

**SURVEY OF BUILDINGS AT
CAISTOR HOSPITAL,
NORTH KELSEY ROAD,
CAISTOR,
LINCOLNSHIRE
(CACH 07)**

Work undertaken for
Pick Everard
on behalf of
Cannon Kirk

September 2007

Report Compiled by
Paul Cope-Faulkner BA (Hons) AIFA

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ARCHAEOLOGICAL PROJECT SERVICES



A.P.S. Report No: **124/07**

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1. SUMMARY

A programme of archaeological building recording was undertaken on a chapel and a house associated with the former Caistor Hospital, Caistor, Lincolnshire.

The hospital originated as a House of Industry and was constructed in 1802. Following the New Poor Law Act of 1836, the function changed little when it became a workhouse for the surrounding area. Enlargements and additions to the hospital were made in the decades after, including a school, chapel and an infirmary complex. It remained as a workhouse until 1937 when it was converted to a hospital for the mentally handicapped.

Both recorded buildings are located to the southwest of the main hospital complex. The chapel was built in 1865 and continued in that function throughout the life of the workhouse and hospital, with no readily apparent change to the structure of the building.

Rowan House is likely to date from immediately prior to its depiction on the 1887 Ordnance Survey map. Its original purpose was as a dwelling and given its size may have been constructed for the master of the workhouse.

Additions and alterations are more apparent in Rowan House and most are likely to have occurred once the workhouse became the hospital. The first floor does not retain the original layout of rooms and one room on the ground floor has been enlarged. An extension of probable 1950s date was added to the south of the house.

2. INTRODUCTION

2.1 Definition of Archaeological Building Recording

Building recording is defined as ‘a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including its buried components on land or under water.’ (IFA 1999).

2.2 Planning Background

Archaeological Project Services was commissioned by Pick Everard on behalf of Cannon Kirk to undertake a programme of historic building recording of a chapel and house at the former Caistor Hospital, North Kelsey Road, Caistor, Lincolnshire. A planning application (M05/P/0486) was submitted to West Lindsey District Council for the proposed demolition of hospital buildings prior to the construction of 148 new dwellings.

The building recording was carried out on the 31st August 2007 in accordance with a specification prepared by Archaeological Project Services (Appendix 1) and approved by the Historic Environment Countryside Adviser, Lincolnshire County Council.

2.3 Site Location

Caistor is located 12km north of Market Rasen and 32km northeast of Lincoln in the administrative district of West Lindsey, Lincolnshire (Fig. 1).

The former Caistor Hospital is located 1.4km west of the centre of Caistor as defined by the parish church of SS Peter and Paul at National Grid Reference TA 1016 0141 (Fig. 2). The site is located on the south side of North Kelsey Road at a height of c. 39m OD.

Two buildings, St Lawrence's Chapel and Rowan House, both located on the southwest side of the hospital complex, were the subject of the recording action.

2.4 Historical Setting

Caistor Hospital originated as a House of Industry, established at Caistor under the leadership of William Dixon in 1802 and was first occupied in the May and June of that year, though the buildings were not completed until at least 1803. The original building comprised a rectangular hub at the centre with an entrance block to the north (Morrison 1999, 35), the only part that is still extant.

In 1836, following the 'New' Poor Law, Caistor was reorganised at the centre of a larger union (74 parishes) than previously. Enlargements and improvements to the existing buildings are recorded by White (1856, 670), though the nature of these are unknown apart from detached fever wards which were in existence by 1861.

The chapel was constructed in 1865 at a cost of £340 adjacent to an already existing cemetery (Russell *et al.* 1993). Prior to this, services were undertaken in the dining room of the workhouse. No specific chaplain was assigned to the workhouse, the vicar of Caistor serving that role. The cemetery gradually moved to include the ground around the chapel by 1907 (OS 1907) and evidenced at present by small gravestones around the building.

By 1937, Caistor Workhouse ceased functioning as such and after a period of a year's refurbishment opened as a hospital for the mentally handicapped. The hospital finally closed in 1990 (Russell *et al.* 1993).

3. AIMS

The requirement of the building recording,

as detailed in the specification (Appendix 1), were to provide a record of the standing structures prior to their demolition and to identify the form, date, features of special interest and state of preservation of the structures.

4. METHODS

Recording of the buildings was undertaken to Level 2 survey as defined by English Heritage (2006). This involved:

- the production of a dimensioned plans
- general photographic views of the exterior of the building and the overall appearance of principal circulation areas
- a written record of the buildings' types, materials, possible dates
- photographic coverage of the external appearance and effect of the design of the buildings.
- photographic coverage of internal and external structural and decorative details relevant to the design, development and use of the buildings

Photographic recording was undertaken with a manual 35mm camera fitted with a 28-70mm macro lens, and a digital camera. Colour and black and white print film were used. An index of the photographs was compiled on Archaeological Project Services pro forma recording sheets.

5. RESULTS

St Lawrence's Chapel and Rowan House lie southwest of the main complex of workhouse and hospital structures (Fig. 3). Both are heavily overgrown and have been subjected to vandalism.

St Lawrence's Chapel (Fig. 4)

The chapel is a simple 4-bay rectangular structure measuring 14.4m long by 8m wide. It is constructed of yellow gault hand-made bricks in English garden wall bond and has a slate roof. All windows are tall lancets with plain or frosted glass where this survives.

Exterior

The chapel has clasping buttresses at each corner with three buttresses on the north and south sides which surround the windows. There is a sloping plinth which surrounds the structure and decorative brickwork is evident at eaves height. At the apex of the roof towards the east is a stone cross which is mirrored by a bellcote at the west end (Plate 1).

On the northern side of the chapel is a later porch (Plate 2). It is bonded to the chapel with a straight join but otherwise matches the chapel in most respects. Two small lancets are located on each side of the porch and the entrance is a simple two-centred arch.

Interior

The interior is a plain rectangle. A raised area at the east end indicates the location of the altar. At the west end is an internal buttress, of unknown function, adjacent to which is a small niche, perhaps for vestments (Plate 3).

The roof comprises King post trusses on tie-beams (Plate 4). The tie-beams are chamfered and have straight-cut stops.

The floor is of wooden blocks arranged in a herringbone pattern.

Rowan House (Figs. 5 and 6)

The house is a 3-bay structure constructed of red machine made brick in stretcher bond with a slate roof. The core of the

building comprises a rectangular block of 11m by 7m to which later additions are apparent.

Exterior

The front façade (Plate 5) of the house faces to the east and has a central, now blocked, door flanked by two sash windows on the ground floor and three windows on the first floor, all with brick flattish arches. A chimney is placed centrally to the structure.

On the south side of the building is a later addition of *c.* 1950s. The southern façade is otherwise plain. The northern façade has an inserted fire exit at first floor level and two original windows on the ground floor (Plate 7), one for a pantry which extends west beyond the building.

The west façade retains three original sash windows at first floor level and a single window and door are original on the ground floor (Plate 6). South of the door a large rectangular crittall window has been inserted.

Interior

For ease of reference, letters have been assigned to each of the rooms on the ground floor.

Room A (Plate 8) is located at the northeast corner of the house and comprises a simple rectangular room with a built-in cupboard at the northwest. A door to the west leads to rooms B, C and D. Rooms B and C are unadorned simple rectangular areas with access to the outside via room C. Also in room C is a modern cupboard of floor to ceiling height and evidence for a heating system is also apparent (Plate 9). The southern wall of room C is a simple stud partition. Room D has a shelf around three sides constructed of white glazed brick (Plate 10).

South of room A is room E which once

had access to the outside by a now blocked door. This may have once been subdivided into two as a joist spans the room from north to south (Plates 11 and 12). Access to the first floor is provided by a staircase located along the southern wall.

At the southwest corner of the room is a doorway to a small entrance passage with a small room (F) to the west. South of this, room G, is the later ground floor 1950s extension, presumably a shower room.

On the first floor level, all original walls have been removed apart from those associated with the central chimney and a small area above room F on the ground floor. Apart from the sash windows there are no original features apparent. A crissall window has been inserted at the top of the stairwell.

6. DISCUSSION

St Lawrence's Chapel clearly shows no alteration from its original purpose, except for a later north porch which judging by its style was probably constructed soon after the chapel.

Rowan House was clearly designed to be inhabited, although there is no clue if it served a secondary function, for example a school. Rooms B and C may have been a kitchen as room D is clearly a pantry. Rooms A and E are probably reception rooms with the latter almost certainly enlarged by the removal of a wall. Details regarding the layout of first-floor rooms have been lost.

Rowan House first appears on the Ordnance Survey plan of 1887 and given its construction of machine made bricks must have been newly built at this time. Its function could not, therefore, have been the school block with attached house as has been suggested (which was built in

1863-4) and it is more likely to have been purpose built for the master of the workhouse.

7. CONCLUSIONS

Building recording was undertaken on a chapel and house associated with the former Caistor Hospital prior to their demolition.

The survey has successfully provided a record of the appearance of the buildings, together with details of alterations and fittings. The chapel is well documented from its construction in 1865 and appear to have been little altered during its use. Rowan House is a larger building of late 19th century date and may have been the principal house of the master of the workhouse. Changes are more apparent in the house with additions of 1950s date and remodelling of the entire first floor and part of the ground floor.

8. ACKNOWLEDGEMENTS

Archaeological Project Services wish to acknowledge the assistance of Mr DC Green of Pick Everard who commissioned the work on behalf of Cannon Kirk. Thanks are also due to Mr M Lott of Cannon Kirk. Gary Taylor coordinated the project and also edited this report along with Denise Drury. Dave Start kindly permitted access to the parish files and library maintained by Heritage Lincolnshire.

9. PERSONNEL

Project Coordinator: Gary Taylor
Building Recording: Paul Cope-Faulkner,
Gary Taylor
Photographic reproduction: Sue Unsworth
Illustration: Paul Cope-Faulkner

Analysis and reporting: Paul Cope-Faulkner

10. BIBLIOGRAPHY

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11. ABBREVIATIONS

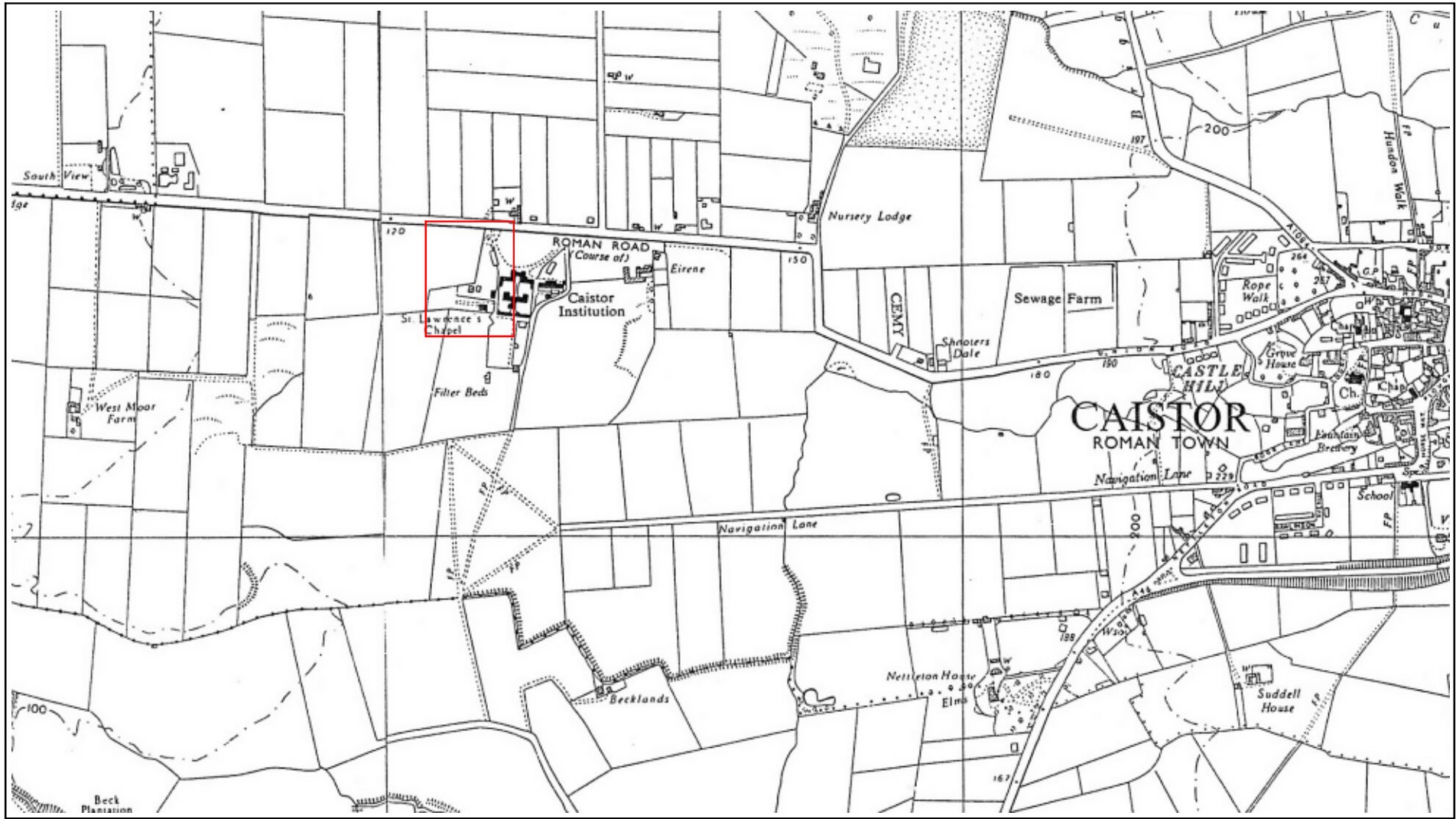
APS Archaeological Project Services

IFA Institute of Field Archaeologists

OS Ordnance Survey



Figure 1 - General location plan



TA



Area detailed in Figure 3

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Figure 2 - Site location plan

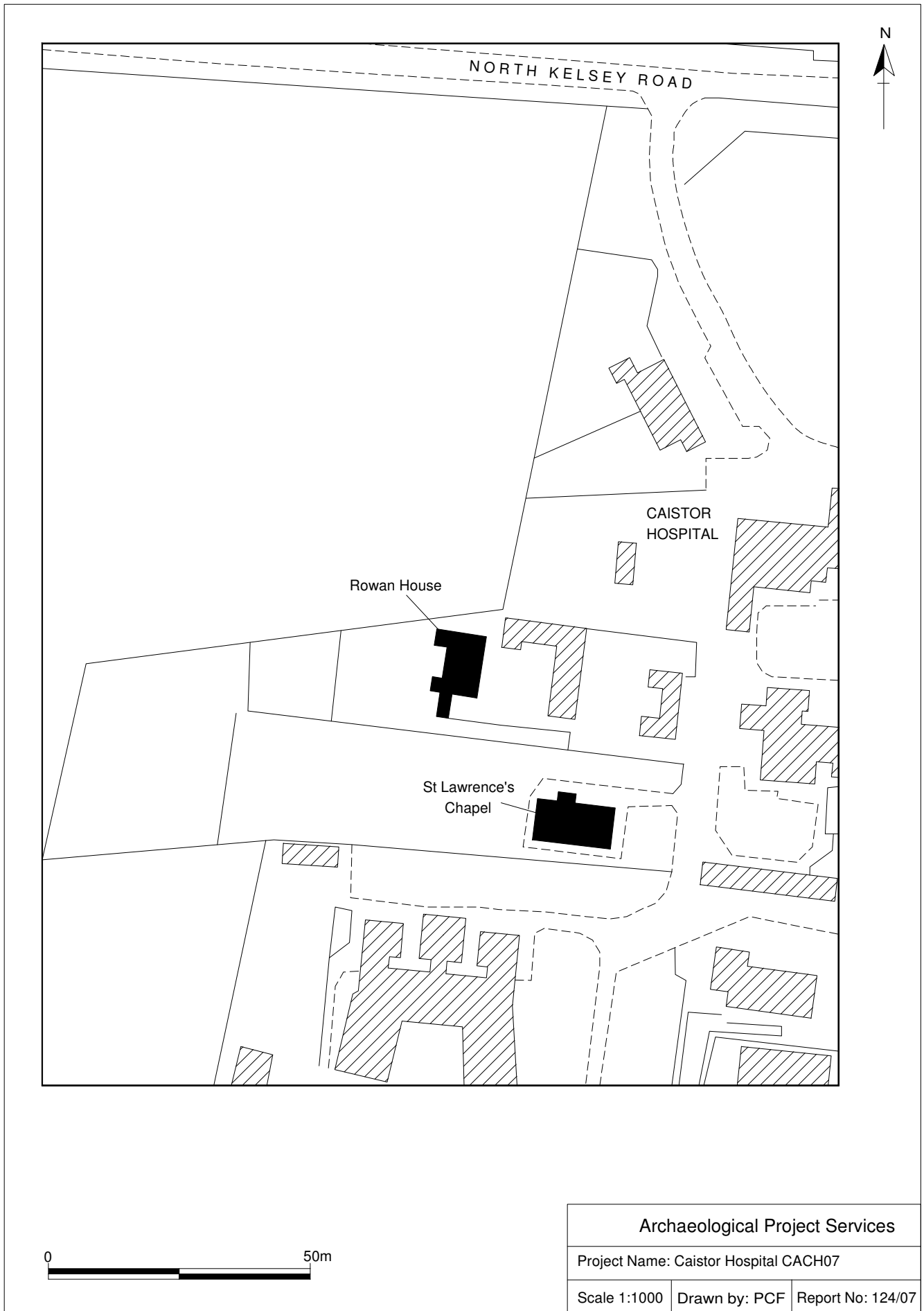


Figure 3 - Plan showing location of recorded buildings

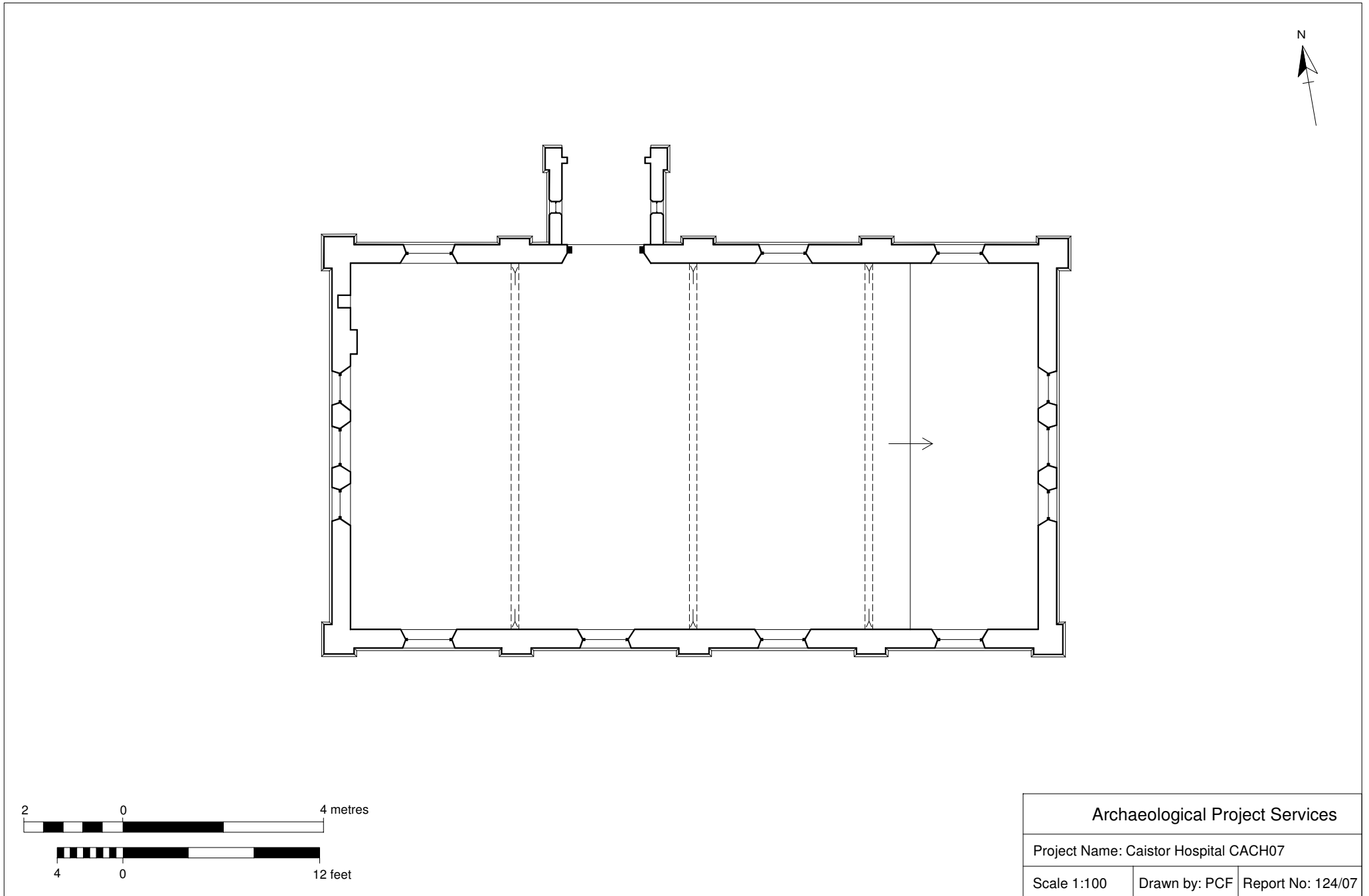
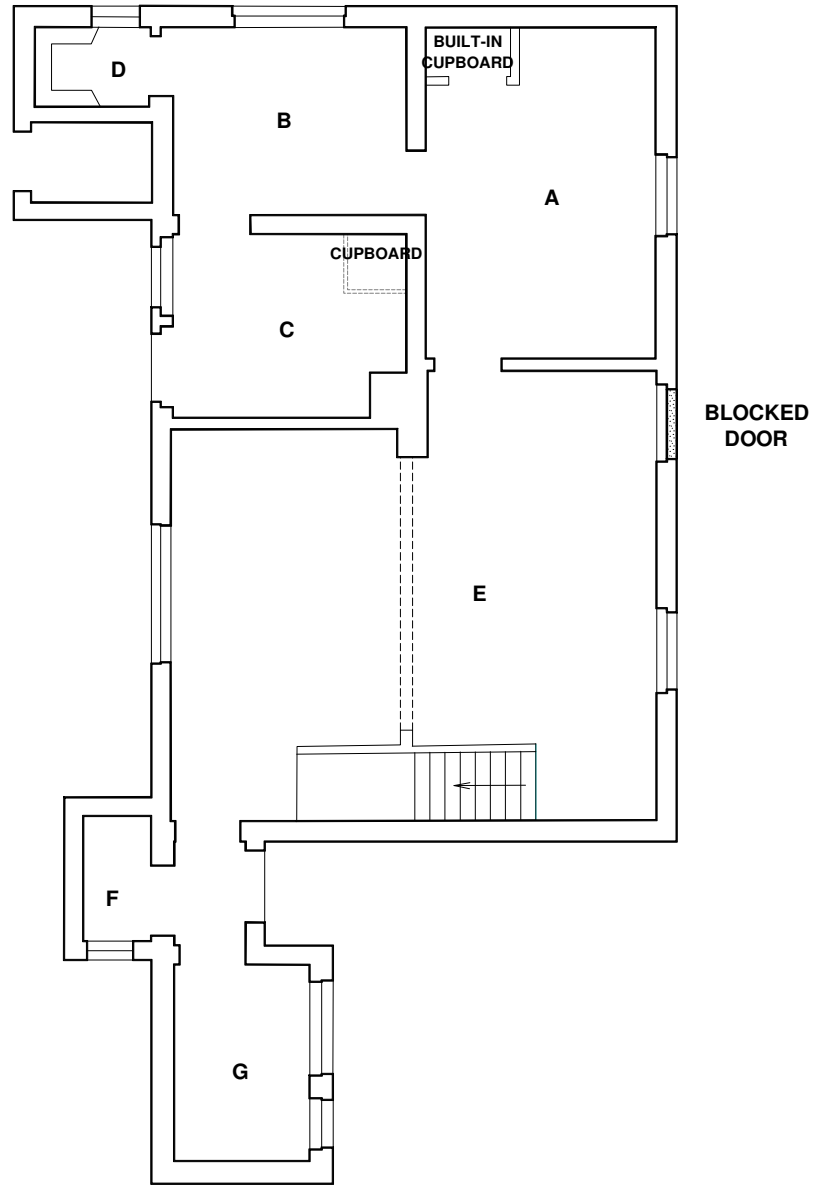
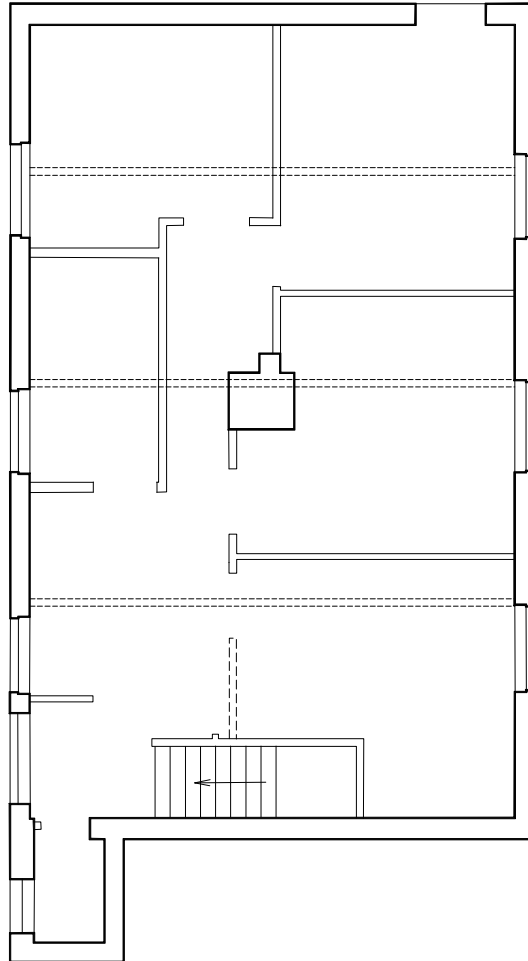


Figure 4 - Plan of St Lawrence's Chapel



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Figure 5 - Ground plan of Rowan House



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Figure 6 - First floor plan of Rowan House



Plate 1 – View showing the west façade of St Lawrence's Chapel



Plate 2 – The north porch of St Lawrence's Chapel



Plate 3 – Interior view of the chapel, looking northwest



Plate 4 – Roof detail in the chapel



Plate 5 – The east façade of Rowan House



Plate 6 – The west façade of Rowan House



Plate 7 – The north façade of Rowan House



Plate 8 – Room A, looking southwest



Plate 9 – Room C, looking southeast



Plate 10 – Rooms B and D, looking west



Plate 11 – Room E, looking south



Plate 12 – Room E, looking north



Plate 13 – View of the first floor, looking north
from the stairwell



Plate 14 – View of the first floor, looking
southwest

Appendix 1

BUILDINGS AT THE FORMER CAISTOR HOSPITAL, NORTH KELSEY ROAD, CAISTOR, LINCOLNSHIRE - SPECIFICATION FOR BUILDING RECORDING

1 SUMMARY

- 1.1 *A programme of building recording is required prior to redevelopment of the former Caistor Hospital site, North Kelsey Road, Caistor, Lincolnshire.*
- 1.2 *Built in the 19th century, the chapel and a house at the site are of architectural and historic interest and are listable quality.*
- 1.3 *The building recording will be undertaken prior to redevelopment works. The two buildings, plans of all floors, external elevations and internal details will be recorded in writing, graphically and photographically.*
- 1.4 *On completion of the fieldwork a report will be prepared detailing the results of the investigation. The report will consist of a narrative supported by illustrations and photographs.*

2 INTRODUCTION

- 2.1 This document comprises a specification for historic building recording prior to conversion of a farm building at the former Caistor Hospital, North Kelsey Road, Caistor, Lincolnshire.
- 2.2 This document contains the following parts:
 - 2.2.1 Overview.
 - 2.2.2 Stages of work and methodologies.
 - 2.2.3 Programme of works and staffing structure of the project

3 SITE LOCATION

- 3.1 Caistor is located 13km north of Market Rasen in the West Lindsey District of Lincolnshire. The former hospital site is on the west side of the town, on the south side of Kelsey Road, at National Grid Reference TA 102 014. The two buildings that will be surveyed, the former St Lawrence's Chapel and Rowan House, are in the western part of the hospital complex.
- 3.2 Caistor Hospital was constructed 1800-02 as the Caistor House of Industry by William Dixon's Society of Industry. St Lawrence's Chapel and Rowan House are recorded on the 1st edition 1:2500 map of 1887 and are of Listable quality – a report was prepared to guide listing, though it is not known if this action was completed.

4 PLANNING BACKGROUND

- 4.1 A planning application (M05/P/0486) was submitted to West Lindsey District Council for the proposed erection of 148 dwellings at the former hospital site. Permission is subject to conditions including the undertaking of building recording prior to the re-development. Specifically, this is to record the chapel and house only, not the other hospital buildings.

5 AIMS AND OBJECTIVES

- 5.1 The aim of the work will be to provide a record of the standing buildings on the site prior to their alteration.
- 5.2 The objectives will be to establish:
 - 5.2.1 the form of the buildings;

- 5.2.2 the date of the buildings and features of special interest;
- 5.2.3 the state of preservation of the buildings and any features of special interest present.

6 BUILDING RECORDING

- 6.1 Building Investigation will be undertaken prior to the demolition of the existing buildings. An English Heritage (2006) Level 2 survey of the standing buildings will be undertaken. Subject to accessibility and Health and Safety considerations, the record will include:
 - 6.1.1 A photographic survey showing the building in its context; details of the exterior; interior views of the principal rooms and circulation areas; and possibly structural or decorative details.
 - 6.1.2 Dimensioned plans of all floors as existing, to incorporate details of the form and location of any structural features of historic interest; supplemented by
 - 6.1.3 A written record providing an account of the building's type, materials and possible dates.

7 SITE OPERATIONS

- 7.1 General considerations
 - 7.1.1 All work will be undertaken following statutory Health and Safety requirements in operation at the time of the investigation.
 - 7.1.2 The work will be undertaken according to the relevant codes of practise issued by the Institute of Field Archaeologists (IFA), under the management of a Member of the institute (MIFA). Archaeological Project Services is IFA registered organisation no. 21.
 - 7.1.3 The building recording would be undertaken by staff with experience of such examinations up to English Heritage Level 3 standard.
 - 7.1.4 Any and all artefacts found during the investigation and thought to be 'treasure', as defined by the Treasure Act 1996, will be removed from site to a secure store and promptly reported to the appropriate coroner's office.

8 REPORTING

- 8.1 On completion of the fieldwork, a report detailing the results of the building recording will be prepared. This will consist of:
 - A summary of the survey results.
 - A description of the history and historical setting of the building.
 - A text describing the results of the building survey.
 - Location plans of the site and building.
 - A ground plan of the building.
 - Interpretation of the development and use of the building.
 - Appropriate photographs of the elevations, general interior views and specific features.

9 **REPORT DEPOSITION**

9.1 Copies of the report will be sent to the client; West Lindsey District Council Planning Department; and to the County Council Archaeological Sites and Monuments Record.

10 **ARCHIVE**

10.1 The documentation and records generated during the watching brief will be sorted and ordered into the format acceptable to The Collection, Lincoln. This will be undertaken following the requirements of the document titled *Conditions for the Acceptance of Project Archives* for long-term storage and curation.

11 **PUBLICATION**

11.1 Details of the investigation will be input to the Online Access to the Index of Archaeological Investigations (OASIS).

11.2 If appropriate, notes on the findings will be submitted to the appropriate national journals: *Post-medieval Archaeology*; *Industrial Archaeology Review*; and *Vernacular Architecture*.

12 **CURATORIAL RESPONSIBILITY**

12.1 Curatorial responsibility for the archaeological work undertaken on the site lies with the Lincolnshire County Council Historic Environment Team. They will be given written notice of the commencement of the project to enable them to make monitoring arrangements.

13 **VARIATIONS AND CONTINGENCIES**

13.1 Variations to the proposed scheme of works will only be made following written confirmation of acceptance from the archaeological curator.

13.2 In the event of the discovery of any unexpected remains of archaeological/historical importance, or of any changed circumstances, it is the responsibility of the archaeological contractor to inform the archaeological curator (*Lincolnshire Archaeological Handbook* 1998, Sections 5.7 and 18).

13.3 Where important archaeological/historical remains are discovered and deemed to merit further investigation additional resources may be required to provide an appropriate level of investigation, recording and analysis.

13.4 Any contingency requirement for additional fieldwork or analysis outside the scope of the proposed scheme of works will only be activated following full consultation with the archaeological curator and the client.

14 **PROGRAMME OF WORKS AND STAFFING LEVELS**

14.1 The building recording will be undertaken prior to the conversion and is expected to take 1-2 days.

14.2 An archaeological supervisor with experience of building recording will undertake the work.

14.3 Analysis and report production will be undertaken by the archaeological supervisor, or a post-excavation analyst as appropriate, with assistance from an illustrator.

15 **INSURANCES**

15.1 Archaeological Project Services, as part of the Heritage Trust of Lincolnshire, maintains Employers Liability Insurance of £10,000,000, together with Public and Products Liability insurances, each with indemnity of £5,000,000. Copies of insurance documentation can be supplied on request.

16 **COPYRIGHT**

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- 16.3 In the case of non-satisfactory settlement of account then copyright will remain fully and exclusively with Archaeological Project Services. In these circumstances it will be an infringement under the Copyright, Designs and Patents Act 1988 for the client to pass any report, partial report, or copy of same, to any third party. Reports submitted in good faith by Archaeological Project Services to any Planning Authority or archaeological curator will be removed from said planning Authority and/or archaeological curator. The Planning Authority and/or archaeological curator will be notified by Archaeological Project Services that the use of any such information previously supplied constitutes an infringement under the Copyright, Designs and Patents Act 1988 and may result in legal action.
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17 **BIBLIOGRAPHY**

English Heritage, 2006 *Understanding Historic Buildings, A guide to good recording practice*

Specification: Version 1, 14-08-07

Appendix 2

GLOSSARY

Bay	Regular structural subdivision of a building; the bays may be marked by roof-trusses, beams <i>etc.</i>
Collar	Transverse horizontal timber connecting pairs of rafters above their feet and below the apex of the roof.
Crittall window	Steel casement window, particularly popular in the 1930s and given the generic name after the main firm that manufactured them.
English garden-wall bond	Brickwork arranged with multiple (usually 3 or 5) courses of stretchers (bricks laid lengthwise) between layers of headers (bricks laid so their ends are visible).
Flat arch	Arch or lintel over an opening that has a horizontal top and bottom.
King post	Vertical timber standing on a collar (<i>q.v.</i>) or tie beam (<i>q.v.</i>) and rising to the apex of a roof to support a ridge piece.
Sash	Rebated window frame fitted with one or more panes of glass that can be moved by sliding in grooves.
Segmental heads/arches	Arch with its centre below the springing-line, thereby forming a very gentle arc compared to the width of the opening it spans.
Straight join	Regular vertical junction between two sections of walling that shows one part was butted against the other.
Stud	In timber framing, a subsidiary vertical timber.
Tie beam	Main transverse beam in a roof truss connecting the feet of the principal rafter and preventing the spreading of the two sides of a sloping roof.

Appendix 3

THE ARCHIVE

The archive consists of:

- 1 Dayworks record sheet
- 1 Photographic record sheet
- 7 Sheets of measured sketch drawings

All primary records and finds are currently kept at:

Archaeological Project Services
The Old School
Cameron Street
Heckington
Sleaford
Lincolnshire
NG34 9RW

The ultimate destination of the project archive is:

The Collection
Art and Archaeology in Lincolnshire
Danes Terrace
Lincoln
LN2 1LP

Accession Number: 2007.184

Archaeological Project Services Site Code: CACH 07

The discussion and comments provided in this report are based on the archaeology revealed during the site investigations. Other archaeological finds and features may exist on the development site but away from the areas exposed during the course of this fieldwork. *Archaeological Project Services* cannot confirm that those areas unexposed are free from archaeology nor that any archaeology present there is of a similar character to that revealed during the current investigation.

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