

# HIGHWOOD HOSPITAL

## CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

DRAFT



*Front page: Highwood Hospital, Administration Offices*

This document was produced by Essex County Council for Brentwood Borough Council.

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## **1. INTRODUCTION**

Brentwood Borough Council commissioned Essex County Council to prepare this Conservation Area Appraisal and Review in 2006. The research and fieldwork were carried out between November 2006 and February 2007.

Conservation Areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. (Planning (Listed Buildings and Conservation Areas) Act 1990). They were introduced by the Civic Amenities Act of 1967. Local Authorities have a duty to designate Conservation Areas, to formulate policies for their preservation and enhancement, and to keep them under review.

Designation of a Conservation Area extends planning controls over certain types of development, principally the demolition of unlisted buildings and works to trees. Local Authorities will also formulate policies in their local plans or local development frameworks to preserve the character of their Conservation Areas. However, designation does not prevent any change within Conservation Areas and they will be subject to many different pressures (good and bad) that will affect their character and appearance.

Government Planning Policy Guidance 15, *Planning and the Historic Environment*, emphasises that the character of Conservation Areas derives not simply from the quality of individual buildings, but also depends on 'the historic layout of property boundaries and thoroughfares; on a particular "mix" of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements; shop fronts; street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of space between buildings' (para. 4.2).

## **2. PLANNING POLICIES**

The Brentwood Replacement Local Plan, Adopted August 2005 contains the following statements under Conservation and Protection of the Environment; Conservation Areas.

9.52 - some parts of the Borough are of significant townscape value worthy of special protection. These areas are usually characterised by groups of buildings of particular architectural or historic interest, the spaces between them and their general setting and character. Designation of such areas as Conservation Areas provides additional statutory powers to control the demolition of buildings and prevent the loss of trees. The design of new development will be carefully controlled to protect and preserve the character of these areas.

9.53 - a total of 13 Conservation Areas have been designated so far within the Borough.

9.54 - the Council not only has greater power to control development within the Conservation Areas but also has a duty to devise schemes to preserve and enhance the character and appearance of the area. The Council will, therefore, seek to carry out Conservation Area character appraisals, in accordance with PPG15, in order to clearly assess and define their character, allowing informed planning decisions and identification of what should be preserved and enhanced.

9.55 - within Conservation Areas it is necessary to carefully assess the design and materials of any new development proposals. This assessment plays an essential part in determining whether or not a scheme is acceptable in principle. Therefore, in order to ensure a high standard of design and materials, detailed schemes rather than outline applications will normally be required.

### **3. HERITAGE, CONSERVATION AREA AND OTHER DESIGNATIONS**

The Highwood Hospital Conservation Area was first designated on 12 July 2001 and is one of thirteen Conservation Areas in the Borough. It covers an area to the south of the Ongar Road and lies between Geary Drive and Costead Manor Road. The Conservation Area centres on the area between East Green and West Green lying to the north of the South Access Road and to the south of the North Access Road (Fig.1)

There are no listed buildings or Scheduled Ancient Monument sites within the Highwood Hospital Conservation Area. Essex County Council assessed the site as part of its 1998 study on Essex Poor Law Buildings (**Appendix 12.1**) and The Royal Commission on the Historical Monuments of England carried out an assessment of the site in 1995 as part of its thematic survey of health buildings in England (**Appendix 12.2**). The south west boundary of the Conservation Area contains a number of trees that have preservation orders attached to them.

The appraisal provides a brief history of the development of the hospital site, followed by a description of the Conservation Area and an assessment of its character. The contribution of different elements to its character is identified through detailed street by street analysis.

Much use has been made of the Conservation Report for The Billericay, Brentwood and Wickford Primary Care Trust by Nicholas Bridges, RIBA, May 2003, in the writing of this appraisal.

#### **4. CHARACTER STATEMENT**

The character of Highwood Hospital Conservation Area was determined by the architect brothers Charles and William Henman in their unusual design of the site. Ward buildings were arranged around two greens in a cottage homes plan style. The Conservation Area still contains many of the original Henman buildings.

The architects Charles (1844-1940) and William (1846-1917) Henman were brothers and the sons of an architect, also called Charles. Charles junior won the RIBA Silver Medal for measured drawings in 1866 and two years later the Pugin travelling fellowship. He set up a practice called Henman, Harrison and Perrott who won a competition for the design of Walsall General Hospital in 1876

The site layout responded directly to a very particular brief from the Metropolitan Asylum Board in 1898 to improve the medical and social conditions for poor children. The brief stated that 300 children should be accommodated on the site, distributed among 30 cottages, each cottage to hold 10 children, in the charge of a house mother, and the site should be divided into groups of cottages. It also stated that the institution should be more a hospital than a school, as the primary object was not to teach but to cure, and that the site be constructed and staffed so that the education of the children could be carried out at the same time as their cure.

The buildings at Highwood are laid around a central green area, making the site feel spacious and also giving separation between the cottages. The administration block is in the centre on the north side with the junior and senior schools to the south. The groups of cottages provided the sense of 'home' that was criticised as being absent from the Poor Law institutions of the workhouses. Each cottage group was named after a native tree and these names are still in use today.



*Fig.1 Conservation Area Boundary*

## **5. ORIGINS AND DEVELOPMENT**

### **5.1 Location and Landscape Setting**

Highwood Hospital sits on the north western side of the medieval settlement of Brentwood, which straddles the old Roman road between London and Colchester. Highwood was built on a 28 acre green-field site and at the time there were only a few houses to its northern boundary, Ongar Road. It was later surrounded by suburban development giving little respect for the architect's site layout.

The Conservation Area sits on elevated ground and the growth over many years of the mature, densely knitted trees emphasises its prominence in the landscape.

The quality of the mature landscape of the site unites the area together and isolates it from the less architecturally interesting suburban surroundings. The dense band of trees offers privacy both from within and without the Conservation Area.

Highwood Hospital sits to the side of the ridge of high ground formed by the Claygate Beds and Bagshot Sands overlying London Clay. The land was in agricultural use before it was developed for the hospital. The Essex Historic Environment Record (EHER) show no significant finds in the immediate area.

## **5.2 Historical Development**

Highwood Hospital was designed by Charles and William Henman who were commissioned by the Metropolitan Asylums Board (MAB) to provide medical and social conditions for poor children suffering from ophthalmia.

Ophthalmia is an inflammation of the conjunctiva – the membrane that covers the surface of the eye and lines the eyelids. The condition was contagious and serious where children were crowded together.

The MAB had been set up in 1867 to administer care for the sick poor in metropolitan London and later in 1897 they were given responsibility for the poor law children suffering from contagious diseases of the eye, skin and scalp.

Highwood was opened on 26 July 1904 and could accommodate 350 children. It was one of two institutions for the treatment of ophthalmia established by the MAB, the other being the White Oak Hospital at Swanley, Kent.

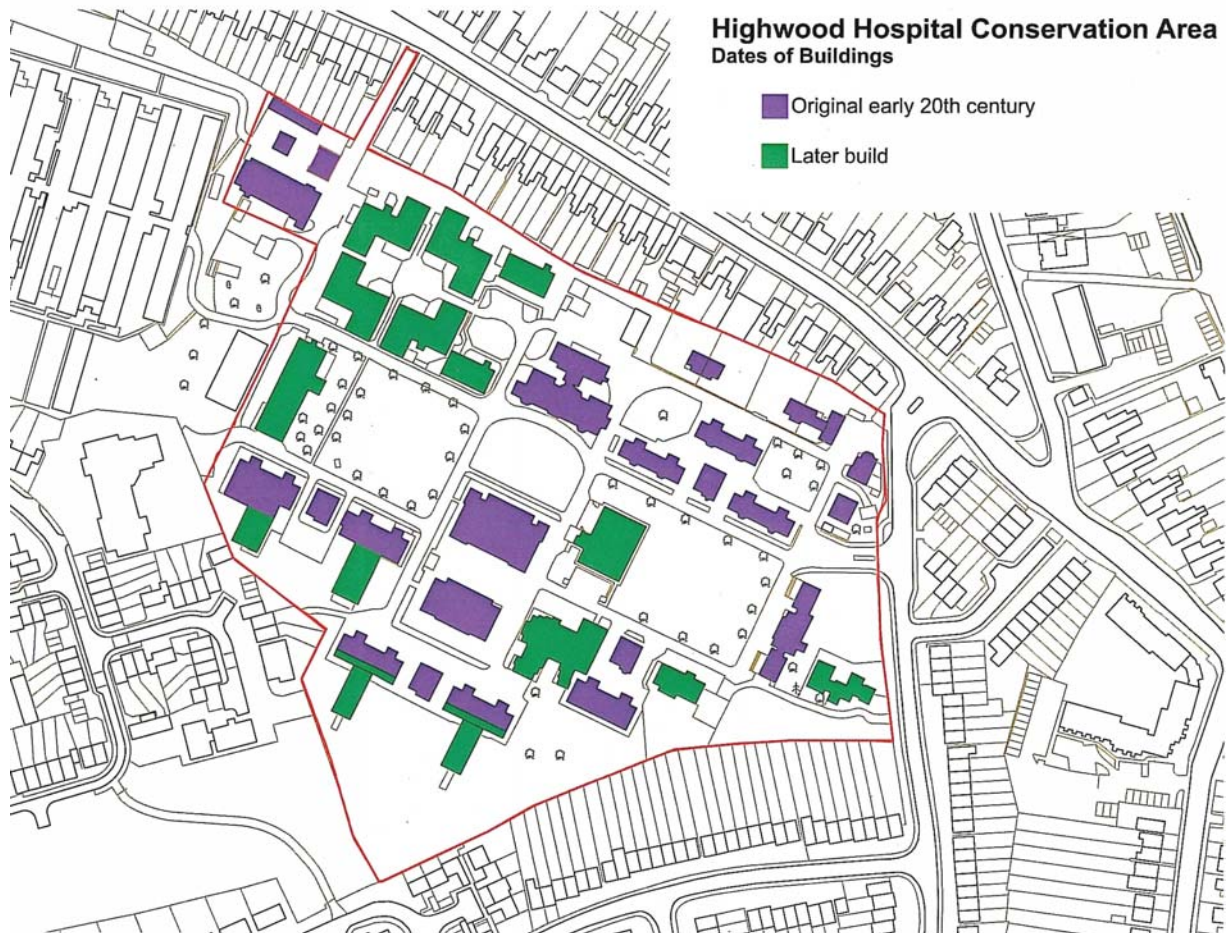
In 1914, following the outbreak of the First World War, the hospital site was loaned to the War Office. From 1918 to 1919 it was briefly used for sane epileptics. It was then used to treat children suffering from tuberculosis (TB) and rheumatic diseases. London County Council took control of the site in 1930 and they made a number of improvements to the buildings including the addition of sun balconies to the patients' blocks to provide suitable open air treatment of patients. During the Second World War, the hospital admitted general medical, surgical and orthopaedic cases.

An Emergency Medical Scheme hospital was erected to the west of the site in 1940 designed by Charles Elcock. This was known as Little Highwood. Children and staff were evacuated to Northumberland in 1944. Between 1948 and 1959 as part of the National Health Service the hospital continued to provide care for children with TB. Numbers of patients declined and in 1959 the last 30 remaining patients were transferred to Black Notley Hospital near Braintree. Highwood Hospital was mainly then used for long term geriatric care with Little Highwood used to provide accommodation for mentally handicapped children.

Highwood Hospital is a rare surviving example of the cottage home system. It is one of only two sites in England to be erected for children suffering from ophthalmia; the other example at Swanley in Kent of which very little remains. Highwood is clearly an institution, but the informal style of the architecture and



the careful detailing gives it unique qualities. Although changes have been made to the buildings over time, at present, the character of Highwood's origin still remains. Many of the house cottage groups are still together and larger individual buildings still retain many architectural features (Fig.2)



*Fig.2 Dates of Buildings*

### 5.3 Cartographic Evidence

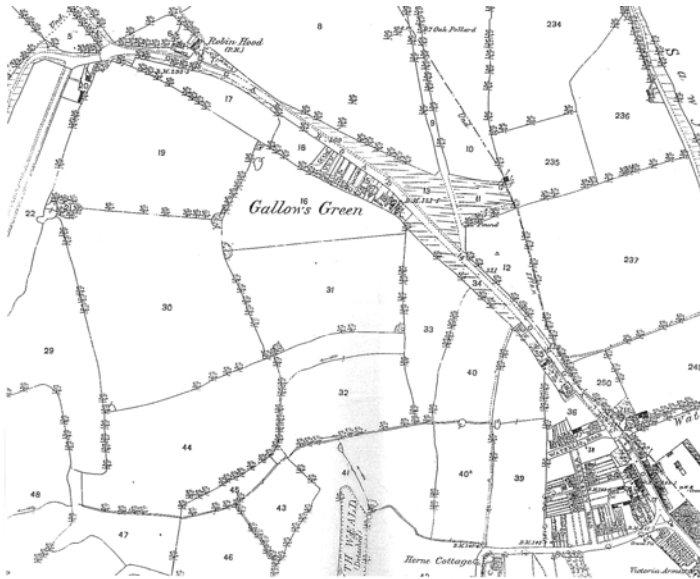


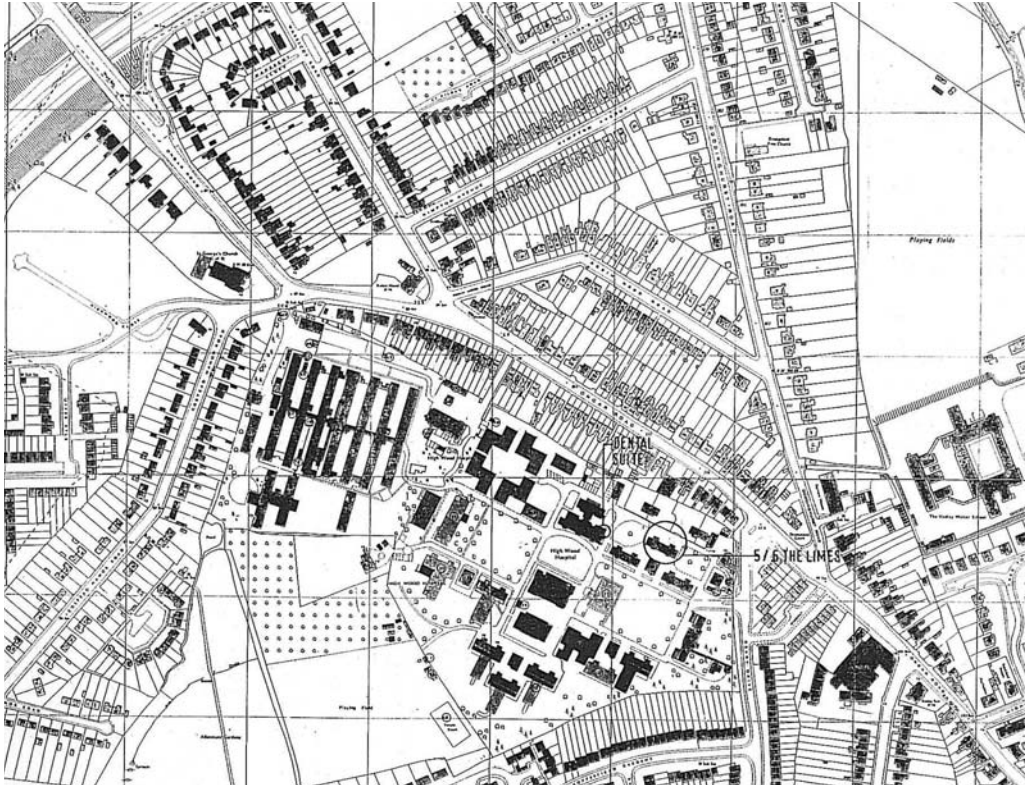
Fig.3 1872 Ordnance Survey map

The earliest surviving cartographic evidence for the hospital site is the 1920 Ordnance Survey map.



Fig.4 1920 Ordnance Survey map





*Fig.5 1980 Ordnance Survey map*

## **6. MATERIALS AND DETAILING**

The Henmans used a simple architectural style of soft red brick, Welsh grey slate, white painted windows and doors and stone window cills throughout the site.



*Fig. 6 Example of brickwork*



*Fig. 7 Example of slate roof*





*Fig. 8 Original window*

The early 20<sup>th</sup> century saw the introduction of the metal clad TB open air wards. In the later 20<sup>th</sup> century timber clad ward extensions were made to some of the buildings (Fig.9)



*Fig. 9 Ward extensions*

The gable is the traditional roof form at Highwood's, (Fig.10) with brick as the external wall finish and slate as the original roof finish, though some plain tiles and synthetic slates have replaced the natural slate over the years. There are also a small number of 20<sup>th</sup> century bungalows that have concrete tiles on their roofs. The normal pitch for a slate roof is between 35 and 40 degrees, concrete tiles can accommodate a more shallow pitch.



*Fig. 10 Gable roof*

The roofscape at Highwood Hospital is very interesting, (Fig.11) with a mixture of towering red brick chimney stacks, dormer windows, variety in height from single storey through to two and a half storeys and even a louvered ventilator crowned with a weather vane. The roofline is dominated by the central red brick water tower on the main administration office block.



*Fig. 11 Roofscape*

The original Henman buildings all have gauged arch heads to their window and door openings and traditional Flemish bond brickwork. There are also a number of denticulated brick eaves throughout the site (Fig.12). Stretcher bond brickwork can be seen on the modern buildings on the site and is monotonous in comparison to the traditional bond (Fig.13).



*Fig. 12 Flemish bond brickwork showing brick arches and denticulated eaves*



*Fig. 13 Stretcher bond brickwork*

Windows vary from the traditional vertically hung sashes on the original buildings (Fig.14), followed by the Crittall metal windows on the 1930's veranda extensions (Fig.15), through to the modern casements on the 20<sup>th</sup> century new additions (Fig.16). To date no UPVC windows have been introduced.





*Fig. 14 Original windows*



*Fig. 15 Crittall window*



*Fig. 16 Modern casement windows*

Boundary treatments can make a significant impact on the Conservation Area. The Highwood Hospital site has a variety of boundary treatments, ranging from the original brick walls and piers (Fig.17), to traditional metal railings and gates (Fig.20), to modern metal and timber fencing (Figs.18 & 19). Within the site there are established hedges and trees, bollards, railings and modern timber fencing, but mainly the site is open plan around the central green areas.



*Fig. 17 Original brick wall boundary*



*Fig. 18 Modern railings*



*Fig. 19 Modern timber fence*



*Fig. 20 Original gates and piers*



The roads through the site are mainly tarmac with concrete kerbs (Fig.22), but some original granite kerb stones remain along with examples of cobble paving (Fig.21)

The leafy suburban character is very much kept with the two large greens planted with established trees, shrubs and flower borders (Fig.23).



*Fig. 21 Original cobbled entrance from Ongar Road*



*Fig. 22 Tarmac with concrete kerb stones*



*Fig. 23 Established planting to east green*

## 7. USES

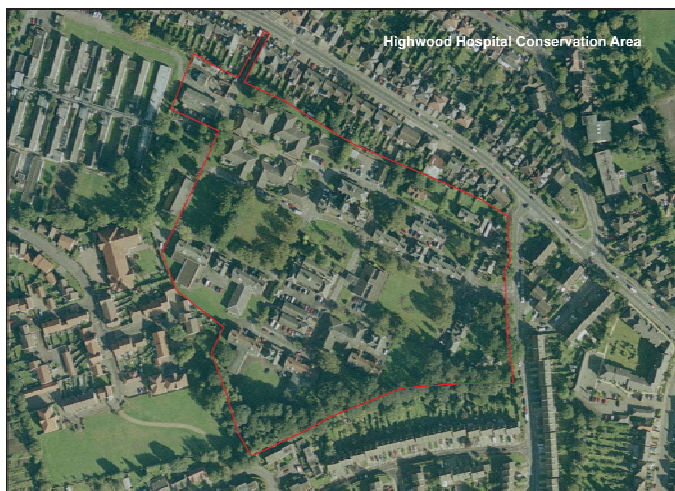
The site was purpose built as a hospital and opened in 1904. It has been used for treating children with ophthalmia and TB, for epileptics, as a general hospital and for the care of geriatrics.

The Area Health Authority have a variety of uses still going on at Highwood, such as offices, doctors surgeries, residential care, occupational therapy unit, geriatric day hospital, day care centre, caretaker's flat and workshops. In direct relationship to this use a large number of disabled access facilities have been added which have an adverse impact on the character and appearance of the Conservation Area.

In any new development on the site, removal of modern additions to original buildings, individual modern buildings, and general Health Authority clutter could only enhance the character and appearance of the Conservation Area. Any new buildings introduced to the site would have to be extremely sympathetic in their design to respect the quality and detailing of the original buildings.

## 8. SPATIAL INTERRELATIONSHIPS, VIEWS AND CHARACTER ZONES

The site layout as designed by Charles and William Henman is still very recognisable today, with the buildings arranged around large green spaces. The greens feel spacious and maintain a sense of separation between the groups of cottages, as was clearly planned. The ground follows the general downward incline of this part of Brentwood from south east to north-west. The trees have all matured and the centre of the Conservation Area has a strong green character. The open space and mature trees also form a natural boundary between the buildings within the Conservation Area and between the hospital and the surrounding residential areas (Fig.24).



*Fig. 24 Aerial photograph*

## **9. AREA ANALYSIS**

The originally designed Henman buildings are early 20<sup>th</sup> century, some have been added to in the 1930s and again the 1960s. Also on site are some modern single storey buildings built to provide residential care by the Area Health Authority.

The open space between buildings is significant and the strong green element is a predominant feature of the Conservation Area.

Each building has been assessed and its contribution to the appearance and character of the Conservation Area has been graded. This system aims to provide a guide to aid the planning process. The criteria for the grading is as follows:

1. buildings which make a significant positive contribution to the special character of the Conservation Area.
2. buildings which make a positive contribution through design, age, materials, siting, detailing or use, but have incurred alterations that do not relate well to the special character of the Conservation Area.
3. buildings which have a neutral effect on the Conservation Area
4. buildings which have a negative impact on the Conservation Area

The character of the building is also derived from the significant amount of open space between buildings. The following paragraphs will define the special character of the Highwood Hospital Conservation Area, by aid of description and visual annotation.

The Conservation Area consists of two main roads running through it, the South Access Road and the North Access Road. The description will run in a clockwise direction from the Geary Drive entrance (Fig.25).



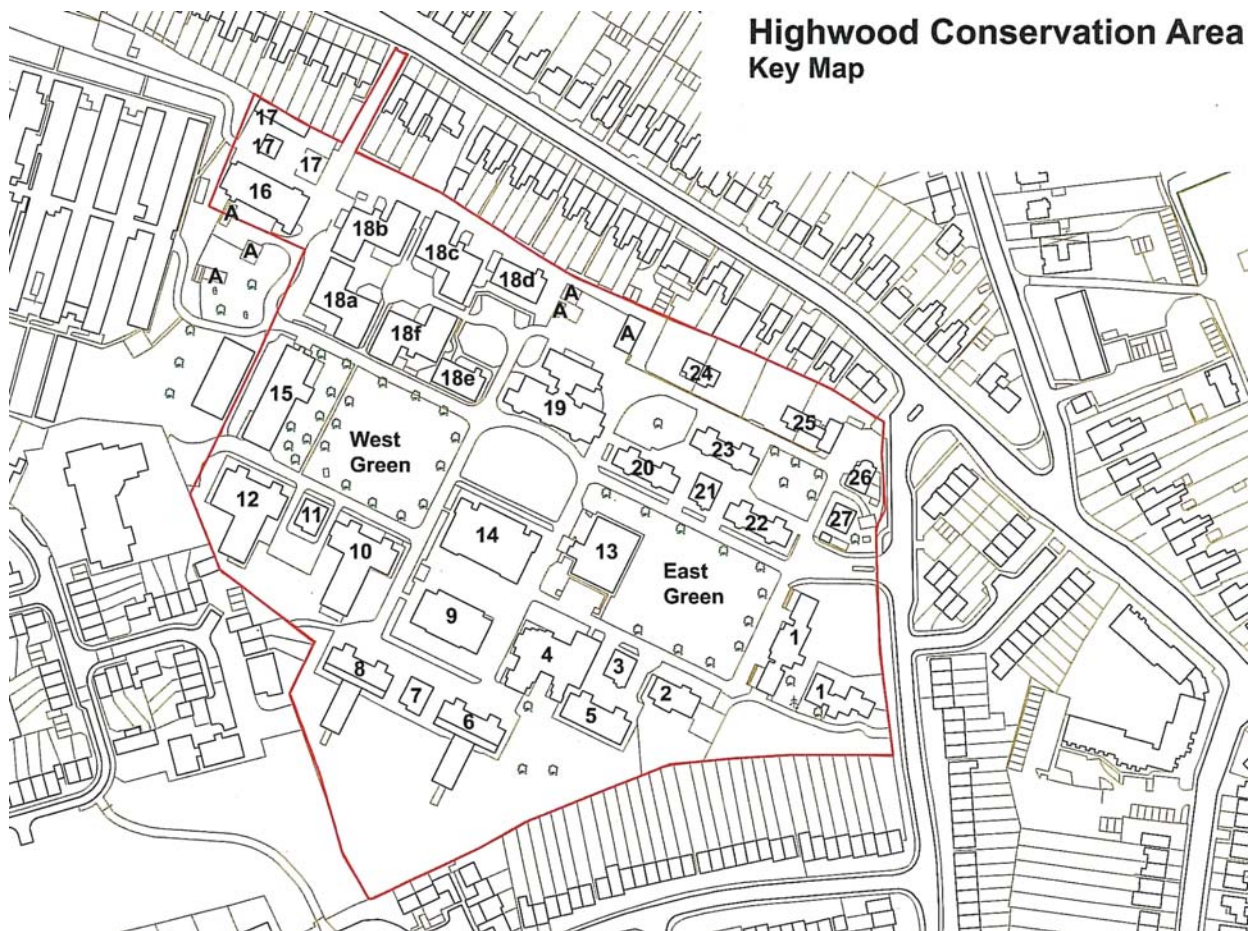


Fig. 25 Key map showing locations of buildings

### Key

1	Cedars Day Ward	17	Gardeners Store, Boiler House, Weigh House
2	Geary House	18a	Campion
3	Rowans	18b	Bluebell
4	Firs Ward	18c	Foxglove
5	X-ray	18d	Ivy
6	Maple	18e	Holly
7	Estates Office	18f	Hawthorn
8	Cherry	19	Administration Block
9	Occupational Therapy	20	Limes 3 & 4
10	Magnolia	21	Limes Grove House
11	Poplars Madigan	22	Limes Committee Rooms
12	Poplars	23	Brentwood Community Clinic
13	Day Hospital	24	Staff Cottages 3 & 4
14	Physiotherapy Ward	25	Staff Cottages 1 & 2
15	Brambles	26	Gate Cottage
16	Workshop	27	Porters Lodge
		A	Ancillary Buildings



*Fig. 26 The contribution of individual buildings to the character of the Conservation Area*

The view into the Conservation Area looking north-west along the South Access Road (Fig.27) has the tree lined east green to the north and the Henman buildings to the south.



*Fig. 27 View into Conservation Area*



**(1) Current name: Cedars Day Ward**

**Henman name: Cedars**



*Fig. 28 Cedars Day Ward*

Entering the Conservation Area from Geary Drive and turning left, this three block building is the first you come to. Cedars Day Ward (Fig.28) is an original Henman building but not a design that is replicated elsewhere on the site. The building consists of three blocks connected by short corridor links. It is built in the soft red bricks used through the site and has the characteristic slate roof, but unusually, both the north and south blocks have rendered facades. The main entrance is flanked by gabled projections, but each block has a hipped roof. Cedars faces the east green and is in a very prominent position at the eastern end of the Conservation Area backing on to Geary Drive. A small modern brick extension has been added to the rear of the central block. Internally the entrance doors are original, but very few other details remain.

A modern single storey accommodation building has been built in the rear garden of Cedars Day Ward, rendered with slate roof and enclosed with close boarded timber fencing.

**(2) Current name: Geary House – modern building**



*Fig. 29 Geary House*

Geary House (Fig.29) is a modern brick built house probably of the 1980s and is situated in the south east of the Conservation Area. It has tried to imitate the Henman design with the brick aches above the windows, the canopy over the front door and the bay window to the front elevation, but has failed on other important details such as the stretcher bond brickwork instead of the Flemish bond used by Henman. Also the pan tiles on the roof are an alien material used nowhere else in the Conservation Area and the windows have small panes of glass unlike the rest of the buildings on the site. It is unfortunate that more care was not taken with the detailing of this building as it is in a very prominent position at the beginning of the south access drive.

**(3) Current name: Rowans**

**Henman name: Charge Nurse Cottage**



*Fig. 30 Rowans*

Rowans (Fig.30) is an original Henman design, built in Flemish bond soft red brickwork with a slate roof. It follows the building line of Geary House and looks out onto the east green, sitting to the north of the x-ray building and to the east of Firs ward. This building was originally the cottage for the charge nurse.

**(4) Current name: Firs Ward – modern building**



*Fig. 31 Firs Ward*

Firs Ward is a late 20<sup>th</sup> century, single storey building (Fig.31). It is still built out of red bricks but in modern stretcher bond and not the traditional Flemish bond brickwork of the original Henman buildings. It also has a concrete tiled roof and not the traditional slate. Although the materials used on this building could have been more sympathetic to the Henman design, It does sit relatively comfortably within the Conservation Area without making too much of an impact. This building is in use as a ward.

**(5) Current name: X-Ray**

**Henman name: South Double Cottage**



*Fig. 32 X-Ray*

The x-ray building sits back from the South Access Road behind Geary House and Rowans (Fig.32). It is built of Flemish bond soft red brickwork but the original slate roof has been replaced with machine made plain tiles. The two projecting entrance bays, east and west, both have denticulated brick eaves and original canopies over. The west entrance has the addition of modern handrails leading to the door. A rear extension comprising of a two storey veranda and balcony were added in 1937. Other verandas on the site have more recently been extended, but this one remains relatively unaltered and complete with the first floor balcony open sided to the south. Both ground floor windows on the east elevation have been replaced with metal casements. Internally many original details remain including cast iron fire surrounds, cupboards, windows and doors. Part of this building is used as an x-ray department and part of it is not in use.

**(6) Current name: Maple**

**Henman name: East Double Cottage**



*Fig. 33 Maple*

Maple is an original Henman building (Fig.33), built of Flemish bond soft red brickwork and originally would have had a slate roof, but this has been replaced with machine made plain tiles. It has a 1937 veranda and a further 1971 extension to the south elevation. A concrete ramp and handrails lead to this later extension. The north elevation has two projecting entrance bays with original canopies over both doors, with a modern concrete ramp and handrail to the east entrance. Original doors and staircase are remaining internal features. Part of this building is in use as a day centre.

**(7) Current name: Estates Office**

**Henman name: Firs Staff House**



*Fig. 34 Estates Office*

This is an original Henman building built of soft red Flemish bond brickwork and still has its original slate roof (Fig.34). The main entrance is on the south elevation and it has an original bay window and porch over the door. A modern timber ramp accesses the north elevation. The east elevation has an original



brick arch entrance to the chapel. Internally, original doors, staircase, cupboards, architrave, skirting, cornice and cast iron fireplaces remain intact. Part of this building is used as an office.

**(8) Current name: Cherry**

**Henman name: West Double Cottage**



*Fig. 35 Cherry*

Cherry is another original Henman building of soft red brick in Flemish bond, but its original slate roof has been replaced with machine made plain tiles (Fig.35). The west entrance has two projecting porches both with original dormer windows to the roof and canopies over the doors. The rear of Cherry has a 1937 part glazed veranda and balcony with a single storey 1971 extension attached. Internally original doors, staircase and cupboards remain. This building is currently not in use.

**(9) Current name: Occupational Therapy**

**Henman name: Infants School**



*Fig. 36 Occupational Therapy*

This original Henman building was built as the Infants School in the traditional style of soft red brick walls and slate roof (Fig.36). Its original slate roof has been replaced with synthetic slates that do not give the building the same character. Synthetic slates also tend to attract moss and lichen where traditional slate does not. The main entrance has a modern concrete ramp with handrails as the access. Internally, original doors, roof lights, wall brackets and architrave remain. The main hall was originally open to the roof with high level sash windows between columned bays.

**(10) Current name: Magnolia**

**Henman name: East Double Cottage**



*Fig. 37 Magnolia*

Magnolia is built of soft red brick and has a replaced slate roof, but is an original Henman building (Fig.37). It has east and west projecting bays with dormer windows to both. There are modern canopies over modern covered walkways to both entrances. A recent single storey brick extension has been added to the rear of the building for use as a staff canteen. An original staircase remains internally, but sadly most other original features have been removed when this building was modernised.

**(11) Current name: Poplar Madigans**

**Henman name: Charge Nurse Cottage**



*Fig. 38 Poplar Madigans*



This original Henman building is built in Flemish bond soft red brickwork and has a replacement slate roof (Fig.38). The south elevation has an original bay window and porch over the front door. The rear has a single storey element with a brick arch entrance very similar to the Firs Staff House, but without the addition of the modern walkway. Internally the staircase is original, as are doors, windows, cupboards and architrave.

**(12) Current name: Poplars**

**Henman name: West Double Cottage**



*Fig. 39 Poplars*

Another original Henman building in the style of the two projecting entrance bays and original dormer windows, all in red Flemish bond brickwork but with a replacement synthetic slate roof (Fig.39). The Poplars has the addition of modern canopies to both east and west entrances, and a modern concrete ramp and handrails to the east. A door has been inserted in place of two small windows in the west end of the front elevation leaving a noticeable repair to the brickwork. A modern rear single storey extension has also been added with a concrete access ramp. Many internal modern alterations have been carried out with the loss of original features.

**(13) Current name: Day Hospital – modern building**



*Fig. 40 Day Hospital*

The day hospital is a single storey red brick building in modern stretcher bond and with concrete tiles on the roof (Fig.40). It was built in 1974 as a geriatric day hospital. It has a slack pitched roof element to the front and rear but in the middle a flat roof runs the full length of the building. This is not in the same style as the Henman buildings or indeed the other 20<sup>th</sup> century buildings. Although it sits low between the east and west green it is in a prominent position in the Conservation Area and interrupts the vista from all angles of the site.

**(14) Current name: Physiotherapy Ward**

**Henman name: Senior School**



*Fig. 41 Physiotherapy Ward*

This was originally built by Henman as the Senior School and is currently used as a physiotherapy unit (Fig.41). It is built of red Flemish bond brickwork with a slate roof and unusually, a louvered ventilator on the roof crowned by a weather vane. The north elevation shows a single storey element and one and a half storey wings to each end with an east and a west entrance. The east entrance has good recessed brickwork to the doorway, but has the addition of a modern concrete ramp. The red brick chimneys are a dominant feature of this building. Internally many original features remain such as glazed brickwork, fireplaces, doors, windows and cupboards.

**(15) Current name: Brambles Surgery – modern building**



*Fig. 42 Brambles Surgery*

This modern single storey doctor's surgery sits at the western edge of the Conservation Area and backs on to an established line of trees marking the boundary line between the Conservation Area and Little Highwoods (Fig.42). Brambles is built of modern stretcher bond red brickwork with concrete tiles on the roof and a modern corrugated steel sheet to each gable. The main entrance faces the west green. This building is surrounded by established trees and shrubs and although very modern has little impact on the Conservation Area.

**(16) Current name: Workshop**

**Henman name: Laundry**



*Fig. 43 Workshop*

The workshop sits in the north western corner of the Conservation Area and is an original Henman designed building although there is a later single storey lean-to extension to the south elevation (Fig.43). This elevation also has a projecting gable, a common Henman feature, and a not so common feature, a square turret with pyramidal roof. The west elevation also has the unusual feature of a chimney stack sitting between the two gable ends. There is a good arched entrance to this elevation. Denticulated brick eaves and flat arches above the windows are very good detailing. The east elevation has a steel roller door inserted into an original opening that has glazed bricks on the reveals. Although mostly boarded up, the original windows remain. Internally the original glazed brickwork covers most of the building. A modern mezzanine floor has also been inserted internally, but the five cast iron columns holding up the original timber roof survive.

**(17) Current name: Gardeners Stores**

**Henman name: Boiler House & Weigh House**



*Fig. 44 Gardeners Stores*

This original Henman building was a store and incinerator (Fig.44). Up until quite recently a large circular brick chimney stood on its east elevation. The store has been re-roofed at some time using synthetic slates. Internally the original furnace door survives.

Another original stores building is to the north of the incinerator. The roof slates have been replaced, but the door frames and windows are original.

The original weigh house sits alongside the original north entrance to the hospital.

**(18) Current name:**

**Holly, Hawthorn, Campion, Bluebell, Foxglove and Ivy**



*Fig. 45 & Fig. 46 Buildings surrounding the courtyard*



These are all modern single storey red brick buildings, in stretcher bond brickwork that have a slack pitched concrete tiled roof. They are built around a block paved central courtyard with modern ramp and lift disabled access (Figs.45&46). The buildings have a mixed use as offices and day centres and surround a well designed courtyard of hard and soft landscaping. Although these are very modern buildings and not in the Henman style, an effort has been made to landscape this block of buildings so that they have minimum impact on the Conservation Area.

**(19) Current name: Administration & Dental Unit**  
**Henman name: Administrative Department**



*Fig. 47 Front of Administration Unit*



*Fig. 48 Rear of Administration Unit*

The administration block is central to the Conservation Area and faces west green. This is a very prominent building that has central and east and west projecting gables to the south elevation (Fig.47). The east and west gables have bay windows to them, and the central gable has the projecting white painted stone door case with the central water tower behind. There are two stone panels either side of the main entrance, one showing the initials MAB and the other with the date 1903. To the eastern elevation there is a flat roof extension, a very modern lean-to store and metal stair fire escape. A substantial amount of cast iron soil and vent pipes also survive here. To the rear an impressive original 5 bay canopy on cast iron brackets survives and faces a car park (Fig.48). The east wing of the administration block has been recently re-slatted. Internally this building is relatively unchanged and has an impressive original stone staircase with cast iron balusters, along with the original timber and glazed entrance door and screen. Large sections of terrazzo floor also remain internally along with architrave, fireplaces, cornice and picture rails, cupboards and doors. This building is relatively unspoilt both internally and externally and this should be taken into consideration in any future re-development of the site.

**(20) Current name: Limes 3 & 4 Henman name: West Double Cottage**

Originally the West Double Cottage, this Henman building replicates the East Double Cottage, again with the south elevation facing the green. An unaltered building as is the east cottage. Original cast iron down pipes survive at the rear (Fig.49), but the concrete disabled access ramp is a modern addition. Original cupboards, staircase, doors and architrave remain internally.



*Fig. 49 Limes 3 & 4*

**(21) Current name: Limes Grove House  
Henman name: Charge Nurse Cottage**



*Fig. 50 Limes Grove House*

Moving west along the North Access Road and in line with the committee rooms is a Henman building originally known as the cottage for the charge nurse (Fig.50). Its south elevation also faces the east green and it has an original bay window and original canopy over the main entrance. There is a single storey element to the rear with a modern metal ramp leading to the arched rear entrance. Original cast iron fireplaces, doors, architraves and stairs remain internally.

**(22) Current name: Limes Committee Rooms**

**Henman name: East Double Cottage**



*Fig. 51 Limes Committee Rooms*

This original Henman building built of red brick with a slate roof has five red brick chimneys dominating the roofline (Fig.51). It is a large building with its south elevation facing the east green and it has east and west projecting bay windows. The north elevation has the projecting east and west entrances with original canopies over the doors and dormer windows in the roof. Internally many modern partition walls have been inserted, but original staircase, doors, architrave and fireplaces still remain.

**(23) Current name: Brentwood Community Clinic**

**Henman name: North Double Cottage**



*Fig. 52 Brentwood Community Clinic*



Currently used as a community clinic (Fig.52), this is an original Henman building in the same style as the other double cottages on the site and sits to the north of Limes Grove House which faces the east green. Externally, it is the original build except for the addition of a concrete access ramp to the rear and a very small modern brick extension to the west elevation. Internally there are modern partitions and ceilings but original cupboards, doors, staircase and architraves remain.

**(24) Current name: Staff Cottages 3 & 4**

**Henman name: Stoker & Fitter Cottages**



*Fig. 53 Staff Cottages 3 & 4*

Moving west are two more semi detached staff cottages of the original Henman build (Fig.53). Cottage 3 is to the right and cottage 4 to the left. A first floor flat roof extension above the ground floor entrance to cottage 4 is very noticeable as not being a traditional Henman design. Like staff cottages 1 & 2, the rear gardens back onto the northern boundary of the Conservation Area and the gardens of the houses facing Ongar Road. Internally, original staircases, doors, architrave and fireplaces survive.



**(25) Current name: Staff Cottages 1 & 2**

**Henman name: Carpenter & Porter Cottages**



*Fig. 54 Staff Cottages 1 & 2*

To the rear and north east of the community clinic there are a pair of semi detached cottages originally designed by Henman as staff accommodation for the porter and carpenter (Fig.54). Cottage 1 is on the left and cottage 2 on the right with their rear gardens as the northern boundary of the Conservation Area backing onto the rear gardens of the houses on Ongar Road. Established hedges and trees form the front and rear boundaries to this pair of cottages. The rear entrance porch to cottage 1 has been rebuilt along with the addition of a modern small brick shed. Two modern windows have been inserted to the rear elevation of cottage two. The original 70 ton coal store which is linked to cottage 1 originally had large door openings which have been bricked up and smaller doors inserted at some stage. The coal store was designed in the same style as the rest of the buildings across the site. Internally, original staircases, cupboards, architraves, skirting and cast iron fireplaces survive in the cottages.

**(26) Current name: Gate Cottage**

**Henman name: Porters Lodge**



*Fig. 55 Gate Cottage*

Built as the Porters Lodge, this is an original Henman building sitting at the north eastern corner of the Conservation Area next to the original hospital entrance (Fig.55). The eastern entrance to the cottage has been rebuilt and a modern window and door have been inserted, but the original walled garden and outside toilet remain along with two small circular windows overlooking the original main entrance. Internally, the original staircase, cupboards, panelling, cornice, picture rail and flooring remain.

**(27) Current name: Porter's Lodge**

**Henman name: Receiving Rooms**



*Fig. 56 Porter's Lodge*

Built by Henman as the Receiving Rooms in the traditional style of red Flemish bond brickwork and grey slate roof (Fig.56), this building sits on the north eastern boundary of the Conservation Area and backs onto Geary Drive next to the main entrance to the hospital. This building is one and a half storeys high with two small projecting wings with entrance door between. A small memorial garden area bordered by a tiny picket fence is between the building and the access road. Unfortunately a new substation has been built between this building, now used as the caretakers flat, and the main access drive restricting the view to the north elevation of the Porters Lodge, Gate Cottage and the north eastern boundary of the Conservation Area. Internally original door architrave, cove ceiling and flooring remain.

## 10. MANAGEMENT PROPOSALS

The following parts of the Brentwood Replacement Local Plan, Adopted August 2005, relate to Highwood Hospital.

Policy LT9, 8.50: A number of existing institutional sites are known to be redundant for their existing purpose or will be declared to be during the plan period and have been specifically allocated for residential development, including the provision of affordable housing. One of the sites that is likely to be declared redundant, certainly in part, is the Highwood Hospital site. It is understood that some medical facilities will continue to be provided on this site, and this is to be encouraged and supported. However, the larger part of the site is considered suitable for re-use for residential purposes, although the opportunity should also be taken for assessing the need for additional local community facilities that could be provided on this site.

8.51: The hospital site was recently designated as a Conservation Area, a reflection of its original use and the particularly attractive layout of buildings and open spaces. Any re-use should retain those buildings and spaces of value, whilst replacement of other buildings or new buildings will need to be undertaken in a manner sensitive to the site's Conservation Area designation.

### 10.1 Public Open Space

The public open spaces within the Highwood Hospital site are the east and west greens. These are the centre of the Conservation Area and around which the buildings were designed. The greens feel spacious with established trees lining the sides which soften the views to the buildings from one side to the other (Fig.57). Large stones line both greens that have become a feature of the Conservation Area which need to be taken into consideration in any future development of the site. Flower beds also run along the north and south access roads to give separation between the road and the pavement.



*Fig. 57 view across the east green*

**It is recommended that these strong open green areas, the established trees and shrubs within the greens, and the very strong mature tree boundary to the Conservation Area that gives separation to the surrounding modern housing, should be retained in any new development that might take place.**

The pedestrian access leading from Ongar Road into the Conservation Area at the north-west corner is an alley between two houses fronting Ongar Road, with original brick boundary walls to both sides and a cobbled carriageway that gives character to vistas both in and out of the Conservation Area.



*Fig. 58 Original access from Ongar Road*

**It is recommended that the features and character of this original access from Ongar Road should be preserved in any new development that might take place.**

## **10.2 Building Maintenance and signage**

The general building maintenance throughout the Conservation Area is poor. The hospital site currently has many different users. The local health authority, health care trusts, day care centres and GPs surgeries, all use buildings or parts of buildings on the site, but some buildings are not in any use and therefore are not being maintained.

The condition of the external paintwork to windows and doors throughout the site is very poor (Fig.59). Lack of maintenance to external rainwater goods, drains and internal plumbing has resulted in some buildings with damp problems which left unattended will result in the loss of original brickwork. A number of repairs to the brickwork using cement have already taken place causing the loss of the original brick. A general rise in ground levels, and the laying of impermeable surfaces such as asphalt against soft red brick walls (Fig.60), has also led to rising damp problems in many buildings.





*Fig. 59 general condition of windows throughout the site*



*Fig. 60 loss of brickwork through change of ground level*

**The recommendation is to implement an ongoing maintenance programme within the site to prevent further deterioration to the buildings.**

The present heavy signage presence (Fig.61) within the Conservation Area due to the hospital use, has an adverse effect on its appearance.



*Fig. 61 signage*

**The recommendation is that in any future development within the site, signage should be kept to a minimum to preserve the character of the Conservation Area.**

### 10.3 Boundary Treatment

There is a mix of boundary treatments within the Conservation Area, some sympathetic, some not so. Internally, separating the buildings, box hedging, low picket fences, and close boarded fences are used. The external boundary separating the Conservation Area from the surrounding modern housing consists of established hedges and trees, original and modern brick walls, close boarded timber fencing, railings and gates. A number of the trees lining the south west boundary have preservation orders attached to them and will have to be taken into consideration with any future development on the site.

**It is recommended that the mature hedging, trees and original brick walls and railings be retained in any future development of the site to preserve the character and appearance of the Conservation Area.**

### 10.4 Services

The clutter of above ground electricity, telephone cables and associated poles make a considerable intrusion into the Conservation Area.

**It is recommended that relocation of cables below ground is encouraged as part of any development of the site.**

### 10.5 Traffic calming

The access roads through the Conservation Area are not wide enough for two way traffic (Fig.62), so this in itself is traffic calming. Also the present uses and amount of signage prove to be a form of traffic calming as people are trying to find their way around the site. There is currently vehicular access through to Little Highwoods.



*Fig. 62 South Access Road*

**It is recommended that road widening should not take place in any future development of the site as it would involve the removal of mature trees, established flower beds and stone boulders that currently line the east and west greens and are very much part of the character and appearance of the Conservation Area.**

### **10.6 Locally listed buildings**

Although Brentwood Borough Council at present do not hold a list of buildings, whilst not of sufficient national value to warrant listing, are considered to be of local importance, the Replacement Local Plan:

9.57 states that they will seek to compile a list of buildings of local or historic interest. The buildings will be assessed using defined criteria and are likely to be good examples of a particular design, type of construction, the work of a local architect or a building associated with an important local figure. The list will form the basis of a material consideration in determining planning applications, in an effort to retain important original features and fabric, and controlling alterations or extension to maintain the character of the building.

The Administration block, dated 1903, is a building central to the Conservation Area. It is an original Henman designed building and its interior is largely intact (Figs. 63 & 64).



*Fig. 63 Administration Block, original interior*



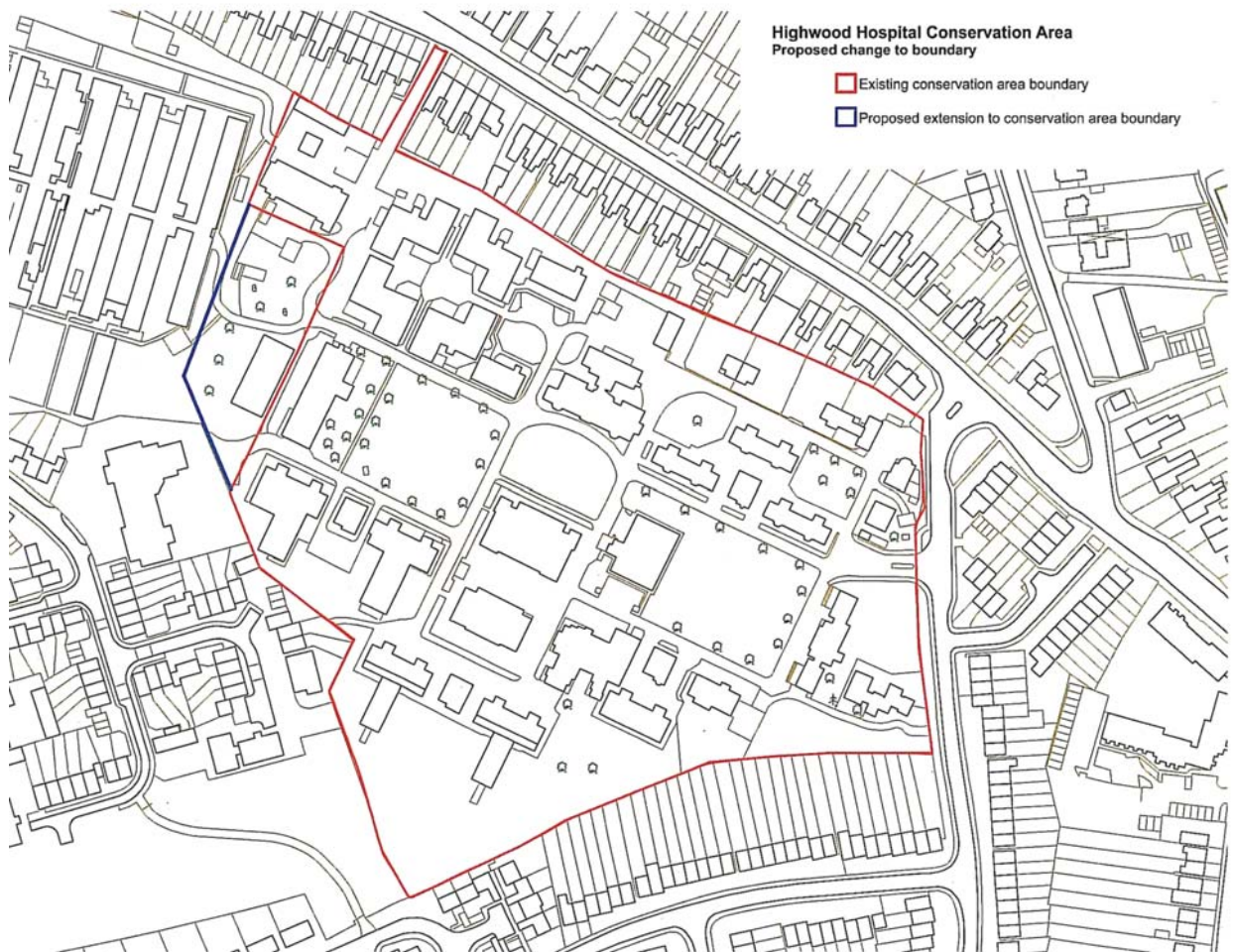
*Fig. 64 Administration Block, original interior*



**It is recommended that the Henman designed Administration Block, should be considered either for full listing or to be included on a 'local list' if one were to be adopted by the Local Authority.**

### **10.7 Boundary changes**

It is proposed to alter the Conservation Area boundary such that to the west it forms a straight line south from the rear of the workshops in the north-west to meet the existing boundary to the west of the Poplars (Fig.65).



*Fig. 64 Proposed changes to the Conservation Area boundary*

This would incorporate the green area behind Brambles surgery which includes a memorial well and water feature. The new boundary would give extra protection to the western edge of the Conservation Area where it meets Little Highwood.



## 10.8 Additional planning controls

The greatest threat to the character and appearance of Conservation Areas is their gradual erosion by minor changes, most of which do not currently require planning permission. The benefit of the planning process is that it can ensure proper care and thought is given to their impact and to more sympathetic alternatives, before these changes take place.

The Local Planning Authority can bring many of these changes within the remit of the planning system, with the use of Article 4(2) controls. Changes and alterations have begun to take place within the Conservation Area to a damaging extent; traditional details, window types, doors, materials, boundary treatments all play an important role in defining the character of the area. It is proposed that an Article 4(2) direction is sought to control the following works within the Conservation Area:

- *Alteration of a dwelling house affecting windows, doors or other openings to the front and side elevations including the insertion of dormer or other windows in the roof and the change of roof materials.*
- *The application of any form of cladding or rendering to the external walls and front and side elevations.*
- *The erection or construction of a porch outside the front or side door of a dwelling house.*
- *The erection or construction of any fences, walls, gates or other forms of enclosure to the front or sides of a dwelling house.*
- *The construction within the curtilage of a dwelling house of a vehicle hard standing incidental to the dwelling house.*
- *The painting of the exterior of any wall of a dwelling house with a different colour.*
- *The installation of solar panels and wind turbines.*

## 11. BIBLIOGRAPHY

Royal Commission on the Historical Monuments of England, 1998 English Hospitals 1660 – 1948, A survey of their architecture and design.

ECC 1998, Essex Poor Law Buildings (*erected and utilised following the 1834 Poor Law Amendment Act*): Essex County Council.

ECC 1999, Essex Hospitals 1800-1948, *A study of their history design and architecture*: Essex County Council.

## 12. APPENDICES

### 12.1 Essex Historic Environment Record Sites within the Conservation Area

SITE NAME: **Highwood School (now Highwood Hospital),  
Ongar Road, Shenfield**

NGR: **TQ 5910 9445**

SMR NO: **15388**

NMR NO: **101277**

PARISH: **Brentwood**

DISTRICT: **Brentwood**

**SITE DESCRIPTION** Highwood School is situated in the north-west quarter of the town, set in its own substantial landscaped grounds. Designed by C and W Henman, the buildings were erected between 1899 and 1903 by the Metropolitan Asylums Board (MAB) for children in the London borough's suffering from ophthalmia. The site includes a porters' lodge (1) and probationary ward (2) at the main entrance, a large administration block (3 [Plate 1]), five groups of three cottages (7-21 [Plates 2&3]) grouped around a nurses' house (22-26), two schools (5&6 [Plate 5]), an infirmary (4 [Plate 6]), a mortuary (27), and a laundry and boiler house (28). It also retains the Emergency Medical Scheme (EMS) Huts erected during World War Two (31). The buildings surround a large central green and face south-west, rather than towards the green as at other industrial school and cottage home sites. They are of red brick with slate roofs and the majority survive, some with later alterations or additions. Highwood is currently used as a hospital for the mentally handicapped.

The two-storey porters lodge (1) lies immediately south of the main entrance gates. To the north runs a single-storey wing with a canted bay at the north end, flanked by doorways which are set back. The latter probably represent separate entrances for boys and girls (RCHME, 1995).

A single-storey building (2) to the south of the porter's lodge was probably used as a probationary ward for children on their arrival at Highwood. It has a central entrance, to the west, flanked by gabled projections at the north and south ends.

The administration block (3 [Plate 1]), to the north of the site, is a two-storeyed symmetrical range, flanked by a set of cottages (9&10). It has a central entrance porch with rusticated Tuscan columns and a pediment above. To either side, a stone plaque depicts a pair of glasses, making reference to the motive for the erection of the school and carries the inscriptions 'MAB' and '1903'. The interior retains the original staircase leading to the Master's or Matron's accommodation

above. A two-storeyed kitchen, with staff accommodation above, lies to the rear of the central block, connected by a two-storeyed corridor. A delivery entrance on the north side retains its original canopy, supported by cast iron brackets decorated with foliage scrolls. It was probably glazed, but now has a felted covering (RCHME, 1995).

The infirmary (4 [Plate 6]), in the south-east corner of the site, is a west-facing single-storeyed building which comprises three blocks, linked by lower corridors. The central block has a central porch, flanked by gabled projections. The ward wings, linked to the central block by lower wings, have been rendered on the facade (west side). This may represent the enclosure of an open veranda (RCHME 1995). All the apertures retain sash and hopper glazing, frequent in workhouse infirmaries for ventilation. To the rear stands a single-storeyed, T-shaped mortuary (27).

In the centre of the site, to the south-west of the administration block (3), are two parallel school buildings (5&6 [Plate 5]); the larger example to the north was probably a senior school (RCHME, 1995). They are both similar in plan with a large central hall flanked by single-storey class rooms. To the west of the playground, between the schools, is a single-storeyed rectangular sanitary block lit by a ridge lantern. That to the east of the playground has been demolished.

There were originally fifteen double cottages erected on the site, five groups of three (7-9, 10-12, 13-15, 16-18&19-21 [Plates 2&3]) clustered around a staff nurses house (22-26). Only ten of the cottages (10-12, 13, 14, 16-18, 20&21) and four nurses' houses (23, -26) survive. The two-storeyed double cottages all follow the same plan and alignment. They face south-west and have two projections, with doorways on their outer-side, to the north. Five of the cottages (7, 8, 9, 15&19) have been demolished and of those remaining, six (13, 14, 16, 17, 18&20) have single-storeyed modern additions projecting south-ward from the rear. In the 1930's, wooden verandas' were erected on the south facades of the nine cottages to the south of the site (13-20 [Plate 4]); these were added for children who contracted tuberculosis which was widespread at that time. Six of these verandas' (13, 16, 17, 18, 20, 21) survive, although they have been enclosed and some are in need of repair. Each of the five groups of three cottages is clustered around a house, probably used as staff accommodation by a charge nurse (22-26). These houses are of two-storeys and have an L-shaped plan. All survive except building 22.

The laundry and boiler-house complex (28) lies to the north-west of the site. It comprises a single-storeyed rectangular block with a double-pitched roof, gabled to the east and west; a single-storeyed workshop range stands to the north. There is a small square single-storeyed block of unknown use to its east.



To the north-east of the administration block (3) stand two double cottages which were probably used to accommodate staff (29&30). They are both two-storeys high with modern roof tiles.

In the 1930's, Emergency Medical Scheme Huts (31) were erected to the north-west of the site, reportedly for the London Hospital (RCHME, 1995). They have a central corridor, flanked by six ward blocks, and various surrounding service buildings.

**ARCHAEOLOGICAL POTENTIAL** Although some original buildings have been demolished, the majority survive with few external alternations. In most instances an internal inspection was not possible, but the survival of early twentieth-century features within the administration block (3) suggests that other elements are likely to remain.

**SITE SIGNIFICANCE** One of only two schools in England to be erected for children suffering from ophthalmia; the other example at Swanley, Kent has been demolished.

**CURRENT STATUS** None

**RECOMMENDED ACTION** Lying within its own landscaped grounds the original site comprising buildings 1-6, 10-14, 16-18, 20, 21, 23-27 should be considered for Conservation Area status. Those with good interiors may also merit Grade II listing; particular attention should be paid to the two school buildings (5-6), the administration block (3), the infirmary (4) and cottages (10-12, 13, 14, 16-18, 20&21). These may retain important features that provide evidence of the day-to-day functioning of the buildings and site as a whole.

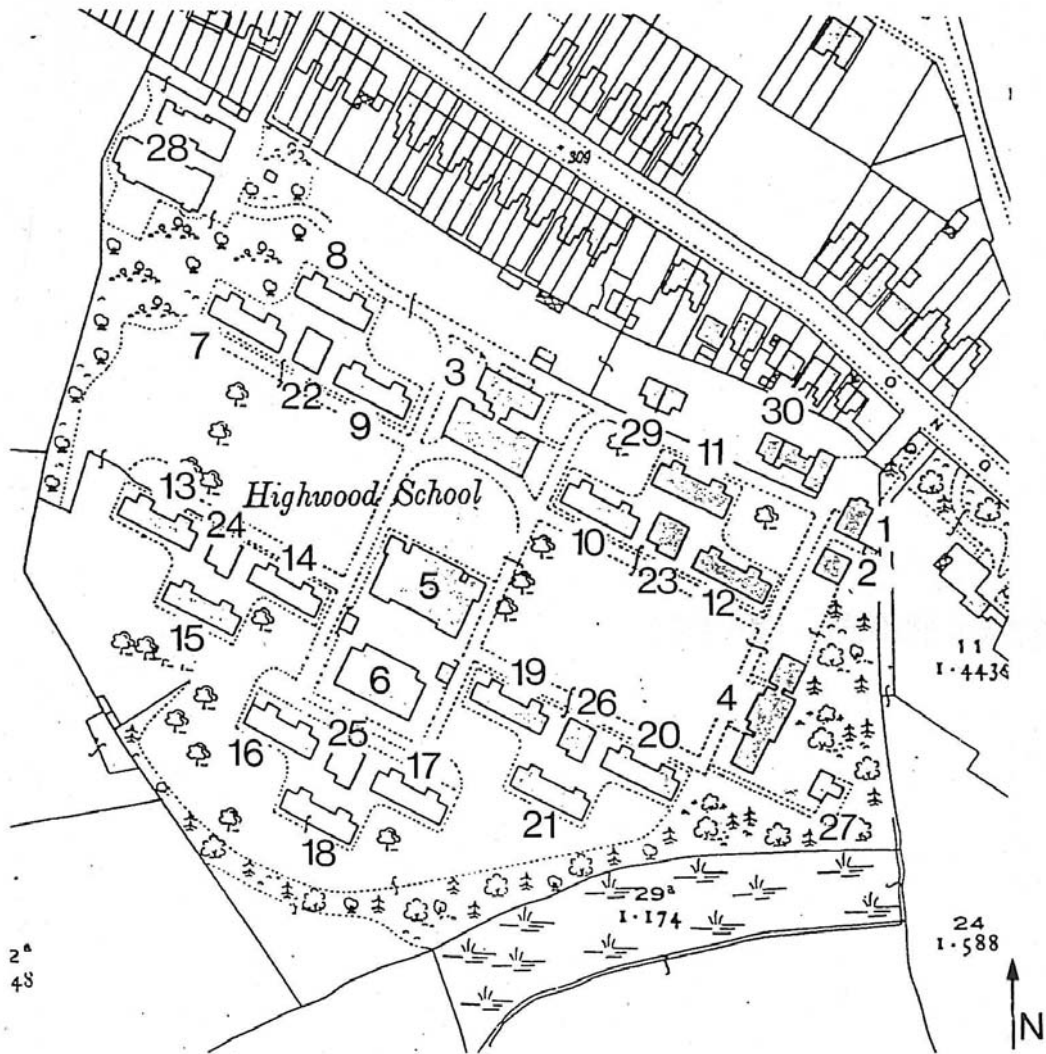
**MANAGEMENT** Any future development needs to consider the special character of the original Highwood School. The core area should be retained with the demolition of modern infill buildings; those to the west including the boiler house (22) and EMS huts (31) are of lesser importance and could be removed. Detailed recording needs to form an integral element of any scheme of reuse.

**GRADING** \*\*\*

#### REFERENCES

RCHME Report on Highwood School (now Highwood Hospital),  
Ongar Road, Shenfield. K. Morrison, 1995.  
NBR No. 101277

Recorded by: Tina Garratt  
Date Assessed: 5/11/97



OS Scale 25 inch Sheet 71.10 1920 (not to scale)



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OS Scale 1:1250 Sheets TQ 5994 SW 1995, TQ 5994 NW 1993, TQ 5894 SE 1996, TQ 5894 NE 1995 (not to scale)

## 12.2 Royal Commission on the Historical Monuments of England Report

### ROYAL COMMISSION ON THE HISTORICAL MONUMENTS OF ENGLAND

ESSEX  
BRENTWOOD

NBR NO: 101277  
NGR: TQ 591 945

HIGHWOOD SCHOOL (now HIGHWOOD HOSPITAL), Ongar Road, Shenfield

(Revised Report)

#### SUMMARY

Highwood School, Brentwood, was erected by the Metropolitan Asylums Board between 1899 and 1903 for London children suffering from ophthalmia. The buildings were designed by C and W Henman and arranged around a green. They included five groups of three cottages clustered around a charge nurses' house, an administration block, a central kitchen, a laundry, a senior school, an infant school, an infirmary and staff housing. They are all extremely plain, of red brick with slate roofs. From 1919 to 1959 the site was used for children with pulmonary tuberculosis rather than ophthalmia, and it is now a geriatric hospital. An Emergency Medical Scheme Hospital added to the west of the site during the Second World War is now a hospital for the mentally handicapped.

#### REPORT

##### Historical Background

Ophthalmia was a huge problem in metropolitan poor law schools throughout the second half of the 19th century. It persisted although new arrivals were always isolated in probationary wards for 14 days, or even sent to an intermediate, or branch, workhouse. In 1873, the North Surrey School District set up a branch school in Bow, under the supervision of the oculist Mr Nettleship, and in 1875 the South Metropolitan School District purchased and altered the Pier Hotel, Herne Bay, for ophthalmic cases (PP 1876 (c 1585), XXXI, 25). The Central London District School, the second largest of all the metropolitan schools, had a higher rate of ophthalmia than any other and was strongly criticised for failing to follow recommendations to isolate outbreaks. The erection of temporary iron huts for 100 cases in 1875 did not solve the problem. Eventually, in 1889-90, 11 acres of the site were set aside for the erection of an Ophthalmic Institute, to permit the isolation, treatment and continuing education of 400 children. It was available to all London's poor law authorities, which paid 12s 6d a week for each case



in 1898. Like the buildings of 1875, the Ophthalmic Institute appears to have comprised single-storeyed corrugated iron structures.

The Metropolitan Asylums Board (MAB) had been set up in 1869 to establish isolation hospitals and lunatic asylums for London paupers but at the end of the century set up two hospital-schools for children suffering from ophthalmia: one at Swanley in Kent and the other at Brentwood in Essex. Like most new children's homes and schools erected since the 1870s, Highwood School was designed on the cottage home system. Plans in the Public Record Office, by the architects, C & W Henman, apparently show a version of the scheme which was later slightly altered (PRO MH14/23).

Between 1915 and 1918 the school was held by the War Office, and immediately after the War (1918-19) was used briefly as a colony for sane epileptics (LCC/AR/CB/3/3). From 1919 the school took in children suffering from pulmonary tuberculosis rather than ophthalmia, a function which continued to 1959. In 1930 control passed from MAB to the London County Council. During the Second World War an Emergency Medical Scheme Hospital, now Little High Wood Hospital catering for mentally handicapped patients, was erected for the London Hospital on land to the west. In the last 20 years a number of the original cottages have been demolished, and several new bungalow blocks erected in their stead.

#### The Buildings

The 28-acre site purchased in 1898 for the MAB Schools lay in Shenfield, on the north-west outskirts of Brentwood. Several other metropolitan poor law schools were already situated in the Brentwood area, for example the Poplar Training School and Shoreditch Industrial Schools.

The buildings were arranged in groups around an open green. Accommodation blocks faced south, however, rather than being orientated towards the green. This distinguished

them from cottage home sites erected for healthy children, for example Hackney Union's Cottage Homes at nearby Chipping Ongar, where the buildings focused on a green. In the centre of the north side was the administration block, with the central kitchen to its rear. South of the administration block were two schools, one for infants and the other for seniors. To the south, east and west of these was a group of three double cottages arranged around a charge nurses' house, making a total of 15 cottages in all. Close to the main entrance, in the north-west corner of the site, was a porter's lodge and (male?) staff cottages. To the south-east was the infirmary and mortuary, to the south-west the medical superintendent's house and to the north-west, the laundry. Five cottages, a charge nurses' cottage, the medical superintendent's house, an open-air classroom and the boiler house chimney have been demolished. The main additions to the surviving buildings involve verandahs, erected in the 1930s after the cottages had been adapted for tuberculosis. The most significant addition to the site was the Second World War hospital, now known as Little Highwood, to the west.

The original buildings are of red brick and have slated roofs with red ridge tiles. The windows have flat brick heads, stone sills and contain sash glazing. There is little architectural adornment.

The main entrance in the north-east corner of the site is now disused, but the gate piers are still in situ. They form a carriage entrance and a pedestrian entrance, with a third entrance giving access to the rear of the (male?) staff cottages. The piers are of banded stone and red brick, have capping decorated with egg and dart, and carry ball finials.

The porter's lodge, to the south of the main entrance, has a T-shaped, two-storeyed core with a canted single-storeyed wing on its north side. The latter has a hipped roofs and is flanked to east and west by narrow, single-storeyed blocks with doorways in their north ends. These may have been entrances for boys and girls who had just arrived at

the site. South of the porter's lodge is a single-storeyed building with a central entrance flanked by gabled projections. It has a central stack and appears to have contained a single two-bay room to either side. It may have been a probationary ward block but was used as a dispensary by the 1930s (LCC/AR/CB/3/3/121).

The administration block is two storeys high. The central bay of the south facade projects under a gable. The entrance porch has rusticated Tuscan columns and a swept pediment. To either side of the central bay are three ground-floor windows, with two windows flanking a central, stone plaque above. The plaque on the left carries the inscription 'MAB', that on the right '1903', and both incorporate relief carvings of spectacles. Beyond these are gabled projections, each with a canted bay window at ground-floor level and a tripartite window above. At either end of the facade is a tripartite ground-floor window.

The main staircase lies to the rear of the entrance hall. Above it is a blind octagonal turret containing a water tank. The staircase is connected to the kitchen block by a two-storeyed corridor with sanitary facilities on its east side. The kitchen block is two storeys high, with the kitchen (west) and stores (east) on the ground floor and staff accommodation opening off both sides of a transverse corridor above. Two iron cross-girders in the storeroom are each supported by an iron column. The delivery entrance, in the centre of the north facade, is sheltered by a canopy carried on five, originally six, cast iron brackets decorated with foliage scrolls. The canopy was probably glazed originally, but now has a felted covering.

To the rear of the kitchen block is a single-storeyed inter-war block, constructed of brick with a double-pitched corrugated iron roof. It has metal-framed glazing.

The double cottages in which the children were housed are two storeys high. Each has a two-storeyed canted bay facing south and a two-storeyed rectangular stair bay with a catslide roof and gabled dormer facing north. The cottages contained dining/play

rooms on the ground floor and dormitories above, and would have included accommodation for the 'house mother'. Initial designs included an open play shed on the exterior of every cottage, but none survive (PRO MH14/23). The cottages on the south side had verandahs or sun balconies added in the 1930s for the benefit of tubercular children (The Builder 24 February 1933, 344). Most of these have now been enclosed, and single-storeyed late 20th century additions have been built against them. The roofs of several blocks have been recovered using red tiles.

Groups of three cottages were clustered around a staff cottage, probably for charge nurses. These cottages are two storeys high and have L-shaped plans. On the south, they have a single-storeyed canted bay and an open porch. A single-storeyed element runs the full length of their north sides.

The semi-detached staff cottages 3 and 4, in the north-west corner of the site, are two storeys high and have replacement tile roofs. In the centre are two parallel, gabled projections, beyond which are the entrance porches. A first-floor extension on piers has been erected above the entrance of no.4.

Staff cottage 1 and 2, also semi-detached, have a different design. No.2 has the same plan as 3 and 4, but 1 has no forward projection and is abutted transversely by a single-storeyed block with a hipped roof, entered through three pairs of double doors on its east side. The doorjambs are constructed of blue bullnosed bricks. If these were originally garages, cottage 1 may have been occupied by a chauffeur.

In the 1930s staff cottage 1 was occupied by the laundry man, 2 by the handy man, 3 by the gardener and 4 by the engineer (LCC/AR/CB/3/3/121).

The infirmary, in the south-east corner of the site, comprises three blocks connected by short corridor links. On the west side of the central administrative block, the doorway is preceded by a porch and flanked by gabled projections which are, in turn, flanked by flat-roofed blocks. On the east side, a central gabled projection lit by three



windows is flanked by three windows to either side. All of these windows contain sash and hopper glazing. There is an oculus in each gable. There is a central stack, plus one at the inner end of each west-facing gabled projection. The ward wings are five bays long, and are lit by sash and hopper windows. The west side of both has been rendered, or may represent the enclosure of an open verandah. The mortuary, to the east of the infirmary, is a single-storeyed, T-shaped building.

The senior school lies immediately south of the administration block. The hall lies to the south of a single-storeyed, flat-roofed corridor. It is lit by three pairs of tall windows, plus single windows at either end of each side, and carries a louvred ventilator crowned by a weather vane. On the south side of the hall is a flat-roofed cloakroom block, entered through two separate segmental-headed doorways and lit by casement windows. It has a parapet on a moulded stone band. To east and west of the hall are hip-roofed classroom blocks, each five bays long and three bays wide. There are three additional classrooms on the north side of the main corridor. Each one is lit by four north windows and two windows which rise above the roof of the corridor. Low, L-shaped blocks at either end probably contained sanitary facilities.

On the west side of the playground between the two schools is a single-storeyed toilet block with a hipped roof. It has a rectangular plan and carries a ridge lantern.

The laundry is a large, rectangular building in the north-west corner of the site. It has a valley roof, with two gables to east and west. Near to the west end are shallow gabled projections to north and south. Close to the west end of the south side is a square turret with a pyramidal roof. There is a low block at the west end. Buildings in the works yard to the north of the laundry include a single-storeyed block with a double-pitched roof. The stack on its east side has been demolished. To its north is a range of workshops. This has a leaded, lean-to roof and is lit by five doorways, each of which has a single casement window to its left.

The single-storeyed infant school lies south of the senior school. A flat-roofed corridor runs through the centre of the building from east to west. To north and south a high block rises above lower end blocks. That on the south, possibly a hall, is five bays long with narrow windows at either end and three wide windows in the centre. That on the north is nine bays long, with each three windows lighting a single classroom. The low, hip-roofed blocks flanking these probably contained sanitary facilities and teacher's rooms.

The Emergency Medical Scheme Hospital at the west end of the site, now known as Little Highwood, was reportedly erected for the London Hospital. It comprises six ward blocks to either side of a central covered way, and a number of surrounding service buildings. The ward blocks are of painted brick and have double-pitched corrugated iron roofs with asbestos ventilators. The windows have tile sills and contain metal-framed glazing. The service blocks have flat roofs.

Site recorded by Tina Garratt and Kathryn Morrison, 25 August 1995

Report by Kathryn A Morrison, August 1995

