FORMER CLAYTON HOSPITAL, NORTHGATE, WAKEFIELD WF1 3JS

ADDITIONAL ARCHITECTURAL RECORDING

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Report no:	2021/649.R01
Version:	Final
Date:	December 2021
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EXECUTIVE SUMMARY

In September 2021, Ed Dennison Archaeological Services (EDAS) Ltd were commissioned by Helen Massey, on behalf of Wakefield Grammar School Foundation (WGSF), to undertake a programme of additional architectural recording at the former main block (the 'retained section') of Clayton Hospital, Northgate, Wakefield (NGR SE 32919 21390). The work was required to move forward a planning issue relating to the conversion and incorporation of the retained section into a new school complex.

The first phase of recording work comprised a survey of the surviving windows and their associated furniture. A second phase of recording examined the rear and side elevations of the retained section, once adjoining structures had been demolished.

Following the removal of the internal window coverings, and any secondary glazing that was present, it is clear that the vast majority of the windows retain their original window frames, dating to between 1876 and 1879. The original windows are of two types. The more common 'Type 1' is present in rooms and spaces which are not circulation spaces, whereas the less common 'Type 2' only occurs in corridors and circulation spaces - the distribution of Type 2 windows is in fact wholly restricted to the large axial corridor on the ground floor. The Type 1 frames are what would be expected in the administration and accommodation areas of a later 19th century hospital. The design of the Type 2 frames, combined with the use of tiled walls in the axial ground floor corridor, reflects the concerns of the 'Pavilion' ward hospital system to ensure hygiene and good ventilation.

All of the surviving original window frames are in a poor or very poor condition, with a proportion already only partially surviving. In all cases, the softwood frames have suffered from water ingress and are often so rotten that even careful removal of the modern plates and boards covering them causes significant damage. EDAS support the conclusions of a 2021 report by Crowther Turbull and Booth which concluded that the windows are beyond their serviceable lifespan, and that repair and refurbishment is unfeasible and impracticable.

The photographic and descriptive work undertaken during the second phase of recording, following the demolition of the surrounding structures, has shown that the former internal walls of the building are built of brick, and were not faced with stone. A variety of internal wall finishes are now exposed, including tiles and plaster, and they display evidence for much previous alteration, including the use of blockwork to infill original openings and recesses. However, the external east, south and west elevations are faced with neatly and rather shallowly coursed and squared rock-faced sandstone, as previously noted on the north elevation. The newly exposed elevations (both internal and external) contain numerous openings, mainly in the form of windows and doorways. It would be appropriate to close all these openings with a combination of reclaimed brick, blockwork, salavaged stone and wooden boarding, to ensure that the 'to-be-retained' structure is weatherproof and free from potential unauthorised access and vandalism.

1 INTRODUCTION

1.1 In September 2021, Ed Dennison Archaeological Services (EDAS) Ltd were commissioned by Helen Massey, on behalf of Wakefield Grammar School Foundation (WGSF), to undertake a programme of additional architectural recording at the former main block (hereafter the 'retained section') of Clayton Hospital, Northgate, Wakefield (NGR SE 32919 21390). The work was required to move forward a planning issue relating to the conversion and incorporation of the retained section into a new school complex.

1.2 The scope of the work was decided during discussions between EDAS and Helen Massey. The first phase of work comprised a survey of the surviving windows and their associated furniture, and this was detailed in an interim report. A second phase of work comprised the examination of the rear and side elevations of the retained section, once the adjoining structures had been demolished. This final report incorporates the results of both phases of work.

2 BACKGROUND INFORMATION

Site Location and Description

2.1 The former Clayton Hospital complex is located some 600m north-west of Wakefield city centre, occupying a rectangular plot of land bounded by North Road Terrace in the north, Northgate to the east and Wentworth Street to the west (see figure 1). The building forming the retained section was built between 1876 and 1879, and was part of the former hospital complex (see figure 2). It comprises a tall, four storey central tower flanked by two storey ranges with attics constructed in the Tudor Revival style, to the designs of the architect William Bakewell (see plate 1). The hospital was originally laid out on the 'Pavilion' plan form, with linking wings at either end of the retained section giving access to an out-patient and dispensary department and a men's ward located with pavilions.

2.2 Original plans demonstrate that the majority of the retained section served administrative or residential functions, with offices, surgeons' and a matron's room on the ground floor, and staff bedrooms to the first floor; in addition, there was a boardroom at the west end of the ground floor and an operating theatre at the east end (Kerr 2016, 8, 10 & 36-53). The hospital complex, including the retained section, underwent many developmental phases during the later 19th and 20th centuries. Latterly, the building formed part of a Mid Yorkshire Hospitals NHS Trust establishment, which closed in 2012 when services were relocated (Kerr 2016, 5).

Previous Investigations

2.3 A detailed Heritage Statement for the site, which included reproductions of original floor plans, was produced by Beverley Kerr of Purcell UK in 2016 (Kerr 2016). The whole complex, including the structures under discussion, was also subject to a Historic Building Report (HBR) by Archaeological Research Services (ARS) Ltd in 2018 in response to a condition placed on a planning permission for redevelopment of the site; the work was principally a photographic survey supplemented by some historical research (Wyre 2018). The report makes reference to surviving historic fixtures and fittings including windows, but does not give a detailed description of the wooden frames themselves.

Planning Matters

2.4 Much of the surrounding hospital complex has either been demolished, or is in the process of demolition, undertaken as part of an outline planning permission granted on 2nd August 2017 by Wakefield Council (16/00798/OUT). However, WGSF wish to incorporate the majority of the retained section into a new school, the funds for which are currently being raised. It is envisaged that the full conversion of the retained section will not take place for some time, while other site works are concluded as part of the 'enabling phase'.

2.5 There is an obvious need to make the retained building safe and secure during the enabling phase whilst it awaits full conversion - this process is known as the 'enabling works'. The building has suffered from intrusion and vandalism in the past, and also from water ingress. There are several large holes in different parts of the roof, and some sections of all floor levels, including the ground floor, are in very poor, indeed dangerous, condition due to this water ingress. The majority of the door and window openings are now secured externally with fixed, perforated, steel coverings, many of which are screwed into the earlier wooden window frames - these steel coverings were put in place by the previous owners (the NHS) once the building was vacated. In most cases, where there are mullioned and transomed windows, each light has been given an individual steel covering, rather than a large single piece being used to cover the entire window. There is also some water ingress through these steel coverings, although this is minimal when compared to that through the roof. Internally, many of the windows have additional steel, or in some cases, chipboard coverings. In addition, some windows had been fitted with modern secondary glazing internally.

2.6 One of the conditions of the outline planning permission (16/00798/OUT - number 6) states: "*Development shall not commence on the enabling works phase as approved under condition 1 until a scheme detailing all enveloping works including details of all materials to be used to ensure the retained elements of the hospital building are made secure, sealed and water tight has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within one month of any demolition works on any of the structures attached to the building to be retained on site*". The reason for this condition is given as: "*In order to secure the preservation and future use of the building to be retained on the site in accordance with Policies D18 and D19 of the Local Development Plan and guidance contained in the NPPF*".

2.7 In response, a Crowther Turnbull and Booth report dated 2018, and revised in March 2021, details how this will be achieved (CTB 2021). Specifically, it states: "*Apertures in the building will be temporarily closed with masonry laid blockwork in order to ensure the building is both secure and weathertight. Window openings will be blocked up and also covered with boarding which may mimic window styles until development is able to commence on the next phases associated with this retained structure. Any making good necessary to the masonry/external envelope will be undertaken in a manner which is sympathetic to the existing materials and architectural style. Apertures at ground floor level (i.e. door openings) will be blocked up in reclaimed stone retrieved through the demolition process to the front facade and tooled in to match the existing bonding/pointing style. To the side and rear elevations, where currently rendered, the redundant door openings will be blocked up and rendered to match the existing finish*" (CTB 2021, para 3.2).

2.8 This document was approved by Wakefield Council on 20th April 2021 as part of an approval of a reserved matters application (18/02391/REM). The document is

listed at the end of the decision notice as being one of those used to consider and approve the reserved matter application, although it is not specifically included in the list of documents in condition 2. A further application for a variation of condition 6 of the outline application noted above, submitted on 3rd August 2021 (16/00798/S7301), to allow for further time for a scheme detailing enveloping works to be implemented once demolition commences, was approved on 25th October 2021.

2.9 It is now understood that Wakefield Council are requiring WGSF to retain the original wooden window frames in the retained structure, cover them externally in plywood and paint the plywood to resemble the window frames, although it is unclear whether they are to be incorporated into the final conversion (email Wakefield Council to WGSF 17th August 2021). All the windows are in a poor to very poor condition, having been damaged principally by neglect, water ingress, the attachment of the steel plates, and in some cases vandalism; in addition, almost all have been painted over many times during their lifetimes. A specialist CTB report on the condition of the windows and schedule of photographs produced in September 2021 concluded that "*the windows are beyond expiry of their serviceable lifespan, and repair and refurbishment of the existing windows would not only be unfeasible from an economic standpoint, but also a potentially impossible task from a practical perspective*".

3 FIELDWORK METHODOLOGY

Phase 1 Inspection

3.1 Phase 1 of the additional architectural recording on the retained structure involved a 'window survey'. This would produce detailed up-to-date information relating to the date, type and current state of the remaining windows, to provide WGSF with a more quantifiable and evidence-based platform from which to determine an appropriate course of action regarding the windows. The recording was undertaken in accordance with current Historic England (2016) and Chartered Institute for Archaeologists (2019) guidance.

3.2 A detailed inspection, as far as the poor structural condition of the building allowed, was made of the interior and exterior of all windows by EDAS on 29th September 2021. In order to facilitate this inspection, the on-site demolition contractors carefully removed internal steel and chipboard coverings. In some cases, the wooden window frame behind was so rotten that even careful removal of the screws securing the covering was beginning to bring parts of the frame away, and so one corner only was loosened so that it could be lifted.

3.3 Modern, un-scaled, outline plans of the ground, first and second floors of the building were made available to EDAS by WGSF, so that the locations of inspected windows could be identified. Although not always showing all of the features which are present (including some windows), these 'as existing' plans were adequate to provide a key for the window survey.

3.4 For the purposes of description, each major spaces or room on each floor was assigned a unique letter and number code, starting at the western end of each floor and running east (e.g. G1, 1F1, 2F1 etc). Where individual windows needed to be identified, they are numbered as a sub-division of the room numbers (e.g. G1/1, G1/2 etc). Written notes were compiled on the form and condition of the window frames, and a number of digital photographs taken with a SLR camera (minimum of 12 megapixel resolution) to illustrate specific points. Artificial lighting

was used where necessary and all photographs contained a photographic scale, subject to practicalities and access. It should be noted that only those windows considered to be representative of their type, or were in a reasonable condition and were readily accessible, were photographed; this report does not provide a complete photographic record of every window in the building.

Phase 2 Inspection

3.5 The rear and sides of the 'to-be-retained' building were inspected on the 1st December 2021 once the adjoining structures had been demolished, in order to provide the client with information relevant to making the retaining building secure and weatherproof.

4 RESULTS OF THE WINDOW SURVEY

4.1 The surviving windows within the building are catalogued below, from the lowest to the uppermost floor levels. Reference should also be made to the floor plans. The digital photographs taken as part of the window frame survey are referenced in the text below using italics, the number before the stroke representing the date of photography and the number after indicating the image number (e.g. *1/001*); a number of the digital photographs are also reproduced below as plates.

4.2 The building is aligned north-east/south-west, but for the purposes of the following description it is considered to be aligned east-west. Where possible, specific terms for windows and window fittings used in the text are as defined by Curl (1977) and English Heritage (1997). Finally, in the following text, 'modern' is used to denote features or phasing dating to after c.1945.

4.3 In terms of the windows to the main front (north) elevation, the central four storey tower has an oriel window extending from the first to the second floor, with panel tracery over the main window lights. To the third floor of the tower, there is a two-light flat-headed mullioned window, again with panel tracery over the lights. The two storey ranges to either side of the central tower have mullioned and transomed windows of up to six lights, with flat heads to the ground floor and rounded cusped heads to the first floor, some with hood moulds; the upper lights are slightly shorter than the lower lights. At the west end, the former boardroom (G2) was lit by a pair of four-light mullioned and transomed windows with blank panel tracery over. At the east end, the former Operating Theatre (G10) appears originally to have had a similar arrangement, although it may subsequently have been altered externally. To the main (rear) south elevation, the windows are of simpler form, and generally of two-lights with a central mullion. The ground floor windows to the remnants of the corridors once linking the retained sections to the ranges at either end are simpler still. There are a number of dormer windows to the attic.

4.4 During the course of the survey, it became clear that there are essentially two types of original window frame. The most numerous (Type 1) is found throughout the building on the ground and first floors, lighting the rooms accessed from the circulation corridors and spaces. They are represented by a double-hung, horned, single-glazed, softwood sash frame. The upper sash is slightly shorter than the lower one to match the external form of the mullioned and transomed windows. The frames were originally equipped with small catches or eyes mounted on the interior of the top and bottom rails, which allowed them to be opened or closed using a long pole with a brass hook on the end. Depending on the number of lights to a window, the sash frames occur either singly or are placed in groups of up to four, separated internally by wider timber uprights; for example, a mullioned

and transomed window which is of four-lights externally will have two sash frames fitted internally. Some of the windows have had later secondary glazing added internally, or blocks inserted to limit the extent to which the sash frames will open. A photograph taken in 1895 shows that many of these Type 1 windows were once fitted with blinds internally (Kerr 2016, 42).

4.5 The second type of window (Type 2) occurs only in corridors or circulation spaces. It comprises a softwood casement frame of either two or four lights. In the two-light form, the lower light is fixed, but the upper light is bottom-hinged, and could be opened inwards using a screw/worm mechanism mounted on a bracket. It is not known exactly how this operated, but it may be that an endless cord ran through the pulley on the mechanism, hanging down far enough to allow it to be turned by a person standing beneath the window. In the four-light form, one of lower lights was side-hinged and opened inwards, and when shut could be secured by two fasteners at the head; one of the upper lights could be opened using the same mechanism as in the two-light version.

The Basements

4.6 There are basements beneath parts of the retained section, and also brick service channels, but no access was possible to these during the window survey site visit. However, the previous historic building recording survey report included photographs of parts of the basement areas, and there are understandably few, if any, window frames present (Wyre 2018, 82-84). It is therefore considered that these parts of the retained section are not relevant to current issues surrounding the window frames to the ground and upper floors.

The Ground Floor (see figure 3)

4.7 Starting with the western part of the main circulation corridor (G1), there are three windows in the south wall. The central and west windows (G1/1 and G1/2) are fitted with fixed casements, softwood frames, each comprising three single-glazed lights [*1/732, 1/733*]. These are not original, and probably date to the mid-20th century; the frames are in poor condition, with broken glass. The east window (G1/3) has a Type 2 frame, in poor condition. To the north, the former boardroom (G2) has a pair of four-light mulllioned and transomed windows to the north wall, both fitted with Type 1 frames; these are in very poor condition and only partially complete.

4.8 Moving east, the central section of the main circulation corridor (G3) has windows at the west (G3/1) and at the east (G3/2) ends [*1/728, 1/729*] (see plate 3) of the south wall, both with four-light Type 2 frames. The only difference between the two is that to the west window, it is the left-hand lights which open, whilst to the east window, it is the right-hand lights. They are both in poor condition. The westernmost room to the north of the corridor (G4 - formerly two rooms of equal size) has a large eight-light mullioned and transomed window to the north wall fitted with Type 1 frames, all in poor condition. To the east, the former Matron's Room (G5) also has a six-light mullioned and transomed window in the north wall, fitted with Type 1 frames, all of which are in poor condition [*1/730, 1/731*] (see plate 4). A former Office space (G6) to the east has a four-light mullioned and transomed window in the north wall fitted with Type 1 frames, all of which are in very poor condition and only partially complete.

4.9 To the east of the entrance hall, the former Assistant Surgeon's room (G7) has a four-light mullioned and transomed window to the north wall fitted with Type 1

frames, all in poor to very poor condition and only partially complete. The former Surgeon's room (G8) to the east has a six-light mullioned and transomed window to the north wall fitted with Type 1 frames, again all in poor condition. The room to the east again (G9) has a large eight-light mullioned and transomed window to the north wall, fitted with Type 1 frames, all in poor condition. The former Operating Theatre (G10) (now sub-divided) at the east end of the block was only party accessible due to the dangerous condition of the floor, and the windows in the north wall and at the north end of the east wall could not be inspected closely. However, although they may have been altered externally, internally the pair of windows to the north wall and two smaller windows in the east walls appear to be fitted with Type 1 frames, all of which appear to be in poor condition and some have replacement glass. The eastern part of the main circulation corridor (G11) has four windows of differing size to the south wall (G11/1-G11/4), but all are fitted with Type 2 frames in poor condition [*1/725-1/727*] (see plate 5).

The First Floor (see figure 4)

4.10 Starting with the central circulation corridor (1F1), there are small windows positioned high up in the wall at the east and west ends, but both appear to be fitted with modern glazing. To the north of the corridor, the westernmost room (1F2 - a former Nurse's bedroom) has a four-light mullioned and transomed window in the north wall fitted with Type 1 frames. Although in poor condition, they are some of the least altered Type 1 frames noted within the building, retaining original fixtures and fittings such as the opening catches to the top and bottom rails, for example [*1/741-1/745*] (see plate 6). To the east, the former Matron's bedroom (1F3) has a six-light mullioned and transomed window in the north wall fitted with Type 1 frames, all in poor condition. The Assistant Surgeon's bedroom (1F4) to the east again has a four-light mullioned and transomed window in the north wall fitted with Type 1 frames, again all in poor condition.

4.11 The first floor of the tower (1F5) formed a 'Museum'. The oriel window to the north wall is of canted plan form, with three sides. The single outer lights appear to be fitted with fixed softwood casement frames, but the central paired lights have side-hung opening softwood casements, which open inwards [*1/736, 1/737*] (see plate 7). The frames, perhaps originally of Type 1 form, are probably later replacements, and are in poor condition, with some parts having collapsed into external pigeon netting [*1/752*] (see plate 8). They are fitted with opaque glass, reflecting the changing function of the space during the 20th century.

4.12 To the east of the tower, a former bathroom (1F6) has a four-light mullioned and transomed window in the north wall, fitted with Type 1 frames in poor condition. The former Surgeon's bedroom (1F7) to the east was not fully accessible due to the dangerous condition of the floor, but it has a six-light mullioned and transomed window to the north wall fitted with Type 1 frames. Although in poor condition, they are again relatively unaltered [*1/738-1/740*] (see plate 10). Finally, the easternmost room to the north of the corridor (1F8) was also only partly accessible due to the dangerous condition of the floor, but again it has a four-light mullioned and transomed window to the north wall fitted with Type 1 frames in poor condition.

4.13 To the south of the central corridor (1F1), the large room at the western end (1F9 - the former Nurses' dormitory) was not accessible due to the dangerous condition of the floor and adjacent demolition works. The remainder of the rooms to the south of the corridor (1F10, 1F11, 1F13 and 1F14) were all formerly Nurses' bedrooms, flanking a central bathroom (1F12) now converted to a stair hall. All rooms were lit by windows in the south wall, generally of two-lights with a central

mullion, fitted with Type 1 frames in poor condition; the frames to room 1F10 are in very poor condition and only partially complete.

The Second Floor (see figure 4)

4.14 The second floor of the tower can only be reached through a low hatch, and then over a board walk which is now in dangerous condition. Viewed through the hatch, the north-western room (2F1) contains an oriel window to the north wall which is of canted plan form with three sides, as on the floor below. All lights appear to be fitted with internal shutters, which have had later plywood boards nailed to them [*1/746*] (see plate 9); the form of the frames could not be determined. This area was more safely accessible in 2018 when the historic building recording was undertaken, and the shutters were described as 'original' (Wyre 2018, 68-70). When viewed externally, the oriel window appears to be fitted with modern casement frames to which chicken wire has been fixed. They are in poor condition, with some parts have collapsed into external pigeon netting [*1/753*] (see plate 11).

4.15 The room to the south (2F2) has dormer windows to the south wall. It is unclear whether these dormers are original features - when viewed externally, they are fitted with top-hung, single-glazed, opening casement frames, each casement comprising two panes of equal size [*1/765, 1/766*] (see plate 13).

4.16 A small circulation corridor gives access to the rooms in the central and eastern part of the second floor. The room to the north (2F3) of the corridor is lit by single, square sky-light in the sloping roof, but that to the south (2F4) has a dormer of the same form as those described above [*1/750*] (see plate 12). The larger space (2F5) at the eastern end of the second floor has no windows.

The Third Floor

4.17 At the time of the window survey site visit, there was no access to the third floor of the tower, which is via a climbing ladder rising from the second floor (Wyre 2018, 70). However, when viewed externally, the window to the north wall appears to have softwood frames which are incomplete [*1/754*] (see plate 14).

5 DESCRIPTION OF THE REAR (SOUTH) AND SIDE ELEVATIONS

5.1 Prior to the start of the demolition works, the retained section was flanked to the east by the short corridor linking it to the east pavilion which contained the Dispensary, the Dispensary Waiting Hall and the Surgeon's Consulting Room on its ground floor. It was flanked to the west by the pavilion containing the Men's Ward on the ground floor. To the south, there was a projecting central service wing, housing the kitchen and other associated rooms. All these areas were part of the original layout of the hospital as erected between 1876 and 1879. In the intervening period, until the present day, many unsympathetic additions were made to the south elevation, obscuring the original form of the building (Kerr 2016, 12).

The East Elevation

5.2 Following demolition of the structures to the east, the remaining elevation comprised principally a corridor (G11) on the south side and what had been the Consulting Room (G12) to the immediate east of the Operating Theatre (G10); it is a mixture of a single and two storeys. Described from north to south, the northern end of the elevation comprises what was once the external east wall of the

Operating Theatre. This has an angle buttress at the corner, and is faced with neatly (and rather shallowly) coursed and squared rock-faced sandstone set with a lime mortar, rising from a chamfered plinth. There is a four-light mullioned and transomed window which formerly lit the Operating Theatre (G10). Above the window, the elevation rises to a moulded string, above which there is a low stone parapet with triangular stone coping. The slated roof slope of the Operating Theatre rises behind this parapet.

5.3 To the south of the Operating Theatre (G10) window, the elevation comprises what was once the interior of the Consulting Room (G12) [*2/158-2/160*] (see plate 15). This former interior wall is built of dark-red handmade bricks (average dimensions 230mm by 100mm by 70mm), with shallow frogs to both the upper and lower faces. These were used throughout the original parts of the hospital building, but bear no impressed marks relating to manufacture. As would be expected, examination of demolition rubble revealed a number of examples of bricks by local makers, for example 'WINDHILL BRICK CO WAKEFIELD' and 'WILSON BROS SANDAL', as well as those from further afield such as 'EASTWOOD 4 PRESSED', made in the Peterborough and Kent areas (*https//:www.brocross.com/Bricks/Penmorfa/Pages/england7.htm*). The bricks to the former Consulting Room interior are set with a lime mortar and laid in a variation of English Garden Wall bond (five stretcher courses to each header course). There are two tall recesses with semi-circular heads, both of which now contain smaller, flat-headed doorways. The original plans (Kerr 2016, 39) show that only the south recess originally contained a doorway, and this retains what appears to be its late 19th century architrave. The north recess has had an off-centre doorway inserted within it at a later date. Above the recesses, there is a line of sockets for roof joists. Small projecting stubs of the Consulting Room's north and south walls survive at either end. The north wall was built of brick faced with stone, whilst the south wall (shared with the adjacent corridor - G11) has a blocked original doorway with a timber lintel and a brick relieving arch over.

5.4 In addition, some minor remains of a below ground structure were exposed beneath where the Consulting Room (G12) used to stand (see plate 15). This structure does not appear on the architect's plans (Kerr 2016, 38), and so it is assumed to have been used as foundations or to accommodate services.

5.5 The corridor (G11) itself was tiled to dado level with mustard-yellow rectangular wall tiles, manufactured by the Craven and Dunhill Tile Works at Jackfield, Shropshire. The green ceramic dado was probably by the same maker, with the walls plastered and painted above this. Above the lath and plaster ceiling, the corridor had a simple single-pitch softwood roof structure, sloping downwards from north to south. After demolition, only the north and west walls of the corridor remain. The corridor's north wall retains the tiles to dado level (although now painted over), and is plastered and painted above [*2/170*]. There are two doorways; the west doorway lead into the Operating Theatre (G10) and the east into the Consulting Room (G12). Above the plaster, there is a line of recesses for the raking struts of the former corridor roof structure, and then a band of blank brickwork pierced by a circular vent [*2/171*]. The brickwork rises to three corbelled courses, which formerly supported the principal rafters of the corridor roof structure. Above the corbelling rises the south gable of the Operating Theatre (G10). This has a small opening fitted with a plank and batten door at a lower level, and a narrow slit to the gable apex; the gable retains some of its stone coping [*2/172-2/174, 2/204-2/210*] (see plate 17).

5.6 The west wall of the corridor (G11), forming a return to the south elevation, is dominated at ground floor level by the tall Tudor-arched doorway opening leading into the main circulation corridor (G3). This doorway has a moulded arch and jambs, with modern partition infilling [*2/168, 2/169*] (see plate 16). Above the corridor arch, there is a low area of brickwork and a brick relieving arch, beneath the only surviving element of the single-pitch roof. The remainder of the wall/elevation is faced with neatly (and rather shallowly) coursed and squared rock-faced sandstone set with a lime mortar. It is largely blank, with the exception of a tall, narrow single-light window to the immediate south of the corridor.

5.7 Demolition work also exposed the east end of a vaulted east-west aligned cellar passage which formerly ran the full length of the building beneath the main circulation corridor (G3) and ancillary corridors (G1 and G11) on the ground floor. It should be noted that this is not the east-west cellar corridor which is shown on the original plans (Kerr 2016, 38); this lay to the south of the passage, and its remains were exposed further to the west (see below). This cellar passage has roughly coursed and squared stone walls, with a wide brick barrel vault over [*2/161-2/164*] (see plate 18). It was too dangerous to enter, but when viewed from the outside, it has a concrete floor with what appears to be inserted raised areas running parallel to the walls [*2/166*] (see plate 19). The passage does not appear on the original plans of the cellar, but must surely be part of the building's original construction; its purpose is unclear.

The South Elevation

5.8 The south elevation of the retained section is of two storeys with an attic; in places, elements of the adjacent cellar, that once lay beneath the demolished adjacent structures, also remain visible. The majority of the elevation is faced with neatly (and rather shallowly) coursed and squared rock-faced sandstone set with a lime mortar; there is a chamfered inset just below ground floor window sill level [*2/194-2/197, 2/199-2/203*] (see plate 20).

5.9 At the east end of the ground floor, an original external doorway is fitted with a pair of panelled, part-glazed, softwood doors of probable late 19th century date, with a tall but narrow four-light mullioned window to the immediate west (G3/2 above) [*2/176, 2/177*]. Beyond this, where the service wing has been demolished, the ground floor is partly painted and plastered, and much altered. The eastern two thirds of the service wing, comprising the former kitchen and scullery, were of a single storey only; the main spaces were set under pyramidal or hipped roofs with large central skylights (Kerr 2016, 40). The remains of a small, single storey room, perhaps a larder, attached to the kitchen and shown on the original plans (Kerr 2016, 39) remain just visible, although subsequently a wide flat-headed opening has been inserted into the wall, destroying the original fabric, and then later blocked itself. To the west, the original plans show that the single storey kitchen's north wall had a pair of central enclosed flues flanked by wide recesses. These recesses remain visible, having broad segmental brick heads, but they were subsequently infilled with blockwork, which was then plastered over and modern fixtures and fittings attached. The paired flues between the recesses are still just visible, projecting slightly from the wall face to either side. Further to the west, there is another broad segmental brick head for a recess once placed in the north wall of the scullery. Below this part of the elevation, the remains of the north wall of one of the cellars and of the adjacent rooms (indecipherable on the original plan reproduced by Kerr (2016, 38) remain visible.

5.10 In this section of the south elevation, there are five windows to the first floor, all the same tall, two-light with a central mullion form, formerly lighting the Nurses' bedrooms and bathroom (1F10-1F14) here. Between the first and the second first floor windows from the east end, a corbelled projection carries the paired flues from internal fireplaces. There is a similar projection between the fourth and fifth first floor windows from the east end. Between the third and fourth first floor windows from the east end, the projection housing the paired enclosed flues in the kitchen rises up from the ground floor. All three of these projections form short stacks with flat stone coping above the eaves line, but all have lost their pots. Behind, the slated south roof slope of the attic is visible, pierced by a number of timber dormers in poor condition [*2/178-2/182*].

5.11 To the west of the scullery, the service wing rose to two full storeys, with a hipped, slated roof [*2/183-2/193*] (see plate 21); the ground floor was occupied almost completely by the mess room, whilst beneath at cellar level there was the coal store. The first floor formed the Servant's dormitory (Kerr 2016, 38-40) which extended south from the elevation. At the base of where the service wing once met the south elevation, the remains of the stone steps positioned at the west end of the main east-west aligned cellar corridor are visible; an adjacent (blocked) door to the immediate west once led into the beer cellar. Parts of these areas were photographed during the previous historic building recording work (Wyre 2018, 83-84). The walls here are bare brickwork, but above to the ground and first floors, they are largely plastered and painted brickwork. The position of the former staircase rising from the ground to the first floor is clearly defined, with a ground floor doorway at the east end, and the remains of a W.C. beneath the west end. At the former half-landing level, the western part of the staircase appears to have a segmental headed arched opening above, and a similar feature was photographed here in 2018 (Wyre 2018, 95-96); the original plans show only a W.C. in this location (Kerr 2016, 40). There is however a semi-circular headed doorway to the first floor. Above the doorway, a small element of the service wing's softwood pitched roof structure remains in place, and behind this, the slated south roof slope of the attic [*2/198*] (see plate 23).

5.12 To the west of the service wing, the remainder of the south elevation is essentially a mirror image of the east end described above [*2/195*] (see plate 22). To the ground floor, there is a tall, flat-headed, external original doorway (now partly blocked with blockwork), with a tall but narrow four-light mullioned window (G3/1) to the immediate east. Above, to the first floor, there is a single window of the same form as those to the east of the service wing. A shallow projection to the east side of the window housed the flue from the fireplace formerly heating the Nurses' dormitory (1F9).

The West Elevation

5.13 Following demolition of the structures to the west, the remaining elevation comprised principally a corridor (G1) on the south side and what had been a Waiting Room (G13) to the immediate west of the Board Room (G2). The elevation is a mixture of a single and two storeys and, as would be expected given the original plan form of the building, essentially similar to what has already been described for the east elevation [*2/139-2/144*] (see plate 24).

5.14 Described from north to south, the north end of the elevation comprises what was once the external west wall of the Board Room (G2). This had an angle buttress at the corner (demolished to make way for a 20th century addition), and is faced with neatly (and rather shallowly) coursed and squared rock-faced sandstone set with a

lime mortar. There was once a four-light mullioned and transomed window which formerly lit the Board Room, but this has been partly destroyed by later alteration, with a doorway punched through. Above the window, there is no longer a moulded string or low stone parapet as seen to the east elevation, as these features have been replaced by brickwork and blockwork. The open roof structure of the Board Room (G2) rises behind the blockwork. To the south of the Board Room (G2) window, the elevation comprises what was once the interior of the Waiting Room (G13). The former interior wall is built of the same dark-red handmade bricks as used elsewhere. There were once two tall recesses with semi-circular heads, but the northern example was subsequently blocked with blockwork and plastered over.

5.15 At the base of the elevation, stone foundations (with some blockwork alterations) are visible. A low opening in the foundations gives access to a below ground space [*2/150*] connecting with the east-west cellar passage (see below) to the south. This space does not appear on the original plans (Kerr 2016, 38), and so is assumed to have been used as foundations or to accommodate services; an original section suggests that there were similar spaces beneath other parts of the original hospital building (Kerr 2016, 41).

5.16 The corridor (G1) was tiled to dado level with mustard-yellow rectangular wall tiles, manufactured by the Craven and Dunhill Tile Works at Jackfield, Shropshire [*2/157*]. The green ceramic dado was probably by the same maker, with the walls plastered and painted above this. Above the lath and plaster ceiling, the corridor had a simple single-pitch softwood roof structure, sloping downwards from north to south. After demolition, only the north and east walls of the corridor remained. The corridor's north wall retains the tiles to dado level, and is plastered and painted above. There is a single centrally-placed doorway, that led into the Board Room (G2). Above the plaster, there is a line of recesses for the raking struts of the former corridor roof structure, and then a band of blank brickwork. This brickwork rises to three corbelled courses, which formerly supported the principal rafters of the corridor roof structure. Above the corbelling rises the south gable of the Board Room. This has a narrow slit to the gable apex and stone coping; there are also three circular cast-iron wall-tie plates [*2/151-2/154*] (see plate 25).

5.17 The east wall of the corridor (forming a return to the south elevation) is dominated at ground floor level by the tall Tudor-arched doorway opening leading into the main circulation corridor (G3) [*2/155, 2/156*] (see plate 26). This doorway has a moulded arch and jambs, the mouldings done at least partly in brick. Above the corridor arch, there is a low area of brickwork and a brick relieving arch. The remainder of the wall/elevation is faced with neatly (and rather shallowly) coursed and squared rock-faced sandstone set with a lime mortar. There is a tall, narrow single-light window to the immediate south of the corridor, and a three-light mullioned window to the first floor which formerly lit the Nurses' dormitory (1F9).

5.18 Demolition also exposed the west end of the same vaulted east-west cellar passage seen to the east elevation, which formerly ran the full length of the building beneath the main circulation corridor (G3) and ancillary corridors (G1 and G11) on the ground floor. The cellar passage has roughly coursed and squared stone walls, with a wide brick barrel vault over [*2/145, 2/146*]. It was too dangerous to enter, but when viewed from the exterior, has a concrete floor with what appear to be inserted raised areas running parallel to the walls [*2/149*], as seen from the east elevation.

6 SUMMARY AND CONCLUSIONS

6.1 At the time of a preliminary EDAS site visit, when the window coverings were still present, it was thought that, following a brief examination of the interior, a significant number of windows had lost their original frames. However, following the removal of the internal window coverings, and any secondary glazing that was present, it is clear that the vast majority of the windows retain their original window frames, dating to between 1876 and 1879.

6.2 The original windows are of two types. The far more common Type 1 is present in rooms and spaces which are not circulation spaces, whereas the less common Type 2 occurs only in corridors and circulation spaces; its distribution is in fact wholly restricted to the large axial corridor (G1, G3 and G11) on the ground floor. The Type 1 frames are what would be expected in what are principally the administration and accommodation areas of a later 19th century hospital. It is perhaps surprising that they were never replaced in the former Operating Theatre (G10), where from the late 1880s the use of flush-finished window frames became common, so as to avoid corners for dirt to lodge in and to make cleaning easier (Taylor 1991, 178), particularly as the theatre was upgraded in 1901 (Kerr 2016, 43). Although the Type 2 frames are not located within former ward areas, their design, combined with the use of tiled walls in the axial ground floor corridor (G3), reflects the aims of the 'Pavilion' ward hospital system to ensure good hygiene and ventilation (Taylor 1991, 17).

6.3 All of the surviving original window frames are in poor or very poor condition, with a large proportion already surviving only partially. In all cases, the softwood frames have suffered from water ingress and are often so rotten that even careful removal of the modern plates and boards covering them causes significant damage. The results of the EDAS window survey support the conclusions of the September 2021 CTB report which states that "*the windows are beyond expiry of their serviceable lifespan, and repair and refurbishment of the existing windows would not only be unfeasible from an economic standpoint, but also a potentially impossible task from a practical perspective*". EDAS concur with this view, and consider it unreasonable for Wakefield Council to make this request, particularly given the current condition of the windows. It is also unclear whether Wakefield Council are expecting the surviving 19th century wooden frames to be incorporated into the final building but, given their poor condition, this would appear to be an unrealistic expectation.

6.4 The photographic and descriptive work undertaken during the second phase of recording, following the demolition of the surrounding structures, has demonstrated that the former internal walls of the building are built of brick, and were not faced with stone. A variety of internal wall finishes are now exposed, including tiles and plaster, and the exposed internal walls display evidence for much previous alteration, including the use of blockwork to infill original openings and recesses. However, the external east, south and west elevations are faced with neatly and rather shallowly coursed and squared rock-faced sandstone set with a lime mortar, as previously noted on the north elevation. The newly exposed elevations (both internal and external) contain numerous openings, mainly in the form of windows and doorways. It would seem sensible to block those doorways with salvaged brick, matching the original construction, retain or re-block any openings currently closed with blockwork, block the doorway openings in the external elevations with reclaimed stone, and close all windows with wooden boarding. It would also be appropriate to render some of the internal walls once tiles and other render has been removed to prevent any further deterioration, and also attend to existing

holes in the roof structure. Without these measures, the 'to-be-retained' structure will remain open to the elements and potential unauthorised access and vandalism.

7 REFERENCES

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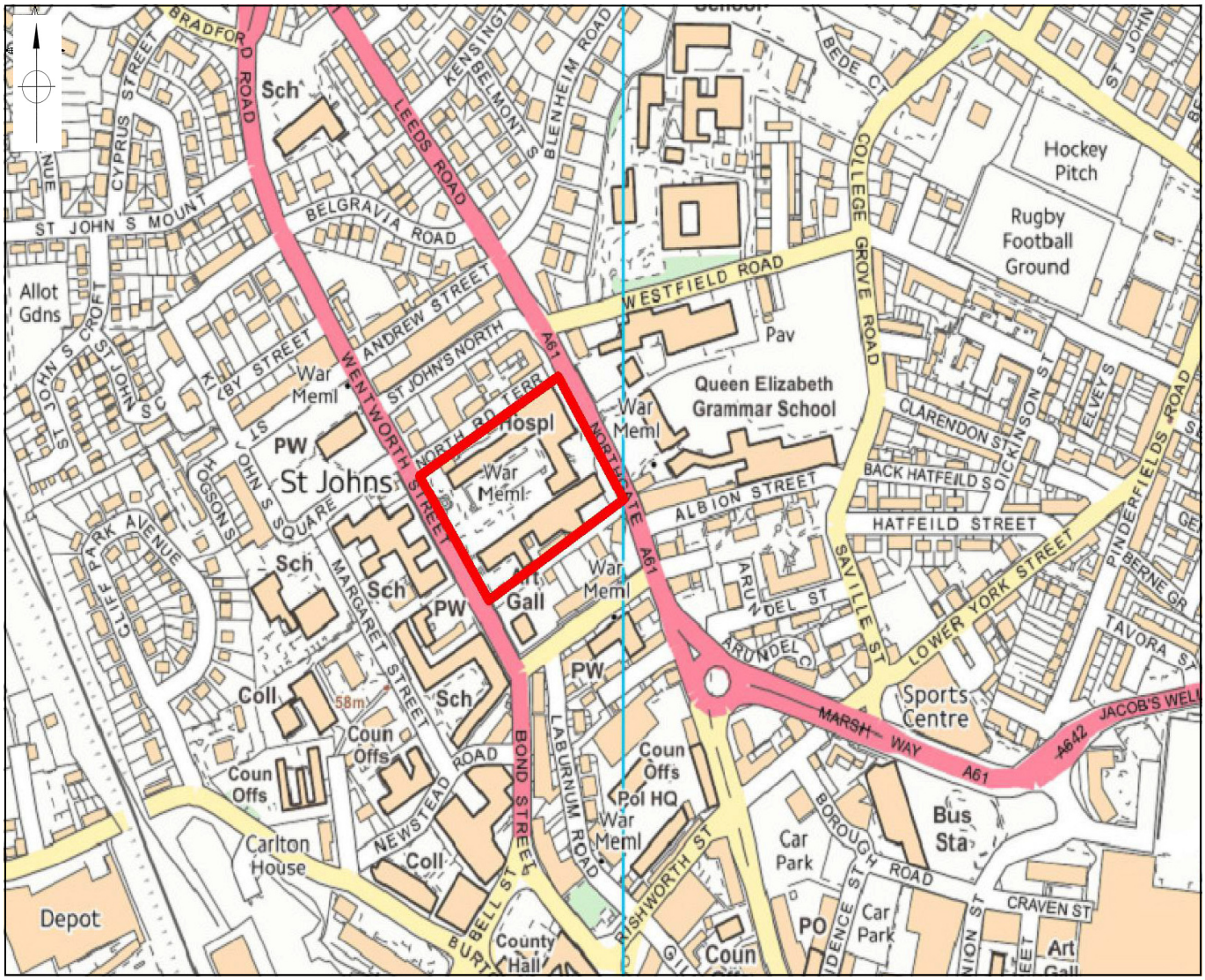
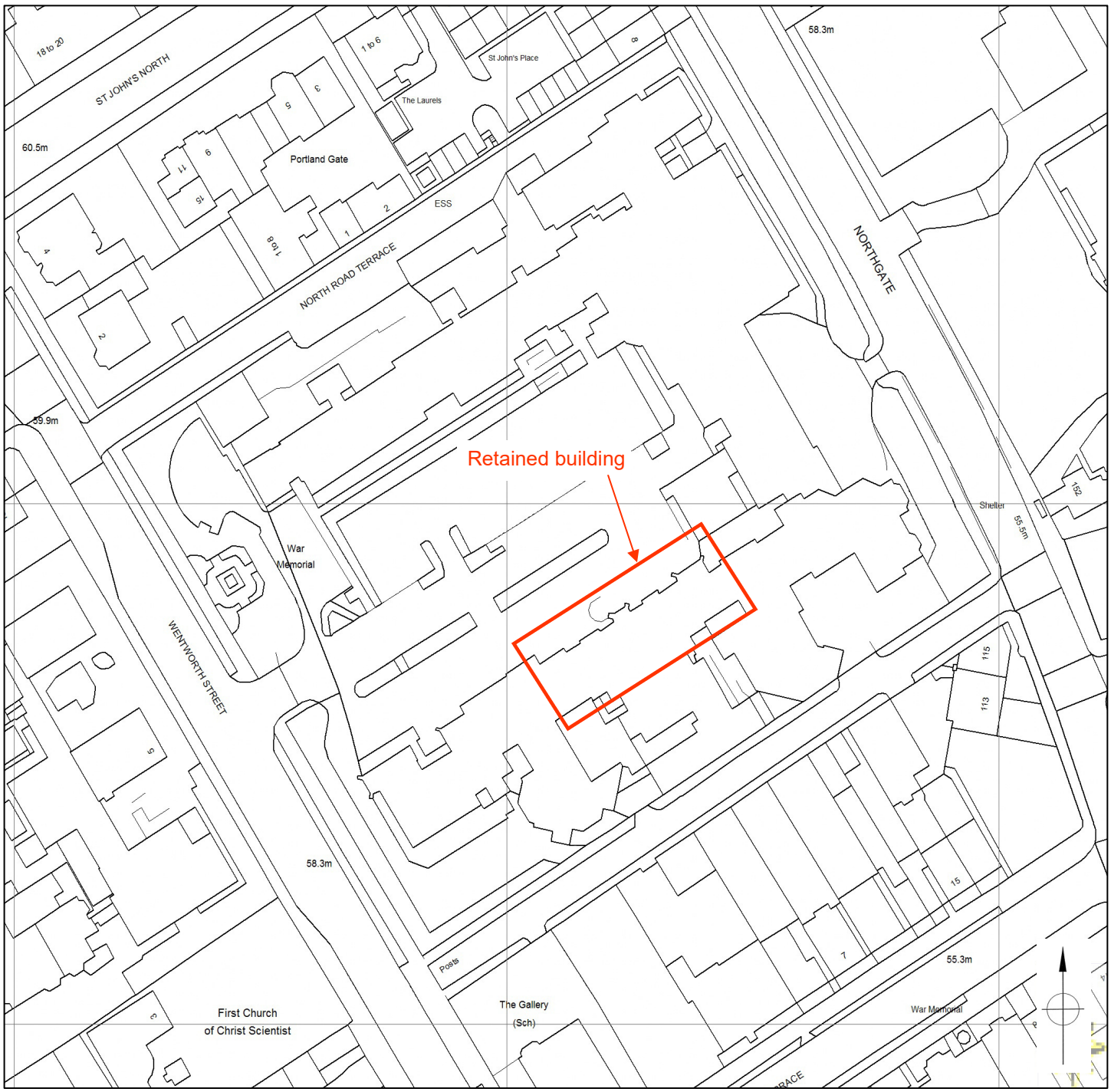


Plan supplied by Wakefield Grammar School Foundation.

PROJECT CLAYTON HOSPITAL, WAKEFIELD	
TITLE GENERAL SITE LOCATION	
SCALE NTS	DATE DEC 2021
EDAS	FIGURE 1



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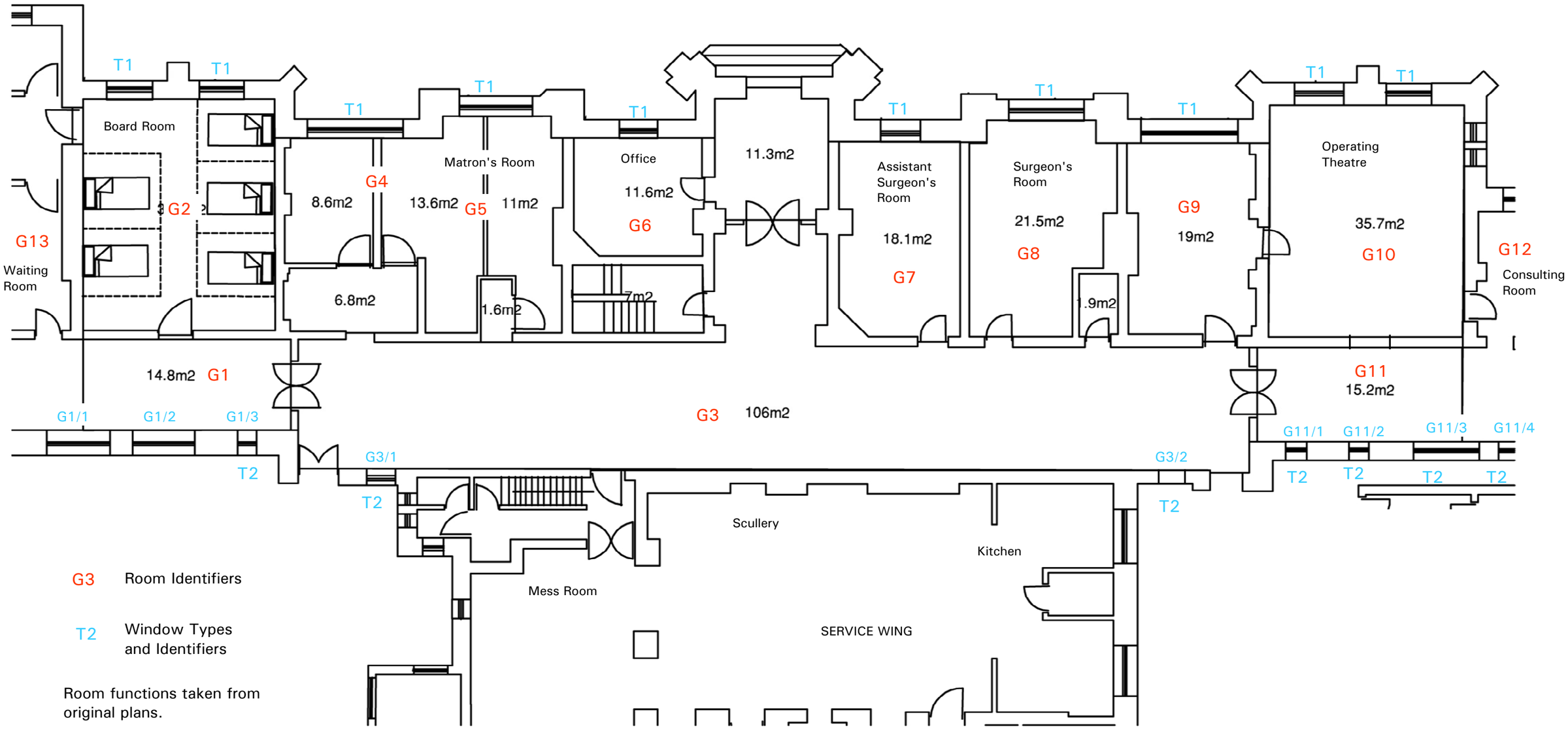
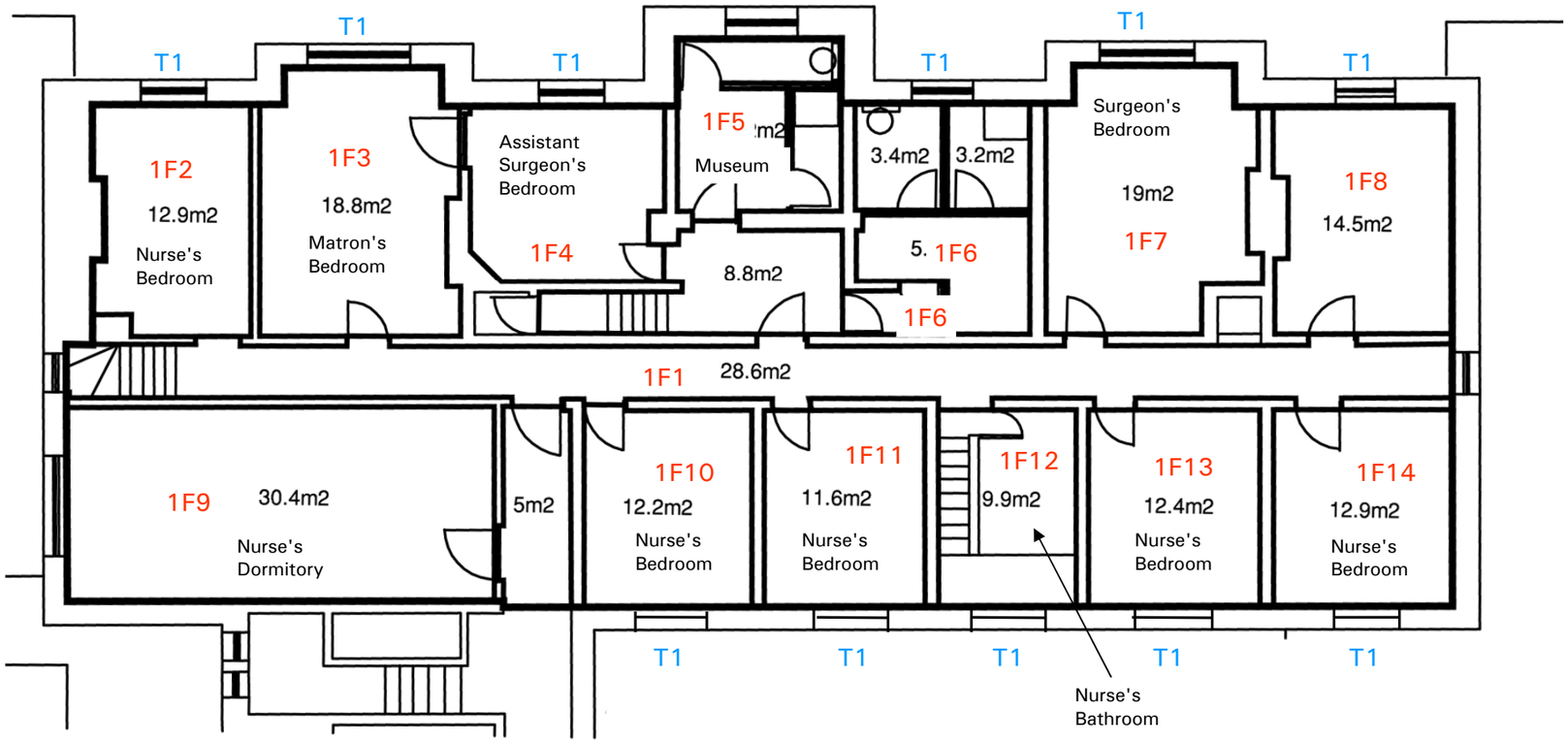
PROJECT: CLAYTON HOSPITAL, WAKEFIELD	
TITLE: DETAILED SITE LOCATION	
SCALE: AS SHOWN	DATE: DEC 2021
EDAS	FIGURE: 2



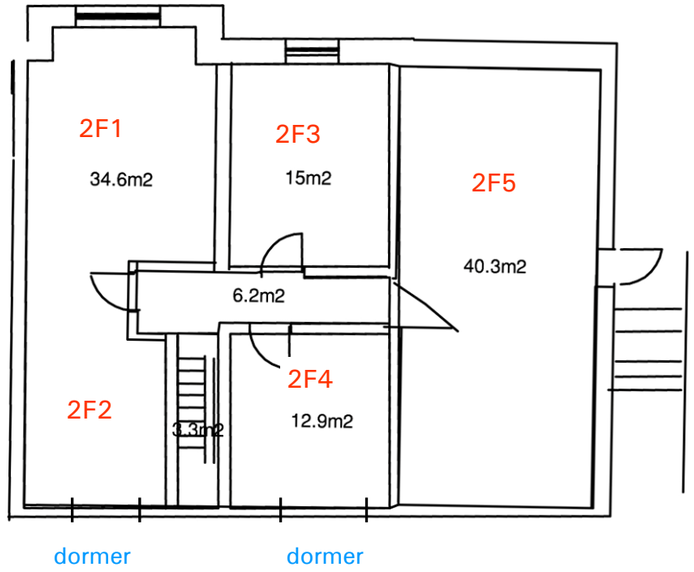
Base drawing supplied by Wakefield Grammar School Foundation.

PROJECT	CLAYTON HOSPITAL, WAKEFIELD
TITLE	WINDOW SURVEY GROUND FLOOR
SCALE: NTS	DATE: DEC 2021
EDAS	FIGURE: 3

First floor



Second floor



G3 Room Identifiers

T2 Window Types

Room functions taken from original plans.

Base drawings supplied by Wakefield Grammar School Foundation.

PROJECT: CLAYTON HOSPITAL, WAKEFIELD	
TITLE: WINDOW SURVEY UPPER FLOORS	
SCALE: NTS	DATE: DEC 2021
EDAS	FIGURE: 4

Plate 1: Front (north) elevation of retained building, looking SE.

Plate 2: Rear (south) elevation of retained building, with demolition of adjacent structures on going, looking NW (photo 1/758).

Plate 3: Ground floor corridor (G3), Type 2 window (G3/2), at east end of south side, looking S (photo 1/728).

Plate 4: Ground floor room (G5), Type 1 window in north wall, looking W (photo 1/730).

Plate 5: Ground floor room (G11), Type 2 window (G11/1) in south wall, looking S (photo 1/725).

Plate 6: First floor room (1F2), Type 1 window in north wall, looking N (photo 1/741).

Plate 7: First floor room (1F5), lower lights in oriel window to north wall of central tower, looking N (photo 1/737).

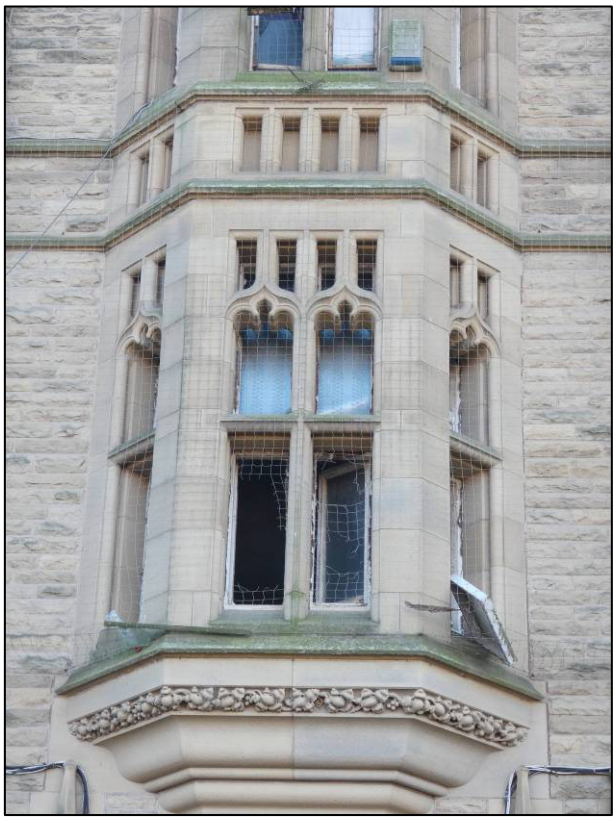


Plate 8: First floor oriel window to central tower (1F5), looking S (photo 1/752).

Plate 9: Second floor room (2F1), oriel window to north wall, looking N (photo 1/746).

Plate 10: First floor room (1F7), Type 1 window to north wall, looking N (photo 1/738).

Plate 11: Second floor oriel window to central tower (2F1), looking S (photo 1/753).

Plate 12: Second floor room (2F4), dormer window to south wall, looking S (photo 1/750).

Plate 13: Second floor rooms (2F2 and 2F4), dormer windows, looking NW (photo 1/765).

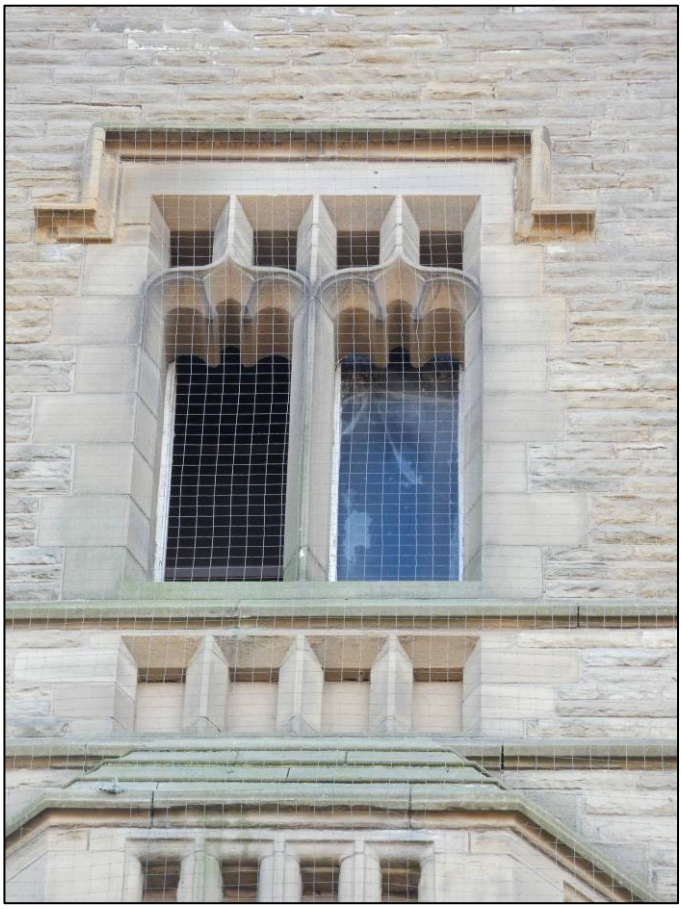


Plate 14: Third floor window to central tower, looking S (photo 1/754).

Plate 15: East elevation after demolition, looking W (photo 2/159).

Plate 16: East elevation after demolition, former west wall of corridor (G11), looking W (photo 2/168).

Plate 17: East elevation after demolition, former north wall of corridor (G11) with Operating Theatre (G10) behind, looking N (photo 2/209).

Plate 18: Vaulted cellar passage, east end, looking W (photo 2/163).

Plate 19: Vaulted cellar passage, east end, interior, looking W (photo 2/166).

Plate 20: South elevation after demolition, looking N (photo 2/197).

Plate 21: South elevation after demolition, former two storey part of service wing, looking N (photo 2/185).

Plate 22: West end of south elevation after demolition, looking N (photo 2/195).

Plate 23: South elevation after demolition, former two storey part of service wing, attic, looking N (photo 2/198).

Plate 24: West elevation after demolition, looking E (photo 2/141).

Plate 25: West elevation after demolition, former north wall of corridor (G1) with Board Room (G2) behind, looking N (photo 2/151).

Plate 26: West elevation after demolition, former east wall of corridor (G1), looking E (photo 2/156).