



THE ARCHAEOLOGY CO.

Coach House, Ainsworth Hospital
Heritage Assessment

April 2021

Updated April 2023

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1. Introduction

- 1.1 This Heritage Statement has been prepared by The Archaeology Co. on behalf of Vanessa Stopforth to accompany a planning application. The building was built as a small, four-person isolation ward for the admission of doubtful cases of smallpox to Ainsworth Hospital for infectious diseases in 1906, before being converted into a nursing home in the late 20th century.
- 1.2 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site (undertaken on 11th April 2021), in addition to an examination, analysis and assessment of available historic records and cartographic sources).
- 1.3 This statement includes:
- A description of the application site's location;
 - A summary of the application site's archaeological and historical background;
 - An assessment of the relative archaeological, historical architectural and communal significance of the application site

This statement is not intended to be a full or complete record of the site.

2. Site Location and Setting

- 2.1 The site is situated c. 700m to the north of Ainsworth centre, at the north end of Knowsley Road. The site comprises several former hospital buildings, with the subject building at the northern end, towards the centre. The postal address is the Coach House, Ainsworth Hospital, Knowsley Road, Ainsworth, Bury BL2 5PT and the National Grid Reference is SD 76471 10934. The site lies outside of the Ainsworth Village Conservation Area but is recorded on the Historic Environment Record as "Ainsworth Nursing Home (formerly Ainsworth Hospital (Infectious Diseases); formerly Broom Field)" (HER No. 10009.1.0). The listing reads:

Nursing home, still in use. Possibly shown on Yates's and Greenwood's maps. A probable farmstead, several buildings and a garden complex are shown. Shown and named as four buildings on the 1894 map. Shown as Ainsworth Hospital occupying the site on 1910 map. 1930s OS mapping shows that the southern of the buildings is still in use, the others having been demolished and replaced. The east of the site contains what appear to be two class C isolation ward blocks, the southern of which is an early 20th century alternative design. Present building erected in the early 20th century as a purpose-built smallpox hospital. Site not accessible at time of visit in 2008 during Bury Local List Enhancement, but mapping and aerial photography held at GMAU confirm that the northern of the isolation wards has been demolished and that all of the remaining buildings are now linked by corridors.

- 2.2 There are 14 listed buildings within 1km of the site, 9 of which lie within the conservation area itself. The closest to the site is Barrack Fold (HER No. 9502.1.0) farmhouse and barn, dating from the 17th century, which lies c. 300m to the northwest of the site. C. 300m to the southeast of the site is Paddock Leach (site of) (HER No. 10010.1.0), a former post medieval farm on the site of a former Medieval settlement; and to the east of this is "Old Barn" (HER No.10011.1.0), an 18th century farmstead. Bentley Hall (HER No. 340.1.0) lies c. 500m north of the site and is another 18th century farm, with a Great House.

3. The Heritage Planning Policy Context

- 3.1 The proposed scheme should be assessed against national planning policy framework which replaced Planning Policy Statement 5. The NPPF represents a significant overhaul of the planning system for the historic environment. Whilst the changes are intended to be evolutionary rather than revolutionary, the fundamental principle of conserving heritage as a precious, fragile and finite legacy remains at the heart of national policy.
- 3.2 At the core of NPPF is the principle of supporting appropriate development that delivers the long-term viability of 'heritage assets' (defined in Annex 2:

Terminology as: 'a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions') while conserving their significance for the benefit of generations to come.

4. Archaeological and Historical Background

- 4.1 Ainsworth (Euenesworth 1243; Aynesworth 1332) now within Bury once lay within the township of Middleton. It was, however, separated from the rest of the township by Radcliffe, Little Lever and Darcy Lever. Evidence for early occupation has been discovered on Cockey Moor, in the form of Roman coins and a bronze celt (Farrer & Brownbill 1911). The Manchester to Ribchester Roman Road (HER No. 14.1.2) lies c. 900m east of the site.
- 4.2 Ainsworth was a member of the Middleton Manor, the earliest mention of which is of the grant of land to Cockersand Abbey, made by Roger de Middleton c.1200. Ainsworth gave the surname to a local family who held the principal manor for many years, and continued to hold land until the start of the 17th century (Farrer & Brownbill 1911).
- 4.3 Yates map of 1786 shows the area at this time. Ainsworth is not named, although 'Starling' to the east is. The site itself appears to be empty, although Barrack Fold (HER No. 9502.1.0), which lies c. 300m to the northwest of the site, is shown. The OS map for 1850 shows Broom Field farm on the site. It is shown of consisting of three buildings; a long rectangular building to the north with a small building to the west and a larger building to the south.
- 4.4 In the 19th century Britain's public health responses to smallpox were well established, and the medical profession was confident that it could deal with any infection that arrived. Routine vaccination of children was seen as the best way to prevent outbreaks from occurring and led to compulsory childhood vaccination in 1853, with revaccination encouraged in adults. However, conscientious objection was introduced in 1898 and made easier to obtain in 1907. Programmes in Britain

and elsewhere had deliberately chosen to make diphtheria immunisation optional, as it was felt that education and persuasion would work better with parents. Practice had shown this to work, and the British government hoped that it could rehabilitate the reputation of smallpox vaccination by promoting it alongside diphtheria and the soon-to-be-available whooping cough vaccine (Milward 2019).

- 4.5 Ainsworth Hospital for the treatment of smallpox was opened on the 26th September 1906 by John Garnett, J. P. the chairman of the board for the Bury and District Joint Hospital Board. The Heywood Advertiser (28/09/1906) recorded that an “admirable site of the hillside has been secured, well away from all other buildings, as required by the authorities, and a capitally arranged hospital, with other premises necessary, erected thereon, at the cost of a little over £7,000. The main pavilion block consists of two wards – male and female- each capable of accommodating six beds, and with a duty room in the middle from which the wards can be overlooked. There is an isolation ward, which is to be fitted with four beds – two for males and two for females – for the reception of doubtful cases, and an administrative block with rooms for the matron, doctor, and four nurses. There is also a discharge building, where patients after recovery may have baths and change their clothing before leaving, a laundry, disinfecting rooms, mortuary, etc. The buildings have been erected to the designs of Mr. H. Lord of Salford by Messers. Thompson and Brierley of Bury. They are designed in a simple Renaissance style, and built of stock bricks, with a sparing use of terracotta ornamentation. The lighting is by gas, and the wards are heated with warm air stoves. With the exception of the administrative block, all the buildings are one-storied”.
- 4.6 The architect Henry Lord was articled to Ernest Bates, architect of Manchester, from 1860 to 1864. He remained as chief clerk from 1867 until he entered the Architects Department of the London and North Western Railway in 1871, at which time he commenced independent practice in Manchester. He erected other buildings in the Bury area, including St John’s Infants and Junior Schools, Radcliffe and Radcliffe Library (Architects of Greater Manchester 1800 – 1940)

- 4.7 The site is shown for the first time on the 1910 OS map, named as “Ainsworth Hospital (infectious Diseases)”. The hospital site lies at the northern end of a track, at the entrance to which is a small gatehouse-like building. Beyond this is the administrative block on the east, with the main pavilion block to the east of it, housing the male and female wards. At the northern end of the site were four further buildings. Two of these lay to the east side, possibly the laundry and mortuary, to the north of the pavilion block. To the west of this was the smaller ward “for the reception of doubtful cases” (the subject building). This is shown as a rectangular building, with central projections to the north and south. To the east of this was a further building, possibly the discharge building.
- 4.8 The administrative block is noted in the HER as “still in use, the others having been demolished and replaced”, referring to the earlier farm building. This is incorrect. The farm building lay to the north, between the administrative block and the isolation ward, and the architecture of the administrative block matches the rest of the site, showing it to be of the same period.
- 4.9 In the Bury Times (06/07/1907) Dr. Brindley reported that there were no cases at the Ainsworth Hospital, and it was also reported that the expenditure which had been incurred in respect to the Ainsworth Hospital was beyond the amount sanctioned by the Local Government Board to be borrowed. It was also reported the following year (Bury Times 07/11/1908) that Miss Louisa Carey was appointed matron at the Ainsworth Hospital at a salary of £50 per annum. It was also decided that “a testimonial be granted to Miss Griffin, who lately occupied that position”.
- 4.10 In 1909 it was again reported that no further cases of smallpox had been admitted to the hospital since the previous board meeting (Bury Times 07/08/1909). The cost was still under discussion, in the same edition, where it was reported that “Mr. Merchant said he had been asked what it cost to maintain the Ainsworth Hospital when there were no patients in it. It cost about £1,400, including repayment of the account on the capital, salaries, and all other expenses”. By this time however, the hospital was taking in patients from Little Leaver, Bolton and Farnworth, who contributed to this.

- 4.11 The 1911 census returns record the hospital at this time. Cecilia Beaton is listed as the matron, with Teresa Pickey, Mary Brocklehurst and Beatrice Stevenson recorded as Hospital nurses. Jessie Booker was a housemaid and Rose Booker was the kitchenmaid, with Francis Evans as the Wardmaid and Mrs Binnie Walling as the Wardmaid and Laundry maid. No Doctor is listed. 26 patients were also recorded, with 22 listed as weavers. Only 3 of the patients were men.
- 4.12 The OS map for 1930 shows the site much as it appeared in the 1910 mapping. However, there are a few differences; Firstly, the building itself is shown as a slightly different shape, with the northern central projections removed. Secondly, the eastern of the ward building is no longer present, suggesting it had been demolished.
- 4.13 An advert in the Lancashire Evening Post (22/01/1946) suggests that the hospital had by this time taken ownership of the nearby Paddock Leach (HER No. 10010.1.0), the former post-medieval farmstead. The advert was by the Bury and District Joint Hospital Board and was looking for "Caretakers for the Ainsworth Hospital, Ainsworth. Applicants must be man and wife who will reside without family, at Paddock Leach. The man must be a gardener and handyman and the wife and good, clean worker". The 1947 OS map shows no change from the previous.
- 4.14 The hospital was still in operation in 1976, when it was reported in the Liverpool Echo (05/05/1976) that the Sankey Hospital was to be closed and that Ainsworth Hospital was to cover the Mersey region, North Wales and the Isle of Man. The World Health Assembly declared smallpox eradicated in 1980, and in 1986 the Ainsworth Nursing Home Ltd was incorporated, with the hospital site becoming a nursing home. The ward to the east of the subject building was still present in the 1980's, but had been demolished by 2005. At this time many of the surviving buildings were linked together and new buildings were added. The company was dissolved in October 2020 and the site sold as separate plots, when the building was given the name the coach house.

5. Site visit and Description

- 5.1 The property was visited on the 11th of April 2021 when it was visually assessed and photographs taken of the interior, exterior and surrounding buildings.

General Description

- 5.2 The building is a single story brick built structure in English bond, rectangular and aligned roughly east – west. It is 5 bays wide with a modern extension added to the east side. The roof is of slate, with terracotta ridge tiles and brick stacks rise between bays 1 and 2, and 4 and 5, each with a single round terracotta pot.

Exterior

- 5.3 South elevation (plates 1 - 4). This forms the main frontage of the building, with the main entrance set in the central projecting bay. A wide doorway with rounded arch lintel of bricks with terracotta keystone lies in the centre, flanked by a pair of small two light timber framed sash windows, with nibs. The lintels are splayed brick and the cills terracotta. The doorway contains a modern double door with timber panelling above. The door lies above the external ground level and a concrete ramp runs up to it, from the west. Above the doorway is a depressed arch pediment with terracotta coping. To the west, bays 1 and 2 are set back from the central bay. These each contain a tall, narrow portrait window with splayed brick lintel and terracotta cill. The windows are modern casements. To the east bays 4 and 5 are partially blocked by the later extension. This consists of a low wall with modern windows lining it above. Above this extension the top of bays 4 and 5 are still visible. The tall windows which once mirrored those to bays 1 and 2 are no longer present, although the top of that to bay 4 is still evidence. The window to bay 5 has been blocked. At the eastern end is the gable end of the modern extension. This has been covered with timber boarding.
- 5.4 West elevation (plates 4 & 5). This forms the gable end of the building and is featureless. To the south is the narrow projecting face of the central bay. This contains a pair of narrow portrait windows. The northern is modern with the

southern retaining the timber sash. To the south again is the east face of the modern extension. This contains a pair of modern landscape windows, the northern set slightly higher in the face than the southern, showing the sloping ground level internally.

5.5 North elevation (plates 6 - 8). This forms the rear of the building. Here the central bay contains a pair of tall narrow windows, with splayed brick lintels and terracotta cills. The frames are modern and the whole bay is stepped forward slightly. To the east the elevation contains three tall windows again, matching those to the central bay, although here only the central window is the same width. Those flanking it are slightly narrower and appear to be later insertions, with the splayed brick lintels being a paler colour. This situation is mirrored to the west. To the east of the main building is the lower face of the extension. This contains three modern square windows, all located towards the east side of the face.

5.5 East elevation (plate 9). This forms the other gable end of the main building, with is blocked at lower level by the face of the extension. The visible gable is featureless. The extension contains a modern fire escape doorway flanked by modern portrait windows. To the south is a further tall portrait window.

Interior

5.6 (Plates 10 – 24). The main entrance in the south elevation leads to an entrance lobby with a pair of toilets/wash rooms to the west. Each has plaster walls with cream half-tiling. The lobby is bare brick painted red with a rounded arch opening to the north and east. That to the east leads to the corridor extension, whereas to the north leads into a small former staff station. The false ceiling has been removed, revealing the timber joists of the former plaster ceiling above. The floor is concrete throughout the building and the walls plastered and painted. Blocked hatches lie in the east and west walls. To the south of each, large frameless doorways give access to the east and west rooms. These rooms are identical, with plastered and painted walls and a fireplace in the north and south walls, blocked. The plaster ceilings have also been removed, although in the eastern room the joists are also missing, giving a clear view of the two machine cut timber king post trusses.

- 5.6 The modern extension is accessed via the corridor leading to the east of the entrance lobby. The floor to this area is sloped down towards the east. A large rectangular room lies to the north side at the east end of the corridor, with modern timber ceiling and roof structure visible and plastered and painted walls. The corridor turns south with a large former bathroom to the west, with modern half tiling.

6. Statement of Significance

- 6.1 The Historic England Publication 'Conservation Principles: Policies and Guidance' (EH 2008, 28-32) suggests a number of criteria which will assist in the recognition of heritage values in the historic environment. These are; Evidential Value (which derives from the potential of a place to yield evidence about past human activity); Historical Value (which derives from the ways in which past people, events and aspects of life can be connected through a place to the present); Aesthetic Value (which derives from the ways in which people draw sensory and intellectual stimulation from a place), and; Communal Value (which derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory).

Evidential Value

The evidential value is low – medium. Although the modern extensions have altered the building somewhat, the basic plan form is still readable, with a central nurse's station with flanking wards. Blocked and inserted windows are also visible showing how it has developed over time.

Historical Value

The historical value is low. The building was built in the early 20th century as a small pox hospital isolation ward for doubtful cases.

Aesthetic Value

The aesthetic value is low. Although designed by Henry Lord, it is a very simple building, with many of the other buildings having more merit. The only aesthetic merit here being the entrance in the centre of the southern face, along with the terracotta ridge tiles.

Communal Value

The communal value is low - medium. The building was converted to a nursing home in the late 20th century before being sold off in the early 21st century. The site is not generally accessible to the public and is not visible from outside the site. However, the coach house is one of several buildings which made up the former hospital as a single site, and thus has a group value in relation to the other former hospital buildings.

7. Analysis

- 7.1 The building was erected in 1906 as a small four-person isolation ward for the Ainsworth Hospital for infectious diseases, on the site of the former Broom Field farm. The building was one of seven purpose-built hospital buildings by the architect Henry Lord. The building was altered between 1910 and 1930, with the removal of the rear projection, and the eastern ward was also demolished during this period. Once the site became used as a nursing home, the other former ward to the east of the site was also demolished and the remaining buildings linked together and new buildings added.
- 7.2 Although erected by Henry Lord, the building is fairly conservative in its design, even in relation to others on the site. The embellishments include the use of terracotta details, such as cills and ridge tiles, with a small amount of decoration to the entrance way. The administrative building (which housed the doctors, matron and nurses) was, by contrast, a much grander building with blind windows at first floor level, a rounded arch terracotta entrance and terracotta plinth.

- 7.3 The building represents a surviving part of the hospital, although this has been substantially altered throughout its life. The demolition of the building to the northeast of the site in the early 20th century and the subsequent demolition of the neighbouring building in the late 20th century have altered how the site is read and understood. Further the erection of additional buildings and linking passages have disrupted the layout further from its initial construction, although the original plan form is still readable.
- 7.4 In terms of the significance of the individual buildings on the site, the administrative building (now known as Knowsley House) has the most heritage significance, with medium - high evidential, historical and aesthetic values. The exterior, as noted above, retains its grand façade near the entrance of the site and internally it still retains several original features, such as fireplaces and skirtings, as well as the timber framed sash windows. Although this too has been modified, including an unsympathetic conservatory on the west side, it retains much of the original character and design, and acts a focal point for the site as a whole.
- 7.5 As noted above, the coach house is one of several buildings on the site, which formed the hospital. These have a distinctive character and appearance, and forms a group of buildings which can be considered to have heritage significance beyond the individual buildings themselves. As a group, the historic significance is low-medium and as a result the impact of the demolition of the coach house would have a limited impact on the heritage significance of the site.

8. Heritage Value and Mitigation

- 8.1 As a single building, the main heritage value of the site comes from its evidential value, which is low to medium. It represents the isolation ward, where patients whose diagnosis was at first unknown were located. The building layout still retains features relating to this time, as well as evidence of later alterations. The historical and aesthetic values are considered, low, as although it was designed by a well-known architect, it does not have the same aesthetic value as the larger buildings on the site.

- 8.2 The communal and group value is considered low – medium, with the building being a part of the larger hospital complex. The prior application did not address how the new design would impact the heritage asset of the site as a whole. This has since been redesigned, using hipped roof design rather than gable ends, an emphasis on vertical rather than horizontal fenestration and a change in materials in order to keep the proposed development more in keeping with the site and surrounding buildings. Additionally, a level 2/3 building recording may be required to further mitigate the demolition and record the building, putting it into the context of the site.

9. Statement of Indemnity

- 9.1 All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report, however such facts and opinions may have been derived.
- 9.2 The author will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

10. Bibliography

DCMS – Department for Culture, Media and Sport

GMAAS - Greater Manchester Archaeological Advisory Service

HE - Historic England

HER – Historic Environment Record

NPPF – National Planning Policy Framework

OS – Ordnance Survey

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Maps

1786 Yate's Map of Lancashire

1850 OS map Lancashire Sheet LXXXVII

1893 OS map Lancashire Sheet LXXXVII.11

1910 OS map Lancashire Sheet LXXXVII.11

1930 OS map Lancashire Sheet LXXXVII.11

1947 OS map Lancashire Sheet LXXXVII.11

Appendix 1: Figures

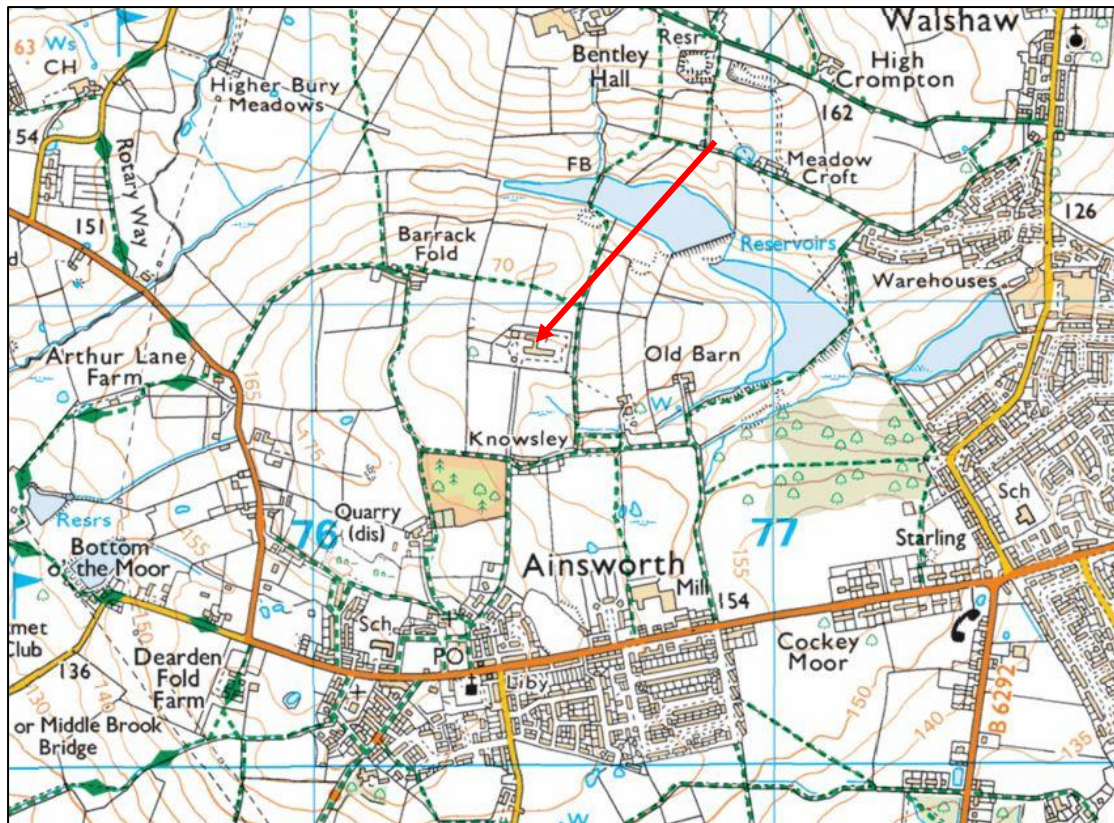


Figure 1: Location Plan (OS Licence Number: 100057911)



Figure 2: 1786 Yate's Map of Lancashire showing approximate site location

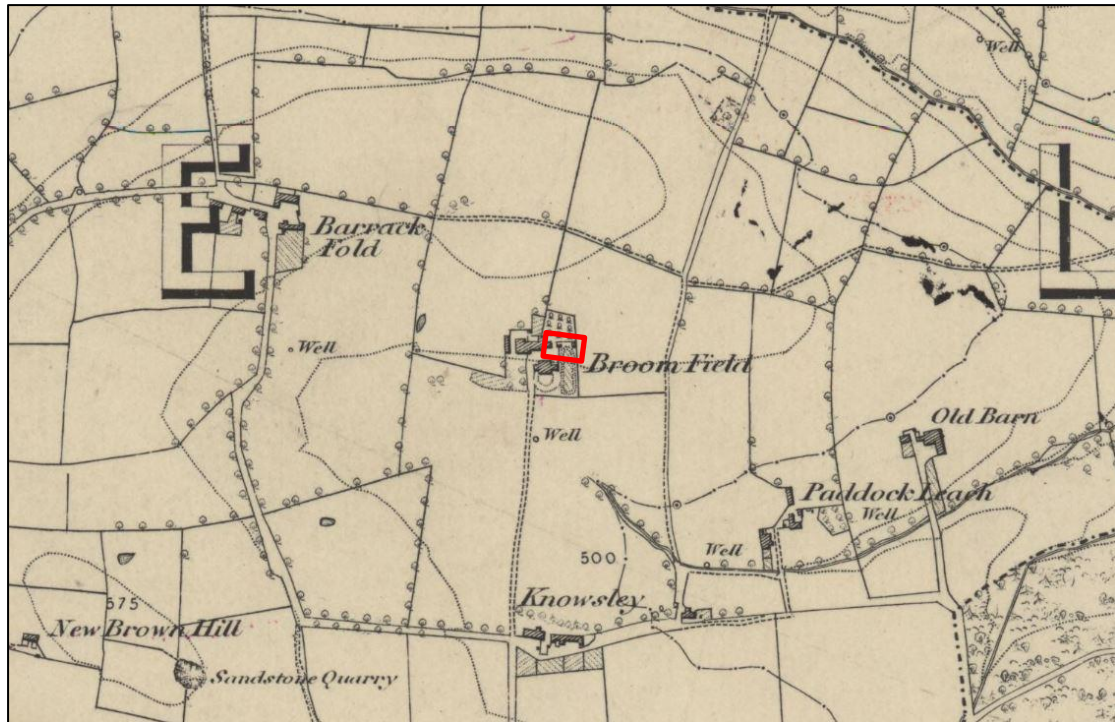


Figure 3: 1850 OS map Lancashire Sheet LXXXVII showing approximate location of site

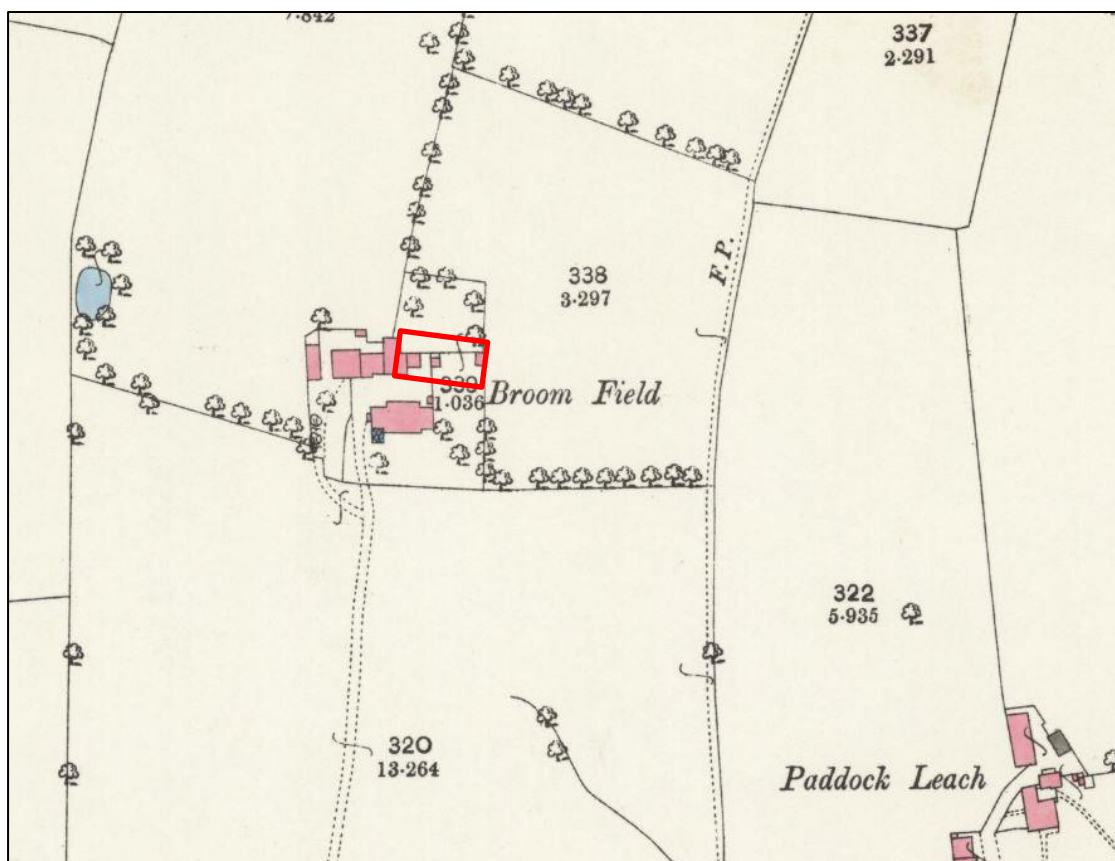


Figure 2: 1893 OS map Lancashire Sheet LXXXVII.11 showing location of site

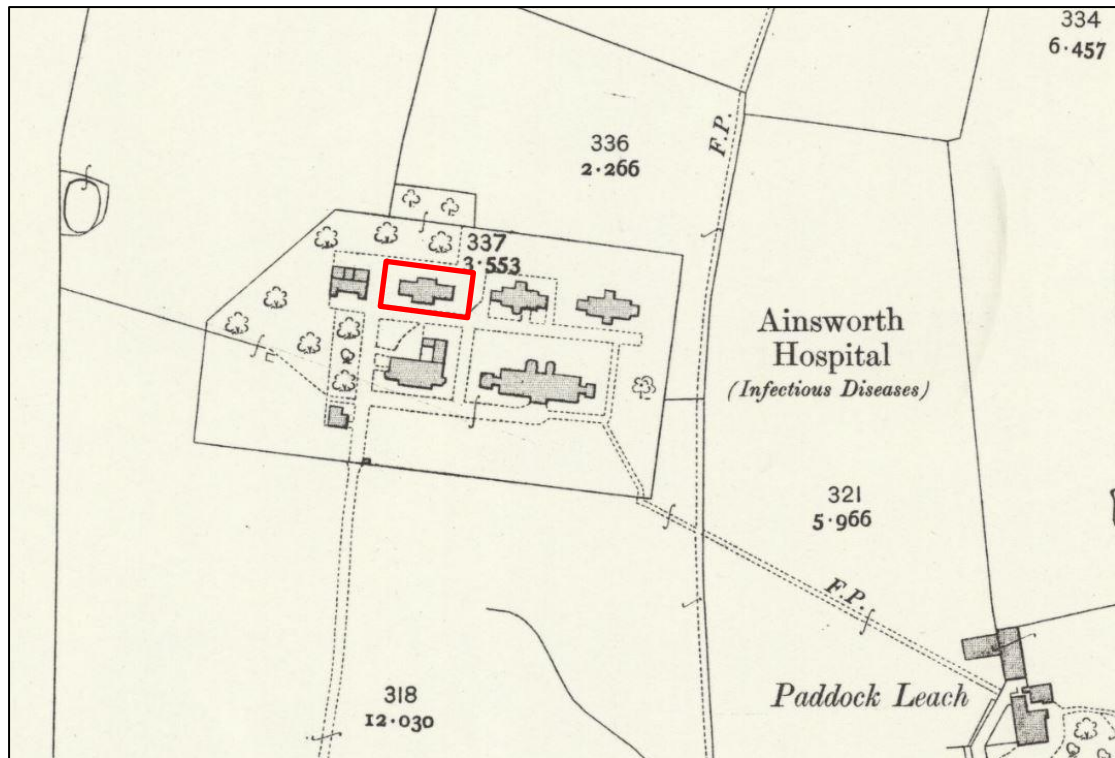


Figure 3: 1910 OS map Lancashire Sheet LXXXVII.11

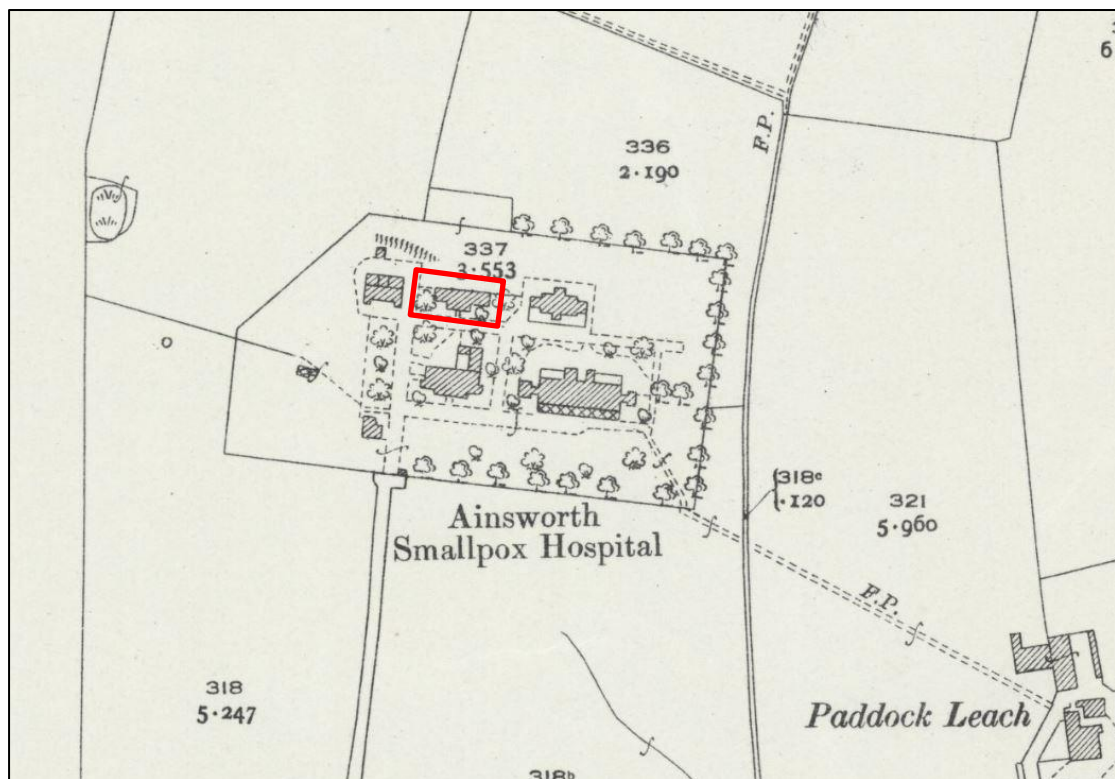


Figure 4: 1930 OS map Lancashire Sheet LXXXVII.11

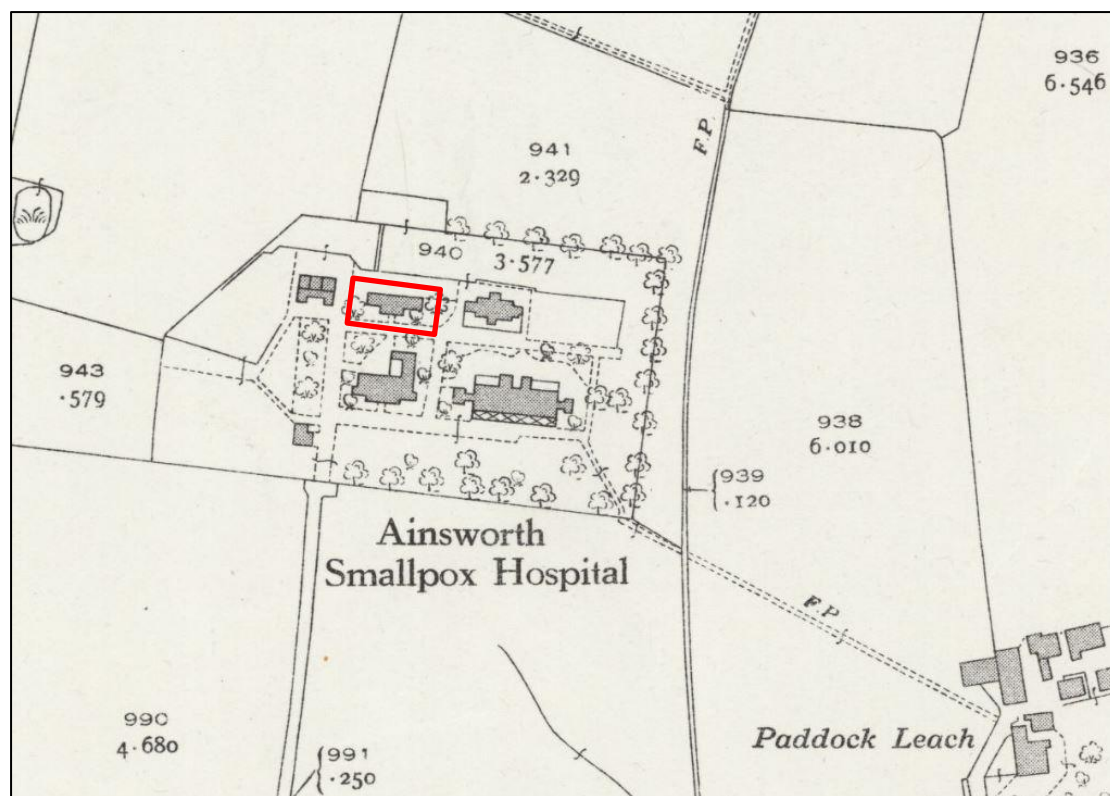


Figure 5: 1947 OS map Lancashire Sheet LXXXVII.11

Appendix 2: Plates



Plate 1: General shot of the building from the southwest



Plate 2: South elevation showing west side and central entrance



Plate 3: South elevation showing west side with modern extension



Plate 4: South and west elevation of modern extension



Plate 5: West elevation of main building



Plate 6: General shot of north elevation



Plate 7: North elevation of main building showing inserted windows



Plate 8: North elevation of modern extension



Plate 9: East elevation of modern extension with east elevation of main building show partially beyond



Plate 10: Entranceway showing arches



Plate 11: Tiled toilets to west side of entrance



Plate 12: Detail of above



Plate 13: Nurses station opposite entrance showing hatch to west ward



Plate 14: Nurses station opposite entrance showing hatch and doorway to east ward



Plate 15: General shot of west ward looking northwest



Plate 16: General shot of west ward looking southeast towards nurse's station



Plate 17: General shot of east ward looking northeast



Plate 18: General shot of east ward looking southwest toward nurse's station



Plate 19: Shot showing roof structure



Plate 20: Modern corridor extension running towards the east



Plate 21: As above looking west



Plate 22: Room at north end of modern extension, looking west



Plate 23: Corridor of modern extension running south



Plate 24: Modern bathroom at southern end of modern extension



Plate 25: Modern building to south side of site



Plate 26: South elevation of former administrative building



Plate 27: As above



Plate 28: Building to the east of the administrative building