



**Derby Home,  
Royal Albert Farm,  
Ashton Road,  
Lancaster**

**Heritage Appraisal**



**Oxford Archaeology North**

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**Nexus Planning Ltd**

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## SUMMARY

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In June 2014, Oxford Archaeology North (OA North) was commissioned by Nexus Planning Ltd, acting on behalf of the Homes and Communities Agency, to assess the archaeological significance and produce a heritage appraisal of Derby Home, a two-storey building that forms part of the former Royal Albert Hospital complex in Lancaster. The building lies to the west of Ashton Road, approximately one mile south of the city centre (centred on NGR 347395 459920).

The relative significance of the building has been considered with reference to the four areas of heritage values outlined by English Heritage in their *Conservation Principles Policies and Guidance*, and the Secretary of State's criteria for assessing the national importance of monuments.

The results of the heritage appraisal conclude that the building is of moderate historic significance, illustrating aspects of the changing policy and treatment of mental health illness in the late nineteenth and early twentieth centuries. However, whilst the Derby Home is certainly of some historical interest and heritage value, its significance is firmly on a local level. Whilst retention of the building in any future development scheme would be preferable in heritage terms, its loss is unlikely to constitute substantial harm to the setting of the adjacent listed buildings should retention prove not to be viable.

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## ACKNOWLEDGEMENTS

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Oxford Archaeology North (OA North) would like to thank Nexus Planning Ltd for commissioning the project. Thanks are also expressed to Justin Cove of Nexus Planning, for facilitating the on site work. The survey and subsequent report were completed by Andy Phelps. The report was edited by Ian Miller, who was also responsible for project management.

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## 1. INTRODUCTION

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### 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 In June 2014, Oxford Archaeology North (OA North) was commissioned by Nexus Planning Ltd, acting on behalf of the Homes and Communities Agency, to assess the archaeological significance and produce a heritage appraisal of Derby Home in Lancaster. The study was required to provide an archaeological perspective on the significance of the building in order to inform the preparation of development proposals.

### 1.2 LOCATION, LANDSCAPE AND GEOLOGY

- 1.2.1 Derby Home lies on the south-western edge of Lancaster in north-west Lancashire, and is situated upon the eastern slope of a low hill some hundred metres to the west of Ashton Road (NGR 347395 459920). The building once formed part of the Royal Albert Hospital, to the east of Ashton Road, until its closure in the mid-1990s.

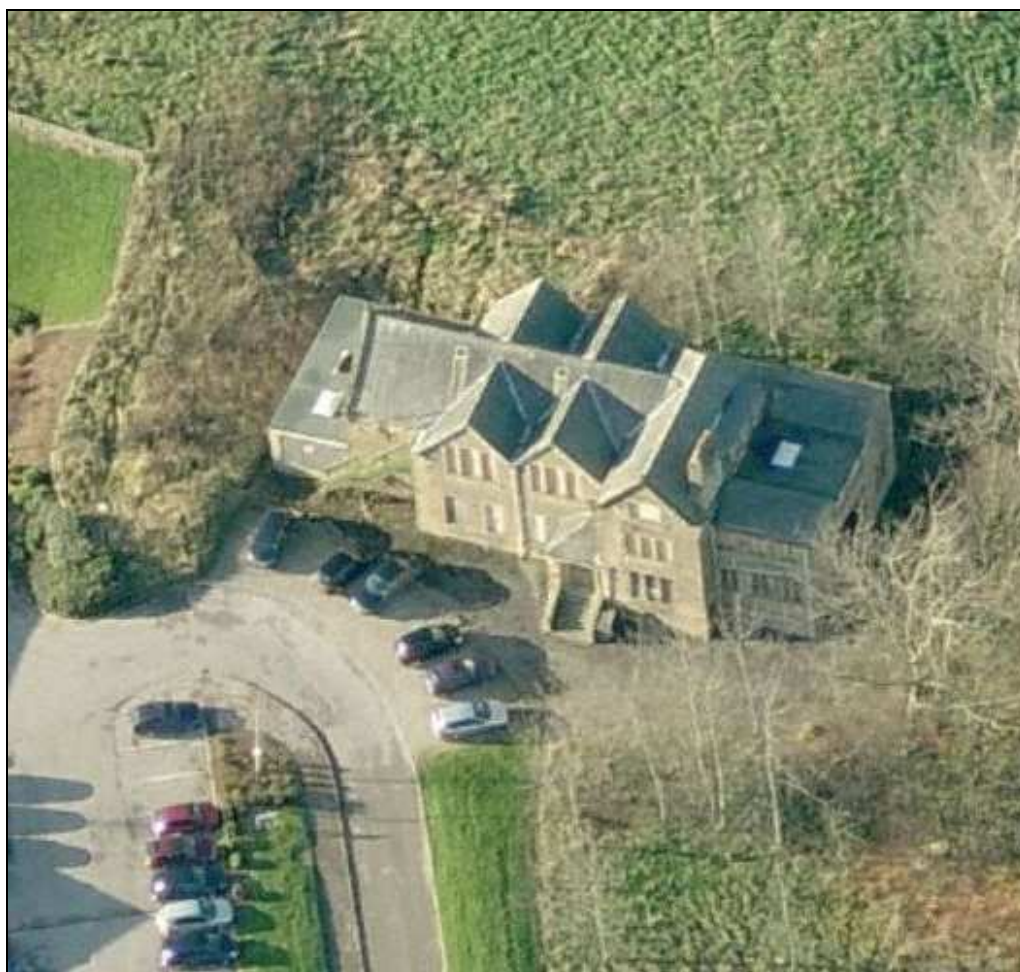


Plate 1: Recent aerial view of Derby Home, from the east

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## 2. METHODOLOGY

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### 2.1 OBJECTIVES

2.1.1 The principal objective of the Heritage Appraisal was to provide an archaeological perspective on the relative significance of Derby Home, and to allow an informed decision to be taken with regard to its future. This was achieved by carrying out desk-based research coupled with a visual inspection survey of the building and its environs, which was undertaken in June 2014. The visual inspection was intended to provide the minimum of information needed to identify the building's age, type, broad chronological development, and, crucially, significance; it was not intended to provide a detailed survey of the building.

### 2.2 PLANNING BACKGROUND AND LEGISLATIVE FRAMEWORK

2.2.1 **National Policy Framework:** national planning policies on the conservation of the historic environment are set out in National Planning Policy Framework (NPPF), which was published by the Department of Communities and Local Government (DCLG) in March 2012. Sites of archaeological or cultural heritage significance that are valued components of the historic environment and merit consideration in planning decisions are grouped as 'heritage assets'; 'heritage assets are an irreplaceable resource', the conservation of which can bring 'wider social, cultural, economic and environmental benefits...' (DCLG 2012, *Section 12.126*). The policy framework states that the 'significance of any heritage assets affected, including any contribution made by their setting' should be understood in order to assess the potential impact (DCLG 2012, *Section 12.128*).

2.2.2 In accordance with paragraph 128 of the NPPF, Lancaster City Council planning authority requires planning applicants to describe the significance of any heritage assets affected by planning proposals and evaluate the impact on them, identifying appropriate design and other mitigation measures to ensure that they are not adversely affected. This heritage appraisal is intended to fulfil this requirement.

2.2.3 In addition to NPPF, heritage assets and their settings are protected under the 1990 Planning (Listed Buildings and Conservation Areas) Act. The impact of development on the setting of a listed building is a material consideration that local planning authorities have a duty to consider. Section 66(1) states: 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

2.2.4 English Heritage guidance defines setting as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’ (English Heritage 2011, 4). Setting can make a varying contribution to an asset’s significance; it may be positive or negative, or neutral. The NPPF also states that ‘proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably’ (paragraph 137). A key principle within the NPPF is that any harm to heritage assets should be weighed against the public benefits (paragraphs 133 and 134).

## 2.3 DESIGNATED SITES

2.3.1 Derby Home is not listed or afforded any other type of statutory designation, but it does lie within close proximity to seven building which are listed, including the Grade II\* listed Former Royal Albert Hospital on the opposing side of the road. The details of these buildings have been set out in Table 1.

EH ID No	Description	Grade	NGR
1119699	Storey Home Nurses Home. 1897, with late C20 minor alterations. By Paley and Austin, architects, of Lancaster, for Sir Thomas Storey, patron, as part of the Royal Albert Asylum complex.	II	347453 460018
1194930	Royal Albert Hospital: Mental hospital. 1868-1873. Designed by Paley and Austin. established as the 'Royal Albert Idiot Asylum for idiots and imbeciles of the seven northern counties.' It accepted both paying patients and those admitted by the vote of subscribers.	II*	347660 460082
1219861	Gateway and lodge. c1873. Designed by Paley and Austin built as the gateway to the Royal Albert Idiot Asylum.	II	347531 459935
1298381	Southern range of farm buildings. Late C19, probably by Paley and Austin. Built as part of the ancillary buildings to the Royal Albert Asylum, now a School, which was completed in 1873.	II	347481 459832
1219893	Western range of farm buildings. Late C19. Probably by Paley and Austin. Built as part of the ancillary buildings to the Royal Albert Idiot Asylum	II	347462 459862
1194931	Barn. Late C19. Probably by Paley and Austin. Built as part of the ancillary buildings to the Royal Albert Idiot Asylum.	II	347491 459895
1219846	Main Farm building. Late C19. Probably by Paley and Austin. Built as part of the ancillary buildings to the Royal Albert Idiot Asylum.	II	447484 459864

Table 1: Summary of Listed Buildings within close proximity of the Derby Home



## 2.4 ASSESSING THE SETTING OF HERITAGE ASSETS

- 2.4.1 The definition of setting used here is taken from the NPPF (2012): ‘setting is surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’. Furthermore, the English Heritage document *Conservation Principles, Policies and Guidance* (2008) states that setting also relates to the asset’s local context, embracing present and past relationships to the adjacent landscape. More recently, English Heritage (2011) considers that the significance of a heritage asset derives not only from its physical presence and historic fabric, but also from its setting – the surrounding within which it is experienced.
- 2.4.2 English Heritage in their guidance document, *The Setting of Heritage Assets* (2011), has provided a stepped approach to the assessment of significance of setting to heritage assets. Following the initial identification of the heritage asset(s) and associated setting the following steps comprise:
- assessing whether, how and to what degree the settings make a contribution to the significance of the heritage assets;
  - assessing the effect of the proposed development on the setting, and the resulting implications for the significance of the heritage asset(s);
  - maximising enhancement and minimising harm (mitigation).
- 2.4.3 In assessing whether, how and to what degree the settings make a contribution to the significance of the heritage assets, several potential attributes of a setting may help in determining its significance (Table 2). Having assessed the contribution of the setting to the significance of the heritage asset, the effect of any proposed development on the setting can be determined by consideration of the potential attributes of the development affecting setting. This will enable a decision to be formulated as to whether any harm to the setting of a heritage asset is outweighed by the benefits afforded by development.
- 2.4.4 If the significance of a place is to be retained and its historic value sympathetically managed, further change will inevitably be needed. Development need not devalue the significance of the place, both its tangible values, such as historic fabric, or its associational values, such as its place within the landscape, provided the work is done with understanding.
- 2.4.5 English Heritage’s *Conservation Principles, Policies and Guidance* (2008) also states that new work or alteration to a significant place should normally be acceptable if:
- there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
  - the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
  - the proposals aspire to a quality of design and execution which may be valued now and in the future.

<b>Physical Surroundings of the Heritage Asset</b>
<p>Topography;</p> <p>Other heritage assets (archaeological remains, buildings, structures, landscapes, areas or archaeological remains);</p> <p>Definition, scale and 'grain' of surrounding streetscape, landscape and spaces;</p> <p>Historic materials and surfaces;</p> <p>Land use;</p> <p>Openness, enclosure and boundaries; functional relationships and communications;</p> <p>Green spaces, trees and vegetation;</p> <p>History and degree of change over time;</p> <p>Integrity;</p> <p>Issues, such as soil chemistry and hydrology</p>
<b>Experience of the Heritage Asset</b>
<p>Surrounding landscape and town character;</p> <p>Views from, towards, through and across, including the asset;</p> <p>Visual dominance, prominence or role as focal point;</p> <p>Intentional intervisibility with other historic and natural features;</p> <p>Noise, vibration and other pollutants and nuisances;</p> <p>Tranquillity, remoteness, 'wildness';</p> <p>Sense of enclosure, seclusion, intimacy or privacy;</p> <p>Dynamism and activity;</p> <p>Accessibility, permeability and patterns of movement;</p> <p>Degree of interpretation or promotion to the public;</p> <p>The rarity of comparable survivals of setting</p>
<b>Associative Attributes</b>
<p>Associative relationships between heritage assets;</p> <p>Cultural associations;</p> <p>Celebrated artistic representations;</p> <p>Traditions</p>

*Table 2: Potential Attributes of the Setting*

## 2.5 OBJECTIVES

2.5.1 The principal objective of the Heritage Appraisal was to provide an archaeological perspective on the relative significance of Derby Home, and to allow an informed decision to be taken with regard to its future. This was achieved by carrying out desk-based research coupled with a visual inspection survey of the building and its environs, which was undertaken in June 2014. The visual inspection was intended to provide the minimum of information needed to identify the building's age, type, broad chronological development, and, crucially, significance; it was not intended to provide a detailed survey of the building.

## 2.6 SIGNIFICANCE

2.6.1 When applied to an historic building, the term 'significance' can be taken to have several definitions. The first is importance, suggesting that there is something about the site that is valuable, has status and should not be ignored. A site may be important because it is a rare survival, or the earliest known example of its type. It may represent a benchmark in terms of the application of technological development, or be a typical example of such sites. The level to which a site has remained intact is also an important factor in determining its value. The next is the idea of conveying meaning, implying that the site is a source of knowledge. Finally, there is the concept of a sign, that the building is symbolic, and acts as a pointer to something beyond itself. The significance of any site is to a large extent embodied in its surviving fabric, which can retain evidence for how the building developed and was adapted over time.

2.6.2 It is necessary to define what it is that gives significance to a building and therefore warrants protection. Derby Home and its immediate environs encompass layers of archaeological and historical development, which may be valued for different reasons by different people, all of which should be taken into account in determining the overall significance. In their *Conservation Principles Policies and Guidance*, English Heritage have identified four areas of heritage values, which will be considered in determining the overall significance of the building (English Heritage 2008):

- **Evidential:** this derives from the potential of a place to yield evidence about past human activity. This includes physical remains as the primary source of evidence and the people and cultures that made them. Significantly, where there is a lack of written records the importance of the material record increases;
- **Historical:** this originates from the ways in which past people, events and aspects of life can be connected through a place to the present. This may include illustrative value, such as its connection to an important development, such as technology, or associative value, such as the connection to an important event or person;

- **Aesthetic:** this is derived from the ways in which people draw sensory and intellectual stimulation from a place or building. These may be related to the design of a place, for example, through defensive reasons, or the informal development over time, such as the relationship of structures to their setting;
- **Communal:** this derives from the meaning of a place for the people who relate to it, this includes commemorative, symbolic, social and spiritual value. For example, some places may be important for reminding us of uncomfortable events in national history.

2.6.3 In determining the value of Derby Home as a heritage asset, it is also useful to refer to the Secretary of State's criteria for assessing the national importance of monuments, as contained in *Annexe 1* of the policy statement on scheduled monuments produced by the Department of Culture, Media, and Sport (2010). These criteria relate to period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity, and potential.

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## 3. BACKGROUND

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### 3.1 INTRODUCTION

3.1.1 In order to facilitate an understanding of the significance of Derby Home in a local and regional context, the following section focuses on providing a summarised account of the development of the building. This is preceded by a brief overview of the historical development of the Royal Albert Hospital and the regional and national development of mental health treatment from the eighteenth to the twentieth centuries.

### 3.2 BACKGROUND

3.2.1 Until the eighteenth century, the treatment of people suffering with mental health illness was rudimentary and largely concerned with containment. Prejudice and misunderstanding led to the public perception that such problems were spiritual in nature and could not be treated in the way physical illnesses were. The handful of hospitals that did exist to accommodate the mentally ill such as the infamous Bethlem Hospital in London were renowned for the appalling conditions in which patients were kept. Small privately run madhouses, providing secure accommodation for fee paying individuals proliferated in the eighteenth century, but operating without regulation abuses were common, with some individuals held with little or no medical justification. Regulation of privately run madhouses began to be introduced from 1774 (Act for Regulating Private Madhouses) to try and ensure the maintenance of basic standards and formalise admittance procedures but the act was limited in its scope and improvements slow to take effect.

3.2.2 In 1808 the County Asylums Act enabled counties to raise the funds to build county asylums for pauper lunatics resulting in the establishment of many such institutions over the following three decades (RCHME, 1998, 159). The Lancaster Moor Asylum, established in 1816 on land to the east of the city centre, was one of these and at the time only the fourth county asylum to open in England. The provision of pauper lunatic asylums became compulsory in the 1840s, along with biannual inspections of all asylums and madhouses.

3.2.3 While there was a broad recognition in the distinction between those who developed mental illness during their lifetime and those born with what was termed idiocy or imbecility, this difference was not initially recognised in law or practice and patients were treated much the same. In 1855 Dr Andrew Reed opened The National Model Asylum for Idiots, in Reigate, Surrey, providing for the first time specialist facilities for children born with learning difficulties. Reed's model promoted educational development and physical exercise, with the teaching of industrial skills such as shoemaking, brick laying basket-making and farm labouring.

- 3.2.4 The optimistic approach to therapy advocated by Dr Reed spawned several other asylums over the next two decades, including The Northern Counties Asylum for Idiots and Imbeciles in Lancaster, which would later become the Royal Albert Asylum (1900), and then The Royal Albert Institution in (1910). The original building provided accommodation for 600 patients and was built to a variation of the pavilion plan, a popular design in the mid-nineteenth century, in which wards were housed in wings a single room deep (RCHME, 1998, 173). Windows on either side of the room were designed to promote the circulation of clean air, which the Victorians believed responsible for many illnesses. It was officially opened in 1873 and from the beginning was provided with a farm on the opposite side of Ashton Road. The hospital, including the farm buildings were designed by EG Paley, later of the prolific and well-respected Lancaster-based architectural practice of Paley and Austin (Pevsner, 2002, 31).
- 3.2.5 Unfortunately, from the late nineteenth century the early optimism invested in the benefits of educational and therapeutic treatment gave way to disillusionment due to a perceived lack of progress. This was accompanied by the growth of the Eugenics movement, which ultimately resulted in a shift in policy towards retention of patients on a long term or permanent basis rather than education with the aim of reintegration. It was argued that this policy shift would safe-guard the liberties of the general public against the mentally ill but inevitably it led to a further increase in patient numbers. At the Royal Albert this culminated in 1916 with a reduction in the number of children under 16 years of age, and therefore who would be eligible for training in preparation for release.
- 3.2.6 As patient numbers continued to increase, more asylums were built and existing ones repeatedly extended to cope with the demand for beds. It was partly in response to this trend that the colony system was introduced in the latter years of the nineteenth century. This system favoured the construction of detached building on the periphery of the hospital grounds, which were designed to provide a more homely environment, away from the rigid institutionalism of the main asylum, where some of the more stable patients could be housed with a greater degree of freedom. Several buildings were built at the Royal Albert during this time which can be identified with the colony model, including Derby Home, Storey Home (1896-98), and the Albert Home (1917), and these buildings can be seen as the physical representation of both the policy of long-term retention and changing approach to care and treatment.
- 3.2.7 Patient numbers across the country continued to rise, peaking at 150,000 or 0.4 % of the population in the mid-twentieth century, but gradual improvements in treatment and a change policy in 1959 with introduction of The Mental Health Act led to a move away from institutional care and towards the concept of care in the community. The success of this policy led to the decline of institutionalism, and the closure of hospitals such as the Royal Albert. The hospital finally closed in 1996 having been subsumed by the NHS in 1948 and the main building was converted into a school.

### 3.3 DEVELOPMENT OF THE DERBY HOME

- 3.3.1 Derby Home was designed by the architects Woolfall and Eccles, a Liverpool based partnership, which practised between 1890 to 1919. Their most notable commissions include Bailrigg House, at Lancaster University, which was completed in the Arts and Crafts tradition in 1908 (Grade II listed, LB 1391378), and the classically inspired Midland Bank in Colwyn Bay (Grade II listed, LB 14672). Both are listed as good examples of their type retaining numerous original features, rather than due to their direct association with the architects.
- 3.3.2 The development of the Derby Home is relatively simple, and can be identified broadly by analysis of the external fabric and through the study of historic written and cartographic documents. The building was erected in 1912 as farm colony associated with the Royal Albert Farm, and opened on the 21st of October 1913, but it was first depicted on a map of the estate 17 years later (Plate 2). At that date, the building was set within its own rectangular enclosure and appears to have a shallow projecting wing to the east and a narrow protrusion to the south but the detail is limited to an outline only. Its access road appears to follow the same basic line as the existing Pathfinders Drive, joining the main road opposite the lodge entrance on the other side of Ashton Road.

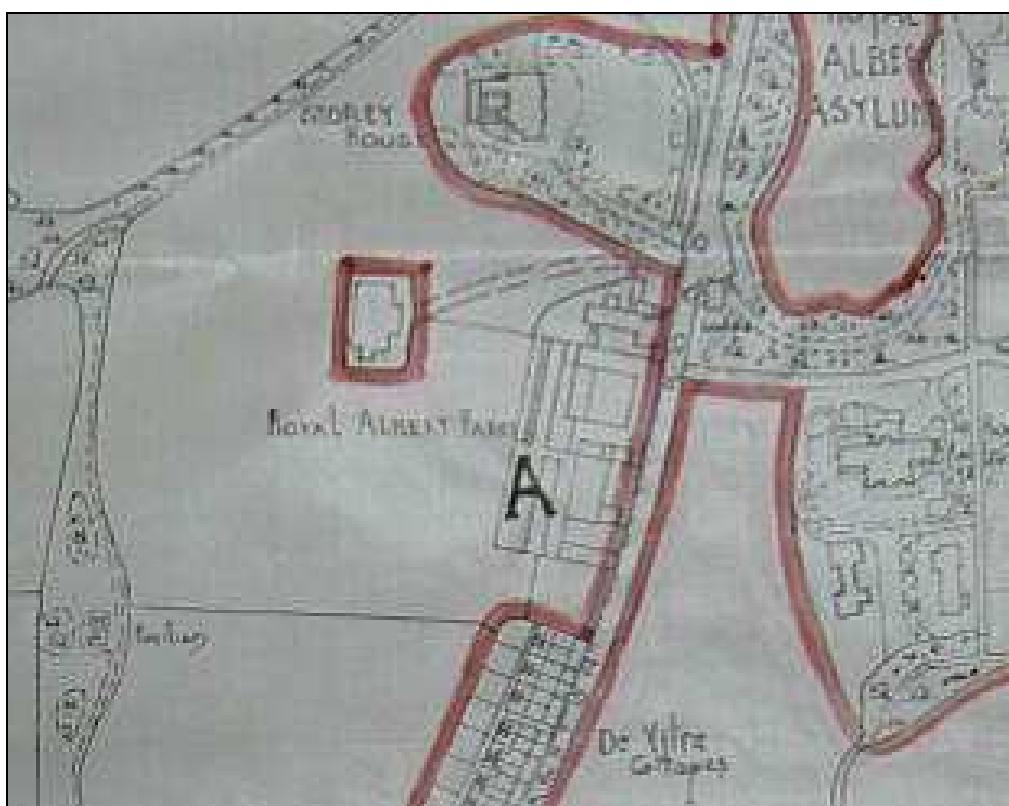


Plate 2: Extract from an estate plan of 1930, showing the footprint of Derby Home

3.3.3 The 1932 Ordnance Survey map provides a little more detail (Plate 3), and it is possible to identify what is probably a glass conservatory appended to the southern end of the building. At the opposite end there are what appear to be two separate but parallel wings, each projecting northwards. Between the two there is a space, defined to the north by a line but clearly distinct from the two wings. It is possible that this space is defining a change in roofline, but the physical evidence suggests this central area may have originally been open and was subsequently in-filled at a later date. It is possible that this alteration had already occurred by 1932, but six years later the next edition of Ordnance Survey mapping clearly shows that the space was still open. In addition to its primary access road, the building then had a path leading south-east to the row of cottages which front on to Ashton Road.

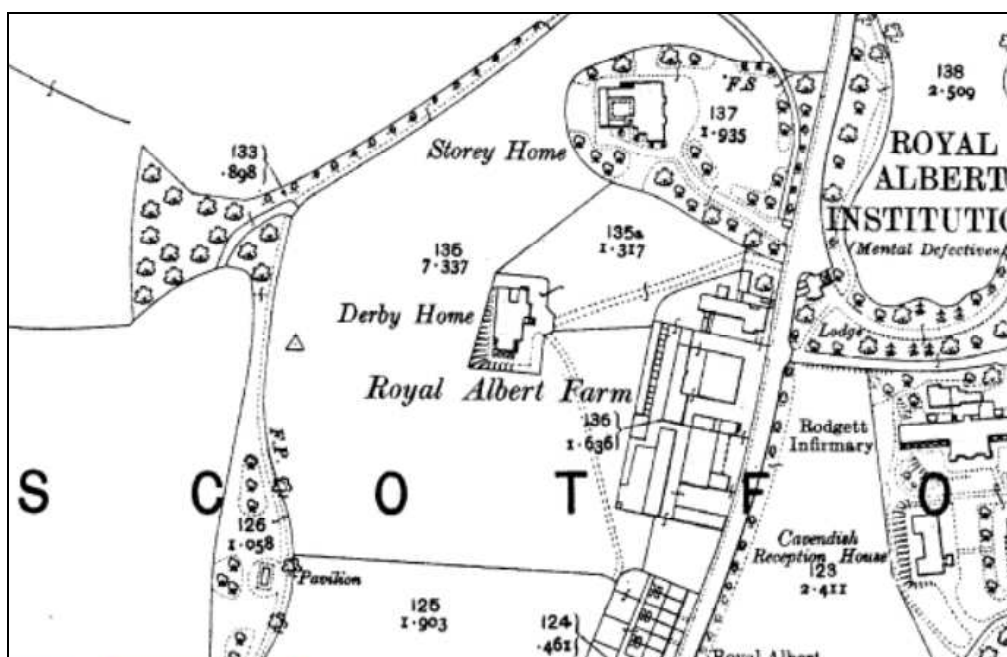


Plate 3: Extract from the Ordnance Survey 1:2500 map of 1932

- 3.3.4 The basic layout of the building remains unchanged in 1938, and the estate map of 1952 and the Ordnance Survey map of 1958 show a similar picture. It is noteworthy, however, that the path to the row of cottages on Ashton Road is no longer depicted.
- 3.3.5 The Royal Albert Farm complex was part of the original construction scheme. Still called the Royal Albert Farm up until 1994, and the housing to the north along with the Orchard's NHS building were built between this time and 2000.



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## 4. SUMMARY DESCRIPTION

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### 4.1 INTRODUCTION

4.1.1 The following section provides a brief description of the buildings based on a rapid inspection of the surviving fabric. This information is intended solely to provide a basis to assess the relative significance of the building and its visible component elements. At the time of inspection the building had been disused for sometime, and the windows and doors had been boarded up. A detailed internal inspection was not possible for health and safety reasons, although sufficient access was obtained to see that some modern additions and alterations had been implemented.

### 4.2 DERBY HOME

4.2.1 Derby Home was a stone-built rectangular structure of domestic Gothic style beneath a gauged slate gable roof, erected some 120m from Ashton Road upon a north/south axis (Plate 4). The rectangular core of the building was a storey and a half high with an additional storey within a gabled projecting eastern wing and a single storey structure to the south. The building had been terraced into the slope on its western side and a part subterranean cellar created beneath the northern half of the building.

4.2.2 The building was constructed of squared sandstone rubble with a picked finish, laid in a snecked bond and pointed with a cement based mortar. The corners were constructed of alternating ashlar quoins with window and door surrounds in the same.

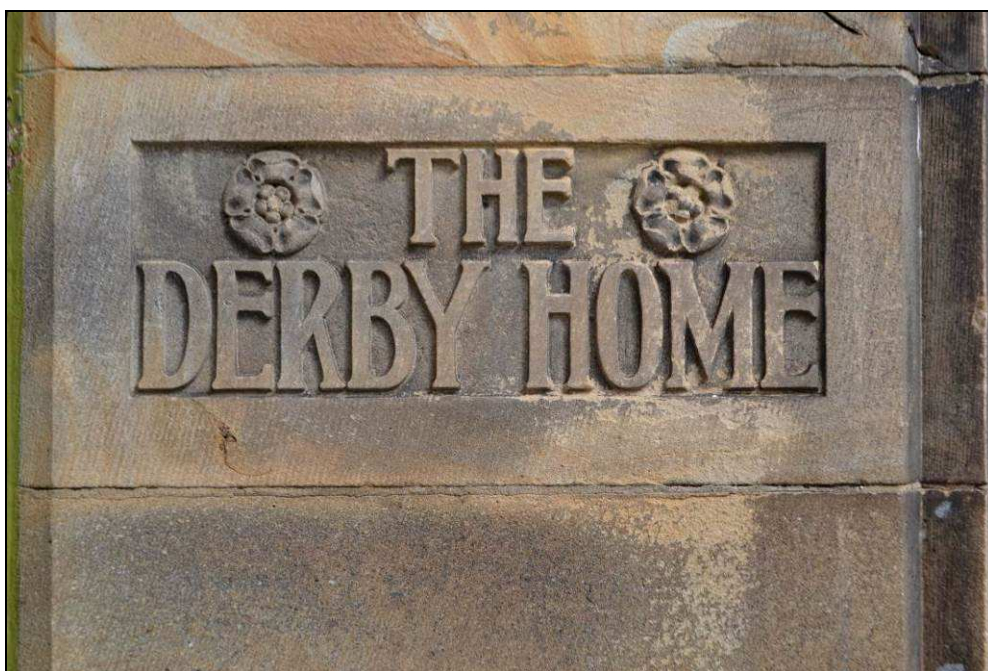


*Plate 4: Eastern elevation of Derby Home*

- 4.2.3 On the eastern elevation the gabled projecting wing was accompanied to the south by an adjoining pair of gables which also projected forward slightly from the face of the wall. A flight of stone steps with flanking walls led up to the buildings main entrance, which was housed within a single-storey porch located in the angle between the southern wall of the gabled cross-wing and the eastern wall of the central projecting gable (Plate 5). To the right of the porch entrance there was a stone with the words 'The Derby Home' carved in relief, with a rose to each side (Plate 6). A string-course of ashlar, chamfered along its upper face had been laid approximately a metre from the ground to serve as a plinth but this feature was confined to the centre of the elevation. At the southern end a set of wrought iron stairs in two stages rose from south to north up to a first-floor fire exit (Plate 7).
- 4.2.4 The pair of gables on the eastern elevation were mirrored on the western elevation, but did not project forward to break the face of the wall, while the western end of the cross-wing had been hipped (Plate 8). The southern end of the western elevation was hidden behind the return of the single-storey extension, which wrapped around this end of the building.



Plate 5: The stone steps leading up to the main entrance



*Plate 6: Name carved in relief*

- 4.2.5 At the northern end, a pair of narrow two-storey wings extended northwards beneath shallow gabled roofs, but the space between the two had been in-filled at first-floor level and topped with a flat roof, leaving what appeared to be a wide ground-floor entrance at the centre of the elevation. A set of steps with a wrought-iron railing led up to a doorway set within the northern elevation of the eastern of the two wings.
- 4.2.6 The southern elevation was gabled but the ground-floor was obscured by the later single-storey extension, faced externally in rock face finished stone and with a flat felt covered roof. This extension abutted the southern wall of the original building to east, but to the west it continued around the corner on to the western elevation
- 4.2.7 The windows varied in design from triple-light openings used on most of the gables to single-light openings employed primarily at ground-floor level. Twin lights were used on the eastern elevation of the north-eastern wing. Both door and window lintels were of flat single piece design with the exception of the porch entrance which employed a wide, shallow segmental arch formed in voussoirs. The window sills consistently displayed a heavy splay along their upper face but the jambs were all of square section.
- 4.2.8 The southern gable and three-storey eastern gable were raised and topped with ball finials at the apex. Flat coping stone ran along both pitches, terminating with simple ornamented kneelers. The remaining gables were finished with moulded timber barge boards. On the western elevation the building retained its cast-iron gutter down pipes, but to the east these had been largely replaced with modern plastic items.





Plate 7: Western elevation, facing south east



Plate 8: Northern elevation, facing south-west





Plate 9: Southern extension, facing west



Plate 10: Eastern elevation of north-eastern wing, facing west

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## 5. ASSESSMENT OF SIGNIFICANCE

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### 5.1 INTRODUCTION

- 5.1.1 This assessment of significance of the Derby Home has been based on a rapid inspection of the building, coupled with a review of the available documentary evidence and information provided from previous studies of the building and its environs.

### 5.2 STATEMENT OF SIGNIFICANCE

- 5.2.1 **Summary statement:** Derby Home contributes to an understanding of the development of the Royal Albert Hospital, Lancaster. As such, its primary importance lies in its association with this building, and particularly the listed farm buildings to which it was connected. Although its exterior retains a relatively high level of originality and it contributes to the setting of several listed buildings, there are numerous examples of similar colony style buildings both locally, regionally and nationally. Moreover, in contrast to the other buildings that cumulatively form the hospital colony, Derby Home was not designed by the well-known architectural practice of Paley and Austin. Its significance can therefore be deemed to be moderate.
- 5.2.2 **Evidential value:** although an internal inspection was not possible, and all the windows were obscured by shuttering, externally the building retains much of its original fabric. Excepting the replacement of the glass extension to the south and in-filling to the north it has seen no significant alteration since it was built. This gives the building a moderate evidential value.
- 5.2.3 **Historical value:** the building has an historical illustrative value in demonstrating the evolving approach towards the treatment of mental health in the early twentieth century. The building's location, design and even its name reflect these changes, adding to its historic value. The exterior of the building can be judged to be of moderate historic value and, based on the limited inspection that was possible, the interior was of a similar historic value.
- 5.2.4 **Aesthetic value:** the growth of Lancaster has diminished the buildings original rural aspect and the present setting can best be described as semi-rural, with a mixture of modern development, alongside buildings from the latter half of the nineteenth century and into the early twentieth century. Derby Home is terraced into the eastern slope of a low hill to the west of Ashton Road, with its primary elevation overlooking the farm buildings at the base of the hill. This visual connection has been diminished by modern planting on the intervening slopes, but not eliminated. It is strongest from the barn and base of the approach road by the hospital lodge, both of which are Grade II listed structures. The original rural location is likely to have been chosen for its therapeutic benefits.

5.2.5 **Communal value:** the buildings communal value lies within its role as a home for up to 40 patients at any given time over a period of 90 years. Its relatively recent closure means there are likely be individuals still alive who lived in the home for many years. These patients may have an emotional connection to the building.

### 5.3 ASSESSMENT CRITERIA

5.3.1 In determining the value of the Derby Home as a heritage asset, the Secretary of State's criteria for assessing the national importance of monuments has also been considered (Department of Culture, Media, and Sport 2010). These criteria relate to period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity, and potential.

5.3.2 **Period:** Derby Home was opened in 1913 and can be closely linked to the early twentieth-century development of the Royal Albert Hospital. The building reflects both the changes in policy towards long term retention of patients, and the adoption of the colony system of hospital construction which gained popularity in the late nineteenth and early twentieth century.

5.3.3 **Rarity:** while not prolific in number, colony style buildings can be identified both locally, regionally and nationally. The Storey Home (1897), also part of the Royal Albert Hospital complex, is one such example, which has statutory protection (Grade II listed, LB 1119699). Regionally good examples of other colony style buildings survive at The David Lewis Epileptic Colony in East Cheshire (1900-04), with St Ebba's Hospital, Surrey (1904) and at the Chalfont Centre for Epilepsy, Buckinghamshire as examples further afield. The latter is recognised as a pioneering example of the colony style with both Milton House, 1896-8 (LB 1332526) and Passmore Edwards House, 1909-4 (LB 44773) listed as Grade II structures. In this respect, Derby Home does not have a particularly high rarity value.

5.3.4 **Documentation:** documentary sources provide a date for the construction and opening of the building, together with an indication of its original function. Additionally, the building is relatively well served by cartographic sources, although there is an absence of detailed plans, particularly of the interior. This and the limited information regarding the day to day use of the building, increases the importance of the surviving fabric of the building.

5.3.5 **Group value:** although constructed 40 years later, Derby Home can be assigned moderate group value for its functional association with the listed farm buildings just 85m to the south east (Grade II), and also as a part of the main Royal Albert Hospital (Grade II\*) on the opposite side of Ashton Road. Derby Home helps to provide context to this group of buildings, contributing to our understanding of the broader changes and developments taking place within the hospital in general. The group value is diminished slightly, however, by the modern buildings that have been added to the site.

- 5.3.6 **Survival/Condition:** the Derby Home survives largely intact with only a few minor alterations to the structure since its construction. It is no longer bound within its original enclosure, although the present stone railing settings arranged along the eastern side of the building have probably been relocated from their original positions. Externally the building appears to be in good structural condition, but repairs to the guttering are necessary, and without regular maintenance further issues are likely to emerge.
- 5.3.7 **Fragility/Vulnerability:** the building has been vacant for a number of years and although it remains in reasonable condition it has apparently been subjected to localised internal damage due to theft of materials. As a vacant property, it is considered to be vulnerable.
- 5.3.8 **Potential:** the building's potential lies in the preservation of its as yet unseen interior. A detailed survey of the interior of the building would further determine the survival or otherwise of historic internal fixtures and fittings associated with the buildings original and evolving function.



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## 6. CONCLUSION

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### 6.1 CONCLUSION

- 6.3.1 The Derby Home retains some heritage value on several levels. With its design rooted in the colony style wards, it represents the changes taking place to the treatment of mental health illness on a national scale in the late nineteenth and early twentieth centuries. In this respect, it also contributes to an understanding of the history and development of the wider Royal Albert Hospital complex, although this attribute is perhaps better represented by the adjacent Storey Home of 1897. The Storey Home, moreover, was designed by the architectural practice of Paley and Austin, who were also responsible for the other buildings forming the Royal Albert Hospital complex, whilst the Derby Home was the work of a lesser-known architectural practice.
- 6.3.2 The exterior of Derby Home largely retains its original appearance, and has some visual connection with the adjacent listed buildings. However, views of the Derby Home are largely obscured from the main hospital by tree cover, whilst modern buildings that have been erected adjacent to Derby Home reduce the heritage value of the farm colony as a group.
- 6.3.3 In conclusion, whilst the Derby Home is certainly of some historical interest and heritage value, its significance is firmly on a local level; it does not meet the criteria required for statutory designation as a listed building. Whilst retention of the building in any future development scheme would be preferable in heritage terms, its loss is unlikely to constitute substantial harm to the setting of the adjacent listed buildings should retention prove not to be viable. Any future proposals for the development of the site, however, should be accompanied by a detailed archaeological survey of the building, commensurate with an English Heritage Level II-type survey.

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