern elevations, and part of its northern elevation, have survived since 1923.		
	The present project has also demonstrated that, although the basic original layout of the interior has survived within the main (southern) block, few original features survived.		
Project dates	Start: 12-12-2014 End: 12-12-2014		
Previous/future work	Yes / No		
Associated project reference codes	HN1152 - Contracting Unit No.		
Type of project	Building Recording		
Site status	None		
Current Land use	Other 2 - In use as a building		
Monument type	HOSPITAL Modern		
Significant Finds	NONE None		
Methods & techniques	"Photographic Survey","'Survey/Recording Of Fabric/Structure"		
Prompt	National Planning Policy Framework - NPPF		
Project location			
Country	England		
Site location	CAMBRIDGESHIRE PETERBOROUGH PETERBOROUGH St. John's Infirmary, Former Peterborough District Hospital		
Study area	1641.00 Square metres		
Site coordinates	TL 18106 98801 52.573817653 -0.256996366946 52 34 25 N 000 15 25 W Point		
	Project creators		
Name of Organisation	Heritage Network		
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body		

Project design originator	David Hillelson	
Project director/manager	David Hillelson	
Project supervisor	David Hillelson	
Type of sponsor/funding body	Developer	
	Project archives	
Physical Archive Exists?	No	
Digital Archive recipient	Peterborough Museum	
Digital Contents	"none"	
Digital Media available	"Images raster / digital photography","Text"	
Paper Contents	"none"	
Paper Media available	"Diary", "Drawing", "Report"	
Project bibliography 1		
Publication type	Grey literature (unpublished document/manuscript)	
Title	St. John's Hospital, St. John's Close, Peterborough: historic building record	
Author(s)/Editor(s)	Ashworth, H.	
Other bibliographic details	Report no.938	
Date	2015	
Issuer or publisher	Heritage Network	
Place of issue or publication	Letchworth, Herts.	
Description	A4 booklet, comb bound, green cover, 12 text pages, 6 figures, 17 plates	