

**MAP**  
**ARCHAEOLOGICAL PRACTICE Ltd.**

**Land at Seacroft Hospital  
York Road  
Leeds  
West Yorkshire**

**SE 35045 34336**

**MAP 5.11.2015**

**BUILDING APPAISAL**

**MAP  
ARCHAEOLOGICAL PRACTICE LTD**

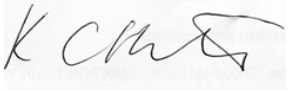
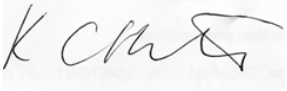
**Land at Seacroft Hospital  
York Road  
Leeds  
West Yorkshire**

**Proposed Residential Development**

**MAP 5.11.2015**

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**BUILDING APPRAISAL**

<b>Report Prepared By</b> 	<b>Report Authorised By</b> 
<b>Date:</b> <b>24/09/2015</b>	<b>Date:</b> <b>24/09/2015</b>

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**Non Technical Summary**

*This report has been undertaken by MAP Archaeological Practice Ltd, under instruction from Keepmoat Homes Ltd. and Strata Homes Ltd., to provide a historic buildings appraisal of the buildings on Land at Seacroft Hospital, York Road, Leeds, West Yorkshire.*

*The site currently consists of part of Seacroft Hospital, areas of pasture, woodland and overgrown scrub. This report assesses three buildings at Seacroft Hospital dating to the early twentieth century. The Clock Tower at Seacroft Hospital is a Designated Heritage Asset (a Grade II Listed Building) and is a landmark visible from York Road and is to be retained within the development unaltered.*

*The Clock tower is a tall brick built tower formerly containing the water tanks for the hospital. The Administration Building is located to the south of the clock tower and is an imposing two storey brick built building with wings to the east and west and with an ornate portico with facing the Clock Tower inscribed with 'York City Hospital' over the door. The villa to the east of the clock tower is a two storey detached building of more vernacular style. All three buildings date to the Edwardian Period.*

*The administration building is to be retained and will be converted into apartments. The villa was built to reflect vernacular suburban building and is screened from the clock tower and administration building by its garden. The villa has no historic value as the building had been previously extensively altered and stripped of all original features. The villa is to be demolished.*

## **1. Introduction**

- 1.1 The aim of this document is to assess the historic buildings at Seacroft Hospital and has been prepared by MAP Archaeological Practice Ltd. under instruction from Keepmoat Homes Ltd and Strata Homes Ltd.
- 1.2 All Maps within this report have been reproduced from the Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright, Licence No. AL50453A.

## **2. Site Description**

- 2.1 Seacroft Hospital is located between Crossgates and Killingbeck, 4.5 kilometres east-north-east of Leeds City Centre (Fig. 1). The Proposed Development Area is located one kilometre north-east of Halton, one kilometre west of Crossgates and two kilometres south of Seacroft, all suburbs east and north-east of Leeds. The Proposed Development Area is located south of York Road (A64) and north of the Leeds to Selby Railway line, with existing residential developments to the east and west.
- 2.2 The Site is assessed via the Entrance to Seacroft Hospital from York Road. The area is currently part of Seacroft Hospital including the Clocktower and Buildings to the east and south of the Clock tower (Fig. 2 & Pls. 1-12). The Proposed Development Area is 3.07 hectares in size and between heights of 65m AOD and 75m AOD.
- 2.3 The site lies on soils derived from the Dunkeswick Soil Association (Mackney et al 1984, 16, 711p). The area is within the coal measures and seams for Beeston Bed and Middleton Main and Black Bed Coal. The underlying geology is noted as till from Palaeozoic and Mesozoic sandstone and shale.

## **3. Historical Background**

- 3.1 The Area of Seacroft Hospital was owned by several landowners in 1840 and by Samuel Wilkes Waud by the mid nineteenth century. Samuel Wilkes Waud built his new home on this land, called Manston Hall, c. 1845-50. The Estate

was sold to Leeds Corporation in 1890. The full extent of the hospital site was denoted in the 1908 and 1938 Ordnance Survey Maps.

- 3.2 The Clock Tower at Seacroft Hospital was designated as a Grade II Listed Building on the 5<sup>th</sup> August 1976, and the listing describes the building as *“Water tower. 1902-4. By ET Hall. Arts and Crafts influence. Tall red brick tower, square on plan and tapered. Wide cornice, parapet ramped up at corners. Moulded cornice below, segmentally-arched over clock face on each side with terracotta surrounds. Below is continuous iron-railed balcony on all sides with low but wide segmentally-arched window beneath. The bottom half of the tower has plain walls with only a few small windows. INTERIOR: cast-iron spiral stair in left corner, water tanks removed. The water tanks help up to 40,000 gallons for this (Seacroft) and Killinbeck hospitals. HISTORY: Seacroft hospital was originally built in the grounds of the former Manston Hall, as a temporary smallpox hospital in 1893; it was extended for scarlet fever in 1898 by Thomas Hewson, City Engineer. 1902-04 permanent hospital for scarlet fever; diphtheria and eutric fever built”*.
- 3.3 The original ward blocks within the development area had been demolished.

## **4. Aims and Objectives**

- 4.1.1 The proposed development will renovate the administration building will be converted into apartments and the villa demolished.
- 4.2 The Aim of the Building Appraisal is to determine the original nature, date and fabric and their development to present day.

## **5. Methodology**

- 5.1 The exterior of the buildings were recorded and notes taken on the layout, construction materials and architectural details. A photographic record was taken using a 14 megapixel digital camera.

## **6. Results**

### *6.1 Clock Tower (Pls. 1-3)*

6.1.1 The clock tower is located in the centre of a grassed lawned area of gardens, south of the boundary wall of the hospital. The tower is a square brick built structure, which tapers slightly as it rises, with clock faces at the top below a cornice on all sides. The walls of this structure are covered in ivy (Pls. 1-3). The tower has a walkway below the clock faces and a crenulated top. The windows and door have stone surrounds. The whole building reflects Arts and Crafts motifs and is built in English Revival Style.

6.1.2 This building acts as a landmark for Seacroft Hospital and its distinctive style and prominence dominate the York Road frontage. The Proposed Development will incorporate this building as it is.

### *6.2 Administration Building (Pls. 4-10)*

6.2.1 The Administration Building is a large detached building located directly south of the Clock Tower and its main entrance faces the doorway into the tower. The main entrance has a Dutch Gabled portico. The name of the hospital is engraved above the main entrance as 'Leeds City Hospital'. This is an imposing two storey brick built office building reflecting the style of a hall in English Revival style, with central main building and two wings to the east and west. There are several large stained glass windows, including one on the south elevation for a hall or stairs. The windows and door on the façade and stringcourse on the wings are of sandstone. The central building has a gabled slate roof and each of the wings has a hipped slate roof.

6.2.2 This building is only visible from within the grounds of the hospital, and is dwarfed by the imposing Clock tower, but was constructed to provide a grand statement to compliment the tower.

### *6.3 Villa (Pls. 11-14)*

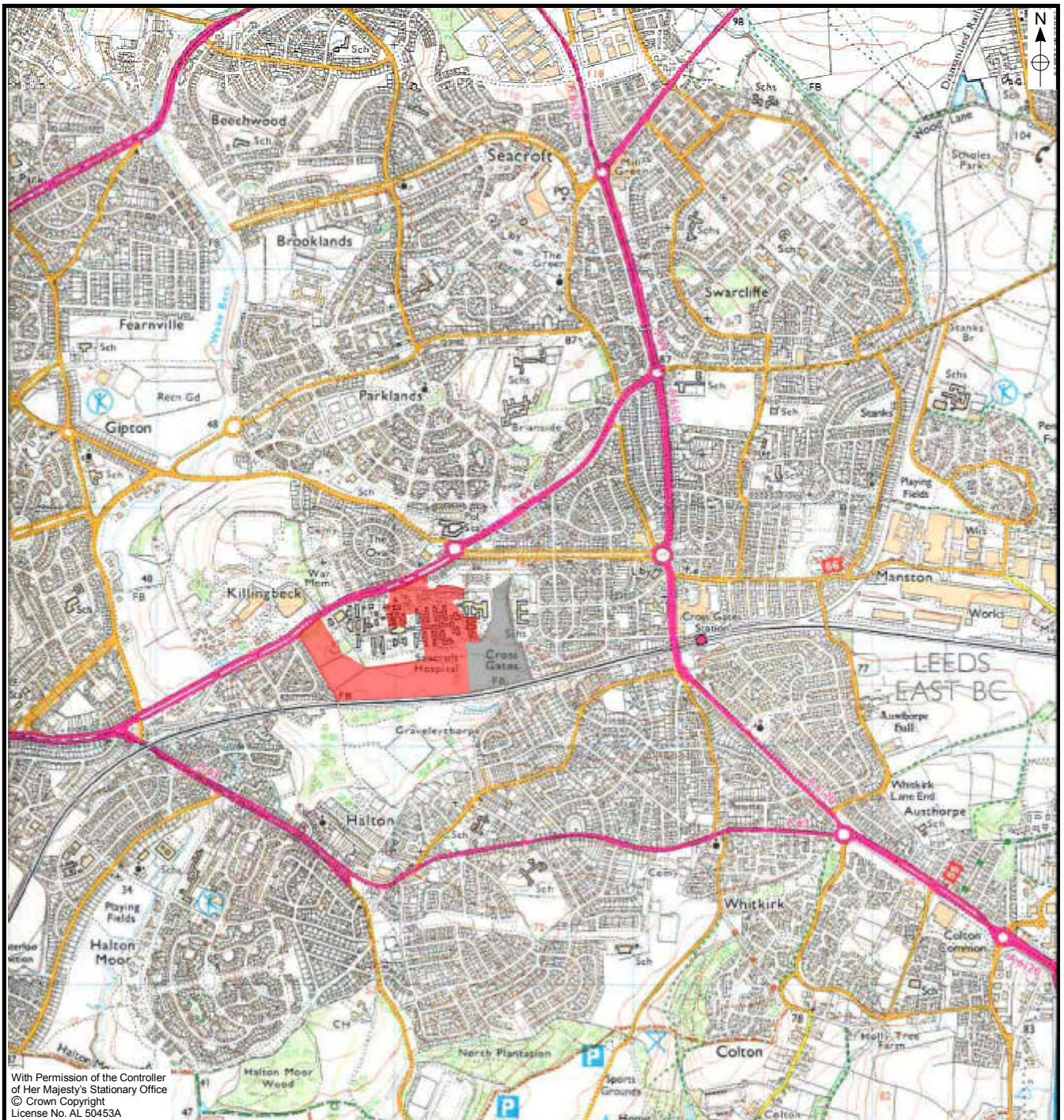
6.3.1 The villa is a detached two and a half storey house in Edwardian vernacular style, reflecting a domestic dwelling in Arts and Crafts style, rather than the



imposing style of the Clock Tower and Administration Block. This brick built building has a rendered upper storey, but large dormers have been inserted into the hipped slate roof and the eastern façade has had later bay windows inserted on the ground floor with balconies above. The main entrance is to the south and the building is sheltered by mature planting, separating it from the lawned area around the Clock Tower to the west. The interior had been converted into offices.

## **7. Conclusions**

- 7.1 The interiors of the buildings were not viewed as there was an asbestos risk for the Administration Building at the time of the survey. The buildings were all purpose built for the hospital in the early twentieth century. The villa and Administration Block are now boarded up.
- 7.2 The Clock Tower at Seacroft Hospital is a Designated Heritage Asset (a Grade II Listed Building) is to be retained within the development unaltered. The administration building will retained and converted into apartments. Both the clock tower and administration building are built in Arts and Crafts Style as grand buildings for the original hospital. The villa is a separate detached structure built in vernacular style, but has no historic value as the building had been previously extensively altered and stripped of all original features and is to be demolished.



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**TITLE:** Site Location.

**SITE:** Land at Seacroft Hospital, York Road,  
Leeds, West Yorkshire

**FIGURE:** 1.

**Scale:** 1:25,000

**CLIENT:** Keepmoat Homes Ltd. And Strata  
Homes Ltd.

**DRAWN BY:** KCH

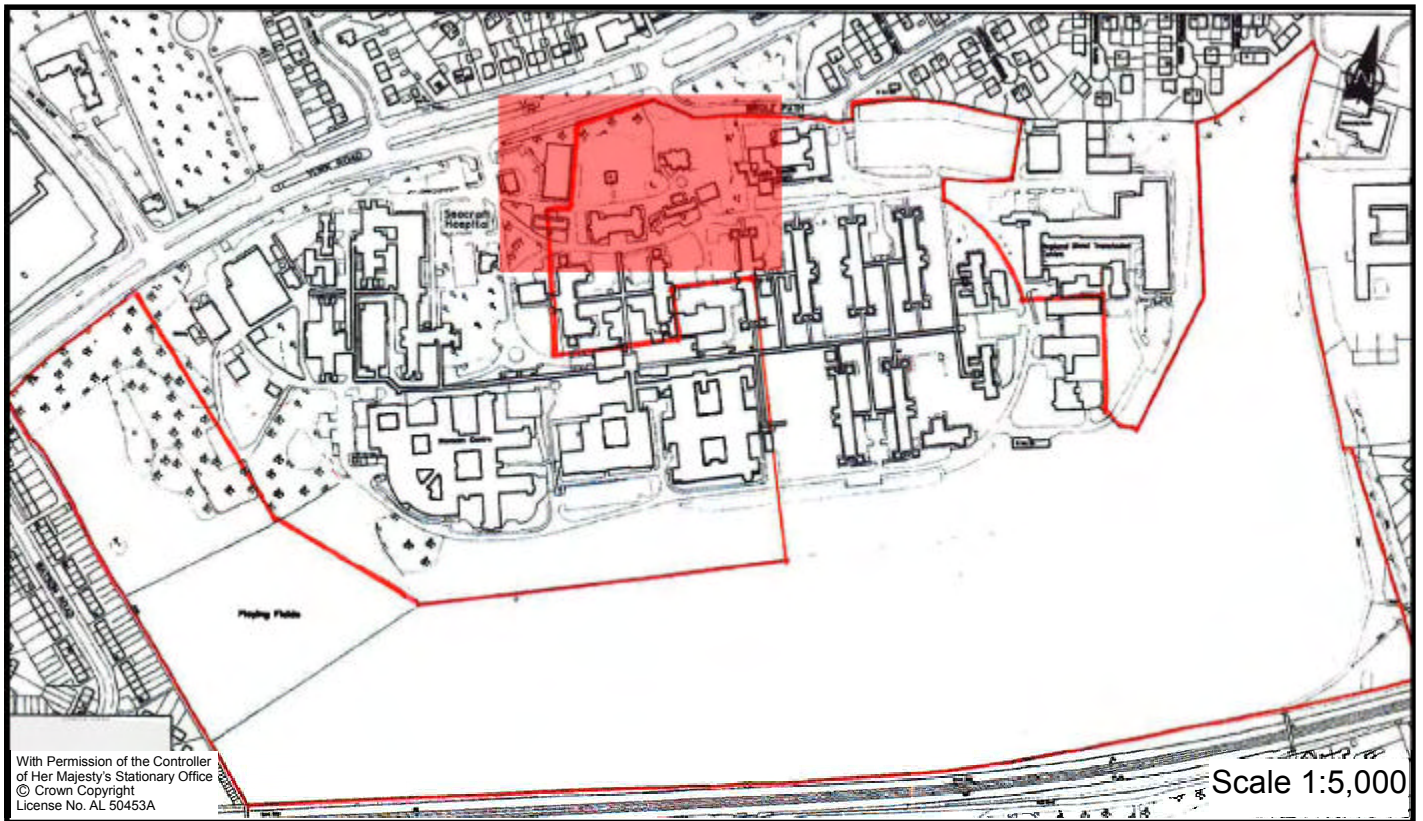


Figure 2. Proposed Development Area.

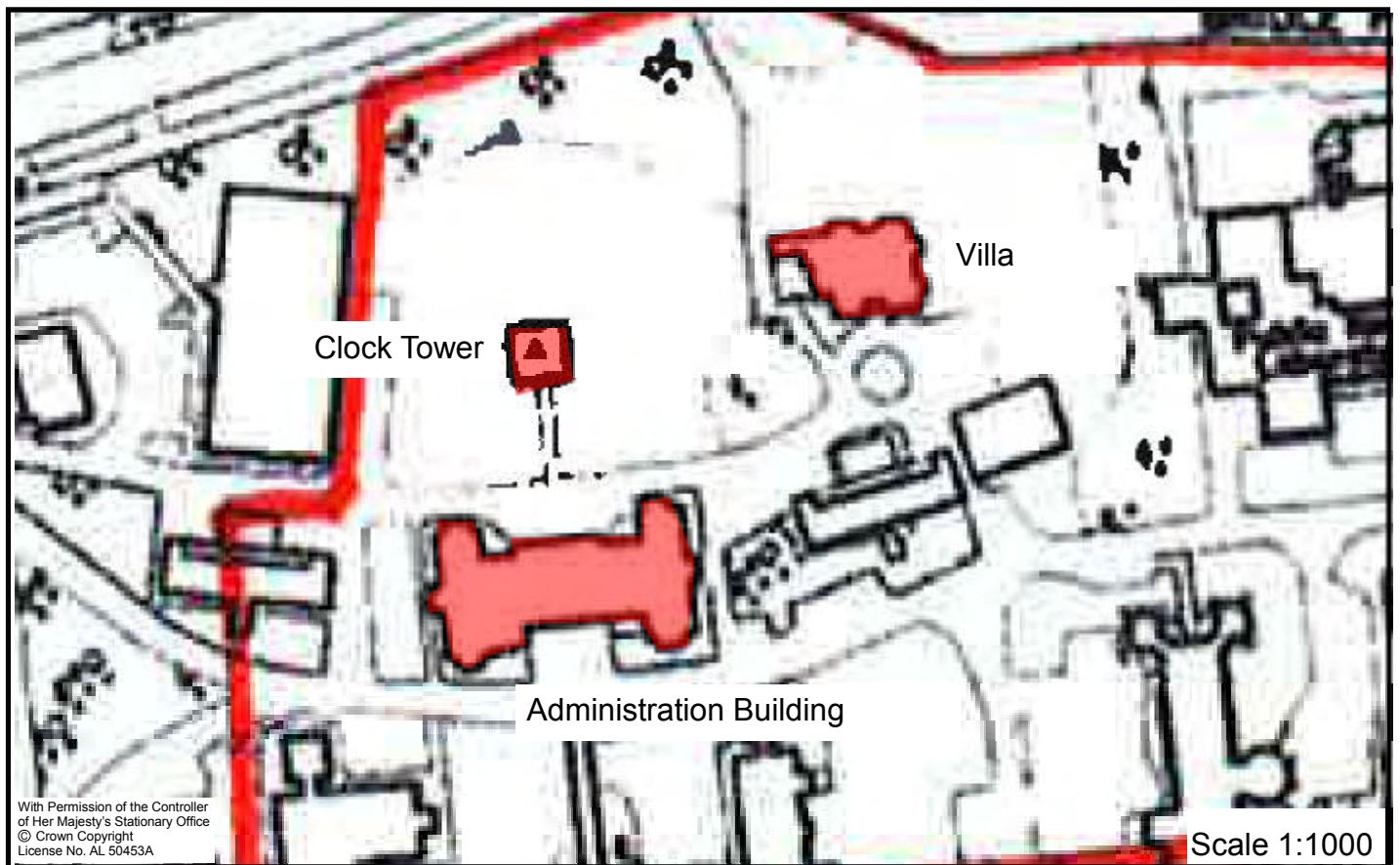


Figure 3. Location of Clock Tower, Administration Building and Villa at Seacroft Hospital.



Plate 1. Clock Tower. Facing North-east.



Plate 2. Clock Tower. Facing South-east.



Plate 3. Clock Tower. Facing South-west.



Plate 4. Administration Building. Facing South.



Plate 5. Administration Building. Facing South.



Plate 6. Administration Building. Facing South.



Plate 7. Administration Building. Facing East.



Plate 8. Administration Building. Facing East.



Plate 9. Administration Building. Facing South-west.



Plate 10. Administration Building. Facing West.





Plate 11. Villa. Facing North.



Plate 12. Villa. Facing South-west.



Plate 13. Villa. Facing West.



Plate 14. Villa. Facing East.

